

ADDENDUM TO LANDSCAPE STATEMENT OF COMMON GROUND

Land North of Droitwich Spa, Droitwich

10th December 2022

Local Planning Authority reference: **W/22/00201/OUT**

Planning Inspectorate reference: **APP/H1840/W/22/3305934**

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1. Introduction

- 1.1. This Addendum to the Statement of Common Ground (SoCG) on landscape matters has been prepared jointly by Turley Landscape and VIA on behalf of Beechcroft Land Ltd and (hereinafter referred to as 'The Appellants') and Wychavon District Council (hereinafter referred to as 'the Council').
- 1.2. The statement refers to the appeal against the non-determination of outline planning application W/22/00201/OUT by the Council.
- 1.3. The purpose of this Addendum is to provide the Inquiry with the respective positions of the Appellant and the Council in relation to the predicted landscape and visual effects of the proposals.
- 1.4. Supporting information explaining the rationale for the Appellant's position is provided in a separate document titled: Rationale for Appellant's position on Landscape and Visual Effects of the Proposals. The contents of this are not agreed with the Council and therefore do not form part of the Statement of Common Ground Addendum.

2. Comparison of Appellant's and Council's position on landscape and visual effects of the proposals

- 2.1 A Landscape and Visual Impact Assessment (LVIA) was undertaken by EDP landscape architects and submitted with the planning application. The Appellant's landscape witness is broadly in agreement with the overall conclusions of this assessment but acknowledges that the assessment was prepared using a methodology prepared by EDP (rather than her own) and that the assessment lacks transparency in places.
- 2.2 To assist the inquiry and provide consistency in the terminology and criteria used to describe the sensitivity of receptors and assessment of effects, the Appellant's landscape witness has provided further analysis and assessment of the landscape and visual effects of the proposals. Wherever possible, this uses the same methodology as that set out in Appendix 1 of the proof of evidence prepared by the Council's landscape witness, Mr Charles Potterton.
- 2.3 Table 1 below provides a summary of the comparative positions of the Appellant and the Council on the sensitivity of landscape and visual receptors and the likely effects of the proposed development on these at year 1 and year 15.
- 2.4 The Appellant and Council are in agreement that all the identified effects should be considered as Adverse in nature.
- 2.5 Further supporting narrative providing the rationale for the Appellant's judgements is contained within a separate document.

Table 2.1: Summary of Appellant’s and Council’s position on the Landscape Effects of the Proposals

Appellant’s Position				Council’s Position		
Ref	Sensitivity	Magnitude of Effect	Significance	Sensitivity	Magnitude of Effect	Significance
Character of site	Medium-Low	Year 1 – Major-Moderate	Yr 1 – Moderate	High	Major	Substantial
		Year 15 – Moderate	Yr 15 – Moderate	High	Moderate *	Moderate
LCP Area 2c	Low	Year 1 – Moderate	Yr 1 – Slight	Medium	Major	Substantial
		Year 15 – Moderate-Minor	Yr 15 - Slight	Medium	Moderate	Moderate
LCP Area 2f	Medium-High	Year 1 – Minor	Yr 1 – Slight	Medium	Major	Substantial
		Year 15 – Minor-Negligible	Yr 15 – Slight	Medium	Moderate	Moderate

* This had been included as ‘major’ in CP POE (Table 3.0) in error. Corrected by CP.

Table 2.2: Summary of Appellant’s and Council’s position on the Visual Effects of the Proposals

Appellant’s Position					Council’s Position		
Location / Ref	Receptor type(s)	Sensitivity	Magnitude	Significance	Sensitivity	Magnitude	Significance
VP1 – from Kidderminster Road at junction with The Forest	Road users	Medium-Low	Yr 1 - Negligible	Yr 1 – Negligible	Low	Moderate	Negligible
			Yr 15 – Negligible	Yr 15 - Negligible	Low	Minor	Negligible
VP2 – from the Forest (PRoW 537B – Monarch’s Way) in front of Hampton Lovett Village Hall	Public bridleway users	Medium-High (public bridleway users)	Yr 1 - Major-Moderate	Yr 1 – Substantial (public bridleway users)	PROW users -High	Major	Substantial
	Road users	Medium (road users)		Moderate (Road users)	Road users -Medium	Major	Substantial
					Yr 15 PROW High	Moderate	Substantial
			Yr 15 – Moderate	Yr 15 – Moderate (public bridleway and Road users)	Yr 15 Road Medium	Moderate	Substantial

Appellant's Position					Council's Position		
Location / Ref	Receptor type(s)	Sensitivity	Magnitude	Significance	Sensitivity	Magnitude	Significance
VP3 – from The Forest (PRoW 537B – Monarch's Way) in front of church Lych Gate	Public bridleway users Road users	Medium- High (public bridleway users) Medium (road users)	Year 1 - Major- Moderate	Yr 1 – Substantial (public bridleway users)	Yr1 High (PROW)	Major	Substantial
			Year 15 – Moderate	Moderate (road users)	Yr15 High (PROW)	Moderate	Substantial
				Yr 15 – Moderate (public bridleway users)	Yr1 Road Medium	Major	Substantial
				Moderate (road users)	Yr15 Road Medium	Moderate	Moderate
VP4 – from church path	Church users	Medium- High	Year 1 – Moderate – Minor	Yr 1 – Moderate	Yr1 PROW high	Major	Substantial
			Year 15 – Minor	Yr 15 – Slight	Yr15 PROW high	Moderate	Substantial

Appellant's Position					Council's Position		
Location / Ref	Receptor type(s)	Sensitivity	Magnitude	Significance	Sensitivity	Magnitude	Significance
VP5 – View from public bridleway (538 B)	Public bridleway users	Medium-High	Year 1 – Major - Moderate Year 15 – Moderate	Yr 1 – Substantial Yr 15 - Moderate	Yr1 High Yr15 High	Major Moderate	Substantial Substantial
VP6 – View from public bridlepath east of Site (539B)	Public bridleway users	Medium-High	Year 1 - Minor Year 15 – Minor	Yr 1 – Slight Yr 15 - Slight	Yr1 High Yr15 High	Moderate Minor	Substantial Moderate
VP7 – View from junction of public footpath no 521 and 523 north of Site	Footpath users	High	Year 1 – Negligible Year 15 - Negligible	Yr 1 – Neutral Yr 15 - Neutral	Yr1 High Yr15 High	None None	Negligible /neutral Negligible / neutral
VP8 – View from A442 south of Forest End	Road users	Medium-Low	Year 1 – Negligible – Minor Year 15 - Negligible – Minor	Yr 1 – Slight Yr 15 - Slight	Yr1 Low Yr 15 Low	Moderate Minor	Minor Slight

Appellant's Position					Council's Position		
Location / Ref	Receptor type(s)	Sensitivity	Magnitude	Significance	Sensitivity	Magnitude	Significance
VP9 – View from A442 at junction with Doverdale Lane	Road users	Medium-Low	Year 1 - Moderate -Minor	Yr 1 – Slight	Yr1 Low	Major	Moderate
			Year 15 – Minor	Yr 15 - Slight	Yr 15 Low	Moderate	Negligible
VP10 – View from A442 at junction with entrance to Doverdale Park	Road users	Medium-Low	Year 1 – Minor	Yr 1 – Slight	Yr1 Low	Moderate	Minor
			Year 15 – Minor to Negligible	Yr 15 - Slight	Yr 15 Low	Minor	Slight
VP11 – View from edge of Doverdale Park (private viewpoint)	Residents of mobile homes on north side of Doverdale Park	Medium-High	Year 1 - Major	Yr 1 – Substantial	Yr1 High	Major	Substantial
			Year 15 - Major to Moderate	Yr 15 – Substantial	Yr15 High	Moderate	Substantial

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