

Land at South Farm, Wickwar APP/P0119/W/23/3323836

Statement of Common Ground - Landscape and Visual Matters

edp6190_r011_

QA: WGa/CMY_CRo_220823

INTRODUCTION

- 1.1 This Landscape and Visual Statement of Common Ground (SoCG) has been agreed between the Appellant (Bloor Homes South West) and South Gloucestershire Council (“the Council”) as Local Planning Authority (LPA).
- 1.2 This SoCG deals only with the Landscape and Visual matters that are relevant to planning appeal reference: APP/P0119/W/23/3323836. Its purpose is to focus the Appeal on matters in dispute only. It should be read in conjunction with the overarching Statement of Common Ground (Planning Matters).
- 1.3 The Council considers that the proposal will cause adverse impacts to the character and appearance of the area including in terms of visual impact that attracts significant weight whereas the Appellant considers the harm attracts moderate weight.
- 1.4 An assessment undertaken on behalf of the appellant of the baseline site and potential effects of the development on landscape and visual resources is set out in the Landscape and Visual Impact Assessment (Report No. edp6190_r001c and Landscape Addendum edp6190_r009a); Core Documents **CD1.11** and **CD2.7**), which accompanied the original planning application (Ref. P22/01300/O).
- 1.5 The Appeal site is not covered by any planning designation. A Grade II* listed building known as Frith Farmhouse, is located circa 440m south west of the site and the nearest listed building is a Grade II listed farmhouse, known as South Farmhouse, 28m north of the site boundary. The southern edge of the Wickwar Conservation Area is located circa 330m north of the site. Bishops Hill Wood SSSI and Lower Wood SSSI are located 600m and 1.2km to the east of the site, respectively.
- 1.6 No Public Rights of Way (PRoW) pass within the site boundary, however a strong network of PRoW is present within both the 5km and 2km study areas of the site, providing connection from the site in all directions.
- 1.7 Group TPO 1113 covers the six Willows within the north east frontage of the site.
- 1.8 The Appeal site has a gentle gradient running across the site between a high point of 91m above Ordnance Datum (aOD) at the site’s southernmost corner, to a low point of 83m aOD at the northern edge. A small, ditch watercourse is present along the western boundary of the northern-most field parcel, with another present 222m to the west around which a

gentle valley is formed to which the site contributes. The site's hedgerow features appear to be in good condition and provide part of the local green infrastructure network extending out into an otherwise open landscape of large-scale pasture and arable fields to the west of Wickwar village. There are several notable mature hedgerow trees within the site and the surrounding area.

POINTS OF AGREEMENT

- 1.9 With regard to methodology and baseline matters, the following matters are agreed:
1. The South Gloucestershire Landscape Character Assessment Supplementary Planning Guidance (SPG) (revised and adopted November 2014) is the Council's adopted Landscape Character Assessment;
 2. As identified by the South Gloucestershire Landscape Character Assessment, the appeal site is located within Landscape Character Area (LCA) LCA 5 – 'Wickwar Ridge and Vale';
 3. The Council's position is that the methodology of the LVIA applied in the assessment of landscape and visual effects is generally consistent with the appropriate guidelines: Guidelines for Landscape and Visual Impact Assessment – Third Edition (Landscape Institute and IEMA, 2013) (GLVIA3) (**CD6.6**);
 4. The Appellant's 'Environmental Designations Plan' (Plan edp6190_d001a of the LVIA) provides an overview of the landscape context of the site and the wider study area.
 5. The Appeal site is not subject to any local or national landscape designation, although it forms an area of open countryside, being beyond the settlement boundary.
 6. The Appeal site is not within a valued landscape for the purposes of NPPF 174(a);
 7. The relevant landscape policies are agreed to be:
 - a. Policies CS1, CS2, CS9 and CS34 of the Core Strategy;
 - b. Policies PSP1, PSP2 and PSP3 of the Local Plan; and
 - c. NPPF Paragraphs 174b and 175.

MATTERS OF DISAGREEMENT

- 1.10 The parties have reached different judgments on the degree of landscape harm that would occur. The main differences are summarised in the comparison tables below (See **Table EDP 4.1**).
- 1.11 The focus of the matters of disagreement can be summarised as follows:
1. Level of impact on landscape character

2. Scope and magnitude of visual effects
3. Acceptability of the proposed residential development by reason of its location, scale and appearance.
4. Acceptability of the proposals in terms of their relationship to the built form of the village
5. Impact on the landscape setting of Wickwar
6. Acceptability of the scale, form and type of the proposed GI and landscape mitigation.

COMPARISON TABLES

- 1.12 For ease of comparison, tables are provided below (see **Table EDP 4.1**), which set out the findings of the parties in respect of the impacts upon landscape and visual receptors.
- 1.13 With regards to the assessment on representative viewpoints, it should be noted that further evidence may be presented within the Proofs of Evidence and that locations referenced below are based on those included within the submitted original LVA (**CD1.11** and LVA Addendum (**CD2.7**)).

Table EDP 1.1: Summary of Effects on Landscape and Visual Receptors. (**Red Highlight** represents a difference of professional judgement in terms of the Effect).

Receptor Type	Sensitivity		Magnitude of Change		Effect	
	LPA	Appellant	LPA	Appellant	LPA	Appellant
Landscape Character of the Appeal Site: <i>The character of the site including, but not limited to, changes to perceptual qualities, recreation and access and any cultural references</i>						
Construction stage	All time periods- Medium	Medium	All time periods- Very High (major alteration)	Very High	All time periods- Major/Moderate adverse	Major/Moderate
Year 1		Medium		Very High		Major/Moderate
Year 15		Medium		High		Moderate
Landscape Character of the Appeal Site Context <i>The character of the site context including, but not limited to, changes (direct or indirect) to perceptual qualities, recreation and access and any cultural references</i>						
Construction stage	All time periods- Medium	Medium	All time periods- Very High	Very High	All time periods- Major/Moderate adverse	Major/Moderate
Year 1		Medium		High		Moderate
Year 15		Medium		Medium		Moderate/Minor
Landscape Character Area B5 Wickwar Ridge and Vale <i>As published</i>						
Construction stage	All time periods- Medium	Medium	All time periods- Medium	Low	All time periods- Moderate/Minor adverse	Minor
Effects at Year 1		Medium		Low		Minor
Effects at Year 15		Medium		Low		Minor

Representative Viewpoint	Sensitivity (Represent receptor groups with highest sensitivity)		Magnitude of Change (Year 1) Magnitude of Change (Year 15)		Effect (Year 1) Effect (Year 15) All visual effects are Adverse	
	LPA	Appellant	LPA	Appellant	LPA	Appellant
Viewpoint 1	Low	Low	High (Year 1) Medium-High (Year 15)	Medium (Year 1) Medium to Low (Year 15)	Moderate/Minor adverse (Year 1) Moderate/Minor to Minor adverse (Year 15)	Moderate/Minor (Year 1) Minor (Year 15)
Viewpoint 2	Medium	Medium	Very High (Year 1) High (15)	High (Year 1) Medium (Year 15)	Major-/Moderate adverse (Year 1) Moderate adverse (Year 15)	Moderate (Year 1) Moderate/Minor (Year 15)
Viewpoint 3	Medium	Medium	Medium-Low (Year 1 & Year 15)	Medium (Year 15) Low (Year 1)	Moderate/Minor to Minor adverse (Year 1 & 15)	Moderate/Minor (Year 1) Minor (Year 15)
Viewpoint 4	Medium	Medium	High (Year 1) Medium-High (Year 15)	High (Year 1) Medium (Year 15)	Moderate adverse (Year 1) Moderate to Moderate/Minor (Year 15)	Moderate (Year 1) Moderate/Minor (Year 15)
Viewpoint 5	High	High	Medium-High (Year 1 & 15)	High (Year 1) Medium (Year 15)	Moderate to Major/Moderate adverse (Year 1 & 15)	Major/Moderate (Year 1) Moderate (Year 15)
Viewpoint 6	High	High	Medium (Year 1 & Year 15)	Medium (Year 1) Low (Year 1)	Moderate adverse (Year 1 & 15)	Moderate (Year 1) Moderate/Minor (Year 15)
Viewpoint 7	High	High	High (Year 1 & Year 15)	High (Year 1) Medium (Year 15)	Major/Moderate adverse (Year 1 & 15)	Major/Moderate (Year 1) Moderate (Year 15)

Representative Viewpoint	Sensitivity (Represent receptor groups with highest sensitivity)		Magnitude of Change (Year 1) Magnitude of Change (Year 15)		Effect (Year 1) Effect (Year 15) All visual effects are Adverse	
	LPA	Appellant	LPA	Appellant	LPA	Appellant
Viewpoint 8	High	High	Medium (Year 1 & a5)	Medium (Year 1) Low (Year 1)	Moderate adverse (Year 1 & 15)	Moderate (Year 1) Moderate/Minor (Year 15)
Viewpoint 9	High	High	Medium (Year 1) Low (Year 15)	Medium (Year 1) Low (Year 1)	Moderate adverse (Year 1) Moderate/Minor adverse (Year 15)	Moderate (Year 1) Moderate/Minor (Year 15)
Viewpoint 10	High	High	Medium-High (Year 1) Medium (year 15)	Medium/High (Year 1) Medium/Low (Year 15)	Moderate to Major/Moderate adverse (Year 1) Moderate adverse (Year 15)	Major/Moderate to Moderate (Year 1) Moderate to moderate/minor (Year 15)
Viewpoint 11	High	High	No change	No change No change	No Effect No Effect	No Effect No Effect
Viewpoint 12	High	High	No change	No change No change	No Effect No Effect	No Effect No Effect
Viewpoint 13	Medium	Medium	High (Year 1 & 15)	High (Year 1) Medium (Year 15)	Moderate (Year 1 & 15)	Moderate (Year 1) Moderate/Minor (Year 15)
Viewpoint 14	Medium	Medium	Medium (Year 1) Medium-Low (Year 15)	Medium (Year 1) Medium/Low (Year 15)	Moderate/Minor adverse (Year 1) Moderate/Minor to Minor adverse (Year 15)	Moderate/Minor (Year 1) Moderate/Minor to Minor (Year 15)
Viewpoint 15	High	High	Medium-High (Year 1)	Medium/High (Year 1)	Moderate to Moderate/Major adverse (Year 1)	Moderate/Major (Year 1) Moderate (Year 15)


Representative Viewpoint	Sensitivity (Represent receptor groups with highest sensitivity)		Magnitude of Change (Year 1) Magnitude of Change (Year 15)		Effect (Year 1) Effect (Year 15) All visual effects are Adverse	
	LPA	Appellant	LPA	Appellant	LPA	Appellant
			Medium (Year 15)	Medium (Year 15)	Moderate adverse (Year 15)	
SVP 1	High	High	High (Year 1 & 15)	High (Year 1) High/Medium (Year 15)	Major/Moderate adverse (Year 1 & 15)	Major (Year 1) Moderate/Major (Year 15)
SVP 2	High	High	High (Year 1 & 15)	Medium/High (Year 1) Medium (Year 15)	Major/Moderate adverse (Year 1 & 15)	Moderate/Major (Year 1) Moderate (Year 15)
SVP 3	High	High	Medium-High (Year 1) Medium (Year 15)	Medium/High (Year 1) Medium (Year 15)	Moderate to Moderate/Major adverse (Year 1) Moderate adverse (Year 15)	Moderate/Major (Year 1) Moderate (Year 15)

Notes:

1. Properties overlooking assessment viewpoints and the site will experience a similar degree of visual effect on their private views
2. EDP methodology Table A1.5 does not define 'medium' magnitude of visual change.
3. EDP LVA does not provide a detailed analysis of visual effects for each assessment viewpoint in Section 8.

AGREEMENT OF COMMON GROUND

- 1.14 This statement is agreed as common ground on Landscape and Visual matters under planning appeal reference: APP/PO119/W/23/3323836.
- 1.15 This statement has been duly signed by the following representatives of the Appellant and South Gloucestershire Council.

Signed: 

Date: 16 October 2023

Will Gardner, Director, EDP

Signed on behalf of **Bloor Homes South West**

Signed: 

Date: 11 October 2023

Liz Fitzgerald, Barker Parry Town Planning

Signed on behalf of **South Gloucestershire Council**