



# Land off Areley Common, Astley Cross

Appendices to  
Landscape Proof of Evidence  
by Silke Gruner BHons (Landscape Architecture) CMLI

On behalf of Gladman Development  
Ltd

February 2023

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## APPENDICES

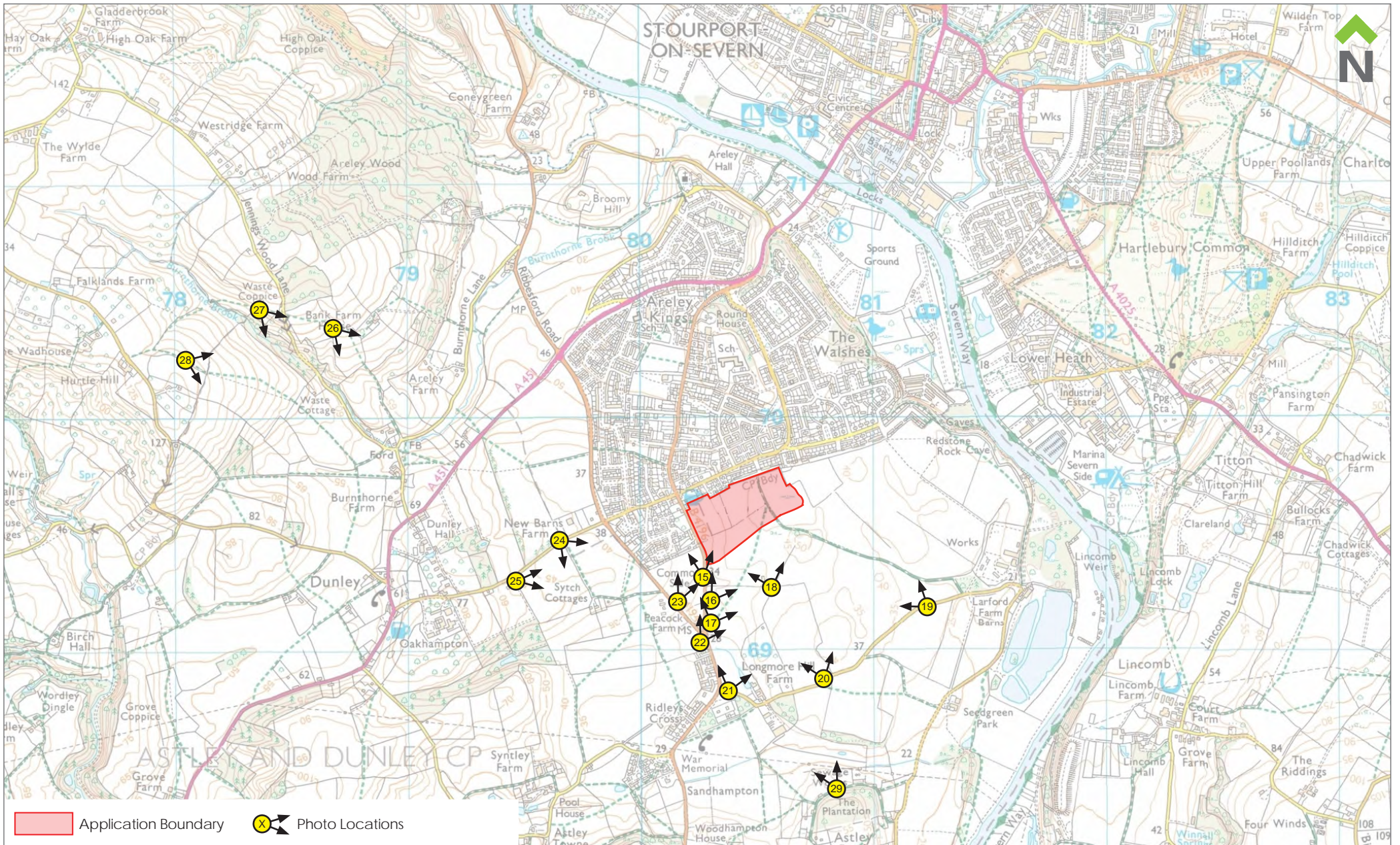
- A1. SITE LOCATION PLAN
- A2. AERIAL PHOTOGRAPH
- A3. PHOTOGRAPHS
- A4. EXTRACT FROM WORCESTERSHIRE LANDSCAPE CHARACTER ASSESSMENT
- A5. DEVELOPMENT FRAMEWORK PLAN
- A6. ARELEY KINGS SANDSTONE ESTATELANDS LDU
- A7. EXTRACT FROM WFDC GREEN INFRASTRUCTURE STUDY 2010
- A8. EXTRACT FROM SWDP SHELAA 2018
- A9. TOPOGRAPHY PLAN FROM DESIGN AND ACCESS STATEMENT
- A10. PUBLIC RIGHT OF WAY PLAN
- A11: ILLUSTRATIVE MASTERPLAN FROM DESIGN AND ACCESS STATEMENT
- A12: METHODOLOGY AND SUMMARY ASSESSMENT

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<b>Author:</b>	SG

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## **A1. SITE LOCATION PLAN**



 Application Boundary     Photo Locations



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
 t 01462 743647  
 e ashwell@csaenvironmental.co.uk  
 w csaenvironmental.co.uk


**Project** Astley Cross, Areley Common  
**Drawing Title** Site Location Plan  
**Client** Gladman Developments Ltd


**Date** March 2022    **Drawing No.** CSA/3076/110  
**Scale @ A4** NTS    **Rev** A  
**Drawn** HG    **Checked** SG

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## **A2. AERIAL PHOTOGRAPH**



 Application Boundary

 Photo Locations



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project Astley Cross, Areley Common

Drawing Title Aerial Photograph

Client Gladman Developments Ltd

Date March 2022

Scale @ A4 NTS

Drawn HG

Drawing No. CSA/3076/111

Rev -

Checked SG

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### **A3. PHOTOGRAPHS**

Approximate extent of Site

Woodhampton  
Close

Eastern boundary Site



**Photograph 1** View from Woodhampton Close, looking south west towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
15.03.2022, 10:54  
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
HfoV 55°  
Looking direction: South west

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

<b>Project</b>	Astley Cross, Areley Common	<b>Drawing No.</b>	CSA/3076/111		
<b>Drawing Title</b>	Photosheets	<b>Date</b>	March 2022		
<b>Client</b>	Gladman Developments Ltd	<b>Drawn</b>	HG	<b>Checked</b>	SG
		<b>Rev</b>	A		



**Photograph 2** View from northern boundary, looking south west across Site.



**Photograph 3** View from Marlborough Road, looking south towards Site.

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		Project Astley Cross, Areley Common	Drawing No. CSA/3076/111	
Drawing Title Photosheets	Date March 2022			
Client Gladman Developments Ltd	Drawn HG	Checked SG	Rev A	



**Photograph 4** View from northern boundary, looking south east across Site.



**Photograph 5** View from within Site, looking east across Site.

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Astley Cross, Areley Common	<b>Drawing No.</b> CSA/3076/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2022			
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> A	



**Photograph 6** View from within Site, looking west across Site.



**Photograph 7** View from Summercroft, looking south towards Site.

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Astley Cross, Areley Common	Drawing No. CSA/3076/111	
Drawing Title Photosheets	Date March 2022			
Client Gladman Developments Ltd	Drawn HG	Checked SG	Rev A	

Approximate extent of Site

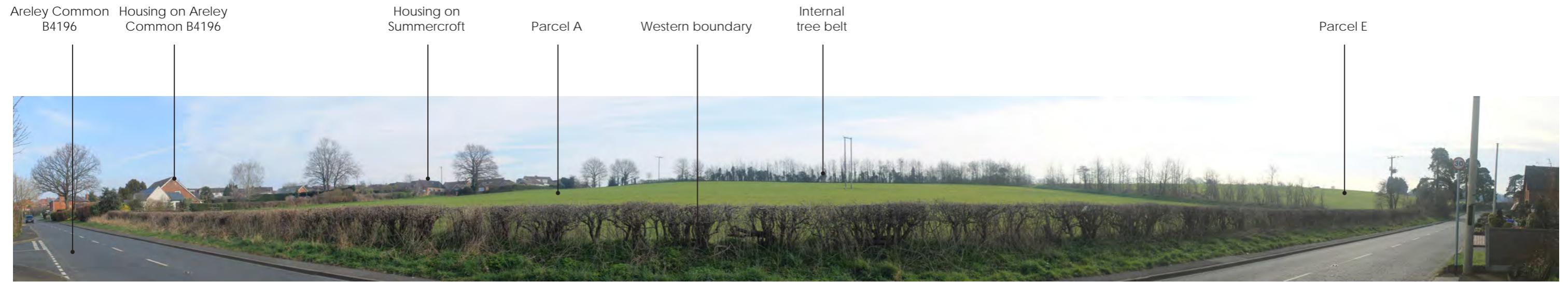


**Photograph 8** View from Areley Common B4196, looking south east towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
15.03.2022, 11:13  
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

Approximate extent of Site



**Photograph 9** View from Areley Common B4196, looking east towards Site.

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Astley Cross, Areley Common	Drawing No. CSA/3076/111	
Drawing Title Photosheets	Date March 2022			
Client Gladman Developments Ltd	Drawn HG	Checked SG	Rev A	

Approximate extent of Site



Photograph 10a View from Areley Common B4196, looking north east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 15.03.2022, 11:11  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Astley Cross, Areley Common	<b>Drawing No.</b> CSA/3076/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2022			
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> A	

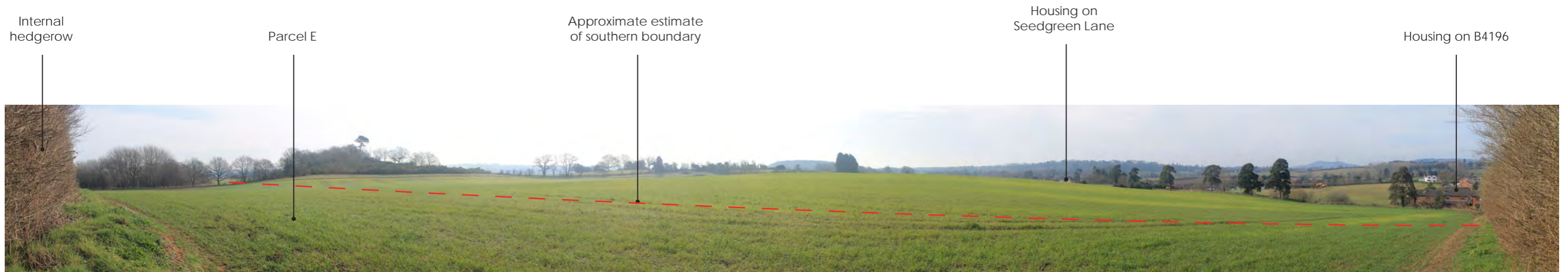
Approximate extent of Site



Photograph 10b View from Areley Common B4196, looking south east towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
15.03.2022, 11:11  
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A



**Photograph 11** View from within Site, looking south across Site.

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Astley Cross, Areley Common	<b>Drawing No.</b> CSA/3076/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2022			
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> A	

Hurtle Hill

Internal tree belt

Parcel E

Parcel B

Housing on Summercroft

Housing on Hillside Close

Bridleway AD546

Housing on Marlborough Drive



Photograph 12 View from bridleway AD546, looking north west across Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 15.03.2022, 10:42  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: North west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Astley Cross, Areley Common	<b>Drawing No.</b> CSA/3076/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2022			
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> A	



**Photograph 13** View from bridleway AD546, looking north west towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 15.03.2022, 10:43  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 81°  
 Looking direction: North west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Astley Cross, Areley Common	<b>Drawing No.</b> CSA/3076/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2022			
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> A	

Approximate extent of Site

Eastern boundary

Parcel E

Southern boundary



**Photograph 14** View from informal walking route south of the Site, looking north towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
15.03.2022, 10:44  
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
Hfov 90°  
Looking direction: North west

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
	Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111	
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

Approximate extent of Site

Housing on Cherry Tree Walk

Areley Common B4196

Western boundary

Parcel A



Photograph 15 View from Areley Common B4196, looking north towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 15.03.2022, 11:09  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: North

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

Areley Common  
B4196

Approximate extent of Site

Housing in  
Astley Cross

Southern boundary



Panorama 16 For context only



**Photograph 16**

View from north of public footpath 545(C), looking north east towards Site.

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 15.03.2022, 10:29  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A



**Photograph 17** View from public footpath AD545, looking north east towards Ste.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
16.11.2016, 12:44  
Canon EOS 1200D 1.6x, Canon EF-S 18-55mm  
Hfov 90°  
Looking direction: North east

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk						
	Project	Astley Cross, Areley Common	Drawing No.	CSA/3076/111			
Drawing Title	Photosheets	Date	March 2022				
Client	Gladman Developments Ltd	Drawn	HG	Checked	SG	Rev	A

Approximate extent of Site

Astley Cross

Hurtle Hill

Parcel E

Parcel B

Housing on Marlborough Drive



Photograph 18 View from track south of public footpath AD545, looking north towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 16.11.2016, 12:50  
 Canon EOS 1200D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: North

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

Approximate extent of Site

Housing on Windsor Drive



Photograph 19 View from Larford Lane, looking north west.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 15.03.2022, 10:24  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: North west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

Approximate extent of Site

Housing on Areley  
Common B4196



Photograph 20 View from Larford Lane, looking north.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
15.03.2022, 10:05  
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
HfoV 78°  
Looking direction: North

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
	Project	Astley Cross, Areley Common	Drawing No.	CSA/3076/111
Drawing Title	Photosheets	Date	March 2022	
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

Areley Common  
B4196

Housing in  
Astley Cross

Approximate extent of Site



Panorama 21 For context only



Photograph 21

View from Longmore Hill, looking north.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
15.03.2022, 10:03  
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: North

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A



Panorama 22 For context only



Photograph 22

View from B4196, looking north east.

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 15.03.2022, 10:27  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Astley Cross, Areley Common	<b>Drawing No.</b> CSA/3076/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2022			
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> A	

Approximate extent of Site

Housing on Cherry Tree Walk

Housing on Malven Edge Court

Parcel A

Parcel E



Photograph 23 View from Pearl Lane B4194, looking north east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 15.03.2022, 10:54  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 Hfov 77°  
 Looking direction: North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Astley Cross, Areley Common	Drawing No. CSA/3076/111	
Drawing Title Photosheets	Date March 2022			
Client Gladman Developments Ltd	Drawn HG	Checked SG	Rev A	

Approximate extent of Site

Parcel A

Housing on Pearl Lane B4194



Photograph 24 View from footpath, looking south east.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
15.03.2022, 09:58  
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
HfoV 74°  
Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

Approximate extent of Site

Redhouse Lane

Housing on Pearl Lane B4194

Site



Photograph 25 View from Redhouse Lane, looking east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 15.03.2022, 09:57  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 52°  
 Looking direction: East

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Astley Cross, Areley Common	<b>Drawing No.</b> CSA/3076/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2022			
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> A	

Approximate  
extent of Site

Astley Cross



### Photograph 26

View from public footpath AD502, looking south east towards Site.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
16.11.2016, 15:31  
Canon EOS 1200D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

Approximate extent of Site

Astley Cross

Parcel A



### Photograph 27

View from public footpath AD501, looking south east towards Site.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
16.11.2016, 15:31  
Canon EOS 1200D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A

— Approximate extent of Site —

Astley Cross

Parcel A

Public footpath  
RK383

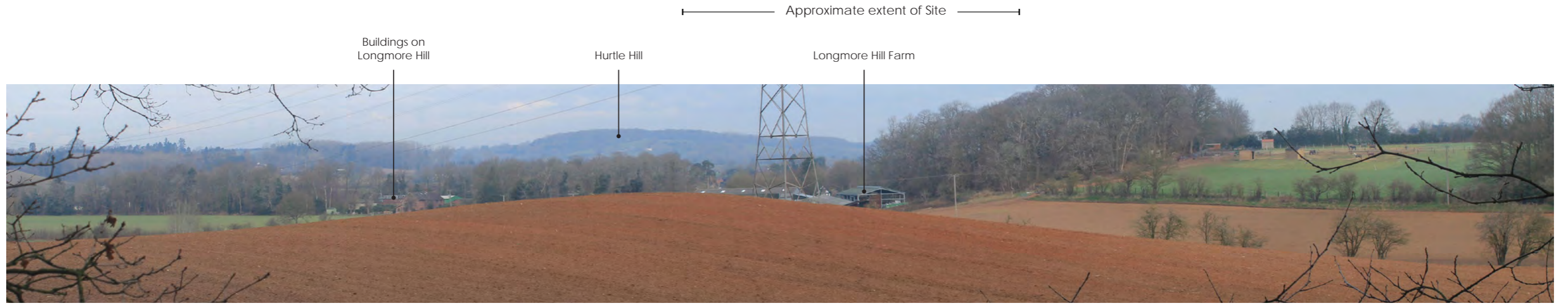


### Photograph 28

View from public footpath RK383 on Hurtle Hill, looking south east towards Site.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
16.11.2016, 14:54  
Canon EOS 1200D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Astley Cross, Areley Common	Drawing No. CSA/3076/111		
Drawing Title	Photosheets	Date March 2022		
Client	Gladman Developments Ltd	Drawn HG	Checked SG	Rev A



Panorama 29 For context only



Photograph 29

View from bridleway AD679, looking north west.

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 15.03.2022, 10:16  
 Canon EOS 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: North west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Astley Cross, Areley Common	<b>Drawing No.</b> CSA/3076/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2022			
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> A	

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**A4. EXTRACT FROM WORCESTERSHIRE LANDSCAPE CHARACTER  
ASSESSMENT**

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# Landscape Character Assessment

## SUPPLEMENTARY GUIDANCE



This Supplementary Guidance (SG) seeks to explain the modern concepts of landscape and landscape character and to offer guidance in the application of Landscape Character Assessment (LCA).



October 2011



**5.3.10** Sometimes the site may appear to be different because its poor condition has robbed it of many of the characteristics that would have originally identified it as belonging to the Landscape Type in which it is found. **In this situation the development should seek to strengthen the inherent landscape character through appropriate mitigation. Developers should be aware that if the site in question does not appear to conform to the inherent character of its Landscape Type through loss of features or addition of inappropriate features (i.e. it is in poor condition), proposals that would exacerbate this poor condition will not be considered favourably from a landscape perspective.**

**5.3.11 New Future Landscapes**

There are certain types of development which, because of their scale and nature, will fundamentally alter the inherent character of the rural landscape. In Worcestershire, developments of this kind are most noticeably represented by mineral extraction. Major housing and industrial sites, while they can also overwhelm inherent character, are more often than not sited in proximity to existing urban development and thus viewed as an extension of the town or city. Future renewable energy technologies may also transform the landscape but are often of a more transitory nature, although wind farms can be highly intrusive. Mineral extraction however, can result in the profound transformation of landscape character and can only take place where economically viable deposits occur. Modern quarries are inevitably sited in rural areas where hard rock is usually to

be found on elevated hilly land and sand and gravel deposits along the river valleys. Additionally, there is potential for small locally sustainable building stone quarries and delves throughout the county. In those situations the opportunity occurs to create new landscapes that may be radically different from the original. Decisions on the long term restoration of these sites should be taken with landscape character in mind as well as taking into account future opportunities to provide new facilities such as geodiversity features or lakes which could benefit tourism, public recreation and wildlife. The character of the surrounding landscape should be assessed and the long term restoration proposals should seek to integrate the site into the existing surrounding landscape. The decision may be to restore the site to agriculture, in which case the land should be enclosed with a pattern of hedgerows that link to the existing hedges and create fields of an appropriate scale and pattern. Where the long term proposals seek to create an entirely new landscape it should fit comfortably within the existing landscape, with hedges and streams linked up and no perceived conflict between introduced and existing features and habitats.

**5.3.12** The emphasis on the appropriateness of a development in a landscape, and the landscape's resilience to change (or ability to accept that development without undue harm) can only be partially assessed through the LCA. Site visits and the need for detailed visual assessment are also a vital part of both strategic land use planning and development control. (Guidance on Visual Impact Assessment has been



published by the Landscape Institute and the Institute of Environmental Assessment in their *Guidelines for Landscape and Visual Impact Assessment: Second Edition*.) Additional tools such as Sustainability Appraisal/Strategic Environmental Assessment and Environmental Impact Assessment may also play an important part in this process.

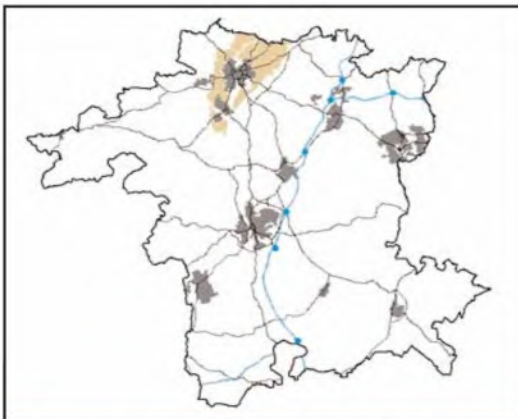
Nevertheless, both strategic planning and the development control process should be guided by the LCA which is able to inform them at every stage. Fig.2, p.22 shows how the LCA can guide the development control decision-making process from initial strategic feasibility through to detailed design of individual development. It must be emphasised, however, that the impact of development on the landscape is only one aspect among many that are considered at both strategic planning and development control stages. Decisions are informed by the relevant Development Plan and any other material consideration and are a balance between social, economic and environmental concerns. Where a decision goes against the landscape character advice, the findings of the LCA can then be utilised to develop appropriate mitigation measures.



# 10.11 SANDSTONE ESTATELANDS

## CHARACTER DESCRIPTION

These are open, rolling landscapes characterised by an ordered pattern of large, arable fields, straight roads and estate plantations. Fields are typically defined by straight thorn hedges, reflecting the late enclosure of much of this landscape from woodland and waste. This historic land use pattern is also reflected in the occurrence of isolated brick farmsteads and clusters of wayside dwellings, interspersed with occasional small villages. Despite the fact that this is a functional landscape, the consistent geometric pattern can convey a strong sense of visual unity.



## KEY CHARACTERISTICS

### Primary:

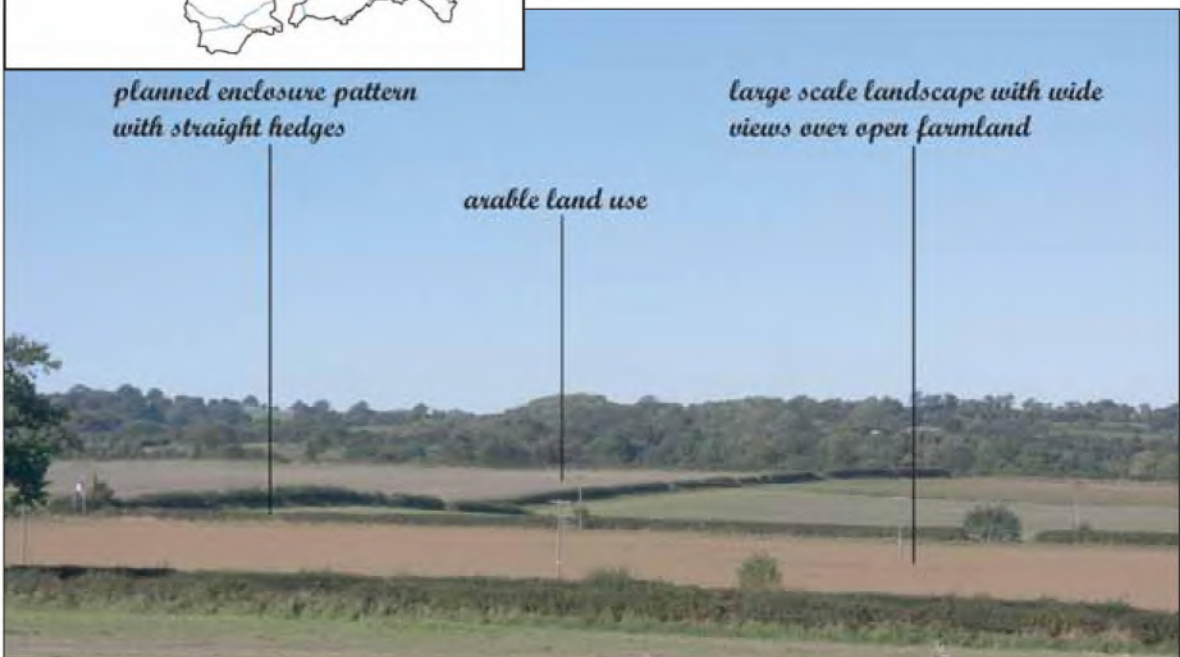
- Arable land use
- Hedgerow boundaries to fields
- Planned enclosure pattern - straight roads and field boundaries

### Secondary:

- Woodland pattern of discrete blocks
- Planned woodland character - estate plantations and groups of trees
- Large-scale landscape with wide views over open farmland
- Impoverished soils with relic heathy vegetation
- Dispersed pattern of isolated farmsteads and scattered wayside dwellings
- Discrete settlement clusters often in the form of small estate villages

### Tertiary:

- Rolling topography with occasional low escarpments





## DETAIL

This is an ordered landscape in which strong, regular patterns - in terms of field layout, road networks and woodland shape - play a dominant structural role. Large plantation woodlands provide a notable structural component to the landscape, although it is the field pattern that provides the overall unity. Further structure is provided by tree belts and linear tree cover along watercourses, although this is essentially a fairly open landscape, the tree cover providing a framework to views rather than producing a sense of enclosure and blocking them. Parkland features and associated ornamental planting, together with estate villages, can all contribute to the diversity of these landscapes.

These are landscapes of arable dominance in which the hedgerows have largely lost their function. Hedgerow loss and deterioration is already apparent in places to the detriment of landscape scale and character. The deterioration and reduced size of parklands is often evident, with parkland trees now located in areas of arable cultivation. These are landscapes that have a particularly distinctive natural vegetation of heathy/gorse communities that are seldom expressed, being too often suppressed by management, particularly in such non-farmed locations as roadside verges.



## LANDSCAPE GUIDELINES

- Conserve and restore the distinctive hedgerow pattern with priority given to primary hedgerows.
- Identify opportunities for further large scale planting of woodlands and tree belts to strengthen the regular patterns of the landscape.
- Conserve and restore parklands.
- Conserve and enhance tree cover along watercourses.
- Conserve the integrity of estate villages.
- Promote the creation and appropriate management of natural vegetation communities along highways and other non-farmed areas.
- Promote the development of wide field margins for wildlife benefit.

## MODERN IMPACTS ON CHARACTER

### Settlement Pattern:

The settlement pattern varies between isolated brick farmsteads, clusters of wayside dwellings and occasional estate villages. There may be limited opportunities for new development that conforms to policy and local character.

### Enclosure Pattern:

The conservation of hedgerows remains a priority but, bearing in mind the overall loss of hedgerow function, focus should be placed on primary hedgerow patterns. The opportunities for wildlife can be restricted in large scale arable landscapes such as these, and scope for improving wildlife habitats and corridors, particularly the development of wide field margins and the continuous tree cover along watercourses should be encouraged.

### Tree Cover Pattern:

Tree cover is predominantly provided by large, discrete plantation woodlands and tree belts. These are often planted with conifers, poplars or other quick cropping species. The Sandstone Estatelands have the capacity to accommodate considerable areas of new woodland planting. With the decline and fragmentation of the hedgerow pattern, the development of a cohesive woodland structure, with woodland shape reflecting the pronounced regular landscape pattern, would considerably help to retain a sense of unity and scale to the landscape.

# Landscape Character Assessment

Supplementary Guidance

Technical Handbook



August 2013

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All photographs taken by Jane Patton

### **3.1.4. Kinver Sandlands**

The Kinver Sandlands are an area of former woodland and waste which are closely associated with an irregular zone of Permo-Triassic rocks that extend northwards from Stourport-on-Severn into south Staffordshire and south-east Shropshire. The southern part of this region is drained by the River Stour and its tributary streams, which rise in the adjoining Wyre Forest Plateau to the west and the higher ground associated with the Black Country conurbation to the north-east. To the south and east the region merges with the lowlands of central Worcestershire.

- 3.1.4.1.** The underlying Permo-Triassic rocks, which consist mainly of fine-grained reddish-brown sandstones and harder, coarse-grained Pebble Beds, give rise to a gently undulating topography, mildly dissected by narrow valleys. The Pebble Beds, being more resistant to erosion, often form a low, in places pronounced, escarpment but for the most part the landform is relatively subdued and only occasionally does it exceed 120 metres. Topographically, therefore, there is little to distinguish this region from much of central Worcestershire, apart from the fact that the Sandlands, being slightly elevated, take on the form of a low plateau.
- 3.1.4.2.** The feature that most distinguishes this region from the more settled agricultural landscapes of Mid-Worcestershire is the nature of the underlying bedrock, which typically gives rise to sandy, free draining soils. These soils range in character from shallow podzols derived from the Bunter Pebble Beds to deeper loams developed on some of the sandstones. Leaching is a problem on all of these soils however, which show a general tendency towards strong acidity and poverty in plant foods. Historically, this posed a major constraint to land use and settlement and until relatively recently the region continued to be dominated by woodland and heath. This is reflected today by the frequent occurrence of place names ending in "heath" and in the presence of isolated red brick farmsteads and clusters of wayside dwellings, both of which are associated with the enclosure of former commons. It is an area of former medieval forest bounded by Feckenham Forest to the east and the hard rock zone of the Wyre Forest Plateau to the south west.
- 3.1.4.3.** Kinver Forest lay mainly in Staffordshire but extended at its greatest extent onto the sandstones of north Worcestershire as far as Bell Brook. Medieval deer parks lay along its southern fringe in Wolverley and Kidderminster. Kidderminster had probably been the site of an early Anglo-Saxon minster and in 1086 was a royal vill with many outlying berewicks. The town was located where several major routes cross the River Stour and became a borough with markets and fairs in the 13<sup>th</sup> century. The countryside is given its colour by its red sandstone soils and there were formally areas of heath and common beyond the arable fields.
- 3.1.4.4.** Water power served fuelling mills around Kidderminster from medieval times and the town became a centre for the cloth industry. In the 18<sup>th</sup> century silk and wool mixes were produced to which, in the 19<sup>th</sup>

Century, worsted spinning was added. The rivers and streams of the Stour drainage system also provide water power for slitting mills and iron forges near Wolverley in the 17<sup>th</sup> century. The Cookley ironworks prospered from the end of the century when Wolverley became a centre for the iron and tin-plate industry. Stourport only developed when it became the basin for the Staffordshire and Worcestershire Canal in 1766-71. A feature of the region is the rock dwellings found in the sandstone cliffs along the River Stour in Kidderminster and Wolverley (and at Kinver to the North).

- 3.1.4.5.** This area is important for its sandy well-drained soils and their tendency to support heathland. The Rivers Severn and Stour are important wildlife corridors containing marshlands. The tributary streams to the Stour were often dammed in the past to create a series of mill ponds and lakes.
- 3.1.4.6.** There are large blocks of heathland near Kidderminster and Stourport, notably Hartlebury Common, Burlish Top and the Devil's Spittleful and Rifle Range. In the past, heathland was probably much more extensive, developing on land cleared for agriculture from the original forest and then neglected, before eventually reverting to woodland. Lowland dry heathland is one of Britain's most threatened habitats with large areas having been destroyed by housing or cultivation in the last fifty years. Worcestershire's heaths once formed part of a heathy belt extending north to Kinver, then into Staffordshire and to the north of Birmingham to link to the Arden area.
- 3.1.4.7.** The dominant plants of heath are heather, broom, bracken, gorse, silver birch and oak. Heaths were originally maintained by grazing animals which prevented tree and scrub regrowth. Parts of the heath are dominated by wavy hair-grass. In small adjacent fields or within the heath there are areas of short-turfed acid grassland with bird's-foot and the rare moonwort fern. Another extremely uncommon plant, the grey hair grass, occurs at the Spittleful and Burlish Top.
- 3.1.4.8.** The heaths are good for many insect species which do not occur elsewhere. Hartlebury Common and the Devils Spittleful area have regionally important populations of solitary bees and wasps, including many which are nationally scarce.
- 3.1.4.9.** The River Stour has suffered a long period of pollution but is currently in an improving state and contains a growing wildlife interest. The adjacent marshlands are amongst the best in the County with many important plants. The pools along the Stour tributary streams are often rich in freshwater life, although many have dried up in recent years due to heavy water abstraction from the underlying aquifers. There are several wet alder and willow woods.
- 3.1.4.10.** Sandstone Estatelands is the dominant landscape type occurring in the Kinver Sandlands covering much of the area. Also represented are the Landscape Types of Riverside Meadows associated with the Rivers Severn and Stour, Principal Timbered Farmlands and

Unenclosed Commons at Hartlebury, together with the landscape type of Principal Wooded Hills.

**3.1.4.11.** The Landscape Types in the Kinver Sandlands Regional Character Area are described as follows:

- Principal Wooded Hills
- Principal Timbered Farmlands
- Unenclosed Commons
- Sandstone Estatelands
- Riverside Meadows
- Urban

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## **A5. DEVELOPMENT FRAMEWORK PLAN**



- Application site boundary: 10.72ha
- Housing area: 4.03ha
- Lower density development
- Public open space (incl. play area & SuDS): 5.32ha
- Drainage infrastructure
- Existing woodland: 1.36ha
- Timber post and rail fence
- Views to the south
- District Council Boundary
- Movement & Infrastructure**
- Vehicular access point
- Primary vehicular route
- Secondary streets
- Lanes and Private Drives
- Existing bus stops
- Existing bridleway
- Existing local cycle route
- Existing public footpath
- Proposed recreational routes
- Proposed emergency pedestrian and cycle and access point
- Potential agricultural track and access point
- Potential location for pump station and 15m cordon sanitaire: Total 0.04ha
- Key spaces with pedestrian priority
- Green Infrastructure & Recreation**
- Existing vegetation to be retained
- Tree Preservation Orders and root protection area
- Proposed vegetation
- Attenuation basins (Sustainable drainage features (SuDS))
- Potential locations for equipped play:
  - 1x Locally Equipped Area for Play (LEAP)
  - 1x Multi-Use Games Area (MUGA)

G	22.08.2022	RC	Layout amendments
F	19.08.2022	RC	Pump station added
E	17.08.2022	RC	Drainage basin and MUGA added
D	21.02.2022	JC	Minor update
Rev	Date	By	Description

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

**Project** Land at Areley Common, Astley, Stourport-on-Severn

**Title** Development Framework Plan

**Client** Gladman Developments Ltd

Scale	1:1250 @ A2	Drawn	KP
Date	January 2022	Checked	SG
Drawing No.	CSA/3076/108	Rev	G

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**A6. ARELEY KINGS SANDSTONE ESTATELANDS LDU**

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# Landscape Character Assessment

Supplementary Guidance

Technical Handbook



August 2013

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**LDU KS01 Areley Kings Sandstone Estatelands**

An area of terrace sands and gravels, with free draining sandy soils and a gently rolling lowland topography. The land use is arable with a tree cover comprising thinly scattered hedgerow and streamside trees, together with tree groups associated with settlement. Farmsteads and strings of wayside dwellings characterise the settlement pattern, associated with a moderate to high level of dispersal and a small to medium scale field pattern.

- localised gorse and bracken
- elm prominent in hedgerows
- localised relic common

Condition (updated 2008)

- high intensity cropping with a fragmented field pattern
- poor condition boundaries
- localised high impact of urban development at Arley Kings and Astley

**LDU KS01 Areley Kings Sandstone Estatelands**

Biodiversity: poor

Abundance: poor

Network: poor

Range: poor

Impacts: high impact of agriculture over a significantly long period

Woodland - ancient semi-natural woodland occurs here as micro feature on river cliff site, otherwise woodland limited and confined to secondary plantings associated with estates and settlement - mixed nature (broadleaved and conifer).

Tree cover also associated with settlements and landscaping associated with extractive industry, including secondary growth (natural regeneration)

Grassland - insignificant - acid grassland, very fragmented - restricted to micro and linear features

Heath - formerly notable - at one time called Astley Heath - heathland associated with common pastures in past but no trace today

Wetland - a dry landscape with a couple of small stream corridors with associated riparian habitat.

Hedgerows - disjointed network of principally species poor enclosure age hedges in declining condition.

Special feature - River cliff. Arable weed interest has become noticeable since Set Aside. Good streambank in area.

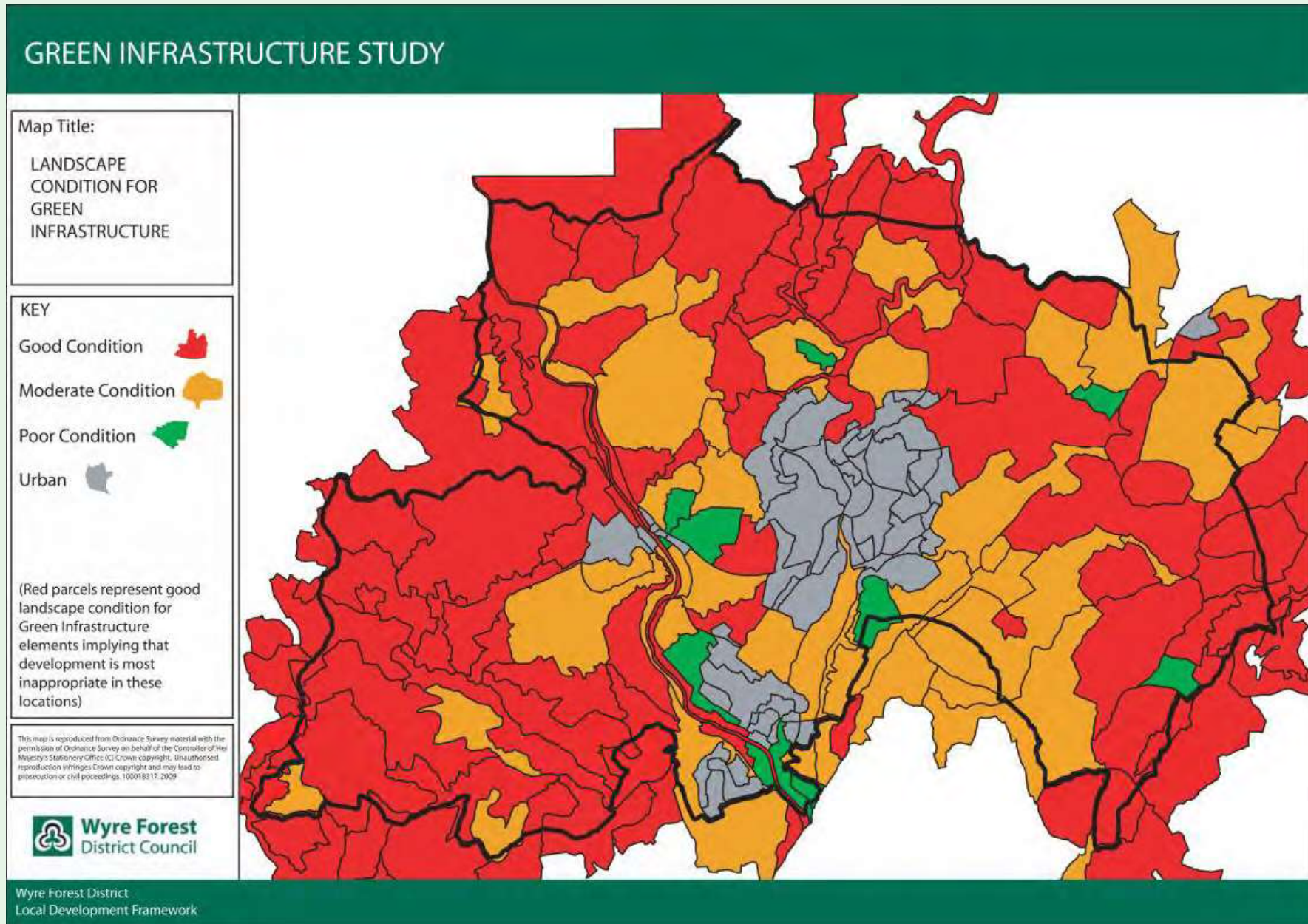
Potential for heathland restoration on relic common

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**A7. EXTRACT FROM WFDC GREEN INFRASTRUCTURE STUDY 2010**

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Map 6.4 Landscape Condition for Green Infrastructure



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**A8. EXTRACT FROM SWDP SHELAA 2018**

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Astley						
SHELAA Site Reference and Address:		CFS0357 Land off Areley Common, Astley Cross	CFS0387 Land at Longmore Hill Farm, Longmore Hill	CFS0497 3 acres bordering Crundles Lane between Fidler's End and Dingle End, Astley Burf	CFS0805 Land off, Windsor Drive	CFS0928 Woodhampton House, Weather Lane, Astley Burf
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 2 km from Astley on the southern boundary of Stourport upon Severn.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 1 km from Astley on the southern boundary of Stourport upon Severn.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Astley Burf is approx. 1 km from Astley. Site is 0.66 hectares.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 2 km from Astley on the southern boundary of Stourport upon Severn.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Astley Burf is approx. 1 km from Astley.
	Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)?	Yes	Yes	Yes	Yes	Yes
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	No		No	No	No
	Is the site more than 450 metres of hazardous pipeline or gas compression station?	Yes	Yes	Yes	Yes	Yes
	Can the site be provided with safe access onto the public highway?					
	Are the Sewerage and Water supplies adequate in the area?					
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	No		No	No	No
	Is the site in Green Belt?	No	No	No	No	No
	Is the site in the AONB, or affect the setting of?	No	No	No	No	No
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	No	No	No	No	No
Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	Agriculture. Residential development on Wyre Forest boundary	Agriculture. Some residential development to south-west of site.	Agriculture (grazing)	Agriculture. Residential development on Wyre Forest boundary.	Agriculture	
OTHER CRITERIA	Would development of the site have an adverse impact on Green Infrastructure Network?					
	Would development of the site result in a significant net loss of protected open space?	No	No	No	No	No
	Would development of the site have a detrimental impact on a conservation area?	No	No	No	No	No
	Would development of the site have a detrimental impact on Listed Building (s).	No	Longmore Hill Farmhouse stable Listed Building 65m + Longmore Hill Farmhouse Listed Building 75m from site	No	No	No
	Would development of the site have a detrimental impact on a Scheduled Ancient Monument?	No	No	No	No	No
	Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve/ Regionally Important Geological Site or any other locally designated wildlife/landscape site?	No	No	No	No	No
	Would development of the site have a detrimental impact on TPOs.	4 TPOs on site + south east corner covered in TPO woodland	No	No	South-west corner includes some TPO woodland	No
	Would development of the site have a detrimental impact on a Significant Gap?	No	No	No	No	No
	Would development of the site have a detrimental impact on ancient woodland?					
	Would development of the site have a detrimental impact on ancient hedgerow?					
	Has the site has been subject to a surface water flooding event? If yes, is there a viable engineering solution to overcome it?	Eastern side of site susceptible to surface water flooding	South-west and east of site susceptible to surface water flooding	Most of site susceptible to surface water flooding	Most of site susceptible to surface water flooding	Most of site susceptible to surface water flooding
	Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?	South-west corner of site Grade 2 on Agricultural Land Classification	Yes. Western side of site Grade 2 on Agricultural Land Classification	Yes. Western boundary of site Grade 2 on Agricultural Land Classification	No	Yes. Whole site Grade 2 on Agricultural Land Classification
	Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?	No	No. 20m from contaminated land (metal casting / foundaries)	No. 150m from contaminated land (unknown filled ground - pond, marsh, river, stream, dock etc.).	No	No
	Is there a bus stop or train station within 400m of the site? Please state distance.					
	How far is the site from the following key services - primary school, general store, post office, doctors surgery and parish/village hall? Please list the distance in travelling metres for each key service.					
	Would development of the site result in an adverse impact on local health provision?					
	Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	No	No	No	No	No
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	No	Yes. Scale of site would materially affect character of Rldley Cross	No	No	No	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	Out. Isolated location	Out. Isolated location. Scale.	Out. Isolated location	Out. Isolated location	Out. Isolated location
	Should the site be carried forward for potential allocation in the SWDPR?	No. Isolated location.	No. Isolated location. Scale.	No. Isolated location.	No. Isolated location.	No. Isolated location.
	Summary	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 2 km from Astley on the southern boundary of Stourport upon Severn. Eastern side of site covered by woodland TPOs and susceptible to surface water flooding. PRoW runs through east of site	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 1 km from Astley on the southern boundary of Stourport upon Severn. Isolated location. Scale of site would materially affect character of Rldley Cross. Western side of site on Grade 2 agricultural land. PRoW runs through western corner of site	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Astley Burf is approx. 1 km from Astley. The site is considered to be in an Isolated location. Also, susceptibility to surface water flooding.	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 2 km from Astley on the southern boundary of Stourport upon Severn. South-west corner includes some TPO woodland. Most of site susceptible to surface water flooding	Astley & Dunley is a Category 2 settlement but is a dispersed settlement with no settlement boundary. Site is approx. 750m from Astley and is in an isolated location. Also, site is on Grade 2 agricultural land and susceptibility to surface water flooding.

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**A9. TOPOGRAPHY PLAN FROM DESIGN AND ACCESS STATEMENT**

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### 3.7 Topography

The Site lies across a local ridgeline, with Area A and the western part of Area A lying along a west facing slope, and Areas B, C, D and the eastern part of Area E located along a shallow east facing slope, with the north-south ridgeline occurring along the boundary between Areas A and B. The high point of the Site is located on the northern section along the boundary between Area A and B, and lies at around 44m Above Ordnance Datum (AOD).

From this high point, the land falls to the west to a low point around 33m AOD in the south west of the Site. To the east, the land falls towards the south east to approximately 38m AOD at the south eastern corner of Area B. Area C and D are more level at around 38-39m AOD.

A localised low hill occurs a short distance to the south of Area D, with the land to the south east of the Site gently sloping down to the River Severn at approximately 20m AOD.

To the west, the countryside beyond Astley Cross is steeply sloping, with several hills occurring here, including the hill along Dunley Road to the north west, which reaches 154m AOD at its high point.

The settlement of Astley Cross and Astley Kings remains mostly level at approximately 40-50m AOD but falls sharply to the east along the edge of the settlement, towards the River Severn, where it reaches 20m AOD.

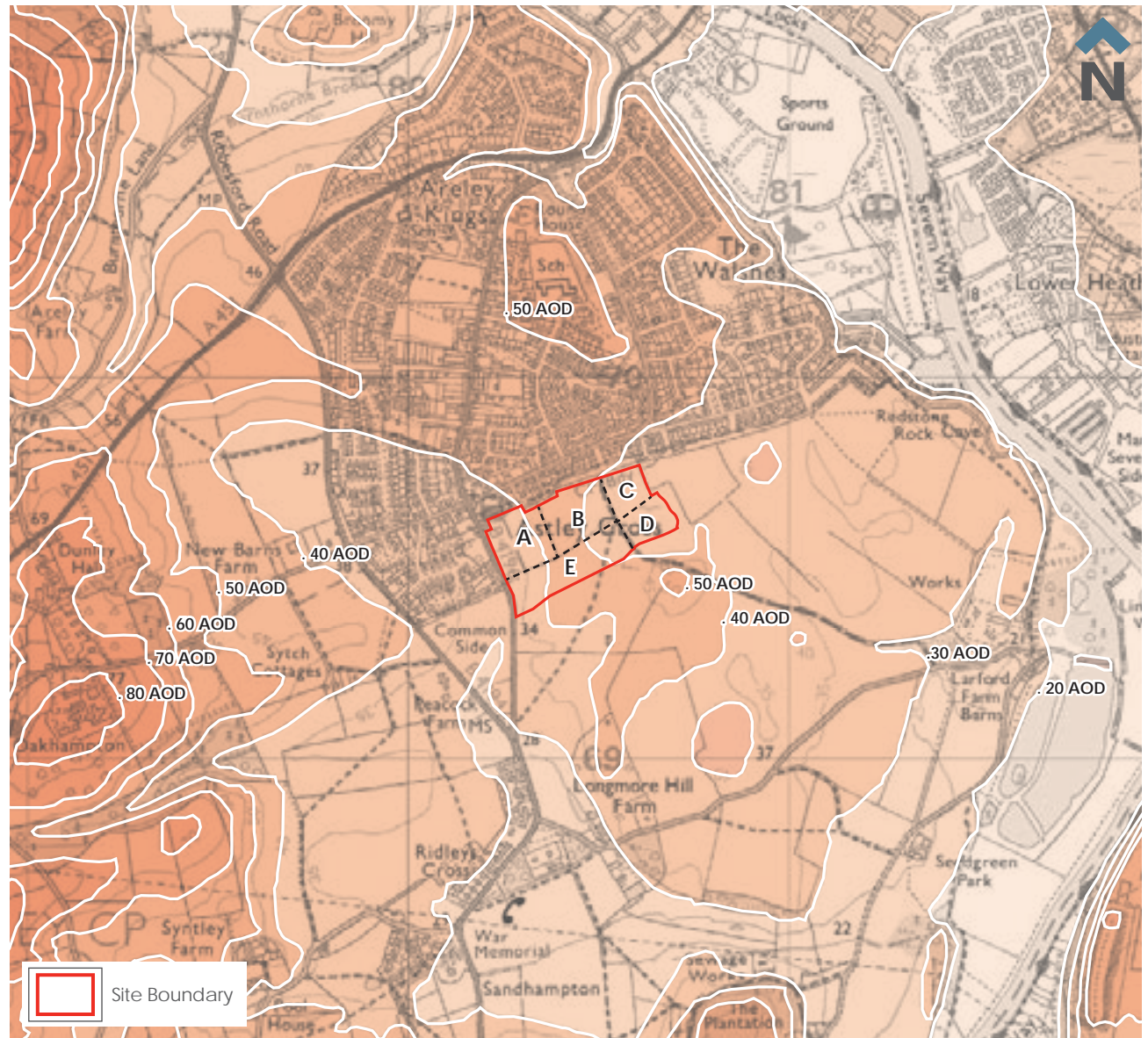






Figure 3.6: Topography Plan.

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## **A10. PUBLIC RIGHT OF WAY PLAN**



-  Appeal Site
-  Route of Bridleway
-  Route of Public Footpath (not used)
-  Informal route used by the public instead of public footpath 545

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**A11. ILLUSTRATIVE MASTERPLAN FROM DESIGN AND ACCESS  
STATEMENT**

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Figure 5.2: Illustrative Masterplan.

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## **A12. METHODOLOGY AND SUMMARY ASSESSMENT**

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## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between *landscape/townscape effects* (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and *visual effects* (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

### LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of

making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

#### **VISUAL EFFECTS**

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M12 In describing the content of a view the following terms are used:

- No view - no views of the development;
- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.

M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

#### **MITIGATION AND RESIDUAL EFFECTS**

M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

#### **ASSESSMENT OF EFFECTS**

M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

#### **CUMULATIVE EFFECTS**

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

#### **ZONE OF THEORETICAL VISIBILITY (ZTV)**

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

#### **VISUALISATION TYPE METHODOLOGY**

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
  - Type 2 - 3D wireline / model;
  - Type 3 - photomontage / photowire;
  - Type 4 - photomontage / photowire (survey / scale verifiable).
- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper

size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
<b>User, Purpose, and Likely Level of Effect</b>	<b>A</b>	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	<b>B</b>	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
<b>C</b>	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.					
	Neutral/Negligible/Slight		Moderate	Substantial		
<b>D</b>	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.					
	Neutral/Negligible/Slight/Moderate			Substantial		

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Description of Landscape/Townscape Quality and Value</p>	<p><b>Landscape Quality:</b> Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p><b>Townscape Quality:</b> A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p><b>Value:</b> Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p><b>Landscape Quality:</b> A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p><b>Townscape Quality:</b> A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p><b>Value:</b> High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p><b>Landscape Quality:</b> Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p><b>Townscape Quality:</b> A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p><b>Value:</b> An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p><b>Landscape / Townscape Quality:</b> Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p><b>Value:</b> Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p> <p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p> <p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p> <p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>			

**Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
<b>Description of the Change predicted</b>	Total loss of or significant impact on key characteristics, features or elements				
	Partial loss of or impact on key characteristics, features or elements				
	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements				
	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements				
	No loss or alteration of key landscape/ townscape characteristics, features or elements				

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

	Substantial	Moderate	Slight	Negligible	Neutral
<b>Description of the Effect</b>	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"> <li>• will result in substantial change in the character, landform, scale and pattern of the landscape/ townscape;</li> <li>• are visually intrusive and would disrupt important views;</li> <li>• are likely to impact on the integrity of a range of characteristic features and elements and their setting;</li> <li>• will impact a high quality or highly vulnerable landscape;</li> <li>• cannot be adequately mitigated.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• noticeably change the character, scale and pattern of the landscape/ townscape;</li> <li>• may have some impacts on a landscape/ townscape of recognised quality or on vulnerable and important characteristic features or elements.</li> <li>• are a noticeable element in key views;</li> <li>• not possible to fully mitigate.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• do not quite fit the landform and scale of the landscape/ townscape and will result in relatively minor changes to existing landscape character;</li> <li>• will impact on certain views into and across the area;</li> <li>• mitigation will reduce the impact of the proposals but some minor residual effects will remain.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• complement the scale, landform and pattern of the landscape/ townscape;</li> <li>• development may occupy only a relatively small part of the Site;</li> <li>• maintain the majority of landscape features;</li> <li>• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/ townscape and mitigates any loss of vegetation.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• maintain existing landscape/ townscape character;</li> <li>• has no impact on landscape features, such as trees, hedgerows, watercourses, etc.;</li> <li>• utilises a highly degraded landscape or brownfield site.</li> </ul>				

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
<p>Description of the Receptor</p>	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.					
	Clearly perceptible and noticeable changes within a significant proportion of the view.					
	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).					
	Very minor changes over a small proportion of the view(s).					
	No discernible change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

## LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
<b>Trees</b>	Medium to high	8 trees on site are covered by TPOs, although the arboricultural quality of some of these are low to moderate only. There are limited other trees within the hedgerows.	The TPO trees will be retained within the proposed development. The areas of public open space, as well as the main streets, are proposed to be planted with many new native trees.	Slight	Negligible beneficial	Slight beneficial
<b>Hedgerows</b>	Medium	The fields are bound by hedgerows, although some are gappy.	Short sections of hedgerow will require removal to facilitate the access of Areley Common, and to allow internal access within the development. Replacement native hedgerow planting can be incorporated behind the access road's radii and visibility splays, to reinstate a vegetated edge. New hedgerow planting, and strengthening of the existing hedgerows, are also proposed within the development.	Slight	Slight adverse	Negligible beneficial
<b>Woodland</b>	Medium	The woodland is covered by a TPO, but is not in a particularly good landscape or arboricultural condition.	The proposals include the retention of the woodland, and the built form will be set back at least 10m from the edge of the woodland. A management plan is proposed to be implemented to enhance the arboricultural, ecological, and landscape value of the woodland.	Negligible	Neutral	Moderate beneficial
<b>Public footpaths and public access</b>	Medium	Bridleway 546(C) runs south from Marlborough Drive through the Site, between Areas B and C and across Area E, and this becomes public bridleway 547(C). The bridleway continues south east towards Larford Lane. Public footpath 545(C) runs south west from the point where bridleway 546(C) meets the boundary of Area B, running towards Areley Common near its junction with Pearl Lane.	The bridleway which crosses the Site is proposed to be retained along its current alignment within a green corridor through the development. It is proposed to be surfaced, widened to 3m and regraded to allow bicycle access from Marlborough Drive. The bridleway and public footpath within the southern area of parkland in the Site will not be directly affected, although the views from these may change. New recreational routes are proposed to link to the existing public rights of way to create a network of walking and cycling routes within the development.	Moderate	Slight adverse	Neutral

Land Use (i.e arable and grassed field)	Medium	The Site comprises two arable fields and a part of a third, and one grassed field.	The arable and grass fields will be lost, and will become a new residential development, with areas of open space. The new areas of public open space will incorporate species-rich grasslands, which will have ecological benefits.	Substantial	Moderate adverse	Negligible adverse
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	n/a	There are no known heritage assets on site.	n/a	n/a	n/a	n/a
Indirect effects on landscape / townscape character	<b>Quality &amp; Sensitivity</b>	<b>Existing Conditions</b>	<b>Impact and Mitigation</b>	<b>Magnitude of Change</b>	<b>Effect Year 1</b>	<b>Effect Year 15</b>
Landscape character the Site	Medium quality, medium to low sensitivity	<p>The Site is not covered by any statutory designation for character or quality. It comprises arable and grassed fields of no particular landscape value, although the woodland within the south east of the Site has a higher landscape value. The woodland and eight trees on the Site are covered by TPOs. The bridleway and public footpath which cross the Site are the only public access currently available to it. There is however evidence of parts of the Site being used informally by pedestrians.</p> <p>The Site's character is heavily influenced by its open boundary with Marlborough Drive, and also by the other adjoining houses further west, with the existing built development clearly visible from the Site.</p> <p>It is ordinary in character, and while the woodland is covered by a TPO, it is not in a particularly good condition from a landscape point of view, appearing unmanaged with litter/dumping, and large areas of bramble. Three of the oak trees within the Site are more notable, with the two within the hedgerow boundary between Area A and B relatively ordinary in character. The Site is not particularly scenic, although there are views towards</p>	<p>Development at the Site will result in the loss of three fields and part of a fourth, which will be replaced with residential development, open space and infrastructure. The retention of the majority of the existing boundary vegetation and the woodland, and the strengthening of the northern, southern and eastern Site boundary vegetation, and the creation of the new parkland with further planting, will assist in assimilating the new housing into its wider landscape context, and in due course, filter views from the countryside around it. Furthermore, the development lies adjacent to the existing settlement to the north and west, and would be a small incremental addition to the existing built form. As set out within the Design and Access Statement, the development will be designed to be attractive, and a beautiful environment can be created on the Site. While the character of the Site will change, this is not necessarily an adverse effect in the long term.</p>	Substantial	Moderate adverse	Slight adverse as the new homes and landscape become established

		the landscape to the south from parts of the Site. The Site is not a rare landscape type, nor is it specifically identified as being a particularly good example of the character of the area. There are no known associations which would elevate the value of the Site, and the majority of the Site is not of particular ecological or historical conservation interest. The high ridge and the woodland within the Site are however of higher sensitivity.				
<b>Landscape/ Townscape character of immediate surroundings</b>	Medium	The residential areas around the Site are not of any particular architectural or heritage value, dating from the second half of the 20 <sup>th</sup> Century. The fields to the south and east of the Site are pleasant, however, their character is similarly influenced by the existing built development at Astley Cross and Ridley Cross. Further beyond to the south and east, the landscape is very undulating, including large areas of grassland which are heavily used by dog walkers.	The proposals respect the character of the existing adjoining homes, and can be designed to create an attractive entrance to Astley Cross from the south along Areley Common, especially with the creation of the new area of parkland within the south of the Site. The parkland is proposed to be landscaped with wildflower meadows, and new native tree and thicket planting, to create an attractive area for recreation, which also aids biodiversity and wildlife. The parkland will also ensure an appropriate transition between the built edge of the settlement, and the open countryside beyond to the south, while also providing recreational benefits to new and existing residents.	Moderate	Moderate adverse	Slight adverse as the proposed homes and planting become assimilated into the surrounding landscape/townscape
<b>Wider Landscape Character</b>	Medium	The wider landscape is typical of the Kinver Sandlands Regional Character Area and the Sandstone Estatelands Landscape Type, being predominantly arable in use, with areas of woodland. The river to the east of the settlement is an attractive landscape feature. The undulating nature of the topography of the wider landscape limit the intervisibility between Astley Cross and the wider landscape.	Due to the close relationship of the new homes to the existing settlement, and the incorporation of an appropriate transition between the settlement and the wider countryside, there will be no material effects on the wider landscape/townscape character.	Neutral	Neutral	Neutral

<b>Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments &amp; Listed Buildings</b>	High	<p>The Areley Kings Conservation Area is approximately 1.1km north of the Site and contains a number of Grade II Listed Buildings, and is separated from the Site by the intervening built development within the settlement. The nearest Listed Building to the Site is at Longmore Hill Farm, approximately 760m south of the Site.</p> <p>There are several Locally Listed Buildings along Areley Common designated within the Stourport-on-Severn Local List, with the nearest to the Site being The Astley Cross Inn, located at the junction of Areley Common and Redstone Lane.</p>	Due to the intervening built form and/or intervening distance, the proposed development will have no effect on surrounding heritage assets.	Neutral	Neutral	Neutral
<b>Other Effects</b>						
<b>Cumulative impacts</b>	Detailed planning permission has been granted for 57 new dwellings on the land to the south west of the Site, south of Malvern Edge Court, and construction has just started (application reference: 17/01710/FUL). Access is to be taken off Pearl Lane. The landscape character to the south of the settlement will change, with more housing now occupying formerly grassed and arable fields. Both schemes have been designed to create an appropriate transition between the built form and the adjoining countryside, limiting effects on the wider landscape. There will also be cumulative visual effects from the south, west, and east, but mostly from the main roads. While the settlement will grow here, is it well contained from the wider landscape, and long distance views towards the settlement from the south are limited. In both instances, the new homes will appear as a natural extension of the settlement, and will not appear discordant. There will be no material effects on the wider landscape character, beyond the near surroundings of the settlement.					
<b>Lighting</b>	The Site is currently in agricultural use and is unlit. The neighbouring farmland to the south and east is similarly unlit. The residential area to the immediate north and west of the Site has street lighting and background lighting from properties. The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area. New vegetation will be incorporated to filter lighting when viewed from the south. At the detailed design stage, the lighting can be designed to limit light spill and to contain lighting effects to the Site.					
<b>Construction Phase</b>	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.					

## VISUAL EFFECTS

Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
<b>View from Marlborough Drive (Photograph 2, 3)</b>	Low	The eastern part of the Site is visible from the road.	The new homes will be visible from here, however, they will be set back behind a green open space corridor and new trees will be incorporated here to soften and filter the view.	Substantial	Moderate adverse	Moderate adverse
<b>Views from Areley Common (Photographs 8, 9, 10, 15)</b>	Low	The western part of the Site is visible over the intervening hedgerow, with the eastern part screened due to the intervening ridge and hedgerow. From further south, the western part of the Site is partially visible along the approach into the settlement, seen in front of, and adjoining the existing houses within the settlement.	<p>The built development within the western field will be visible from Areley Common and the houses which front it to the west. The upper parts of the new houses east of the internal hedgerow within the Site (in Area B) may also be partially visible over this hedge, although they will be filtered by the intervening vegetation. The new homes will front onto Areley Common to ensure an attractive aspect to the road and to reflect the existing housing along the western side of the road. New tree planting is also proposed to be incorporated along the western boundary to filter the new homes in these views. The new access will also be visible from along Areley Common, and a clear view into the development will be available along the new access.</p> <p>The proposed parkland area in the south of the development includes the balancing basin, which will be visible from Areley Common when in the immediate vicinity of the Site. The banks of the basin have been designed to reduce the need for bunding, with the sloped eastern edge of the basin designed to merge into the natural contours of the rising land here, without resulting in overly steep or harsh slopes. The basin will be planted with new long grass, as well as thicket and tree planting, in order to visually integrate the basin into the parkland beyond.</p>	Substantial adjacent to the Site, becoming Slight, and then Negligible the further south the viewer is	Moderate adverse, becoming slight adverse from further south	Moderate adverse, becoming negligible from further south

<p><b>Views from the bridleway within and to the south of the Site, as well as the footpath within the south of the Site (Photographs 12, 13)</b></p>	<p>High</p>	<p>The Site is visible against the backdrop of the existing houses to the north, in near distance views from the bridleway.</p>	<p>The built development will be visible from the bridleway where it crosses through the Site, and from the bridleway and footpath within the parkland area in the south of the Site. New tree planting along the path will soften and filter the views of the new homes. The character of views north from along this route will however not materially change, as the existing houses along Marlborough Drive are already clearly visible from here. East-west views from a short section of the bridleway will be curtailed where it runs within the development area, however, a north-south view corridor will be maintained along the route. From the southern parts of these paths, the new parkland and associated landscaping will be visible.</p>	<p>Substantial within Area C, Moderate within Area E</p>	<p>Substantial adverse within Area C, Moderate adverse within Area E</p>	<p>Moderate adverse within Area C, Slight adverse within Area E</p>
<p><b>Middle distance views from the public right of ways to the south (Photographs 16, 17, 18)</b></p>	<p>High</p>	<p>Views of the Site from public footpath 545(C) are prevented from the majority of the route by the intervening ridge within the field to the south of the Site, with views becoming available of the eastern part of the Site from roughly half-way along this path within the field to the south of the Site. Views of the Site from along the bridleway become available from the westernmost edge of the field to the south of the Site, with views from further south prevented by the intervening ridge. Where the Site is visible from the bridleway, the eastern part is visible behind the southern boundary vegetation, with the existing houses to the north forming the backdrop to the Site. Area A is screened due to the topography and the field boundary along the west of Area B.</p>	<p>The proposed development will be partially visible in near distance views from the existing bridleway and public footpath to the south of the Site. The views will be partially filtered by the existing boundary vegetation, and the proposed vegetation will further filter the views of the new houses, helping to assimilate them into the existing landscape. From further south along the bridleway and public footpath, the new homes will become less visible due to the fact that the land falls to the south, with the intervening ridge and vegetation largely screening the new homes. The tops of the houses may remain visible over the intervening ridge and vegetation.</p>	<p>Slight</p>	<p>Slight adverse</p>	<p>Negligible adverse as the proposed planting matures</p>
<p><b>Long distance views from the high ground to the north west and west (Photographs 26, 27, 28)</b></p>	<p>High</p>	<p>The Site is partially visible in limited views from the high ground here, but most often screened by the intervening ridgelines and vegetation.</p>	<p>The new homes within the west of the Site, as well as the tops of the new homes to the east of the ridge within the Site, will be partially visible in limited long distance views from the higher ground to the east and north east. The proposed tree and thicket planting along the Site boundaries will filter the new homes in these views. Where the new houses are visible, they will be seen between the existing houses west of the Site and those to the north, and will thus not appear discordant.</p>	<p>Slight</p>	<p>Slight adverse</p>	<p>Negligible adverse as the proposed housing and landscaping becomes assimilated into the surroundings</p>