

Land North of Droitwich Spa, Droitwich

Supporting Narrative for Appellant's position on Landscape and Visual Effects

December 2022

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

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

1. Introduction

- 1.1 A summary table of the comparative positions of the Appellant's and Council's landscape witnesses of the sensitivity of landscape and visual receptors and the likely effects of the proposed development on these at year 1 and year 15 is provided in an Addendum to the Landscape Statement of Common Ground (December 2022). This document provides supporting information to that Addendum on the Appellant's position.
- 1.2 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, and unless noted otherwise, 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.
- 1.3 This document sets out the Appellant's position in more detail with supporting narrative to explain how each of the judgements have been reached in relation to the sensitivity of landscape and visual receptors and the likely effects of the proposed development. Unless stated otherwise, all the identified effects should be considered as Adverse in nature.

Landscape Receptors					
	Value	Susceptibility	Sensitivity	Magnitude of Effect	Significance
Character of site	Medium-Low Landscape is undesignated, does not contain landscape features of particular note, is not accessible to the local community and is not of particular cultural significance or scenic value. However, it does include an area identified as a 'Significant Gap' and forms part of the setting to the Grade 1 church although the setting does not contribute to the significance of the asset which reduces its value ¹ .	Medium-Low Development could be accommodated without harm to the key landscape characteristics (ie primary and secondary characteristics identified in the WCC LCA) and development offers potential for these to be strengthened. Existing character of the site is influenced by the settled and developed character of the local landscape (Doverdale Park, The Forest and Hampton Lovett industrial estate) which increases ability of site to accommodate development. But presence of grade 1 church nearby reduces ability somewhat of landscape to accommodate change	Medium-Low	Year 1 – Major-Moderate Major change of land-use to central part of the site and notable alteration to character of site from open agricultural land to residential development with open space. Development would sit within an area already characterised by settlement and key primary and secondary landscape characteristics would be maintained and strengthened. Significant buffer of open space to north preserves setting of the church. Open valley landform (Significant Gap) in southern part of site would be retained and enhanced. Year 15 – Moderate Following establishment of planting, influence of new built development would reduce and key landscape characteristics of hedgerows, hedgerow trees and filtered views would be maintained and reinforced	Yr 1 – Moderate Yr 15 – Moderate (lower end of band)
LCP Area 2c	Low Wider landscape of area 2c is undesignated, is influenced by presence of large scale development and activities on the Hampton Lovett industrial estate, contains few landscape features of particular note, and is not of particular community importance, cultural significance or scenic value.	Low Development could be accommodated without harm to the key landscape characteristics (ie primary and secondary characteristics identified in the WCC LCA) and development offers potential for these to be strengthened. Existing character of the LCP is influenced by the large scale development and industrial/commercial activities on the Hampton Lovett Industrial Estate. Settled nature of the landscape (Doverdale Park and The Forest) also increases ability of site to accommodate development.	Low	Year 1 – Moderate Major changes to character to a small part of the LCP (the site) and Minor or Negligible changes to character and key characteristics of the wider due to low intervisibility with surrounding area and existing developed character of the wider LCP. Year 15 – Moderate-Minor Following establishment of planting, influence of new built development would reduce and key landscape characteristics of hedgerows, hedgerow trees and filtered views would be maintained and reinforced.	Yr 1 – Slight² Yr 15 - Slight
LCP Area 2f	Medium Area is undesignated landscape but is of higher value than LCP area 2c. It has attractive scenic qualities, is	Medium-High Attributes of landscape as open countryside with low presence of development, settlement and urban influences makes landscape sensitive to	Medium-High	Year 1 – Minor Changes to character of area 2f east of the railway line (i.e. majority of LCP2f) would be negligible due to lack of intervisibility with the development. Small alterations to southern part of area 2f due to landscape and open space works within the character area and influence of new built edge adjoining the area.	Yr 1 – Slight Yr 15 – Slight

¹ As identified in the proof of evidence of Mr Jonathan Edis

² Significance Matrix in Table 6 of CP methodology suggests this should be considered as being of Negligible significance. However, in my professional opinion a Moderate or Moderate-minor change to a receptor of Low sensitivity should be considered as being of Slight significance

Landscape Receptors					
	Value	Susceptibility	Sensitivity	Magnitude of Effect	Significance
	crossed by public rights of way network, contains areas of ancient woodland and has few detracting elements or urban influences.	change. But, key landscape characteristics of the area (ie primary and secondary characteristics identified in the WCC LCA) could be maintained in conjunction with some development.		<p>Year 15 – Minor- Negligible</p> <p>Following establishment of planting, influence of new built development would reduce and key landscape characteristics of hedgerows, hedgerow trees and filtered views would be maintained and reinforced.</p>	(lower end of band)

Visual receptors						
	Receptor type(s)	Value	Susceptibility	Sensitivity	Magnitude of Effect	Significance
VP1 – from Kidderminster Road at junction with The Forest	Road users	Medium Not of particular scenic value, not locally designated/recognised but includes church cross and view along The Forest	Low Experienced by people using main road where view is focussed on the road	Medium-Low	Year 1 - Negligible No significant changes Year 15 – Negligible No significant changes	Yr 1 – Negligible Yr 15 - Negligible
VP2 – from the Forest (PRoW 537B – Monarch’s Way) in front of Hampton Lovett Village Hall	Road users Public bridleway users	Medium Moderate scenic value due to openness and wooded horizon but Doverdale Park mobile homes extend across view and reduce the scenic quality	High Experienced by users of promoted long distance path where view is likely to be of interest and importance to recreational users Medium Experienced by car users travelling to properties or church where attention is not focussed on the view	Medium-High (public bridleway users) Medium (road users)	Year 1 - Major-Moderate – foreground of grazing land retained but new housing introduced in middleground screening views of Doverdale Park beyond. Noticeable change to view but presence of existing development in view would reduce degree of change and vegetation in foreground provides partial screening (particularly in summer). Year 15 – Moderate New planting along The Forest and in front of development edge would filter and soften views of the built development edge (particularly in summer).	Yr 1 – Substantial (public bridleway users) Moderate (road users) Yr 15 – Moderate (public bridleway users) Moderate (road users)
VP3 – from The Forest (PRoW 537B – Monarch’s Way) in front of church Lych Gate	Road users Public bridleway users	Medium Moderate scenic value due to openness and wooded horizon but Doverdale Park mobile homes extend across view and reduce the scenic quality	High Experienced by users of promoted long distance path where view is likely to be of interest and importance to recreational experience Medium – experienced by car users travelling to properties or church where attention is not focussed on the view	Medium-High (public bridleway users) Medium (road users)	Year 1 - Major-Moderate – foreground of grazing land retained but new housing introduced in middleground screening views of Doverdale Park beyond. Noticeable change to view but presence of existing development in view would reduce degree of change and vegetation in foreground provides partial screening (particularly in summer). Year 15 – Moderate New planting along The Forest and in front of development edge would filter and soften views of the built development edge (particularly in summer).	Yr 1 – Substantial (public bridleway users) Moderate (road users) Yr 15 – Moderate (public bridleway users)

						Moderate (road users)
VP4 – from church path	Church users	Medium-High View is not designated but is associated with Grade 1 listed church. Glimpses of Doverdale Park mobile homes reduce the scenic quality somewhat.	Medium Experienced by visitors leaving church where attention is not focussed on the view but view will contribute to experience of visiting the church	Medium-High	Year 1 – Moderate – Minor Foreground and middleground of view unchanged. Development edge visible in background, partly screened by vegetation forming noticeable change to background and replacing existing views of development edge of Doverdale Park Year 15 – Minor – Development edge predominantly screened by proposed planting (particularly in summer). Foreground and middleground of view unchanged.	Yr 1 – Moderate Yr 15 – Slight
VP5 – View from public bridleway (538 B)	Public bridleway users	Medium Moderate scenic value due to openness and wooded horizon but Doverdale Park mobile homes extend across view and Hampton Lovett industrial estate seen in background, both of which reduce the scenic quality	High Experienced by users of promoted long distance path where view is likely to be of interest and importance to recreational experience	Medium-High	Year 1 – Major - Moderate – Foreground and right side of view unchanged (retained as grazing land). Development edge clearly visible in centre and left middleground, set back from path and forming noticeable change to view and replacing existing views of development edge of Doverdale Park Year 15 – Moderate – Development edge partially screened by proposed planting (particularly in summer). Foreground and middleground of view unchanged.	Yr 1 – Substantial Yr 15 - Moderate
VP6 – View from public bridlepath east of Site (539B)	Public bridleway users	Medium- High Attractive long distance view but not designated or associated with a designated landscape or promoted recreational route	High Experienced by users of public footpath path where view is likely to be of interest and importance to recreational experience	Medium-High	Year 1 - Minor – Small changes to background of view due to glimpses of proposed dwellings seen beyond existing trees and replacing existing views of Doverdale Park. Foreground, middleground and horizon of view would remain the same Year 15 – Minor Reduced visibility of dwellings in background of view as planting matures	Yr 1 – Slight Yr 15 - Slight
VP7 – View from junction of public footpath no 521 (Monarch’s Way) and 523 north of Site	Footpath users	High Attractive long distance view, not designated but associated with a promoted recreational route and includes view of grade 1 listed church	High Experienced by users of promoted long distance path where view is likely to be of interest and importance to recreational experience	High	Year 1 – Negligible No change Year 15 - Negligible No change	Yr 1 – Neutral Yr 15 - Neutral

VP8 – View from A442 south of Forest End	Road users	Medium Moderate scenic value due to openness and background of mature woodland blocks. Mature conifers form incongruent landscape feature in foreground.	Low Experienced by people using main road where view is focussed on the road	Medium-Low	Year 1 – Negligible – Minor Potential small scale changes in foreground arising from landscape works to southern part of Site Year 15 - Negligible – Minor Same as year 1	Yr 1 – Slight Yr 15 - Slight
VP9 – View from A442 at junction with Doverdale Lane	Road users	Medium View restricted by roadside hedge and not designated but ancient woodland at Hampton Pool and winter glimpses of Hampton Lovett church contribute to scenic interest	Low Experienced by people using main road where view is focussed on the road	Medium-Low	Year 1 - Moderate -Minor – Key features of interest in centre of view (church and Hampton Pool woodland) retained. Small changes to background of view due to visibility of roof of proposed dwellings seen in background of right side of view beyond existing hedgerow. Year 15 – Minor Reduced visibility of dwellings in background of view as planting matures	Yr 1 – Slight Yr 15 - Slight
VP10 – View from A442 at junction with entrance to Doverdale Park	Road users	Medium Unremarkable view focussed along road towards countryside on higher ground to the north.	Low Experienced by people using main road where view is focussed on the road	Medium-Low	Year 1 – Minor Small changes to view arising from introduction of junction for new access road (including removal of some hedgerow) Year 15 – Minor to Negligible Maturation of replacement hedgerow would reduce visibility of road junction	Yr 1 – Slight Yr 15 - Slight
VP11 – View from edge of Doverdale Park (private viewpoint)	Residents of mobile homes on north side of Doverdale Park	Medium- High Attractive medium distance view including Grade 1 listed church but not designated or associated with a designated landscape or promoted recreational route	High Experienced by residents of mobile homes where view is likely to be of high importance to residents	Medium-High	Year 1 - Major Large change to view. View of development would replace existing open views across grazing land to The Forest and Hampton Lovett Church Year 15 - Major to Moderate	Yr 1 – Substantial Yr 15 – Substantial

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