

LAND AT ORCHARD FARM, PERSHORE, WORCESTERSHIRE

APPEAL PURSUANT TO OUTLINE PLANNING APPLICATION
FOR RESIDENTIAL DEVELOPMENT

LANDSCAPE AND VISUAL STATEMENT OF COMMON GROUND

On behalf of FORMULA LAND

Date: 3rd July 2024 | Pegasus Ref: P22-2506

Appeal Reference: XXXXXXXX | LPA Ref: W/23/O2112/OUT

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DATE: 3RD JULY 2024

Signed:	Signed:
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On behalf of: Wychavon District Council	On behalf of: Pegasus Group (acting on behalf of the Appellant, Formula Land)
Date:	Date:



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LV SoCG Table 2: Summary and Comparison of Visual effects Pegasus Group/WDC

Please note that this is a topic-based Statement of Common Ground dealing specifically with landscape and visual matters prepared jointly between the Consultant Landscape Architect for Wychavon District Council; and the Appellant's Landscape Consultant (The Pegasus Group).



1. INTRODUCTION.

Terms of reference

- 1.1. This Statement of Common Ground (SoCG) has been prepared jointly between The Pegasus Group on behalf of the Appellant (Formula Land) and the Consultant Landscape Architect for Wychavon District Council.

2. REASONS FOR REFUSAL.

Introduction

- 2.1. This Appeal is against the refusal by Wychavon District Council for the Outline Application (ref. 23/02112/OUT) for the development of (up to) 300 no. residential dwellings and associated infrastructure ('the proposed development') on land extending to 25.75 hectares (ha) at Orchard Farm, Pershore, Worcestershire.
- 2.2. At the time of writing, the application remains undetermined, and so there is no RfR that can be referenced. The draft content of this SoCG is consequently based around the issues raised by the Landscape Officer's Consultation Response (27th November 2023); a subsequent Response (12th February 2024) following the submission of additional material requested in the initial response; and a further Response (21st May 2024) in respect of red line amendments in the vicinity of the proposed site access on Defford Road.

3. MATTERS IN AGREEMENT.

3.1. With regard to matters of landscape and visual impact, it is agreed that:

- Neither the Appeal Site nor its local context are covered by any form of landscape designation based on landscape quality;
- Neither the Appeal Site nor the local landscape in which it lies, comprise a valued landscape for the purposes of NPPF paragraph 180 (a);
- The outline planning application was supported by a Landscape and Visual Impact Assessment (Pegasus Group, September 2023), the methodology for which was prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3);
- The description of the Appeal Site and its context is as described at paras. 1.4-1.11 of the Pegasus LVIA;
- That rising topography with built form is integral to the character and setting of the adjacent south-western part of Pershore;
- That the Appeal Site is well physically and visually enclosed to the north by topography; to the west by Tiddesley Wood; and to the east by the urban area of Pershore;
- That, as a consequence likely landscape and visual effects will be localised only;
- That the proposed development had been demonstrably landscape and visually led, and that the strategic landscape parameters are fixed;
- The proposed building heights are limited to fixed parameters, and will not exceed 7.5 or 9 metres in specified areas;
- That the set-back of the proposed development from the edge of Tiddesley Wood extends between 80 and 165 metres to retain substantial areas of open grassland (ref LIVA Figure 10: Strategic Landscape Parameters Plan);
- That any detailed lighting scheme for the proposed development would be standard to a residential development, and include nothing unusual or elaborate;
- That any assessment of cumulative effects accepts that all existing built form is part of the landscape and visual baseline;
- That more detailed landscape design matters such as proposed footpath alignments, planting species and techniques etc. in the vicinity of slope design to the perimeter of proposed development cells, can be dealt with at Reserved Matters stage;
- There is an adjacent application for 120 dwellings (Land off Holloway Road, ref. W/24/00270/FUL) which is proposed to be allocated in the SWDPR. It lies directly to the north of the site and retains similar landscape characteristics in respect of elevation, topography and land use;

- As set out in the Pegasus LVIA, the following viewpoints are representative of views of the Appeal Site in its context for the purposes of visual impact assessment, as identified and illustrated on Figures 5, 6 and 7 of the Pegasus LVIA:

Viewpoint No.	Location
VP1	From The Millennium Way on the eastern flank of site, looking east
VP2	From The Millennium Way in the central part of the site, looking north
VP3	From The Millennium Way in the central part of the site, looking south
VP4	From The Millennium Way on the western flank of the site, looking east
VP5	From The Millennium Way on the western site boundary adjacent to Tiddesley Wood, looking east
VP6	From ProW 516 just outside the northern site boundary, looking south
VP7	From ProW 516 north of the site, looking south
VP8	From the Millennium Way on the eastern site boundary, looking north-west
VP9	From the Millennium Way adjacent to the River Avon, looking north-west towards the site
VP10	From PRoW 542(B) south of Pershore, looking north-west towards the site
VP11	From PRoW 548B adjacent to the River Avon, looking north towards the site
VP12	From Dowling Drive on the north-eastern site boundary, looking north across the site
VP13	From Dowling Drive at the north-eastern corner of the site, looking south-west
VP14	From ProW 504 east of Pershore, looking west
VP15	From the Wychavon Way south-east of the site, looking north-west
VP16	From ProW 548(C), west of Tiddesley Wood, looking east
VP17	From the edge of Pershore Cemetery Car Park, looking north
VP18	From within the northern part of Pershore Cemetery, looking north
VP19	From the Wychavon Way over Bredon Hill in the Cotswolds National Landscape, looking north
VP20	From the Wychavon Way over Bredon Hill in the Cotswolds National Landscape, looking north
VP21	From Defford Road, adjacent to the southern site boundary, looking north-east

4. MATTERS THAT REMAIN IN DISPUTE.

4.1. With regard to matters of landscape and visual impact, the following matters are not agreed:

- The extent to which the proposed development will impact on the setting of Tiddesley Wood and settlement edge;
- The extent to which the proposed development will impact on the amenity value of the Public Rights of Way that cross the Appeal Site;
- Visual effects at the following Viewpoints¹:
 - Viewpoints **TBC**
- Landscape effects ²on:
 - LCTs **TBC**
 - The Appeal Site and Local Area **TBC**
 - Features **TBC**

¹ See Table 1 attached to this Statement of Common Ground

² See Table 2 attached to this Statement of Common Ground

Expertly Done.

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