Town and Country Planning Act 1990 – Section 78 Town and County Planning (Development Management Procedure) (England) Order 2015 Town and Country Planning (Inquiries Procedure) (England) Rules 2002

Land off Areley Common, Astley Cross, Stourport-on-Severn

Wyre Forest Council Application Reference: 22/0315/OUT
Malvern Hills Council Application Reference: M/22/00573/OUT

Appeal Reference: APP/R1845/W/22/3309343

Landscape and Visual Proof of Evidence of
Mr Neil Furber BSc (Dual Hons), Dip LA, CMLI

on behalf of Wyre Forest District Council and
Malvern Hills District Council

Volume 2: Appendices and Figures

February 2023

HCUK Group is a homeworking (since 2010) multi-disciplinary environmental practice. We offer expert, honest, and independent advice in archaeology, heritage, landscape, arboriculture, and planning based on our considerable experience. We provide a range of services that can be tailored to any site or case, supported by administrative, financial and HR teams. We began life as Heritage Collective LLP in 2010, before becoming Heritage Collective UK Limited in 2014. We became HCUK Group Limited in 2020.

Author with date	Reviewer code, with date
NF, 06.02.2023	CB, 06.02.2023

Project Number: 08764

File Origin: https://heritagecollectiveuk.sharepoint.com/sites/8501-9000/Shared Documents/8701-8800/08764 - Areley Common, Stourport/LAND/Reports/08764 02 Landscape PoE_Vol 2_Final.docx

Appendices

Figures

Appendix 1 17/0045/OUTL Parameters Plan

Higher ground to be retained as open space

10m planted buffer to respect the existing semi-natural broad-leaved woodland

Potential location for apartments with care (C2)

Potential vehicular and pedestrian access point

Potential location for pump stations and 15m cordon sanitaire

Potential location for Locally Equipped Area of Play (LEAP)

Potential recreational routes through the woodland

Opportunity to strengthen existing vegetation

Potential to underground overhead electricity lines

Potential location for pump station and 15m cordon sanitaire

SuDS

SuDS

Approved outline planning application for a residential development of up to 62 dwellings

CHESSHIRE AVENUE
PRINCESS WAY
REDSTONE LANE
REDSTONE LANE
MARLBOROUGH DRIVE
SUMMERCROFT
B4196
ARELEY COMMON
MEADOW VIEW
CHERRY TREE WALK
B4196

N

0 10 20 30 40 50 metres

- Application site boundary: **8.32ha**
- Housing area: **3.55ha**
- Public open space (incl. play area): **2.15ha**
- Apartments with care (C2): **0.6ha**
- Existing woodland: **1.36ha**
- Drainage infrastructure: **0.66ha**

Movement & Infrastructure

- Vehicular access point
- Primary vehicular route
- Secondary streets
- Existing bus stops
- Existing bridleway
- Existing local cycle route
- Existing public footpath
- Proposed recreational routes
- Potential location for pump station and 15m cordon sanitaire
- Key spaces with pedestrian priority

Green Infrastructure & Recreation

- Existing vegetation to be retained
- Proposed vegetation
- Attenuation basins (Sustainable drainage features (SuDS))
- Potential location for Locally Equipped Area for Play (LEAP)

Rev	Date	By	Description
G	11.01.2017	AS	Amended to client's comments
F	07.12.2016	AgB	Minor amendment
E	02.12.2016	AS	Site name amended
D	28.11.2016	SG	Minor amendments
C	25.11.2016	SG	Drainage and red line amended
B	24.11.2016	SG	Footpaths in wood added
A	23.11.2016	SG	General client comments

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Project	Land at Areley Common, Astley, Stourport-on-Severn
Title	Development Framework Plan
Client	Gladman Developments Ltd

Scale	1:1250 @ A2	Drawn	SE
Date	Nov 2016	Checked	SG
Drawing No.	CSA/3076/105	Rev	G

Appendix 2 Extracts from Worcestershire County Landscape Character Assessment

Landscapes of Worcestershire
Landscape Type Information Sheet
Sandstone Estatelands

Landscape Type Description

An open, rolling landscape 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

- Discrete pattern of woodland 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

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.

Landscape Type Information Sheet

Sandstone Estatelands

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 which is seldom expressed, being too often suppressed by management, particularly in such non-farmed locations as roadside verges.

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. 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. Opportunities to modify the management of non-farmed locations to encourage the expression of the natural vegetation communities should be sought.

The overall management strategy for the Sandstone Estatelands is, therefore, one of enhancement and conservation, - to conserve and enhance the overall structure and wooded character of the landscape.

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

Landscapes of Worcestershire
Landscape Type Advice Sheet - *Planning and Development*
Sandstone Estatelands

Landscape Type Description

An open, rolling landscape 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

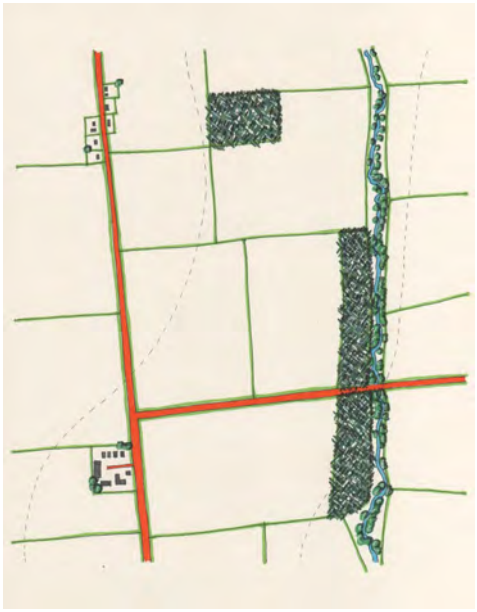
- Arable land use
- Hedgerow boundaries to fields
- Planned enclosure pattern—straight roads and field boundaries

Secondary

- Discrete pattern of woodland 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



Current Concerns

These are landscapes of arable dominance in which the hedgerows have largely lost their function resulting in hedgerow loss and deterioration, to the detriment of landscape scale and character. The deterioration and reduced size of parklands is also 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 which is seldom expressed, being too often suppressed by management, particularly in such non-farmed locations as roadside verges.

There is capacity to accommodate considerable areas of new woodland planting. With the decline and fragmentation of the hedgerow pattern, woodland with a pronounced regular landscape pattern, would considerably help to retain a sense of unity and scale to the landscape. The conservation of hedgerows is a priority, with the focus on primary hedgerow patterns. Scope for improving wildlife habitats and corridors, particularly the development of wide field margins and the continuous tree cover along watercourses should be encouraged. Opportunities to modify the management of non-farmed locations to encourage the expression of the natural vegetation communities should be sought.

Landscape Type Advice Sheet - *Planning and Development*

Sandstone Estatelands

Opportunities for Landscape Gain

Land Us - Arable

There may be little opportunity to influence land use itself but the development of wide field margins for the benefit of wildlife should be encouraged.

Enclosure Pattern - Planned

There are likely to be many opportunities to introduce a regular pattern of boundaries – for example defining ownership boundaries to dwellings, providing new field boundaries, introducing areas of woodland or other planting for landscaping purposes, or defining roadside boundaries. Care must be taken to respect the scale of the landscape when augmenting, restoring or re-introducing the regular pattern of enclosure.

Woodland Pattern - Discrete Blocks

There may be opportunities to strengthen the pattern of discrete woodland blocks by planting new blocks, by replanting and by restoring appropriate management to existing neglected woodland. Inappropriate small woodlands could be removed or enlarged as appropriate to best effect.

Heathy/Acid Grassland Ground Vegetation

Attempt to emulate the vegetation communities characteristic of such infertile, sandy free draining soils in any landscaping associated with new development. Consider birch as a dominant trees species together with hawthorn and, where appropriate, pine. Banks of gorse and broom could also be used where shrub planting is required, even in urban areas rather than using species of a more ornamental nature. Consider using the existing seedbank in the soil rather than seeding verges/ open areas with proprietary grass seed mixes.

Hedgerows

There may be opportunities to plant new hedgerows, restore, strengthen or protect existing hedgerows and their patterns, and promote appropriate management – in terms of maintenance regimes and protection from stock.

The species composition of existing long established hedgerows should guide the composition of new hedgerow planting. Fencing and other uncharacteristic boundary treatments could be removed and replaced by hedgerows.

Woodland Character - Planned

These are landscapes that can generally accommodate new woodland planting, including commercial plantations and planting of non-indigenous species. So focus on introducing new blocks of woodland, and bringing derelict/unmanaged areas of woodland into appropriate management. There is great potential for imaginative landscape design together with a wide range of opportunities to enhance the biodiversity of the area. When creating new woodland it will be important to respect the strong woodland characteristics associated with the Sandstone Estatelands – particularly the regular boundary shape, and the scale – in order fully to achieve appropriate landscape gain.

Large-scale Landscape

Opportunities may arise to remove subdivisions of formerly larger fields or parcels of land. There may be opportunities for new woodland planting, and this, and any new landscaping associated with new development should reflect the particular scale of these landscapes. Landscape gain can probably be best achieved by simply respecting the large scale and avoiding dilution of this through the introduction of small-scale elements.

Settlement Pattern - Clustered

Opportunities may arise to achieve some degree of coalescence of existing scattered development by enabling infill development to bring about a degree of spatial unity, by reflecting details of existing estate buildings in new designs where appropriate. Care should be taken to avoiding individual new development of a dispersed nature.

For more information visit our website www.worcestershire.gov.uk/lca or contact the Worcestershire County Council Environmental Policy Team on 01905 766038

worcestershire county council

Landscapes of Worcestershire

Landscape Type Advice Sheet - *Land Management*

Sandstone Estatelands

Landscape Type Description

An open, rolling landscape 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

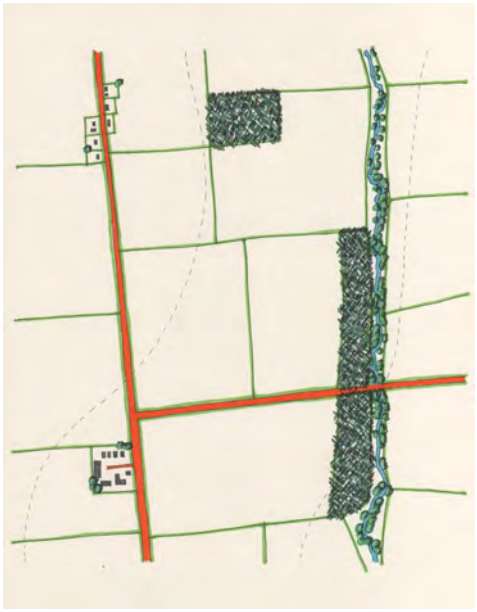
- Arable land use
- Hedgerow boundaries to fields
- Planned enclosure pattern—straight roads and field boundaries

Secondary

- Discrete pattern of woodland 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



Current Concerns

These are landscapes of arable dominance in which the hedgerows have largely lost their function resulting in hedgerow loss and deterioration, to the detriment of landscape scale and character. The deterioration and reduced size of parklands is also 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 which are seldom expressed, being too often suppressed by management, particularly in such non-farmed locations as roadside verges.

There is capacity to accommodate considerable areas of new woodland planting. With the decline and fragmentation of the hedgerow pattern, woodland with a pronounced regular landscape pattern, would considerably help to retain a sense of unity and scale to the landscape. The conservation of hedgerows is a priority, with the focus on primary hedgerow patterns. Scope for improving wildlife habitats and corridors, particularly the development of wide field margins and the continuous tree cover along watercourses should be encouraged. Opportunities to modify the management of non-farmed locations to encourage the expression of the natural vegetation communities should be sought.

Landscape Type Advice Sheet - *Land Management*

Sandstone Estatelands

Guidelines for Land Management

How to use this sheet

The aim of this information sheet is to provide *general guidelines* about the priorities for land management activities - focusing on relevant landscape features - within this Landscape Type. However, Landscape Types are generic descriptions of landscape character and any advice **must** be interpreted within the context of the site in question. Please also visit the Landscapes of Worcestershire mapping pages http://gis.worcestershire.gov.uk/home/wcc-lca-maps to click on your area and read the more specific ecological and landscape descriptions.

In the case of any habitat work, specialist advice should be sought from the County Ecologists and/or the appropriate agency (Natural England, Forestry Commission, Environment Agency, Defra) to ensure that the work is appropriate, is carried out at the right time of year, in the correct manner and in the best possible location. Surveys may need to be carried out to assess the sites for presence of protected species or existing habitat. With this in mind, please read on for opportunities for land/habitat management activities appropriate to this Landscape Type…

Woodland and Trees

The general guidelines for woodland and trees in Sandstone Estatelands are to:

- **enhance** the regular patterns of the landscape by identifying opportunities for further large scale planting of woodlands and tree belts
- **conserve** and **enhance** tree cover along watercourses

These are landscapes that can generally accommodate new woodland planting, including commercial plantations and planting of non-indigenous species. New woodland should respect characteristic scale and regular boundary shape. There may be opportunities to strengthen the pattern of discrete woodland blocks by planting new blocks, by replanting and by restoring appropriate management to existing neglected woodland. For parkland trees see below.

Hedgerows

The general guideline for hedgerows in Sandstone Estatelands is to:

- **conserve** and **restore** the distinctive hedgerow pattern with priority given to primary hedgerows

There may be opportunities to plant new hedgerows, restore, strengthen or protect existing hedgerows and their patterns, and promote appropriate management – in terms of maintenance regimes and protection from stock. The species composition of existing primary (long established) hedgerows should be noted and used to guide the composition of new hedgerow planting. Fencing and other uncharacteristic boundary treatments could be removed and replaced by hedgerows.

Heath/Acid Grassland

The general guideline for heathy/acid grassland in Sandstone Estatelands is to:

- promote the **creation** and appropriate management of distinctive natural vegetation communities – heath/gorse – along highways and other non-farmed areas

Efforts should be made to encourage the vegetation communities characteristic of such infertile, sandy free draining soils, through, for example, modifying the management of non-farmed locations. Banks of gorse and broom could also be used where shrub planting is required, even in urban areas, rather than using species of a more ornamental nature. Consideration should be given to the use of the existing seedbank in the soil rather than seeding verges and other open areas with proprietary grass seed mixes.

Parkland

The general guideline for parkland in Sandstone Estatelands is to:

- **conserve** and **restore** parklands

New generations of tree planting can be encouraged together with the restoration of other ornamental plantings and water features – specialist advice (English Heritage/Hereford and Worcester Gardens Trust) should be sought for such restoration work.

For more information visit our website www.worcestershire.gov.uk/lca or contact the Worcestershire County Council Environmental Policy Team on 01905 766038

worcestershire county council

L12 Landscape Types: Sandstone Estatelands & Enclosed Commons

Main Geographic Areas:

THE SANDSTONE ESTATELANDS ARE CONCENTRATED ON THE KINVER PLATEAU. THE ENCLOSED COMMONS LIE TO THE EAST OF THE MALVERN HILLS, TO THE SOUTH OF GREAT MALVERN

These two Landscape Types are similar in many ways, differing primarily due to their soils and geology and in their consequent land use and ecological identities. Their tree cover character is however comparable and for the purposes of this document, the two Landscape Types can be considered together.

L12 LANDSCAPE CONTEXT

An open arable landscape with a regular pattern of large fields, defined by straight, late enclosure thorn hedges and straight-sided estate plantation woodlands. The main land use in the Sandstone Estatelands is arable farming.

Farmsteads and wayside dwellings are scattered and dispersed, and discrete settlement clusters are often in the form of small estate villages.

The strong geometric pattern of these landscapes creates a functional and ordered landscape. Large plantation woodlands provide a notable structural component to the landscape, although it is the field pattern that provides the overall unity. Relict areas of heathland in the Kinver area are often of high nature conservation importance.

L12 Landscape Types: Sandstone Estatelands & Enclosed Commons

Main Geographic Areas:

THE SANDSTONE ESTATELANDS ARE CONCENTRATED ON THE KINVER PLATEAU. THE ENCLOSED COMMONS LIE TO THE EAST OF THE MALVERN HILLS, TO THE SOUTH OF GREAT MALVERN

L12 WOODLAND AND TREE COVER CHARACTER

These are planned landscapes, with large, well-defined woodlands. Single species - especially coniferous - plantation woodlands with their regular boundaries, together with tree belts, provide a key element to the overall character. The landscape is open, with tree cover providing a framework to views, rather than producing a sense of enclosure by blocking them. Hedgerows are typically species-poor, dominated by hawthorn and noticeably lacking in hedgerow trees.

Tree cover along watercourses and drainage ditches is important, usually provided by willows and alder. Parkland features and associated ornamental planting add to the diversity of these landscapes.

The deterioration and reduced size of parklands is often evident, with parkland trees now located in areas of arable cultivation.

L12 GUIDANCE ON PATTERN, SIZE AND LOCATION

There is considerable potential for large new woodland planting throughout both these landscapes, helping to strengthen the estate character. Planting should ideally be in large blocks (field size and above) following the existing geometric field pattern. Mixed and coniferous woodland will be most appropriate on existing plantation sites and previously un-wooded arable sites. Plantations on ancient woodland sites are an important exception, where native woodland should be restored at the end of the current rotation. Coniferous planting is not recommended within the Malvern Hills AONB.

The woodland pattern can be further enhanced by planting of linear tree-belts, and strengthening planting along watercourses.

Parkland should be restored and conserved.

The distinctive hedgerow pattern should also be restored and conserved, with priority given to primary hedgerows.

Heathlands, a rare habitat of high biodiversity importance, are distributed throughout the Sandstone Estatelands.

Woodland creation should not be considered on heathland areas and remaining areas of permanent grassland.

Appendix 3 Extract of Malvern Hills District Council Astley SHELAA Site sheets (2018)

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 Fidlers 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 Ridley 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 Ridley 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.

Appendix 4 Extract of Wyre Forest District Council Stourport HELAA Site sheets (2019)

Nearest settlement: Stourport-on-Severn	**Site ref:** AKR/13	**Easting**	380402	**Site area (hectares):** 7.29 (0.92 in Wyre Forest District)
		Northing	269629	

Site address: Land east of Areley Common **Ward:** Areley Kings & Riverside	**Within built area**	
	Adjoining built area	✓
	Other (See site description)	
Current or previous use: farmland	**Greenfield (undeveloped)**	✓
	Brownfield (prev. developed)	

Site description: Farmland to south of residential area – mostly in Malvern Hill DC

Ownership:	Private	✓	Public		Unknown						
Topography:	Flat		Gently Sloping	✓	Steeply Sloping						

Planning History:
16/0530/full – refused - change of use of land for keeping of horses and erection of stable block
17/0045/outline - refused. Outline for up to 125 dwellings (including up to 40% affordable housing) and 0.6ha for apartments with care (C2),
19/0379/full – not yet determined - change of use of land for keeping of horses and erection of stable block

CONSTRAINTS	**On Site**	**Adj. to Site**	**Notes**
Listed Building	x	x	
Local List	x	x	
Conservation Area	x	x	
Green Belt	x	x	
SSSI	x	x	
Local Wildlife Site	x	x	
Local Nature Reserve	x	x	
National Nature Reserve	x	x	
TPO	x	x	
Flood Zone 2	x	x	
Flood Zone 3	x	x	

Contamination	Unlikely	✓	Likely		Unknown

Other: Aquifer Protection Zone. Public footpath and bridleway cross site

REASON FOR INCLUSION:

Call for Sites submission	✓	Allocated without planning permission		Sites with planning permission	
Local Authority owned land		Refused / Withdrawn/ Pending applications (2006 to date)		Underused / Vacant sites	
Officer suggested - rural sites		Officer suggested – potential urban extension		Other	

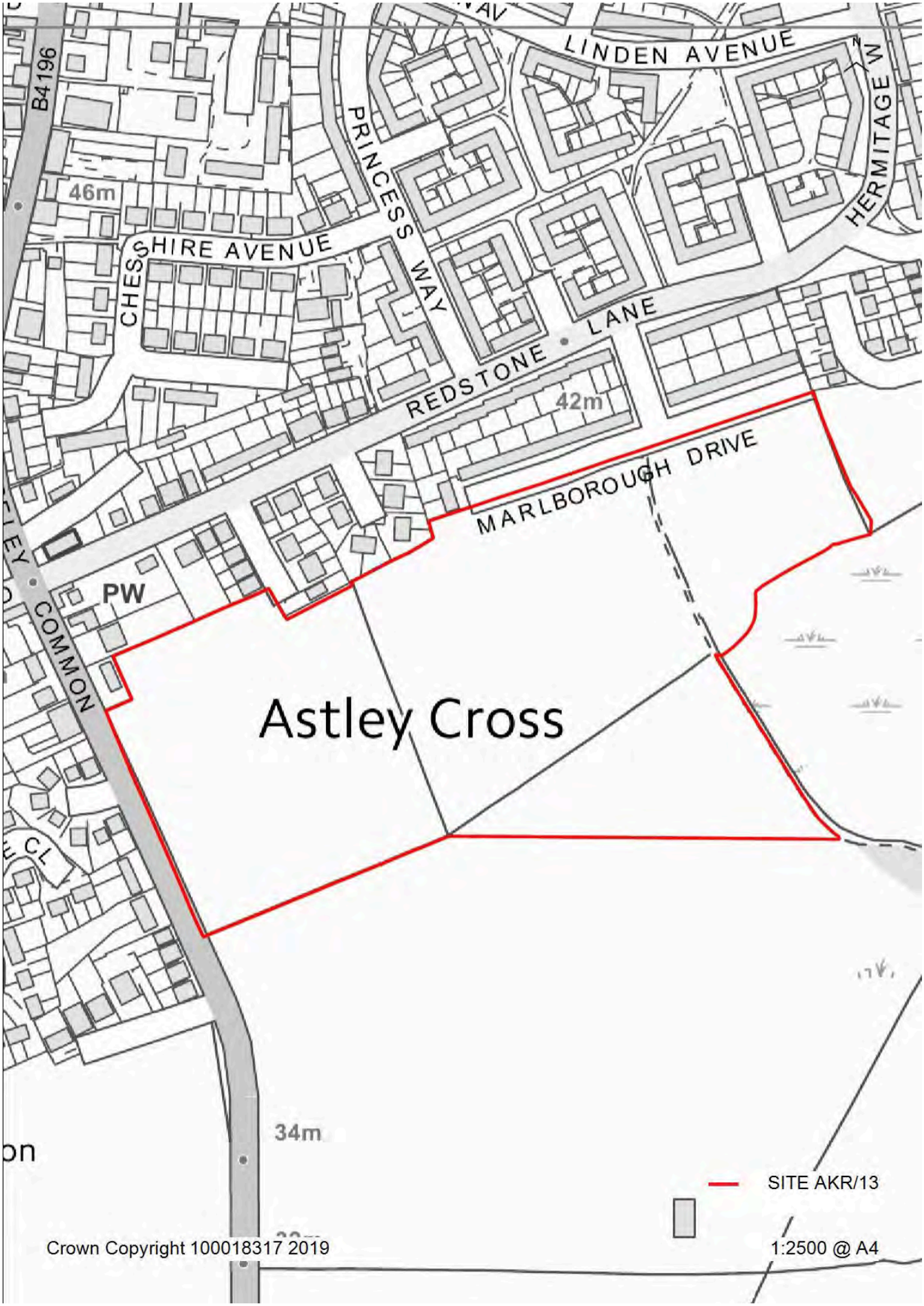
PROPOSED USE:	Housing	✓	Retail		Employment		Leisure		Gypsy/ Travelling Showpeople		Other		

WFDC OFFICER VIEWS:

Character / visual impact: Loss of open aspect; impact on biodiversity

Vehicular access	Good	✓	Reasonable		Poor		
Access to local facilities	Good		Reasonable	✓	Poor		
	Local shops on Areley Common						
Public transport accessibility	Good	✓	Reasonable		Poor		
	Bus stop on high frequency route nearby						

Suitability	Site is adjacent urban edge of Stourport; open landscape not considered suitable;
Availability	Site has been promoted through Call for Sites
Achievability	Development would require allocation via Local Plan
Potential timescale and capacity	Beyond 15 years - 24



1:2500 @ A4

Appendix 5 Extracts of TGN 06/19

4.2 Type 1: Annotated Viewpoint Photograph

4.2.1 Viewpoint photographs are often used in LVIAs and LVAs and may usefully be annotated to show the extent or position of the site and other features. 3D-modelling is not required - the annotations of site extent (horizontally) may be estimated by reference to site features such as field or plot boundaries.

4.2.2 Single images will be planar (i.e. as captured by the camera). Alternative lens types may be considered - see Appendix 1. Where single images can capture the site (e.g. 39.6° x 27°) and be presented at A3, they may be supported by two baseline panoramic images (maximum 60° HFoV) presented on an A3 sheet. This is purely to show the location of the full-size single image frame in its context and, as such, should be noted as being 'for context only'. Wide panoramas on an A3 sheet are too small to provide a representation of the proposed development.

4.2.3 Where panoramic images are required to capture the site, they may be presented as cylindrical panoramas of up to 90° HFoV at A1 width with an image size of 820mm x 250mm (see Appendix 8). This sizing equates to around 96% image 'enlargement'.

4.2.4 Locational accuracy is moderately important, and reasonably precise locations can be determined from GPS data, OS maps or aerial photography.

4.2.5 Refer also to the Technical Methodology, Appendix 10.

Table 3: Suitable photographic / print formats (Type 1):

Camera / lens	FFS + 50mm lens	Cropped frame + 28 or 35mm lens
Sheet size	A3	
Image size (mm)	390 x 260	
Presented Field of View (H x V)	39.6° x 27°	Either 35mm = slightly narrower than FFS+50mm, or crop 28mm image to match FFS+50mm
Sheet size	Cylindrical Panoramic image @ A1 width	
Presented Field of View (H x V)	90° x 27° (VFoV as appropriate)	
Image size (mm)	820 x 250 minimum (height as appropriate)	

Type 1 Summary

Type 1 visualisations are simple, annotated photographic illustrations which often accompany LVAs.

- Use a Full Frame Sensor camera with 50mm lens, or cropped-frame sensor camera with 35mm or 28mm fixed lens. See Appendix 1.
- Images will typically be presented with a single frame on an A3 sheet.

Appendix 6: Detailed Methodology

Land at Areley Common
February 2023

Project Ref: 08764

1. Approach

Introduction

1.1 The Landscape and Visual Appraisal (LVA) has been undertaken with reference to best practice, as outlined in the following published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013) – 'GLVIA 3'.
- GLVIA3 Statement of Clarification 1/13 – Landscape Institute (2015).
- An Approach to Landscape Character Assessment – Natural England (2014).
- An Approach to Landscape Sensitivity Assessment – Natural England (2019).
- Technical Guidance Note 06/19 – Landscape Institute (2019).

1.2 The Proposed Development was assessed for the purposes of the landscape and visual analysis. The effects on settings of heritage assets or ecological/environmental assets are not considered within this LVA.

Nature, Duration and Reversibility of Effects

1.3 The nature of any effect will be adverse i.e. negative, beneficial i.e. positive or neutral i.e. neither completely adverse or beneficial. Unless expressly noted, effects are deemed to be adverse in nature.

1.4 All effects are considered to be permanent and non-reversible[1] unless otherwise stated.

[1] Paragraphs 5.51, 5.52 and 6.41 at pages 91 and 115 of GLVIA 3

1.5 Zones of Theoretical Visibility (ZTV) have been calculated for the proposed development to assist in viewpoint selection and to help establish the geographical extent of likely landscape and visual effects.

1.6 Reference points representing the maximum height of the proposed development are tested across a model of the surrounding terrain and surface objects including buildings and woodland to determine where the proposal would be theoretically visible. The resulting ZTV outputs are typically presented with and without woodland. The availability of detailed LIDAR data and ever-increasing computer processing power make ZTVs a far more accurate and reliable tool than they have been in the past, but they remain a theoretical exercise which are dependent on the placement of reference points and the accuracy of the surface model.

1.7 While LIDAR derived ZTV analysis can depict the predicted extent of potential visibility to a high degree of accuracy, and careful use of multiple sets of reference points could even show, for example, how many stories of a tall building might be visible at any point, a ZTV analysis on its own cannot provide a proper assessment of visual impact. Their main use is as a guide and aid to further investigation through additional analysis, site visits, receptor appraisals, and where appropriate, computer-generated visualisations of the proposed development.

1.8 A baseline appraisal of the Site and surrounding area was carried out to determine the current elements and character of the landscape within and surrounding the Site. This involved an initial desktop study of but not necessarily limited to:

- Ordnance survey maps at 1:50,000 and 1:25,000 scales.
- Aerial photographs of the site and surrounding area.
- Online public rights of way information held by the planning authority.
- Datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside).
- Relevant planning policy including adopted supplementary planning guidance.

- Relevant national, regional, and local scale landscape character assessments, historic landscape character assessments and/or sensitivity assessments.
- Relevant technical reports prepared by others that may inform the baseline sensitivity of landscape elements including ecology, arboriculture, and cultural heritage reports.

2. Landscape Appraisal of Effects

Sensitivity of Landscape Receptors

2.1 The sensitivity attributed to a landscape element/feature or character is determined by a combination of the value that is attached to that element/feature or character and its susceptibility to change that would arise as a result of the Proposed Development.[2]

2.2 The indicative criteria used to determine the indicative value of landscape receptors are set out in Table 1 below are assessed as low, medium, or high. Not all the criteria have to apply to a particular receptor and the criteria within each category are not in a hierarchy.

Table 1: Indicative Value of Landscape Receptors

Low	• Individual features/elements have no rarity and/or, make no and/or only a limited contribution to the key characteristics of the landscape and have a limited aesthetic, perceptual and/or experiential contribution to the baseline. • An area that is typically undesignated and in a poor condition/state of repair, of low scenic quality, is not a rare or important landscape character area/type, contains none or very few conservation interests, has none or very limited recreational value, is not valued for its wildness/tranquillity, and is a landscape with no associations.
Medium	• Individual features/elements are commonplace or have limited rarity and/or have some contribution to the key characteristics of the landscape and have a limited aesthetic, perceptual and/or experiential contribution to the baseline. • An area that is typically undesignated, in a reasonable condition/state of repair, of moderate scenic quality, is not a rare or important landscape

[2] Paragraphs 5.38 to 5.47 at pages 88-90 of GLVIA 3

	character area/type, has some recreational value, a moderate level of wildness/tranquillity and has none or limited associations.
High	• Individual features/elements are of recognised value e.g. Important hedgerow, TPO tree that have an important contribution to one or more key characteristics of the landscape with a notable aesthetic, perceptual and/or experiential contribution to the baseline. • Areas typically with national landscape designations, i.e. National Parks and Areas of Outstanding Natural Beauty, locally designated landscapes or occasionally non-designated landscapes in particularly good condition, and/or of high scenic quality, a rare and/or important landscape type/area, of high recreational value and/or a high level of wildness/tranquillity with some specific associations.

2.3 Susceptibility to change is defined as the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies[3].

2.4 The indicative criteria used to determine the indicative susceptibility of landscape receptors to change are set out in Table 2 below are assessed as low, medium, or high. Not all the criteria have to apply to a particular receptor and the criteria within each category are not in a hierarchy.

[3] Paragraph 5.40 at pages 88/89 of GLVIA 3

Table 2: Susceptibility to Change of Landscape Receptors

Low	• Individual features/elements are in poor condition and/or are easy to replace. • A landscape area that can easily accommodate the proposed development without undue consequences for maintenance of the baseline condition and/or achievement of key landscape planning policies and strategies.
Medium	• Individual features/elements are in moderate condition and/or are moderately easy to replace. • A landscape area that could accommodate the proposed development with some consequences for maintenance of the baseline condition and/or achievement of key landscape planning policies and strategies.
High	• Individual features/elements in good condition and/or are difficult to replace. • A landscape area that would accommodate the proposed development with notable consequences for the baseline condition and/or would be clearly unable to comply with key landscape planning policies and strategies.

2.5 The sensitivity of the landscape receptors assessed, is determined by combining the value of the landscape receptor (from Table 1) with the Susceptibility to change (from Table 2) and is guided by Table 3 overleaf.

Table 3: Sensitivity of Landscape Receptors

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change upon Landscape Receptors

2.6 Professional judgement has been used to determine the magnitude of direct physical impacts on individual existing landscape elements/features and character areas as set out in the indicative criteria outlined in Table 4 below. Not all the criteria have to apply to a particular receptor and the criteria within each category are not in a hierarchy.

Table 4: Indicative Criteria for determining the magnitude of change upon landscape receptors

Negligible	• No loss or very small alteration to an existing landscape element/feature, typically over a very localised geographical area. • No notable introduction of new landscape elements/features into the landscape or change to the scale, landform, land cover and/or pattern of the landscape. • No changes to the key characteristics of the landscape character area.
Slight	• Small loss or alteration to part of an existing landscape element/feature, typically over a localised area. • Introduction of new elements into the landscape and/or small changes to the scale, landform, land cover and/or pattern of the landscape. • Small changes to the key characteristics of the landscape character area over a localised geographical extent.
Moderate	• Notable loss or alteration to part of an existing landscape element and/or feature. • Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover and/or pattern of the landscape. • Substantial changes to the key characteristics of the landscape character area across a localised geographical extent or small changes to key characteristics across a large geographical extent.
Substantial	• Total or major loss of an existing landscape element/feature. • Introduction of major new elements into the landscape and/or some major change to the scale, landform, land cover and/or pattern of the landscape. • Substantial changes to the key characteristics of the landscape character area over a large geographical extent.

2.7 The overall level of effect determined by combining receptor sensitivity and magnitude of change is set out at Section 4 of this methodology.

3. Visual Effects Appraisal

3.1 The appraisal of visual effects was assisted by viewpoint analysis. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types[4]. The number and location of viewpoints selected reflects the emphasis on proportionality in relation to the scale and nature of the development proposal and its likely notable effects.[5]

3.2 The viewpoints were all taken from publicly accessible land in accordance with best practice guidance[6].

3.3 The viewpoints were used as the basis for determining the effects of visual receptors within the wider study area, where appropriate.

Sensitivity of Visual Receptors

3.4 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the receptor to changes in that view that would arise as a result of the proposed development[7]. Both value and susceptibility are assessed as high, medium or low.

3.5 In making a professional judgement as to the value attached to a view[8], the criteria in Table 5 below have helped guide the process. Not all the criteria have to apply to a particular receptor/view and the criteria within each category are not in a hierarchy.

[4] Paragraphs 6.16 to 6.22 at pages 107 to 110 of GLVIA 3
[5] Paragraph 6.21 at pages 109 to 110 of GLVIA 3
[6] Technical Guidance Note 06/19 by the Landscape Institute (2019)
[7] Paragraphs 6.31 to 6.37 at pages 113 to 114 of GLVIA 3.
[8] Paragraph 6.37 at page 114 of GLVIA 3

Table 5: Indicative Criteria for judging levels of visual value

Low	• Views from within or towards undesignated landscapes and/or features of either importance to the site only or of no importance. • View has little aesthetic merit e.g. has numerous visual detractors, is badly degraded etc. • View makes a limited contribution to the understanding of the function or wider pattern of the landscape. • Views with no known social, cultural, or historic associations. • Views from locations that are not necessarily destination points or that are infrequently visited.
Medium	• Views from within or towards undesignated landscapes and/or features of local importance. • View with some limited aesthetic appeal. • View makes a reasonable contribution to the understanding of the function or wider pattern of the landscape. • Views with some known local social, cultural, or historic associations. • Views from locations that are locally popular destination points or that are frequently visited by locals but not necessarily by visitors from further afield.
High	• Views from within or towards designated landscapes and/or features of importance at district level and above. • View with great aesthetic appeal. • View makes an important contribution to the understanding of the function or wider pattern of the landscape. • Views with some known national or international social, cultural, or historic associations especially to art and literature.

	• Views from locations that are popular regional, national, or international destination points or that are frequently visited by large numbers of visitors from further afield.

3.6 The indicative criteria in Table 6 below are used to assist in the determination of the visual susceptibility of different receptors. Not all the criteria have to apply to a particular receptor/view and the criteria within each category are not in a hierarchy.

Table 6: Indicative Criteria for Judging Levels of Visual Susceptibility

Low	• People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape. • Travellers on major road, rail or other transport routes where the type of development/change is commonplace. • People at their place of work whose attention not focused on their surroundings and where the setting is not important to the quality of working life.
Medium	• People engaged in outdoor sport or recreation which may involve or depend upon appreciation of views of the landscape. • Travellers on road, rail, or other transport routes (typically minor routes) where appreciation of the surrounding landscape is possible. • Users of public rights of way and pedestrian footways/cycleways within urban areas and/or where the main focus is not on the landscape of the Site or on particular views that include the Site. • Residents at home, using rooms normally un-occupied in daylight hours e.g. bedrooms.[9]

[9] In line with paragraph 6.17 of GLVIA 3 this LVA covers key views from the public domain that may be similar to views from nearby residential properties but it does not constitute a formal Residential Visual Amenity Assessment (RVAA). It is noted that an RVAA may be requested by a planning authority where a detailed assessment of private views may be required to inform any potentially overbearing effects of a development proposal upon living conditions.

High	• Visitors to heritage assets or other recognised attractions where views of surrounding landscape are important contributor to the experience. • Users of public rights of way including promoted routes e.g. national/regional cycle routes and long distance footpath routes, where the focus includes the landscape of the Site or particular views that include the Site. • Residents at home, especially using rooms and garden areas normally occupied in daylight hours.[3]

3.7 The sensitivity of the visual receptors assessed, is determined by combining the value of the views experienced by the receptor (from Table 5) with the Susceptibility to change (from Table 6) and is guided by Table 7 below.

Table 7: Sensitivity of Visual Receptors

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Visual Amenity

3.8 Professional judgement has been used to determine the magnitude of change upon visual amenity as set out using the indicative criteria in Table 8 below and is assessed as negligible, slight, moderate or substantial. Not all the criteria have to

apply to a particular receptor/view and the criteria within each category are not in a hierarchy.

Table 8: Indicative Criteria for Magnitude of Change to Visual Receptors

Negligible	• No readily discernible change to the baseline view/s from the loss or addition of features as a result of the proposed development.
Slight	• The loss or addition of features from the proposed development results in a modest proportion of the baseline view/s changing. • Changes to the view/s including consideration of form, scale, mass, line, height, colour and texture resulting in a proposed development that has a low degree of contrast and integrates well into the baseline view/s. • View/s will typically be localised, partial and/or glimpsed and may be oblique in nature.
Moderate	• The loss or addition of features from the proposed development results in a moderate proportion of the baseline view/s changing. • Changes to the view/s including consideration of form, scale, mass, line, height, colour, and texture resulting in a proposed development that has a moderate degree of contrast with respect to established elements in the baseline view/s. • View/s will typically be localised but could be experienced from more than a single location and are likely to be full in extent and direct.
Substantial	• The loss or addition of features from the proposed development results in a large proportion of the view changing. • Changes to the view/s including consideration of form, scale, mass, line, height, colour, and texture resulting in a proposed development that has a notable degree of contrast with respect to established elements in the baseline view/s. • View/s are likely to be experienced from more than a single location and are likely to be full in extent and direct.

4. Overall Level of Landscape and Visual Effects

4.1 The overall level of effect can only be defined in relation to each proposed development and its specific location[10] and is determined by considering both the sensitivity of the landscape or visual receptor, combined with the magnitude of change. The overall effects are described as Substantial, Moderate, Slight or Negligible as set out in Table 9 below, with intermediate categories used where appropriate.

Table 9: Overall Level of Effect Thresholds for Landscape and Visual Receptors

		MAGNITUDE OF CHANGE			
		Substantial	**Moderate**	**Slight**	**Negligible**
SENSITIVITY	**High**	Substantial	Substantial/ Moderate	Moderate	Moderate/Slight
	Medium	Substantial/ Moderate	Moderate	Moderate/Slight	Slight
	Low	Moderate	Moderate/Slight	Slight	Negligible

[10] Paragraph 5.53 at page 91 of GLVIA 3

Figures

KEY:

Appeal Site Boundary

Zone of Theoretical Visibility (ZTV)

Note:

The ZTV is based on 25 target points distributed across the proposed built development at a height of 8m above existing ground levels for 2-storey housing and 9.5m above existing ground levels for 2.5 storey housing. The eye height used is 1.6m above ground level.

0 km 1 km

Drawing is not to a recognised scale

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Clients:
Wyre Forest and Malvern Hills District Council

Project:
Land at Areley Common

Drawn	Checked	Date:
NF	CB	Feb 2023

Drawing Title:
Figure 1: ZTV with buildings

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KEY:

Appeal Site Boundary

Zone of Theoretical Visibility (ZTV)

Note:

The ZTV is based on 25 target points distributed across the proposed built development at a height of 8m above existing ground levels for 2-storey housing and 9.5m above existing ground levels for 2.5 storey housing.

0 km 1 km

Drawing is not to a recognised scale

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Project:
Land at Areley Common

Drawn	Checked	Date:
NF	CB	Feb 2023

Drawing Title:
Figure 2: ZTV with buildings and woodland

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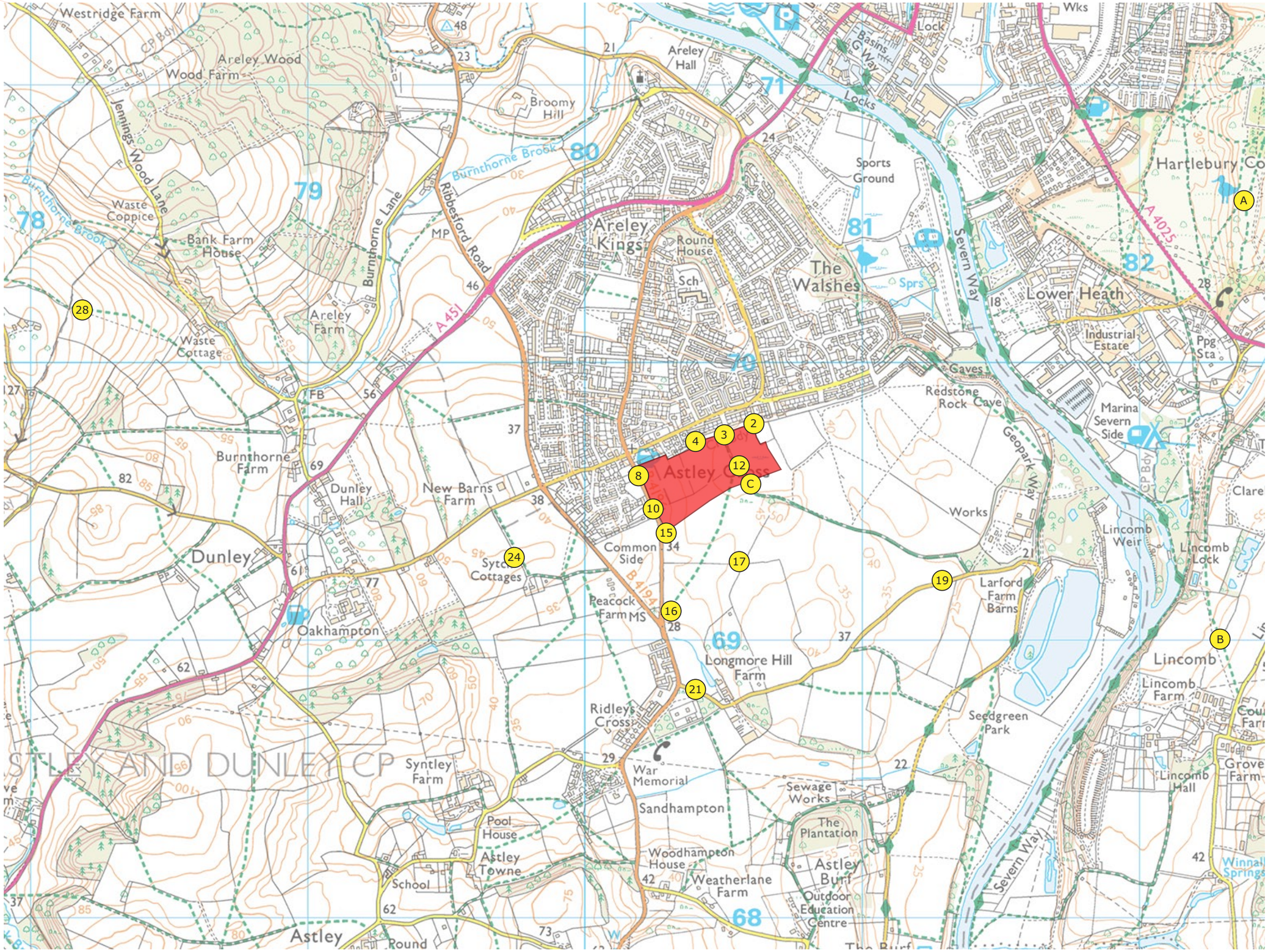

KEY:

Appeal Site

1 Viewpoints

0 km 1 km

Drawing is not to a recognised scale

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Drawing Title:
Figure 3: Viewpoints

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KEY:

Appeal Site

1 Viewpoints

0m 250m

Aerial photo is not to a recognised scale

Aerial photo taken in 2017 purchased from emapsite with perpetual licence (c) Getmapping Plc.

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Project:
Land at Areley Common

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NF	CB	Feb 2023

Drawing Title:
Figure 4: Landuse and close range viewpoints

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Viewpoint Information:
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera/Lens: Nikon D600/50mm
Format: Type 1 annotated photoview produced in accordance with TGN 06/19

Date: 16/01/2023
Time: 12:48
Direction: Southwest
Grid ref: 380593 269791
Elevation: 36m

Client: Wyre Forest District Council and Malvern Hills District Council

Project: Areley Common

Figure: **Figure 5:** Viewpoint 2 - Annotated Photoview from Marlborough Drive

Job no. 08764
Drawing No. 04
Revision -
Dwn/Chkd: NF/CB
Date: January 2023

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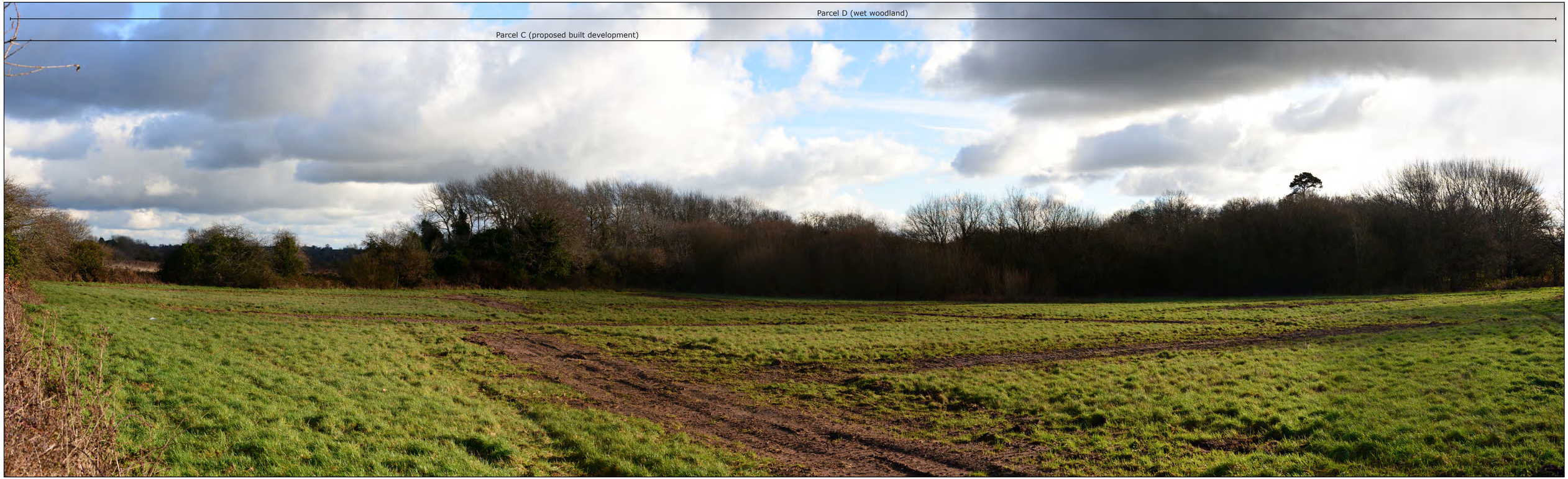

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Viewpoint Information:
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera/Lens: Nikon D600/50mm
Format: Type 1 annotated photoview produced in accordance with TGN 06/19

Date: 16/01/2023
Time: 12:38
Direction: Southeast
Grid ref: 380509 269760
Elevation: 33m

Client: Wyre Forest District Council and Malvern Hills District Council

Project: Areley Common

Figure: **Figure 6:** Viewpoint 3a - Annotated Photoview from public bridleway (part 1)

Job no. 08764

Drawing No. 04

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Viewpoint Information:
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera/Lens: Nikon D600/50mm
Format: Type 1 annotated photoview produced in accordance with TGN 06/19

Date: 16/01/2023
Time: 12:38
Direction: Southwest
Grid ref: 380509 269760
Elevation: 33m

Client: Wyre Forest District Council and Malvern Hills District Council

Project: Areley Common

Figure: **Figure 7:** Viewpoint 3b - Annotated Photoview from public bridleway (part 2)

Job no. 08764

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Viewpoint Information:
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera/Lens: Nikon D600/50mm
Format: Type 1 annotated photoview produced in accordance with TGN 06/19

Date: 16/01/2023
Time: 12:43
Direction: East
Grid ref: 380410 269732
Elevation: 42m

Client: Wyre Forest District Council and Malvern Hills District Council

Project: Areley Common

Figure: **Figure 8:** Viewpoint 4a - Annotated Photoview from Marlborough Drive (part 1)

Job no. 08764

Drawing No. 04

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Viewpoint Information:
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera/Lens: Nikon D600/50mm
Format: Type 1 annotated photoview produced in accordance with TGN 06/19

Date: 16/01/2023
Time: 12:43
Direction: South
Grid ref: 380410 269732
Elevation: 42m

Client: Wyre Forest District Council and Malvern Hills District Council

Project: Areley Common

Figure: **Figure 9:** Viewpoint 4b - Annotated Photoview from Marlborough Drive (part 2)

Job no. 08764

Drawing No. 04

Revision -

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Date: January 2023

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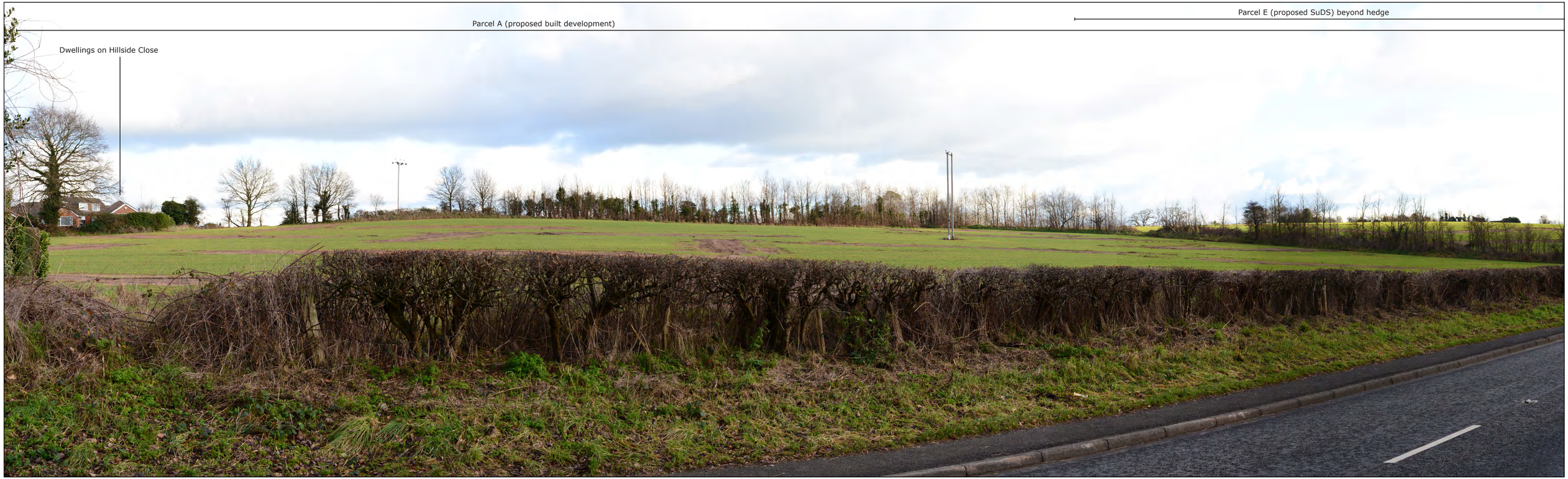

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Viewpoint Information:
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera/Lens: Nikon D600/50mm
Format: Type 1 annotated photoview produced in accordance with TGN 06/19

Date: 16/01/2023
Time: 12:58
Direction: Southeast
Grid ref: 380192 269603
Elevation: 31m

Client: Wyre Forest District Council and Malvern Hills District Council

Project: Areley Common

Figure: **Figure 10:** Viewpoint 8 - Annotated Photoview from B4196 Areley Common

Job no.	Drawing No.	Revision
08764	04	-

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Viewpoint Information:
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Camera/Lens: Nikon D600/50mm
Format: Type 1 annotated photoview produced in accordance with TGN 06/19

Date: 16/01/2023
Time: 13:03
Direction: Northeast
Grid ref: 380244 269482
Elevation: 30m

Client: Wyre Forest District Council and Malvern Hills District Council

Project: Areley Common

Figure: **Figure 11:** Viewpoint 10 - Annotated Photoview from B4196 Areley Common

Job no. 08764

Drawing No. 04

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Date: January 2023

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