

# HOUSING SITE ASSESSMENT AND SELECTION

A report on the process of assessment and selection of sites for housing development to be presented as evidence supporting the allocation of a site or sites in the Housing Policies of the Welland Neighbourhood Plan.

Welland Neighbourhood Plan Group

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## Executive Summary

The purpose of this site assessment is to select from a number of identified available sites in the Welland Neighbourhood Area, one or more sites suitable and preferred for allocation for housing development in the Neighbourhood Plan (the Plan). The Allocation will be included in the Regulation 15 submission of the draft plan. The assessment was carried out by members of the Neighbourhood Plan Group (the Group), advised by their professional consultants and in the light of the Regulation 14 consultation responses.

A total of 13 housing sites were considered for the assessment process, those being the sites in the Neighbourhood Area submitted through the South Worcestershire Councils' Strategic Housing and Employment Land Availability Assessment (SHELAA) Call for Sites for the emerging South Worcestershire Development Plan Review in 2018. The Group had published and consulted on a Regulation 14 draft plan in September 2021 in which the 13 sites were considered and in that draft two sites were proposed for allocation. However, the consultation responses raised some questions about the suitability and availability of the sites and this updated assessment was commissioned to answer those questions and eliminate any uncertainty over the allocations.

Four of the sites had been excluded from the SHELAA as being too distant (>1km) from the village and they were reconsidered and excluded from this detailed assessment for the same reason. One small capacity site, previously proposed for allocation, had been subsequently withdrawn by the landowner and was also excluded from this assessment. An additional two sites had been put forward for employment and these were not considered in this housing site assessment. In the intervening four years from 2018, including the Regulation 14 consultation in 2021, no further housing sites had come forward. Eight sites were therefore subject to the detailed assessment.

The framework for assessing the suitability of sites is based on the Locality guidance and the selection factors used in the Site Assessment Tables are directly derived from the Locality "How to assess and allocate sites for development" toolkit. The assessment process follows the Locality guidance and the rating conventions used in the Site Assessment Tables are also taken directly from the Locality forms. The criteria and rating conventions accord with the Neighbourhood Plan objectives and policies and include key criteria to support community cohesion, to protect and enhance the village environment and to deliver housing to meet the village need.

That assessment process identified that six of the eight sites were considered unsuitable, unavailable or unachievable within the plan period. The remaining two sites were assessed as being potentially suitable, available and achievable and were examined in further detail. To overcome the critical shortcomings of the two sites as submitted, they were each subdivided into two, one element being unsuitable, unavailable or unachievable and the second being suitable for allocation. Those smaller sites, CFS 0323A (Area 1B) and CFS 1085 (Area 6A) were considered potentially suitable for allocation.

Either site could contribute to meeting the IHR but development of both would exceed the identified local housing need and further erode Welland's rural character and its protected environment. To facilitate a choice between the two sites the Group applied a further test, looking at the fit of each candidate site against all 21 of the objectives that form the backbone of the Plan relative to housing, environment, local economy and community cohesion themes.

That analysis, titled the 'Preference Ratings', concluded that the site CFS 0323A (Area 1B) was the preferred development location to best satisfy the housing needs of the village.

## Background

Welland is a Category 1 village in the adopted SWDP and in the emerging SWDP Review. The SWDP does not require Category 1 villages to allocate houses through Neighbourhood Plans. However, the emerging plan has set a housing requirement for Welland to meet through its housing policies, which should include site allocation(s). MHDC has provided Welland Parish Council with an indicative housing requirement of a minimum of 14 dwellings. Independently, a thorough analysis of local housing need has presented evidence to justify 12-14 dwellings, all of which should be affordable. The findings of that analysis are presented in a Housing Evidence Paper (June 2022).

The Welland Neighbourhood Area (WNA) is approximately 7.6 square kilometers in area and approximately 40% of its western side is within the Malvern Hills AONB. The remaining 60% is considered to lie within the AONB's wider setting. The Malvern Hills AONB's special qualities including distinctive 'villagescapes', conservation areas, listed buildings and local features in the settlements and in the landscapes which have a deep cultural narrative and which define a 'spirit of place' that continues to inspire. Some of these qualities are evident in and around Welland.

The purpose of this site assessment is to consider a number of identified available housing sites in Welland Parish to determine whether they would be appropriate to allocate for housing in the Neighbourhood Plan and to help guide the Parish Council decision making by providing information which will help to select the site or sites that best contribute to the housing requirement and Neighbourhood Plan objectives.

The SWDP made three housing allocations for Welland, all of which have been completed and subsequently there have been three more significant developments in the village which are complete or under construction:

SWDP/MHDC Reference	Location	No of dwellings
SWDP59/13	Land adjacent to the Pheasant Inn, Drake Street	10*
SWDP59I	Land at Lawn Farm, Drake Street	50
SWDP59zl	Land between the Old Post Office and Church Farm, Drake Street	30
MHDC 16/0111/REM	Land at Lawn Farm, Drake Street, Phase 2.	50
MHDC 13/01338/FUL On Appeal.	Land off Marlbank Rd, now titled Cornfield Close.	24
MHDC 19/01086 Nearing completion	Barleycorn Fields, off Cornfield Close	14

\* 14 built.

In addition there were 15 windfall applications between 2017 and 2022.

## Sites Subject to Assessment

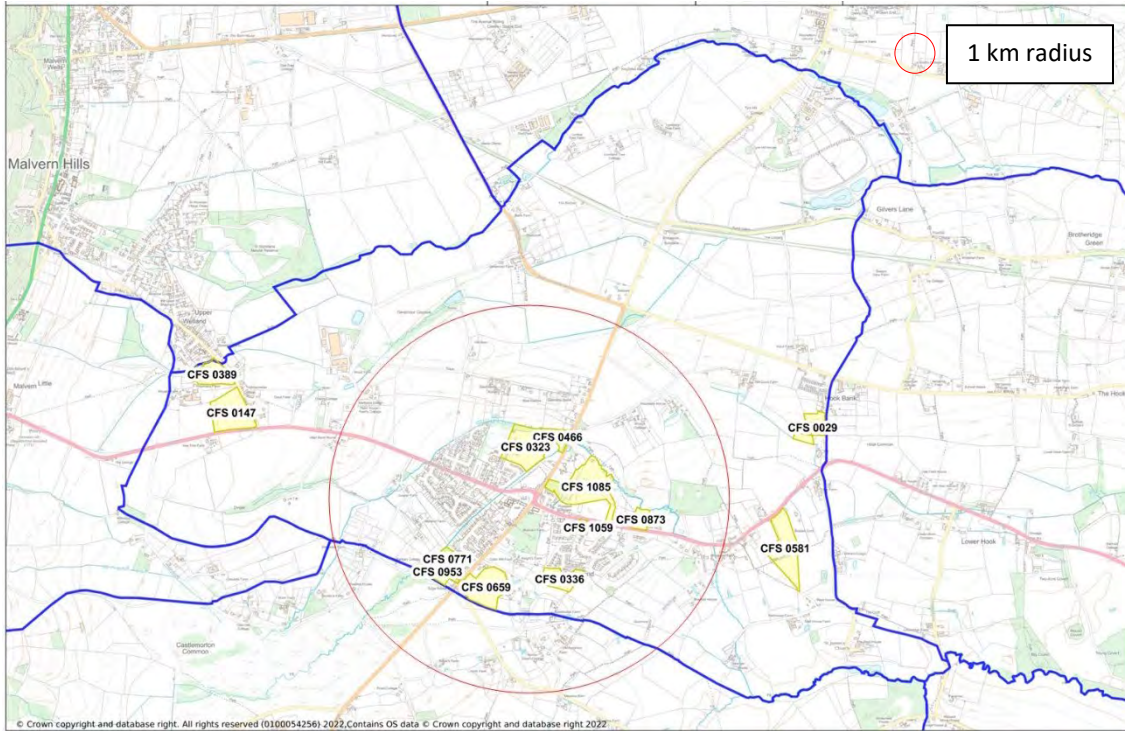
A total of 13 sites were initially considered for the assessment process, those being the housing sites in the Neighbourhood Area submitted through the South Worcestershire Councils' Strategic Housing and Employment Land Availability Assessment (SHELAA) Call for Sites for the emerging South Worcestershire Development Plan Review between 2018 and 2020. An additional two sites had been put forward for employment and these were not considered in this housing site assessment.

The 13 sites are shown on Map 1.

4 of the sites had been excluded from the SHELAA as being too distant (>1km) from the village and they were reconsidered and excluded from this detailed assessment for the same reason. One small capacity site, previously proposed for allocation, had been subsequently withdrawn by the landowner and was therefore also excluded from this assessment. In the intervening four years from 2018, including the Regulation 14 consultation in 2021 and the SWDPR Preferred Options consultation, no further sites had come forward. Eight sites were therefore subject to a further detailed assessment.

SHELAA CFS Ref	Site Name	Screening Assessment	Detailed Assessment
0029	Midlands Farm, Hook Bank	No, too far from Village Centre	N
0147	Jct Upper Welland Rd/Marlbank Rd	No, associated with Upper Welland	N
0323	Off Cornfield Close	Yes	Y
0336	Off Kingston Close	Yes	Y
0389	Upper Welland Road	No, associated with Upper Welland	N
0466	Between Little Ridge & The Bungalow, Garrett' Bank, Gloucester Rd	Yes	Y
0581	Between The Meadows & Bidders Croft Drake Street	No, too far from Village Centre	N
0659	Behind Chase Cottage, Gloucester Rd	Yes	Y
0771	Behind The Laurels, Gloucester Rd	Yes	Y
0771	Behind The Laurels, Gloucester Rd	Also submitted as an employment site	N
0873	Myrtle Cottage, Drake Street	Yes	Y
0953	Behind Boundary Cottage, Gloucester Rd	Yes	Y
1059	Behind Church Farm, Drake St	Yes, before owner withdrew site	N
1085	The Lovells, Gloucester Rd	Yes	Y
1137	Land Surrounding Myrtle Cottage	Submitted as an employment site	N

## Maps of Submitted Sites



2018/19 SHELAA Submitted Housing Sites Map – Welland Neighbourhood Area



2018/19 SHELAA Submitted Housing Sites Map – Welland Village



## Methodology for the Site Assessments

The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework (NPPF) 2021 and associated National Planning Practice Guidance (NPPG) published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable using the Locality approach.

The SWDPR SHELAA methodology is in line with the NPPF and PPG and therefore consistent with the approach that Locality adopts in undertaking site assessments for Neighbourhood Plans. The methodology for carrying out the site appraisal is presented below.

### **Task 1: Identify Sites to be included in Assessment**

All SHELAA sites in the Neighbourhood Area that were submitted to the South Worcestershire Councils. The SWDP review SHELAA was considered sufficiently up to date and appropriate to provide a comprehensive set of possible sites.

### **Task 2: Gathering Information for Site Assessments**

A site appraisal pro-forma has been developed by Locality to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma was used for the reassessment process undertaken in 2022 and enabled a range of information to be recorded, including the following:

#### **General information:**

- Site location and use; and
- Site context and planning history (including its relationship to protected areas).

#### **Context:**

- Type of site (for example greenfield, brownfield, etc.).

#### **Suitability:**

- Site characteristics;
- Environmental considerations (e.g. Landscape and Biodiversity constraints);
- Heritage considerations;
- Community facilities and services; and
- Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).

#### **Availability**

### **Task 3: Site Assessment**

The next task was to complete the site pro-forma. This was done through a combination of desktop assessment and site visits. The desktop assessment involved a review of a wide range of existing documentary evidence and other references including GIS resources in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site

assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the Neighbourhood Area.

#### **Task 4: Consolidation of Results**

Following the site visit, the desktop assessment was revisited to finalise the assessment and judge which were suitable, available and achievable to meet the housing requirement.

A 'traffic light' rating of the sites follows the Locality guidance which prescribes formats for rating site characteristics, for rating development constraints and for rating the overall suitability, availability and achievability of the site. The traffic light rating indicates **green** being generally favorable, **red** being unfavorable and **amber** indicating the potential for mitigating unfavorable conditions and constraints. The concluding judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

#### **Task 5: Indicative Site Capacity**

If landowners/developers have put forward a housing figure, either in the response for the call for sites or in the course of planning applications this has been noted. If a site has been granted planning permission but the development has not yet been started or completed, then this capacity figure has been used.

This report also includes a capacity analysis of each site based upon measurement of the site and any constraints that impinge on the area, the policy requirements for GI and the target density. The rural net density figure of 20 dwellings per hectare has been used in line with the proposed design code which is based on local evidence. The capacity analysis is based on net housing densities and developable site area; the assumptions are detailed in the Table below. The indicative housing capacities have been calculated so that the sites can be compared and because it is useful to have an idea of capacity when planning to meet an identified housing requirement.

Net and Gross Housing Densities applying Policy SWDP21 (Design):

Site Area	Net Housing Density (dph)	Gross to Net ratio standards	Gross housing Density (dph)
0.2 ha to 1.0 ha	20	80%	16
1.0 ha and above	20	60%	12

The number of houses allocated per site is consistent with the existing densities of the village supported by SWDP 21 and appropriate for the context and setting, considering the site-specific characteristic and constraints.

## Summary of Detailed Site Assessments

SHELAA REF. NAME	CFS 0323A Land North of Cornfield Close <b>The whole site. For Sub Areas see below.</b>	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p><b>Whole of CFS 0323A</b></p> <p>Development of the CFS0323A site as a whole, including a consideration of the scale/numbers of dwellings that that site could potentially deliver, is not sustainable in terms of its impact on the size and character of the village, the impact on the tranquillity and other special qualities of the AONB and the impact on landscape character. Further, development constraints such as some areas of the site being in flood zone 2/3 and biodiversity/habitat considerations remove some of the site from consideration.</p> <p>Landscape and Visual Sensitivity Assessments, and identified adverse impacts of larger development on the size and character of the settlement, flood risk, and habitat/biodiversity considerations mean that development of the whole of the site identified in CFS0323A would be inappropriate</p>	

SHELAA REF. NAME	CFS 0323A Land North of Cornfield Close <b>Sub area 1A only</b>	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p>Development of any part of Area 1A (as identified in the 2022 LSCA Report) within site CFS0323A, would have significant adverse impacts on</p> <ul style="list-style-type: none"> <li>- the AONB and its special qualities,</li> <li>- the perceived size and character of the village and its relationship with the open countryside,</li> <li>- the landscape,</li> <li>- the significance and appreciation of historical assets,</li> <li>- biodiversity and habitat assets and connectivity to local designated protected sites</li> </ul> <p>It would also be unsustainable when considered against flood and other risks.</p> <p>Development of any part of Area 1A is therefore not considered appropriate although it has potential value as an allocation – in part or as a whole - as green infrastructure to protect and enhance both landscape and ecological assets, including the AONB and its special qualities, biodiversity and wildlife habitat connectivity, and for the benefit of the local community.</p>	

SHELAA REF. NAME	CFS 0323A Land North of Cornfield Close <b>Sub area 1B only</b>	
Summary Conclusion	The Site is POTENTIALLY suitable, available and achievable	
Reasoned Justification	<p>The site has the capacity to meet the demonstrated Local Housing Need and, importantly, is in a location that has lower visual and landscape sensitivity (than other sites available and assessed as part of the Neighbourhood Plan process, whether within or outside the AONB) and was assessed as having a “moderate to high” capacity for development.</p> <p>The site provides opportunities, in conjunction with an allocation of the adjacent Area 1A (in part or as a whole) as green infrastructure, to protect and enhance landscape and ecological capital, to the benefit of future residents and the whole community.</p> <p>Development of Area 1B would also be adjacent to and connected to the existing built up area and consistent with the draft WNP objectives and policies for focusing development close to the village amenities of the school, hall, church, cafe and recreation grounds, all of which are within a very short walking distance; this proximity would support community cohesion and minimise car use. It would have accessible and secure access to and from the site by active modes of travel and the location is convenient for connection with and will support the sustainability of public transport.</p> <p>The site has few physical constraints to development. It is considered that landscape and ecological concerns would be able to be mitigated with care and good design, and if associated with a part or whole allocation of the adjacent land in Area 1A as green infrastructure. Likewise, the minor surface water flood risk and biodiversity/habitat considerations associated with the proposed access road into the site is considered feasible to be overcome through careful design and use of green infrastructure.</p> <p>The significance of the AONB designation is recognised and in landscape, ecology, heritage and housing need terms, the site should therefore be proposed:</p> <ul style="list-style-type: none"> <li>a) On the same terms as a rural exception site providing only affordable housing in response to the identified local housing need arising in this parish and adjoining settlements in the AONB</li> <li>b) With built development constrained to a modest scale in a location (due to its connectivity with existing built form and being screened by such) that has less adverse impact on the scale and character of the village and its environs and that minimises impact on some of the special qualities of the AONB such as tranquility.</li> <li>c) With a design code that provides landscape and ecology mitigation and enhancement alongside appropriate amenity for residents and which follows AONB guidance.</li> </ul>	



SHELAA REF. NAME	CFS 0336 Land South of Kingston Close	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p>The unacceptable distance from village services and amenities for pedestrians will discourage sustainable travel contrary to the objectives and policies of the Neighbourhood Plan.</p> <p>Landscape Sensitivity here is high and Landscape Capacity is very low to low.</p> <p>Development will result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB as set out in LSCA at 5.5.3. and would represent a significant urban extension in a visually prominent location.</p> <p>Development here would erode or destroy the highly valued amenity afforded by the public rights of way that cross the site and the nearby nationally designated footpath.</p> <p>Uncertainty over the availability of vehicle access to the site and uncertainty over site viability challenge the deliverability of the site.</p> <p>Uncertainty over the removal or modification of the Natural England Licence and the cost and availability of offsite net gain measures if the licence is to be modified. If the licence is not amended, the site is not developable.</p>	

SHELAA REF. NAME	CFS 0659 Land to the Rear of Chase Cottage	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p>Development of any part of CFS0659 would</p> <ul style="list-style-type: none"> <li>- have significant adverse impacts on the Malvern Hills AONB,</li> <li>- negatively impact the size, character and setting of the village,</li> <li>- negatively impact the local landscape</li> <li>- negatively impact the significance and appreciation of historical assets</li> <li>- adversely impact biodiversity and habitat assets and connectivity to local designated protected sites</li> <li>- be unsustainable when considered against flood and other risks such as traffic safety.</li> </ul> <p>Specialists including the author of the WNDP's 2022 LSCA, and (responding to M/22/00609/OUT) WCC Highways, MHDC Landscape and Conservation Officers, the Malvern Hills Trust, Malvern Hills AONB Unit and Worcestershire Wildlife Trust concur that the site is not suitable for development for these same reasons and that for many of the issues such as the intervisibility with the AONB and heritage assets and impacts on designated habitats/landscape no viable mitigation would be possible. Further, concerns have been raised by these specialists and others that will require further investigation and/or significant investment or contributions to mitigate risk and make development viable and sustainable. These include WCC Highways, the MHDC Archaeological Officer, Community Services, NHS Hereford and Worcester CCG, Severn Trent and S.W.Land Drainage Partnership.</p>	

SHELAA REF. NAME	CFS 07711 Land to the Rear of the Laurels	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p>Development of CFS0771 would :</p> <ul style="list-style-type: none"> <li>- have significant adverse impacts on special qualities of the Malvern Hills AONB including highly sensitive viewpoints.</li> <li>- negatively impact the size, character and setting of the village</li> <li>- negatively impact the local landscape</li> <li>- negatively impact the significance and appreciation of historical assets</li> <li>- adversely impact connectivity between local designated and priority habitats and thereby also biodiversity.</li> <li>- expand housing into the south west of the area which would not be in keeping with the current built form</li> <li>- relate poorly to immediate surroundings.</li> </ul> <p>These negative impacts will apply if site CFS0771 alone is developed, but will be compounded if the site is developed alongside and dependent upon development of CFS0953 as well.</p> <p>There is insufficient certainty on the availability of the site or the ability to provide adequate access.</p>	

SHELAA REF. NAME	CFS 0873 Land Adjacent to Myrtle Cottage, Drake Street	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p>Development would lead to built form in a location in the open countryside remote from the established settlement.</p> <p>The distance from village services and amenities will discourage sustainable travel.</p> <p>Landscape Sensitivity here is high and Landscape Capacity is low.</p> <p>Development will erode the essential character of the landscape of this part of the village, a landscape that is rated as highly sensitive and with a low capacity for development.</p> <p>Significant erosion of the landscape in the setting of the AONB should be avoided.</p> <p>Development here will impact on designated and non-designated heritage assets.</p>	

SHELAA REF. NAME	CFS 0953 Land Behind Boundary Cottage	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p>Development of CFS0953 would</p> <ul style="list-style-type: none"> <li>- have significant adverse impacts on special qualities of the Malvern Hills AONB including highly sensitive viewpoints.</li> <li>- negatively impact the size, character and setting of the village</li> <li>- negatively impact local landscape</li> <li>- negatively impact the significance and appreciation of historical assets</li> <li>- is likely to adversely impact valuable wildlife sites and habitats and connectivity between local designated and priority habitats and thereby also biodiversity.</li> </ul> <p>Also</p> <p>There is insufficient certainty on the ability to provide adequate access. Development of the site would expand housing into the south west of the area and would not be in keeping with the current built form and relate poorly to immediate surroundings.</p> <p>Note - These negative impacts will apply if site CFS0953 alone is developed, but will be compounded if the site is developed alongside and dependent upon development of CFS0771 as well.</p>	

SHELAA REF. NAME	CFS 1085 The Lovells, Gloucester Road, Welland WR13 6NF <b>The Whole Site</b> <b>See below for sub areas</b>	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p>Landowner indicates uncertain availability for the eastern portion of the site.</p> <p>Landscape Sensitivity of most of the site is high and Landscape Capacity is low.</p> <p>Development on the eastern portion of the site would be poorly associated with the built form of the village and would create a significant urban extension into the high sensitivity landscape.</p> <p>Most of the site is remote from the built up area and development boundary.</p> <p>Much of the site is unfavourably distant from village facilities</p> <p>Loss of agricultural land and employment potential</p> <p>Capacity far greater than need.</p>	

SHELAA REF. NAME	CFS 1085 The Lovells, Gloucester Road, Welland WR13 6NF <b>Area 6A only – The western portion</b>	
Summary Conclusion	The Site is POTENTIALLY suitable, available and achievable	
Reasoned Justification	<p><b>Western Portion</b>  Adjacent to the proposed development boundary.  Close to the village services and amenities with acceptable pedestrian access.  Landscape Sensitivity here is medium and Landscape Capacity is low to moderate  Landscape impact and relationship to the character of the village are amenable to mitigation measures.  Interinfluence with heritage assets is amenable to mitigation.  Site capacity is appropriate to contribute to meeting the indicative housing requirement for the Neighbourhood Area.</p>	

SHELAA REF. NAME	CFS 1085 The Lovells, Gloucester Road, Welland WR13 6NF <b>Area 6B only – The eastern portion</b>	
Summary Conclusion	The Site is NOT suitable, available and achievable	
Reasoned Justification	<p><b>Eastern Portion</b>  Landowner indicates uncertain availability for this part of the site.  Landscape Sensitivity here is high and Landscape Capacity is low.  Poorly associated with the built form of the village and would create a significant urban extension into the high sensitivity landscape.  Remote from the built up area and development boundary.  Unfavourably distant from village facilities  Loss of agricultural land and employment potential  Capacity far greater than need.</p>	

The site assessment concludes that two sub areas of two sites are potentially suitable, available and achievable and sites for housing allocation in the Neighbourhood plan. Those site sub areas are:

CFS 0323 Land North of Cornfield Close  
**Sub area 1B only**

CFS 1085 The Lovells, Gloucester Road, Welland WR13 6NF  
**Area 6A only – The western portion**

## Methodology for the Preference Rating of Sites

The detailed site assessments identified two sub-areas of the two sites as being potentially suitable, available and achievable as housing allocations and together, the capacity of the sites together substantially exceeds the local housing need as established by the HEP. Either site could contribute to meeting the IHR but development of both would exceed the evidenced local housing need and further erode Welland's rural character and its protected environment.

The two potential sites were therefore subject to further review to determine which would be preferred as an allocation in the Plan and were assessed against a preference rating scheme.

At the heart of the Plan is the need to promote and achieve sustainable development resilient to climate change that maintains the rural character of the village and protects and enhances its natural and community assets. That overriding requirement is supported by 21 objectives against which each of the two sites were tested.

The review process simply indicates which site is preferred against the other in relation to each objective. It is a relative indicator which the NPG titles the 'Preference Rating'.

The + indicates that the site is the best choice of two against that criterion. Where there is no clear distinction between the sites or where the objective is not relevant to the site selection, there is no Preference Rating. The Preference Ratings are summed for each theme and, in turn, are totalled to give the overall ratings scores.

This final assessment identified a clear difference in favour of CFS 0323 Area 1B (also known as CFS 0323A in the Plan's detailed Site Assessment Table) as the most suitable site to be used as the allocation site in the Plan and this site has the capacity to meet the identified local housing need.

The Preference Rating Table follows.

## Preference Rating Table

### Welland Neighbourhood Plan Site Selection – Comparing Two Candidate Sites

Objective	Sites Under Consideration		Comments
<p>These objectives are transcribed directly from the current draft Neighborhood Plan and have been used as critical criteria against which to rank the two sites under consideration.</p> <p>The objectives are grouped as they appear in the Plan, in a series of themes: Environment Community Cohesion Housing Economy</p> <p>Each of the themes is set out in its own table and there is a summary table at the end of the report that brings the rating to a conclusion</p>	<p>Each of these two sites emerged from the detailed site assessment as potential allocations. We have used the Plan Objectives as the criteria for choosing between the two candidates</p> <p>Land north of Cornfield Close (LSCA Area 1B) CFS0323A Identified in the text as <b>1B</b></p>	<p>The Lovells (western portion (LSCA Area 6A)) CFS1059 Identified in the text as <b>6A</b></p>	<p>These are the comments of the group that support the rating allocated to each of the sites against each of the criteria.</p> <p>The comments are based upon the evidence that supports the detailed site assessments but are aligned here to compare how well each site supports each plan objective.</p> <p>The rating simply indicates which site is preferred a housing site allocation in relation to each objective. It is a relative indicator which we are calling the Preference Rating. The + indicates that the site is preferred; that it is the better choice against that objective. Where there is no clear distinction between the sites or where the objective is not relevant to site selection, there is no Preference Rating.</p> <p>The Preference Ratings are summed for each theme and the Totals table provides the combined rating score.</p>



### Site Selection Rating: Environment Objectives

Objective	1B	6A	Comments
<p>EnS1: To reduce carbon dioxide emissions, promote energy security and reduce vulnerability to rising fuel costs for Welland residents.</p>	+		<p>There is no difference between the two sites in the typology of dwellings that can be accommodated so the energy efficiency and the range of available energy sources for each dwelling are consistent between sites.</p> <p>However, the areas of the sites being considered are different with 1B being larger and additionally, the presence of a watercourse and utility route on the smaller 6A site introduces physical layout constraints. On balance, that would favour 1B for its capacity for best use of design and layout for solar efficiency and PV energy generation</p> <p>1B might have a marginal advantage over 6A in relation to carbon dioxide emissions from motor car use due to it being accessible by foot along safer routes to the facilities within the village but this is more a function of the quality of the pedestrian access than the length of travel.</p>

<p>EnS2: To protect and enhance the village's open green spaces.</p>			<p>Neither of the sites have a direct impact on SWDP designated green spaces or proposed Local Green Spaces and Neighbourhood Open Spaces within the draft Welland Neighbourhood Plan.</p> <p>However, 1B presents an opportunity to include designated Green Infrastructure within the allocation, adjacent to the Welland Brook.</p>
<p>EnS3: To protect, enhance and conserve the AONB and its setting, and wider landscape and views.</p>	<p>+</p>		<p>It is a fact that 1B is within the AONB whereas 6A is adjacent to and thus firmly in the setting of the AONB. Neither the NPPF nor the SWDP proscribe development on either site in landscape terms while the emerging SWDPReview proposes to restrict major development in the AONB . Paragraph 176 of the NPPF says that the scale and extent of development (within the AONB) should be limited while development within the setting should be sensitively located and designed to avoid or minimize adverse impacts (on the AONB).</p> <p>In expressing a preference for 1B in landscape terms the NPG is guided by the 2022 LSCA which considered landscape factors on the ground related to the sites and which concluded that 1B has a lower sensitivity to and a higher capacity for residential development than 6A. We have confirmed with the author of the LSCA that the assessment of landscape sensitivity and development capacity had factored in the location of the sites relative to the AONB, its boundary and its setting.</p> <p>We consider that development of this scale should be accommodated on the site within the AONB to minimize the landscape harm to the AONB and its setting overall. The inclusion of designated Green Infrastructure within the allocation, adjacent to the Welland Brook would be a landscape and biodiversity enhancement to the AONB.</p> <p>In terms of the dark skies and tranquility aspects of the AONB and its setting, we find no grounds for differentiating between the sites</p>
<p>EnS4: To protect and enhance the historic environment of Welland.</p>			<p>Both sites are similar distances from listed buildings i.e., St James Church, Woodside Farmhouse and Lawn Farm. The 2022 LSCA</p>



		<p>accords 1B having a relatively small interfluence with St James Church. Whereas it accords a high degree of interinfluence between 6A and St James Church. However, much of this interinfluence is screened by mature vegetation which we would expect to be retained as a condition of any development.</p> <p>We are not aware of the presence of any significant non designated heritage assets such as archaeological features in the vicinity of either site.</p> <p>We can establish no significant differentiation between the sites relative to this objective</p>
<p>EnS5: To conserve and enhance biodiversity.</p>		<p>Both sites are within the impact zones for both Mutlows Orchard and Castlemorton Common SSSIs and will require consultation with Natural England. Both are within the Malvern Hills AONB proposed Nature Recovery Area which does not prescribe specific development constraints.</p> <p>CFS0323A is adjacent to the Marlbank Brook which is highlighted in the LSCA as an important wildlife corridor. However, 1B is separated from the Brook by Area 1A, the retention and enhancement of which (as designated Green Infrastructure) might present an immediately adjacent opportunity for biodiversity net gain.</p> <p>Development on 6A could also offer opportunity for offsite net gain although opportunities on the adjacent site may be more restricted by the presence of a working vineyard.</p> <p>There is no evidence of notable habitats or observed protected species on either site, the only site specific appraisal being from the Council's Natural Heritage &amp; Biodiversity Officer connected with a recent planning application on 6A who commented that no major ecological constraints had been identified on site.</p> <p>Until recently 1B has been an intensively cultivated arable field and the inclusion of additional designated Green Infrastructure within the allocation, adjacent to the Welland Brook, would be a biodiversity</p>

			enhancement to the AONB and may contribute to an on-site net gain. Similar biodiversity enhancements may be identifiable for area 6A but in the absence of measurable outcomes we can establish no significant differentiation between the sites relative to this objective
<b>TOTAL</b>	<b>2</b>	<b>0</b>	

### Site Selection Rating: Community Cohesion Objectives

Objective	1B	6A	Comments
SSCC1: To position development within easy walking distance of village facilities.			Both sites are roughly equidistant from the village's facilities on foot so both fulfil this objective. Small differences in distance from various facilities do not provide any differentiation between the sites.
SSCC2: To link all developments to the village centre with footpaths / cycleways, where appropriate.	<b>+</b>		The inclusion of this objective was to ensure that development provided infrastructure that encouraged active local travel; that was accessible and welcoming to people of a wide range of mobilities. Distance is readily measurable, but usability is an equally important factor. Welland is 'quartered' by two roads that intersect by the church and road crossing features strongly in the consciousness of pedestrians and cyclists too, influencing their daily behaviour and their local travel choices. Both sites can be connected to the existing footways which link with the village centre but 6A is to the east of the B4208 so access to playing fields, school and preschool, village hall and post office all necessitate crossing that busy main road. Current, uncontrolled pedestrian crossings arrangements would require 6A residents to cross both roads. In the case of 1B, Spitalfields playing field and the preschool can be accessed without having to cross a road and the School, village hall and post office require only crossing the less busy A4104. <sup>1</sup>
SSCC3: To integrate market and affordable housing to encourage the concept of a "balanced community".			To satisfy policies within the WNP, both sites would include 100% affordable housing which includes First Homes - discounted market housing - as per the Government's requirement. There is no differentiation between sites.

<sup>1</sup> The eastwest A4104 carries about 1 million vehicles per year of predominantly local traffic at average speeds below the 30mph limit. The school crossing of the A4104 is equipped with a 20mph part time limit. The northsouth B4208 which provides a convenient link west of the Severn to the motorway network and Gloucester carries about 1.5 million vehicles at substantially higher average speeds; well above the 30mph limit. Traffic data from Parish Council Speed monitoring signage.

SSCC4: To provide homes for younger people and young families and so counter the growing demographic imbalance.			To satisfy policies within the WNP, both sites would provide smaller type housing to meet this need. There is no differentiation between sites.
SSCC5: To preserve important village assets and amenities.			The provision of housing on either site would bring additional resident population which would help sustain local village assets and amenities. There is no differentiation between sites.
SSCC6: To enhance the community facilities and recreational facilities at the heart of the village and to encourage fitness and wellbeing.			The provision of housing on either site would bring additional resident population which would create a potential demand on local community and recreational facilities. Public Open Space contributions cannot be sought on the basis that affordable housing is exempted from tariff-based contributions under the Council's Developer Contributions SPD. There is no differentiation between sites.
<b>TOTAL</b>	<b>1</b>	<b>0</b>	

### Site Selection Rating: Housing Objectives

Objective	1B	6A	Comments
<p>SSH1: To provide new housing to meet local needs; including a greater range of affordable housing for Welland residents.</p>			<p>Meeting Housing Need</p> <p>The Housing Evidence Paper identified a local housing need for 12-14 affordable dwellings. Meeting that demand on a single site is the preferred approach bearing in mind the Parish's location in and adjacent the AONB.</p> <p>The areas of the sites being considered are different with 1B being larger and, additionally, the presence of a watercourse with surface flooding risk and an established utility route on the smaller 6A site introduces physical layout and potential capacity constraints. The gross areas of 1B and 6A are 0.8 and 0.63 ha and if 20% GI is to be provisioned from these areas, the net area is reduced to 0.64 and 0.5 ha.</p> <p>With the aim of retaining the rural character of the village, the design guidance in the Plan (5.9.7) states that the gross density of development should be approximately 20 dwellings per hectare on developments of five or more dwellings. The built gross density to provide 14 dwellings on site 1B would be 21.9 dph and on 6A, 28 dph.</p> <p>It seems that for 6A to deliver 14 dwellings would require a considerable compromise on the development density established in the Plan. A lesser compromise would be required for 1B.</p> <p>If both sites are considered to have capacity to deliver 14 dwellings these compromises will crystallise in the design of new development that is the subject of objective SSH3. See below.</p> <p>Typology and Tenure</p> <p>To satisfy policies within the WNP, both sites would include 100% affordable housing which includes First Homes - discounted market housing - as per the Government's requirement. The provision of this housing would be in line with the local connection policy.</p>

SSH2: To provide a mix of housing types including smaller homes for older residents wishing to downsize and for young singles, couples or families needing their first home.			To satisfy policies within the WNP, both sites would provide smaller type housing to meet this need. There is no differentiation between sites.
SSH3: To ensure that new development is of high-quality design and reinforces local distinctiveness.	+		<p>Aside from the compromises associated with density development on both sites set out in H1 and below all development would be required to have regard to Policy D1 of the Plan, the Welland Design Guidance and other relevant guidance and in that respect there would be no differentiation between the sites.</p> <p>For 6A to deliver 14 dwellings would require a considerable compromise on the development density established in the Plan. A lesser compromise would be required for 1B.</p> <p>Development at a density of 40% greater than our plan guidance would substantially compromise the amenity of occupiers, erode the rural character of the village and prejudice the layout flexibility needed to support energy efficient buildings and on-site energy generation.</p>
SSH4: To give preferential access to some new homes for people with a local connection.			To satisfy policies within the WNP, both sites would include 100% affordable housing which includes First Homes - discounted market housing - as per the Government's requirement. The provision of this housing would be in line with the local connection policy. There is no differentiation between sites.
SSH5: To ensure that the design and location of new development is resilient to the effects of climate change and flooding.	+		The eastern boundary of 6A is subject to surface water flooding and therefore this site is more susceptible to flood risk. Area 1B has land to the north that can be used for sustainable drainage systems similar to that provided on the adjoining development to the west..

<p>SSH6: To ensure that the scale of development is appropriate to the sustainable growth of the village whilst seeking to maintain its rural character.</p>	<p><b>+</b></p>		<p>The site capacity and development density concerns set out against SSH1 and SSH3 have a direct bearing on the scale of the development bearing on retaining the character of the village and that differentiation has already been noted.</p> <p>However, additionally, the LSCA concludes that 1B is less sensitive to change and has a greater capacity for development. Therefore, it is considered that development on 1B would more readily maintain the rural character of the village more than 6A.</p> <p>To reinforce the concern about capacity, if 6A is unable to provide the space required to meet the indicative housing need it would be necessary to allocate further sites, thereby further eroding the rural character of the village.</p>
<p><b>TOTAL</b></p>	<p><b>3</b></p>	<p><b>0</b></p>	

### Site Selection Rating: Economy Objectives

Objective	1B	6A	Comments
EcS1: To encourage and support home working.			<p>The WNP encourages new development to incorporate space for home working.</p> <p>Although the developable area of 1B potentially provides greater design flexibility than 6A we believe that there is not sufficient demonstrable difference to support differentiation between sites against this objective.</p>
EcS2: To provide local housing for local employees.			<p>To satisfy policies within the WNP, both sites would include 100% affordable housing which includes First Homes - discounted market housing - as per the Government's requirement. The provision of this housing would be in line with the local connection policy.</p> <p>There is no differentiation between sites specific to this objective.</p>
EcS3: To support the provision of good telecommunications and connectivity as a means of delivering sustainable economic growth.			<p>SWDP 26 requires new development to be equipped with industry standard connectivity and this policy is set to be succeeded by SWDPR 32. Because this is a minimum standard for all developments there is no differentiation between sites relative to this objective.</p> <p>(This objective is focused on facilitating Parish wide telecoms infrastructure and is addressed by Policy I2. It is not relevant to the selection of the housing allocation.)</p>
EcS4: To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.			<p>Both sites are within easy walking distance of the village's facilities and can be connected to the existing footways which link with the village centre.</p> <p>The differentiator arising from safe pedestrian road crossings has been raised and registered against objective CC2.</p> <p>We are aware, given that vehicle ownership in rural areas appears to be intractably on an upward trend, that reported problems with parking, congestion and road safety in Welland appear to be closely linked</p>



			to higher development density sites. The experience from recent extensive development in the village provides palpable evidence of this reality. The capacities / density of the sites has been registered against Housing Objectives. This factor reinforces that concern but does not constitute grounds for further differentiation between sites.
TOTAL	0	0	

**Totals of Preference Ratings**

<b>Objective Theme</b>	<b>Land north of Cornfield Close (LSCA Area 1B) CFS0323A</b>	<b>The Lovells (western portion (LSCA Area 6A)) CFS1059</b>
Environment Objectives	2	0
Community Cohesion Objectives	1	0
Housing Objectives	3	0
Economy Objectives	0	0
<b>Total of Preference Ratings</b>	<b>6</b>	<b>0</b>

## Conclusion

The Site Assessment conducted on 8 qualifying sites using the methodology and criteria set out in Locality guidance concludes that there are 2 sites worthy of consideration for allocation as housing development sites in the Welland Neighbourhood Plan. Those sites are designated CFS0323A Land North of Cornfield Close (LSCA Area 1B) and CFS 1059 The Lovells (western portion (LSCA Area 6A)) The subsequent Preference Rating site comparison, based on the criteria set out in the Neighbourhood Plan Objectives, concludes that the site preferred for allocation for a development of 14 dwellings is that part of the Land North of Cornfield Close CFS0323 identified in the LSCA as Area 1B.

Welland Neighbourhood Plan Group  
November 2022

## Site Assessment Tables - Appendix SAT

Site Assessment Tables are presented as two documents configured as Word tables.

Table 1

	<b>CFS 0953/ Land Behind Boundary Cottage</b>	<b>CFS 0659 / Land to Rear of Chase Cottage</b>	<b>CFS 0771/ Land to Rear of The Laurels</b>	<b>CFS 0323A / Land North of Cornfield Close</b>
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Table 2

	<b>CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF</b>	<b>CFS 0873 Land adjacent to Myrtle Cottage, Drake Street</b>	<b>CFS 0466 Haslor Field Garretts Bank</b>	<b>CFS 0336 Land South of Kingston Close</b>
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## Site Assessment Appendices

- A 01 CFS SITES
- A 02 FLOOD RISK
- A 03 PUBLIC RIGHTS OF WAY
- A 04 DEFRA MAGIC SSSI AND IMPACT ZONES
- A 05 DEFRA MAGIC PRIORITY HABITATS DECIDUOUS WOODLAND & ORCHARDS
- A 06 DEFRA MAGIC DOORSTEP GREENS & COMMONLAND
- A 07 DEFRA MAGIC LOCAL NATURE RESERVES AND AONB
- A 08 WORCESTERSHIRE COUNTY COUNCIL SPECIAL WILDLIFE SITES
- A 09 DEFRA AIR QUALITY MONITORING MAP FOR MHDC
- A 10 GARRETT BANK SITE SURVEYS
- A 11 GARRETT BANK SEWER
- A 12 GARRETT BANK WWC Ecological Report May 2021(1) (1)
- A 13 NATURAL ENGLAND ALC MAP
- A 14 2022 Welland NDP LSCA Review April 2022
- A 15 2019 Landscape Sensitivity & Capacity Assessment (December 2019)
- A 16 2015 LANDSCAPE ASSESSMENT + APPENDIX B
- A 17 LAWN FARM NATURAL ENGLAND LICENCE
- A 18 CURRENT AND PROPOSED DEVELOPMENT BOUNDARIES
- A 19 WELLAND SHELA SPREADSHEET
- A 20 2022 03 LANDOWNER ENQUIRIES
- A 21 WORCESTERSHIRE COUNTY COUNCIL LANDSCAPE CHARACTER ASSESSMENT
- A 22 MALVERN HILLS DISTRICT COUNCIL TPOS
- A 23 MALVERN HILLS DISTRICT COUNCIL LISTED BUILDINGS
- A 24 2021 05 21 CFS 0336 LAWN FARM III CONSTRAINTS AND CAPACITY
- A 25 LOVELLS GI AWARD DRAWING
- A 30 MHAONB-Nature Recovery Plan
- A 31 NATURAL ENGLAND PRIORITY HABITATS
- A 34 WCC Highways comment on 22-00608 OUT
- A 38 Landscape Officer Comment on M22-00608-OUT
- A 39 Conservation & Archeology Officers comment on 22.00608.OUT
- A 40 AONB Comment on M2200608OUT Land at Gloucester Road (3)
- A 41 WWT Comment on M2200608OUT Land at Gloucester Road
- A 42 MHT Comment on M2200608OUT Land at Gloucester Road (3)
- A 43 DISTANCES - ACCESS POINTS AND ACCESS
- A 44 UTILITIES CONSTRAINTS
- A 45 Woodland Trust Inventory of Ancient and Veteran Trees
- A 46 LSCA2022 Subdivision of CFS0323A
- A 47 View from Hurst Bank

	<b>CFS 0953/ Land Behind Boundary Cottage</b>	<b>CFS 0659 / Land to Rear of Chase Cottage</b>	<b>CFS 0771/ Land to Rear of The Laurels</b>	<b>CFS 0323A / Land North of Cornfield Close</b>
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**Site Details**

<b>Site Address / Location</b>	Land Behind Boundary Cottage, Gloucester Road, Welland	Land at (OS 7944 3958) Gloucester Road Welland	Land at rear of The Laurels, Gloucester Road, Welland	Rear of Cornfield Close, off Marlbank Road, Welland
<b>Gross Site Area (Hectares)</b>	1.1ha Source: Parish Online GIS The originally submitted site area was 1.3 ha 1.1 ha omits the area now occupied by the property known as Kayone – see below).	3.4ha Source Parish Online GIS The area defined in the 2020 SHELAA CFS was slightly larger than the development area proposed in the 2022 planning application on the same site by the landowner. In that planning application (M/22/00608/OUT) an area of 3.34ha is cited in the LVIA for the CFS0659 site and a small area of woodland/hedgerow and shrubs on the eastern edge of the original 2020 CFS appears to have been omitted, with any hedgerow/woodland now forming the boundary of the site.	0.99ha Source: Parish Online GIS	The remaining land under consideration is c. 1.7 ha approx. Source Parish Online GIS.  The original submission of CFS0323 was c.5 ha. Since that submission the first rural exception site (Cornfield Close 13/01388/FUL) has been built out, a second rural exception site (Barleycorn Fields19/01770/FUL) is under construction, part of the north of the site has changed ownership and is not available and c. 1.7 ha remains. Subsequent SHELAA review of 0323sc Land north of Cornfield Close, Welland considers a reduced area of 3.7ha which excluded the first rural exception site. CFS0323A has been assessed here is approx. 2.5ha which includes land to the north which is now not available for housing. This is the gross site area assessed in the 2022 LSCA <a href="#">Appendix 14</a> (and identified as “Area 1” in that study) and referred to as CFS0323A in this Site Assessment paper. Subdivisions set out in the 2022 LSCA are shown in <a href="#">Appendix 46</a>
<b>SHLAA/SHELAA Reference (if applicable)</b>	CFS0953 Land Behind Boundary Cottage, Gloucester Road	CFS0659 Land South East of B4208	CFS0771 Land at rear of 1 The Laurels, Gloucester Road	CFS0323 Land off Marlbank Road. CFS0323sc Land to the north of Cornfield Close
<b>Existing land use</b>	Agricultural – pasture	Agricultural – arable	Agricultural – pasture	Agricultural – grazing; Equestrian Riparian woodland within north area of the site
<b>Land use being considered, if known</b>	Landowner is proposing housing use.	Landowner is proposing housing use.	Landowner is proposing housing use.	Landowner is proposing housing and equestrian
<b>Landowner estimate of development capacity (if known)</b>	Not provided.	Up to 56 dwellings Source: Landowner’s Planning Statement produced for planning application M/22/00608/OUT on the site.	Unknown. Landowner has not provided.	“15 or more”. Source: WNDP Regulation 14 consultation response. See Consultation Statement.
<b>Site identification method / source (e.g. SHELAA, Call for Sites)</b>	2018 - 2020 SWDPR Call for Sites and 2018 & 2020 SHELAA  Situated at the south western side of the village on Gloucester Rd. The plot was once	2018 - 2020 SWDPR Call for Sites	2018 - 2020 SWDPR Call for Sites and 2018 & 2020 SHELAA  Situated at the south western side of the village on Gloucester Rd. The plot is behind a	2018 - 2020 SWDPR Call for Sites

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
<b>consultation, identified by neighbourhood planning group)</b>	part of the land associated with a traditional styled property known as Boundary Cottage and sits behind that property. It also sits behind one previously existing property fronting Gloucester Road (Candida) and two other properties that have been built within land associated with Boundary Cottage. One (15/00829/OUT – a contemporary styled property called Kayone) is no longer in the ownership of the landowner of CFS0953. Note – the area identified as CFS0953 on the SWDP Call for Sites and assessed in the SHELAA included the land area now occupied by Kayone as the access into the site. This is no longer available for development. CFS0953 also sits behind a second contemporary styled dwelling erected on land associated with Boundary Cottage, now known as Edge Cottage.		property known as The Laurels and has a narrow farm track access to the site. The plot was put forward for housing development in the SHELAA 'Call for Sites' but was dismissed by the South Worcestershire Councils. Although towards the southern tip of the village it is reasonably accessible, subject to achieving suitable access to the site, to all the key village facilities to be considered in the site selection process as the WNP seeks to focus housing development close to these facilities.	
<b>Planning history (Live or previous planning applications/decisions)</b>	89/03233/FUL: Two-storey extension plus changes to existing garage/workshop – Approved.  15/00828/OUT and 17/01724/FUL Proposed two storey dwelling Boundary Cottage Gloucester Road Welland Malvern (“Plot 1”, now “Edge Cottage”) – Refused. Allowed at Appeal (Ref: APP/J1860/W/18/3207345).  15/00829/OUT and 16/01568/FUL– Approved - erection of one two storey dwellinghouse (“Plot 2”, now “Kayone”):	M/22/00608/OUT – Live, pending decision	None on the CFS0771 site. However, the adjoining properties constituting The Laurels have had the following: 1 The Laurels: 78/01301/FUL – Extensions including utility room porch and car port. Approved. 2 The Laurels: 75/00752/FUL – Extensions and alterations to the dwelling. Approved.	21/00795/FUL Change of use of land for the exercising of horses and erection of two stables and hay barn: Approved.  NB Two Rural Exception Site developments have been approved on land adjoining CFS0323A (19/01770/FUL, under construction, and 13/01388/FUL, fully built)
<b>Neighbouring uses</b>	Agricultural land to north west and north east, Castlemorton Common to west and south west, Housing to south east.	Housing to west (in AONB) Common to south Agricultural to north and east	Housing to the south-east and north-east. Agricultural to the south and west	Housing developments to south and west Public Open Space (Spitalfields Recreation Ground) to east Marbank Brook and agricultural to north

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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### Environmental Constraints

<b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>				
• Ancient Woodland	No			
• Area of Outstanding Natural Beauty (AONB)	Yes. Within the Malvern Hills AONB Appendix 7	Yes. CFS0659 lies outside the Malvern Hills AONB, adjacent to its eastern boundary (and is contiguous with the site's western and southern boundaries). It is considered to be in the setting of the AONB. Appendix 7	Yes. Within the Malvern Hills AONB Appendix 7	Yes – within Malvern Hills AONB Appendix 7
• Biosphere Reserve	No			
• Local Nature Reserve (LNR)	No. But Site of Regional or Local Wildlife Importance lies within 200m to the south east of the site. Appendix 30	No but Site of Regional or Local Wildlife Importance adjoins the southern boundary. Appendix 30	No. But Site of Regional or Local Wildlife Importance lies within 200m to the south east of the site. Appendix 30	No. But site of Local Wildlife Importance lies within 200m to the south west of the site. Appendix 30
• National Nature Reserve (NNR)	No Appendix 7			
• National Park	No			
• Ramsar Site	No			
• Site of Special Scientific Interest (SSSI)	Yes. Castlemorton Common SSSI lies adjacent to the southern boundary. Mutlows Orchard SSSI lies c. 375m to north east. Appendix 4	No but Castlemorton Common SSSI lies c. 50m to south west. Mutlows Orchard SSSI lies c. 190m to north east. Appendix 4	No but Castlemorton Common SSSI lies c. 80m to south. Mutlows Orchard SSSI lies c. 375m to north east.. Appendix 4	No. But Mutlows Orchard SSSI lies c. 280m south east of the Area, and Castlemorton Common SSSI is c. 700m to the south west. Appendix 4
• Special Area of Conservation (SAC)	No			
• Special Protection Area (SPA)	No			
<b>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</b>				
	Yes The Site falls within the Natural England's GIS map for the SSI Impact Risk Zone for both SSSIs noted above. Consultation with Natural England would be required. Ref <a href="https://magic.defra.gov.uk/magicmap.aspx">https://magic.defra.gov.uk/magicmap.aspx</a> Appendix 4			
<b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>				
• Green Infrastructure Corridor	Many protected / notable species recorded in vicinity, and likelihood of presence along watercourses such as Welland Brook (adjacent to the site). PHI sites (Deciduous woodland) form part of north-western boundaries. Trees also recorded on NFI. Some hedgerows species-rich HPBIs, and potentially therefore provide Important GI Corridor.	PHI sites (Traditional Orchards) adjacent to CFS0659's north-western and north-eastern boundaries. Some hedgerows species-rich HPBIs, and potentially "Important" (source: Welland Neighbourhood Plan 2022 LSCA report), and therefore could provide Important GI Corridor. The site is adjacent to Castlemorton Common Open Access Land.	Many protected / notable species recorded in vicinity, and likelihood of presence along watercourses such as Welland Brook (adjacent to the site). PHI sites (Deciduous woodland) form part of south-western boundaries. Trees also recorded on NFI. Some hedgerows species-rich HPBIs, and potentially therefore provide Important GI Corridor.	Yes, CFS0323A is adjacent to the Marlbank Brook, an important wildlife corridor with records of otters and other aquatic species.

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
	The 2018 - 2020 SWDPR also identified the site as "GI Environmental Character Area: Protect and Enhance" Appendix 19			
• Local Wildlife Site (LWS)	Yes. Castlemorton, Hollybed and Coombegreen Commons LWS lie adjacent to the south of CFS0953 site. Mutlow's Farm Orchard LWS lies c. 250m to north east. Other close LWS include Welland Cemetery (<400m to the north) and Purser's Orchard. Appendix 30	Yes. Castlemorton, Hollybed and Coombegreen Commons LWS is adjacent to CFS0659's southern boundary. The next closest LWS to CFS0659 is Mutlow's Farm Orchard which lies c. 125m to north. Other close LWS include Welland Cemetery (c. 150m to the south west); the cemetery is also a PHI site (Lowland Meadows) <sup>1</sup> . Other LWSs which lie within 1km include Purser's Orchard; Drake Street Meadow; and Pool and Mere Brooks. It is adjacent to Castlemorton Common Open Access Land Appendix 30	No but Castlemorton, Hollybed and Coombegreen Commons LWS lie 80m to the south of CFS0771 site. Mutlow's Farm Orchard LWS lies c. 250m to north east. Other close LWS include Welland Cemetery (<400m to the north) and Purser's Orchard. Appendix 30	No but Near to. The closest LWS to the Area is Welland Cemetery (c. 150m to the south west); the cemetery is also a PHI site (Lowland Meadows). Other LWSs which lie within 1km of the Area include Mutlows Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons, Purser's Orchard; Drake Street Meadow; and Pool and Mere Brooks. Appendix 30
• Public Open Space	Yes. It lies adjacent to Castlemorton Common Open Access Land Appendix 6	Yes. Adjacent to Castlemorton Common Open Access Land. Appendix 6	No but it lies 80m north of Castlemorton Common Open Access Land Appendix 6	Yes. Adjacent to Spitalfields Recreation Ground This is currently proposed as Local Green Space WLGS01 in Welland Neighbourhood Plan and as Natural England Doorstep Green. Appendix 6
• Site of Importance for Nature Conservation (SINC)	No			
• Nature Improvement Area	No. But it is within the proposed Malvern Hills AONB Nature Recovery Area Appendix 33			
• Regionally Important Geological Site	Yes. Adjacent to a listed local geological site. Appendix 43	No	No. But is 80m from a listed local geological site. Appendix 43	No
• Other (list below)	Documents submitted for the current live planning application at CFS0659 (M/22/00608/OUT) may be relevant to that site and nearby sites CFS0953 and CFS0771 and include the following information: - Worcestershire Wildlife Trusts object, noting they "are not yet persuaded that the impacts of increased recreational pressure brought about by the development can be effectively mitigated using the mechanisms proposed." - The Malvern Hills Trust has similar concerns about the impact of a development of the proposed size, and its location, on Castlemorton Common (SSSI and non SSSI lands) immediately to the south of the site - The Malvern Hills AONB Partnership also objects, noting "The (AONB) management plan is also clear that the wildlife and cultural heritage of the AONB should be protected (LO1, LP1). The site is next to Castlemorton Common and falls adjacent to the Castlemorton, Hollybed & Coombe Green Commons Complex Local Wildlife Site (LWS) and SSSI. The ecological appraisal does not appear to give proper consideration to the potential harm caused by a development so close to this SSSI, in particular from recreational pressures and dog walking.(BP5) It is unlikely that this can be properly mitigated for and some of the measures suggested are not possible due to the constraints imposed by its status as a registered common." Appendix 40, 41, 42			
<b>The site is predominantly, or wholly, within:</b> Flood Zone 1: <b>Low Risk</b> ; Flood Zone 2: <b>Medium Risk</b> ; Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b> ; Flood Zone 3 (highly vulnerable site use): <b>High Risk</b>				
	Source: <a href="https://parishonline.xmap.cloud/">https://parishonline.xmap.cloud/</a> Appendix 02			
	The entirety of the site is assessed as Flood Zone 1			The majority of the site (central, south and east) is assessed as Flood Zone 1. A small area in the north of CFS0323A area is assessed as Flood Zone 2.

<sup>1</sup> In the 2015 LSCA, the cemetery was noted as being a designated Site of Regional or Wildlife Importance, and thus the subject of Malvern Hills District Local Plan (2006) Policy QL17; this policy was replaced in the 2016 SWDP by SWDP Policy 22.



	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
				A smaller area in the north and north west of CFS0323A is assessed as Flood Zone 3. None is rated as highly vulnerable site use (high risk) due to current use as agricultural.
<b>Site is at risk of surface water flooding?</b>				
< 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b> ; >15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b>				
Source: <a href="https://parishonline.xmap.cloud/">https://parishonline.xmap.cloud/</a> Appendix 02				
	<p>Low risk to majority of the site. See map above.</p> <p>Surface water flood risk exists to western most parcel of CFS0953 where the site adjoins Welland Brook and also some of the south east and east edges of the site. See map above.</p>	<p>Low risk to western and north western parcel of CFS0659 site area.</p> <p>However, surface water flood risk exists to central, southern and eastern parcels of CFS0659 site.</p> <p>Note: flood report for landowner for current planning application (M22/00608/OUT) acknowledges the surface water flood risk to a portion of the site and recommends allocating development in parcel of land of less risk and mitigation measures such as raising floor levels 150mm above immediate surrounding ground levels and profiling ground levels to encourage pluvial runoff and overland flows away from the built development and towards the nearest drainage point. A brick culvert along the eastern boundary is proposed. Further survey of the culvert's invert will be required to determine the feasibility of a gravity connection. A conveyance swale is proposed to allow flows within the overland flow route to be preserved within the site. (Note: the LLFA have commented that they would like to see the swale extended along the existing flow path to the west of the site, directing this water through the landscaped area to the swale, to avoid the water using the paths as a short cut. However, the need for a gravity outfall is essential to this scheme. The foul water from the development will be discharged separately to surface water. A detention basin is also proposed in the east of the development to further reduce surface water flood risk.</p> <p>Source: <a href="https://plan.malvern hills.gov.uk/Planning/Display/M/22/00608/OUT">https://plan.malvern hills.gov.uk/Planning/Display/M/22/00608/OUT</a></p>	<p>Low risk to majority of the site.</p> <p>A small area of surface water flood risk exists to western most parcel of CFS0771 where the site adjoins Welland Brook, and especially to the northwestern corner of the site.</p>	<p>Low risk to majority of CFS0323A area, particularly central and south west subareas of the assessed site</p> <p>Some surface water flood risk exists to north, north east and also to the south east area of CFS0323A adjacent to Welland Brook.</p> <p>Also note: A Flood Risk &amp; Drainage Statement<sup>2</sup> for the recently developed land immediately adjacent to CFS0323A stated that "Preliminary site infiltration tests have been carried out and these indicate that infiltration will not be a viable means of stormwater management for the site."</p>
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</b>				
The site falls in zone attributed as a "Grade 3" Agricultural Land Classification on <a href="https://naturalengland-defra.opendata.arcgis.com/">https://naturalengland-defra.opendata.arcgis.com/</a> but it is not further identified as to whether it is 3a or 3b. Appendix 13				
<b>Site contains habitats with the potential to</b>	The 2022 LSCA notes the following: " <i>many protected / notable species are recorded in vicinity, and their presence is likely along</i>	No – but a number of important habitats are immediately adjacent to the CFS0659 area. <a href="https://parishonline.xmap.cloud/">https://parishonline.xmap.cloud/</a> notes the	The 2022 LSCA notes the following: " <i>many protected / notable species are recorded in vicinity, and their presence is likely along</i>	Yes – but those of intermediate to higher value are in the north and eastern edges of the CFS0323A area.

<sup>2</sup> Infrastructure Design Studio, October 2019 for Planning Application 19/01770/FUL

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<p><b>support priority species?</b></p> <p><b>Reference source.</b></p>	<p><i>watercourses such as Welland Brook (which is adjacent to the site). Some hedgerows species are noted and are rich HPBIs, and potentially 'Important' PHI sites (Deciduous woodland / Good quality semi-improved grassland) adjacent southern / part of north-western boundaries. Trees also recorded on NFI.</i> <a href="#">Appendix 14</a></p> <p>The site is also adjacent to a listed PHI traditional orchard to the north of the site.</p>	<p>following registered priority habitats for which the site/the site features (including hedgerow) may act as important wildlife corridors: traditional orchard adjacent to the west boundary (rated "good"), traditional orchard adjacent to north east of site (rated poor), lowland dry acid grassland immediately adjacent to the southern edge of the site, a further 7 orchards between 200m-400m to the north and west of the site (but not immediately adjacent). Lowland meadow north of the site (within 200m), deciduous woodland (300m north of the site). <a href="#">Appendix 31</a></p>	<p><i>watercourses such as Welland Brook (which is adjacent to the site). Some hedgerows species are noted and are rich HPBIs, and potentially 'Important'.</i> "</p> <p>Also a number of registered priority habitats are nearby CFS0771 for which the site/the site features (including hedgerow) may act as important wildlife corridors: traditional orchard within 30m to the south west, a further traditional orchard 80m to the east (rated "good"), lowland dry acid grassland 95m to the south of the site, a further 5+ orchards between 300m to the north and east of the site. Lowland meadow north east of the site (within 400m), deciduous woodland (40m south west of the site). Welland Brook connects Castlemorton Common and Marbank Brook <a href="#">Appendix 31</a></p>	<p><a href="https://parishonline.xmap.cloud/">https://parishonline.xmap.cloud/</a> notes the <b>Deciduous Woodland Priority Habitat in the north of CFS0323A area.</b> <a href="#">Appendix 31</a></p> <p>The 2022 LSCA notes that many protected / notable species have been recorded within 500m of the Area, including several species of bat, and badger, otter and hare. The woodland to the north of the area is a PHI site (Deciduous Woodland), and is recorded on the NFI (both categorised post-2015). It also notes that the hedgerows may be species rich and thus HPBIs, and could potentially be 'Important'. The LSCA also states that the CFS0323A area is a hedgebound arable field with riparian / wet woodland on its northern edges, the latter being a relatively unspoiled 'natural' environment which is likely to support a wide variety of wildlife habitats and species. <a href="#">Appendix 14</a></p> <p>An ecology survey conducted for an adjacent site<sup>3</sup> stated that the hedgerows provided habitat for nesting, shelter, foraging and connectivity, rating this as "Intermediate" habitat value. It also noted the ecological value of the Marbank Brook (though no rating was provided). The grassland was considered a foraging habitat for some species, but limited by its managed status as grazing land. Apart from some limited badger activity, the study identified only common or abundant species on the development site (south/southeast of CFS0323A) in its Field Study, although skylark, redwing, 2 species of pipistrelle and other protected species were identified within 500m of the development site in its desktop data search.</p>
<p><b>Does the site contain local wildlife-rich habitats?</b></p> <p><b>Reference source.</b></p>	<p>Unknown. The trees, watercourse and hedgerows on or near the boundary of the site are potentially more species-rich. See sources noted above and in next section</p>	<p>No. The arable land is considered to have low biodiversity value in itself. The hedgerows around the edge of the site are potentially more species-rich. See sources noted above and in next section.</p>	<p>Unknown. The trees, watercourse and hedgerows on or near the boundary of the site are potentially more species-rich. See sources noted above and in next section</p>	<p>The grazing land is considered to have low biodiversity value. The hedgerows, woodland and Marbank Brook provide (potential or actual) wildlife rich habitat. See sources noted above and in next section.</p>
<p><b>Is the site part of A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Reference source.</b></p>				
<p>Yes – part of the proposed Malvern Hills AONB Nature Recovery Area. <a href="#">Appendix 33</a></p> <p>The site as a whole falls within the SSSI risk zone and therefore could contribute to specific habitat/species conservation associated with those SSSI sites.</p>				
	<p>Further notable information: A number of registered priority habitats are nearby CFS0953 for which the site/the site features (including hedgerow) may act as important wildlife corridors: traditional orchard adjoins the site, a further traditional orchard</p>	<p>Further notable information: The site potentially links the SRLWI to the Natural England protected licence area to the north east of the CFS0659.</p>		<p>Further notable information: The northern portion of the site adjacent to Marbank Brook provides a potential valuable wildlife corridor.</p>

<sup>3</sup> AA Environmental Ltd, November 2019, for Planning Application 19/01770/FUL

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
	90m to the east (rated "good"), lowland dry acid grassland 20m to the south of the site, a further 5+ orchards within 400m to the north and east of the site. Lowland meadow north east of the site (within 500m), deciduous woodland (adjoining west of the site). Welland Brook connects Castlemorton Common and Marlbank Brook <a href="#">Appendix 31</a>			
<b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>				
	No. No AQMA registered locally in Malvern Hills District. Source DEFRA. <a href="https://uk-air.defra.gov.uk/aqma/maps/">https://uk-air.defra.gov.uk/aqma/maps/</a> <a href="#">Appendix 09</a>			

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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**Physical Constraints**

<b>Is the site: Flat or relatively flat, Gently sloping or uneven, Steeply sloping? Please describe topography of site</b>				
	<p>Two relatively small grassed fields/paddocks, c. 50 MASL in the southern corner adj. Edge Cottage falling gently towards the north and the Brook.</p> <p>The north west-facing boundary is along the well-wooded Welland Brook (a tributary of Marlbank Brook), which crosses Castlemorton Common to the south west. Beyond the brook the landscapes open up across high quality, very sparsely-settled landscapes which stretch all the way to the Hills.</p>	<p>The LVIA for the current live planning application at the site (M/22/00608/OUT) describes the site as follows: Topographically, the site occupies an area of land in the vale of the Malvern Hills which is gently undulating and typical of the character of the area. The site itself generally slopes from its highest point in the central portion of the site towards the west and south. In the wider landscape, the land is generally flat within the vale and slowly rises towards the Malvern Hills in the west. Source: <a href="https://plan.malvern hills.gov.uk/Planning/Display/M/22/00608/OUT">https://plan.malvern hills.gov.uk/Planning/Display/M/22/00608/OUT</a></p>	<p>A relatively small grassed field/paddock. The north west-facing boundary is along the well-wooded Welland Brook (a tributary of Marlbank Brook), which crosses Castlemorton Common to the south west. Beyond the brook the landscapes open up across high quality, very sparsely-settled landscapes which stretch all the way to the Hills.</p>	<p>The 2022 LSCA notes that the land is relatively flat, with a gentle fall to the north east; the Area's highest point is at its south-western corner (c. 40m AOD), and its lowest point is at its north-eastern corner (c. 37m AOD), a gradient of c. 1:50. Appendix 14</p>
<p><b>Is there existing vehicle access, or potential to create vehicle access to the site? Please describe existing access</b></p>	<p>No, although access is proposed by the landowner for CFS0953 (in correspondence in March 2022) as follows: <i>"In terms of access [for development on CFS0953], due to a property being built on the original planned access [Kayone], we would either demolish Boundary Cottage (within our ownership) to create an access, or access via the neighbouring land (CFS 0771) which we assume would be allocated either prior to, or in conjunction with, our land (CFS 0953)."</i></p> <p>Given CFS0771 has limited access already, via a narrow farm track that would need widening, it would suggest either course of action could raise significant issues. The 2022 LSCA recommends further assessment of the impact of providing such as it could impact the landscape sensitivity and capacity conclusions.</p> <p><a href="#">Appendices 14, 20</a></p>	<p>Yes however there are potential problems. Worcestershire County Council, acting in its role as the Highway Authority comments as follows on the proposals by the landowner for the current live planning application at the site (M/22/00608/OUT):</p> <p><i>The site fronts the B4208 Gloucester Road which is a single carriageway road approximately 5.5 - 5.8 metres wide in the vicinity of the site. At the location of the proposed vehicular access(es) to the site, on-street parking is observed to occur on Gloucester Road. Gloucester Road is unlit. To the south-west, the site is bound by an unnamed road, which routes east to west to the north of Castlemorton Common, forming a simple priority T junction with Gloucester Road at its western end. It is a single carriageway running through open common land without carriageway markings, footways, or lighting. The unnamed road currently provides access to the site via an agricultural field gate approximately 60 metres east of Gloucester Road.</i></p> <p><i>The primary vehicular access to the development is proposed to be provided by a modification and realignment of the unnamed road to the south of the site, The existing Gloucester Road/unnamed Road simple priority T junction is proposed to be modified such that it becomes the site access road/Gloucester Road junction, with the unnamed road forming a simple priority T junction with the site access road, approximately 16.5metres east of Gloucester Road.</i></p> <p><i>The proposed geometries for the primary site access are that the site access road will</i></p>	<p>Yes. A farm track that appears to also be the driveway to 1, the Laurels. However, this would not be adequate without widening and the loss of hedgerows and trees and possibly outbuildings associated with 1, the Laurels.</p> <p>NB The proposer has not engaged with WNP group correspondence in March 2022 to confirm the continued availability of the site nor access arrangements. It is therefore unknown whether capacity exists to adequately access Gloucester Road or other opportunity – e.g. seeking permission to access from Castlemorton Common and CFS0953.</p> <p>Note: The 2022 LSCA for the Welland NP also noted that CFS0771 is "land-locked" and that a new access would have to be created. The LSCA raised the concern that this could potentially give rise to adverse effects on landscape and views, so full assessments would need to be carried out to determine whether this affected conclusions about levels of capacity.</p> <p><a href="#">Appendices 14, 20</a></p>	<p>Yes via the route of an agricultural track in the south eastern point of the CFS0323A area. Also potential issues regarding surface water flooding in this area that would need to be mitigated.</p> <p><a href="#">Appendices 02, 14, 20</a></p>



	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
		<p>measure 5.5metres wide, with 6.0metre junction radii. A 2.0metre-wide pedestrian footway is proposed on the northern and southern side of the site access road, as well as along the site frontage on the eastern side of Gloucester Road.</p> <p>A secondary, private vehicular access is proposed to serve 5 dwellings directly from Gloucester Road opposite 'Candida', approximately 20 metres north of the primary access.</p> <p>WCC currently recommends refusal of the planning application, considering that insufficient information has been provided by the applicant to demonstrate that the proposals would not result in an unacceptable safety impact on the local highway network, particularly with regards to the proposed vehicular access arrangement and highway modifications at Gloucester Road.</p> <p><a href="#">Appendix 34</a></p>		
<b>Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?</b>				
	No – see above.	Yes, but see above	Yes by upgrading narrow farm track, See above for constraints.	Yes by upgrading the existing agricultural track.but see above for potential impacts.
<b>Are there any known Tree Preservation Orders on the site? Reference relevant source and map</b>				
	No <a href="https://maps.malvern hills.gov.uk/portal_mhdc/mycustommap.html#/def_planning_Appendix 22">https://maps.malvern hills.gov.uk/portal_mhdc/mycustommap.html#/def_planning_Appendix 22</a>			
<b>Are there veteran/ ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</b>				
	<p>Yes. Worcestershire County Council (on behalf of the Malvern Hills AONB Partnership) stated in their response to planning application 15/00828/OUT: “the southern boundary of the site is characterised by some very significant veteran trees which act as Parish markers”. Ownership is not known. The 2022 LSCA also specifically notes these same trees on the southern boundary: “The southern (just south west-facing) boundary is also the boundary between Welland and Castlemorton parishes. The parish boundary is characterised by highly distinctive and valuable boundary oak growing out of an old hedge with ancient trackways adjacent (present here - see photo below, although along several sections these features have been eroded / lost). The ancient landscapes of Castlemorton Common stretch away to the south west” <a href="#">Appendix 14</a></p> <p>The Woodland Trust Tree Inventory identifies 3 specific trees of note – two veteran and one ancient – within 75m of the south west boundary of the site. <a href="#">Appendix 45</a></p> <p>A priority orchard habitat and deciduous woodland priority habitat lies adjacent to the</p>	<p>The 2022 LSCA for the Welland Neighbourhood plan notes that the site’s “southern boundary is also the boundary between the parishes of Welland and Castlemorton. The parish boundary is characterised by highly distinctive and valuable boundary oak growing out of an old hedge with ancient trackways adjacent.” <a href="#">Appendix 14</a></p> <p>There is also priority orchard habitat immediately adjacent to the site and there are several mature trees in the hedgerows surrounding the site <a href="#">Appendix 31</a></p>	<p>A TPO exists on neighbouring land to the north of the site. Ownership unknown but assumed not to be the landowner of CFS0771. <a href="#">Appendix 22</a></p> <p>A priority orchard habitat and deciduous woodland priority habitat lie close (&lt;50m) to the south west of the site and there are several mature trees in the hedgerows surrounding the site <a href="#">Appendix 31</a></p>	<p>Unknown but probable as there is priority deciduous woodland habitat within the site. There are several mature trees in the woodland and hedgerows in and surrounding the site <a href="#">Appendix 5 and 31</a></p>

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
	west of the site and there are several mature trees in the hedgerows surrounding the site <a href="#">Appendix 31</a>			
The ownership of any veteran or ancient trees that may be present has not been identified,				
<b>Are there any Public Rights of Way (PRoW) crossing the site? Reference relevant source and map</b>				
No. WCC Definitive Map <a href="https://gis.worcestershire.gov.uk/website/WccGISOnline/">https://gis.worcestershire.gov.uk/website/WccGISOnline/</a> <a href="#">Appendix 03</a>				
<b>Is the site likely to be affected by ground contamination? Reference relevant source and map</b>	Unknown. Worcestershire Regulatory Services, comments on the proposals by the landowner for the current live planning application on the adjacent site (M/22/00608/OUT) indicate they do not anticipate a ground contamination issue with the proposal.	Unknown. Worcestershire Regulatory Services, comments on the proposals by the landowner for the current live planning application at the site (M/22/00608/OUT) indicate they do not anticipate a ground contamination issue with the proposal.	Unknown. Worcestershire Regulatory Services, comments on the proposals by the landowner for the current live planning application on a nearby site (M/22/00608/OUT) indicate they do not anticipate a ground contamination issue with the proposal.	Unknown. However, site adjacent to CFS0323A to the north east is classed as a historic landfill site and 2019 SHELAA noted "PCL site adj - Hazor Field Landfill site. Within 250m landfill buffer. Risk assessment required." <a href="#">Appendix 10, 12, 19</a> . Also, Worcester Regulatory Services for Contaminated Land commented on a recent planning application at that adjacent site (M/22/00185/FUL ) that a "preliminary risk assessment identified the site as having moderate risk potential".
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Please provide details</b>	Unknown re power lines etc. A sewer appears to run across some of the western/north western parcels of the site Source: Sewer record evidence for 16/01568/FUL <a href="#">Appendix 44</a>	Yes. The Utilities Assessment Report for planning application M/22/00608/OUT on the site suggests the following: - Western Power maintain a 11kV overhead network adjacent to the northern site boundary (but not on the site). - No clean water infrastructure is shown within the boundary. A mature network of 125mm MDPE assets are shown adjacent to the western and southern boundary, on B4208 Welland Road and Morton Green. - foul water sewers are outside the western boundary, on B4208 Welland Road, Welland Gardens and Morton Green, and within the site boundary. - overground telecoms lines are shown within the proposed site boundary, with further assets to the south and west of the proposed development. Entering along the north-western boundary along B4208, Openreach asset records shown an OH cable with associated poles through the centre of the proposed development, this asset is shown exiting the boundary along the south-eastern edge to service properties associated with The Firs. <a href="#">Appendix 44</a>	Unknown re power lines etc. A sewer appears to run along the eastern boundary of the site. Source: Sewer record evidence for 16/01568/FUL <a href="#">Appendix 44</a>	Yes. A sewer network crosses the northern portion of the site. Source: Planning Application M/22/00185/FUL <a href="#">Appendix 44</a>
<b>Would development of the site result in a loss of social, amenity or community value?</b>	Development of the site would not lead to the direct loss of any social amenity although the open countryside landscape is valued by the community.	- Development of the site would not lead to the direct loss of any social amenity although the open countryside landscape is valued by the community. - development of the site would have a significant hard and urbanising impact in an area of AONB that is encumbered by little surrounding development. It would be	Development of the site would not lead to the direct loss of any social amenity although the open countryside landscape is valued by the community.	Development of the site would not lead to the direct loss of any social amenity although the open countryside landscape is valued by the community.

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
<b>Please provide details</b>		<p>apparent from the houses located opposite and adjacent to the site. Wider views from other surrounding development would also be aware of this significant urbanising change in the landscape. Whilst private views are not generally regarded as a planning matter, the protection of the character and appearance of the AONB can be considered in the public interest and a material consideration of significant weight, as per the findings of the recent Appeal decision in West Oxfordshire) <a href="#">Appendix 36</a>.</p>		

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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### Accessibility

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Distances have been measured from the assumed likely access point of the site at the edge of the site, and assumes the demolition of Boundary Cottage to provide this. <a href="#">See Appendix 43</a>	Distance (metres)	Distances have been measured from between the two proposed access points of the site as they are within 20m of each other. <a href="#">See Appendix 43</a>	Distance (metres)	Distances have been measured from the assumed likely access point of the site. <a href="#">See Appendix 43</a>	Distance (metres)	Distances have been measured from the likely access point of the site. <a href="#">See Appendix 43</a>
NB the distances for individual properties in any potential development on each site will be greater than those indicated in this section.								
Village Centre, including shop/post office	500m	Welland Shop and Post Office located on Gloucester Road.	400m	Welland Shop and Post Office located on Gloucester Road.	400m	Welland Shop and Post Office located on Gloucester Road.	450m	Welland Shop and Post Office located on Gloucester Road.
Bus Stop	670m	Distance is to nearest bus stop. NB Aside from the school bus services which operate at appropriate term times, the public timetabled services are sporadic (three per day) and at times that are considered by most to be of little use to users.	600m	Distance is to nearest bus stop. NB Aside from the school bus services which operate at appropriate term times, the public timetabled services are sporadic (three per day) and at times that are considered by most to be of little use to users.	620m	Distance is to nearest bus stop. NB Aside from the school bus services which operate at appropriate term times, the public timetabled services are sporadic (three per day) and at times that are considered by most to be of little use to users.	430m	Distance is to nearest bus stop. NB Aside from the school bus services which operate at appropriate term times, the public timetabled services are sporadic (three per day) and at times that are considered by most to be of little use to users.
Train station	>7km for all sites	Great Malvern Station Note: no bus service available to rail station.						
Primary School	750m	Welland Primary School on Marlbank Road	670	Welland Primary School on Marlbank Road	640m	Welland Primary School on Marlbank Road	400m	Welland Primary School on Marlbank Road
Secondary School	>5km for all sites	Chase High School or Hanley Castle School, NB there is a bus service serving both local secondary schools – see above.						
Open Space / recreation facilities	510-740m	740m to Spitalfields Recreation Area 511m to the Recreation Ground on Gloucester Road.	430-660m	660m to Spitalfields Recreation Area 430m to the Recreation Ground on Gloucester Road.	430-660m	660m to Spitalfields Recreation Area 430m to the Recreation Ground on Gloucester Road.	<400m	To either Spitalfields Recreation Area or the Recreation Ground on Gloucester Road.
Cycle Route	NA for all sites	No dedicated cycle routes within the village.						



	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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## Landscape and Visual Constraints

The information below is drawn from a 2022 LSCA study ([Appendix 14](#)) conducted by Carly Tinkler BA CMLI FRSA MIALE, further to previous LSCA reports conducted for the Welland Parish Council in 2019 and 2015 ([Appendices 15 & 16](#)).

	<p>In the 2015 LAR, CFS0953 (c. 1.1ha) and CFS0771 (c. 0.9ha) were assessed as a single parcel of land (LSCA Parcel no. 25). In that study, the level of capacity of LSCA Parcel 25 was categorised as “Low to Moderate”. It also concluded that there was some capacity for built form, but only on the eastern side, contiguous with the existing village edge along the B4208 – the western side should be grass (paddock / lawn) and / or woodland.</p> <p>Since then, the creation of the new urban extension at Lawn Farm to the north east has significantly altered the wider landscapes. However, on a local physical level the extension is not closely-associated with CFS0771 and CFS0953, and apart from the construction of two new houses between the sites’ eastern boundaries and the B4208, and a small number of additional new dwellings to the north east having been granted planning permission/now under construction, the baseline situation in this part of the village has not materially changed</p> <p>The 2022 LSCA study looked at these two sites again in combination, but also provided an assessment and recommendations should the two sites be put forward for development either together or singly.</p>		<p>In the 2015 LAR, CFS0953 (c. 1.1ha) and CFS0771 (c. 0.99ha) were assessed as a single parcel of land (LSCA Parcel no. 25). In that study, the level of capacity of LSCA Parcel 25 was categorised as “Low to Moderate”. It also concluded that there was some capacity for built form, but only on the eastern side, contiguous with the existing village edge along the B4208 – the western side should be grass (paddock / lawn) and / or woodland.</p> <p>Since then, the creation of the new urban extension at Lawn Farm to the north east has significantly altered the wider landscapes. However, on a local physical level the extension is not closely-associated with CFS0771 and CFS0953, and apart from the construction of two new houses between the sites’ south eastern boundaries and the B4208, and a small number of additional new dwellings to the north east having been granted planning permission/now under construction, the baseline situation in this part of the village has not materially changed</p> <p>The 2022 LSCA study also looked at these sites in combination, but provided an assessment and recommendations should the two sites be put forward for development either together or singularly.</p>	<p>The study notes that the CFS0323A gross area as a whole is a very good representation of the Enclosed Commons LCT, and the various landscape elements and features are healthy and in good condition, making a small but important contribution to both local and wider landscape character. At the local landscape scale, CFS0323A is considered to make a small but important contribution to the rural setting and context of the northern side of Welland village.</p> <p>The 2022 LSCA study concludes however that the 2021 decision to approve new dwellings on the land north of Cornfield Close (to the south and west of CFS0323A) has changed the baseline situation from the 2019 LSCA study, changing the levels of visual sensitivity and capacity, and has also affected levels of landscape character sensitivity. Levels of capacity are now considered to vary across the CFS0323A Area. As a consequence, Ms Tinkler subdivides the CFS0323A gross area into two subdivisions – “Area 1A”, describing the northern and eastern area of the site (c. 1.75ha) and “Area 1B”, describing the south-western area adjacent to housing estate to west (c. 0.75ha). <a href="#">See Appendix 46 for an illustrative diagram, reproduced from the 2022 LSCA.</a> Ms Tinkler addresses her conclusions on landscape sensitivity and capacity to each subarea separately as described in the table on the following page.</p>
Is the site low, medium or high sensitivity in terms of landscape?	High.	High.	High.	Area 1A: Moderate to High Area 1B: Moderate
Is the site low, medium or high sensitivity in terms of visual amenity?	High	High	High	Area 1A: Moderate to High Area 1B: Moderate to Low
	<p>The LSCA study notes that CFS0953 (and CFS0771) lie within the Malvern Hills AONB, c. 45m from eastern boundary at closest point. Both sites are characterised by locally-distinctive landscape elements and features mostly healthy and in good condition, and make a small but locally-important</p>	<p>The LSCA study notes that CFS0659 makes a locally-important contribution to the AONB’s setting and special qualities and is a good representation of host NCA 106 and mother LCT Enclosed Commons. It is considered to make a highly important contribution to the rural setting and context of southern side of</p>	<p>The LSCA study notes that CFS0771 (and CFS0953) lie within the Malvern Hills AONB, c. 45m from eastern boundary at closest point. Both sites are characterised by locally-distinctive landscape elements and features mostly healthy and in good condition, and make a small but locally-important</p>	<p>With regard to Landscape sensitivity, the land in Area 1A is now more highly valuable and more susceptible to change from residential development than before. This is because a) many of the various landscape / environmental / GI functions that the Area performs are the same but the area available for them is less</p>

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
	<p>contribution to the AONB's special qualities. Both sites are good representations of host NCA 106 and mother LCT Enclosed Commons and provide a key location and highly important function as southern gateway to village.</p> <p>Apart from on the boundaries, there is a limited degree of interinfluence with the settlement and landscapes beyond to the north and east, although both sites are closely-associated with settlement. Apart from at closer quarters, there is a moderate degree of interinfluence / association with local landscapes to south east and south; this diminishes with distance.</p> <p>There is however a very high degree of interinfluence / association with highly valuable and sensitive landscapes to south / south west: Castlemorton Common (SSSI and Open Access Land etc.) is adjacent to CFS0953's southern boundary and very close to CFS0771. There is also a relatively high degree of interinfluence / association with the Malvern Hills to west.</p> <p>Note: For CFS0953, the southern boundary vegetation in particular makes important contribution to rural setting and context of south-eastern side of village. This boundary is also the boundary between Welland and Castlemorton parishes. The parish boundary is characterised by highly distinctive and valuable boundary oak growing out of an old hedge with ancient trackways adjacent (although these features have been eroded / lost in places). The ancient landscapes of Castlemorton Common stretch away to the south west.</p> <p>The LSCA study notes that the visual envelope to north / north east / east of CFS0771 (and CFS0953) is restricted by settlement and dense, mature vegetation, although several residential receptors exist on the boundaries. However, views of both sites open up in an arc from the south east to the south west. There are very high quality panoramic views across Castlemorton Common towards both sites, which are highly visible from many locations. The views from the Common are within the AONB and contain many Very High sensitivity receptors (The Common is also Open Access Land). Approaching from the south in particular, both</p>	<p>village and provides a highly important function as southern gateway to village. Its landscape elements and features are mostly healthy and in good condition. Although there is a limited degree of interinfluence / association with landscapes north of A4104, there is a high degree of interinfluence / association with local landscapes to east which diminishes with distance. There is also a very high degree of interinfluence / association with the highly valuable and sensitive landscapes to south and a relatively high degree of interinfluence / association with Malvern Hills to west.</p> <p>The LSCA study notes that the extensive visual envelope to south east, south and south west has very high quality panoramic views across Castlemorton Common towards the site which is highly visible from many locations. The views from Common (which is also Open Access Land) include many Very High sensitivity receptors. From the south looking north west, the site is in foreground of fine views from Common to Malvern Hills, with majority of settlement well-screened by vegetation - see <a href="#">Appendix 47</a></p>	<p>contribution to the AONB's special qualities. Both sites are good representations of host NCA 106 and mother LCT Enclosed Commons and provide a key location and highly important function as southern gateway to village.</p> <p>Apart from on the boundaries, there is a limited degree of interinfluence with the settlement and landscapes beyond to the north and east, although both sites are closely-associated with settlement. Apart from at closer quarters, there is a moderate degree of interinfluence / association with local landscapes to south east and south; this diminishes with distance.</p> <p>There is however a very high degree of interinfluence / association with highly valuable and sensitive landscapes to south / south west: Castlemorton Common (SSSI and Open Access Land etc.) is adjacent to CFS0953's southern boundary and very close to CFS0771. There is also a relatively high degree of interinfluence / association with the Malvern Hills to west.</p> <p>Note: For CFS0953, the southern boundary vegetation in particular makes important contribution to rural setting and context of south-eastern side of village. This boundary is also the boundary between Welland and Castlemorton parishes. The parish boundary is characterised by highly distinctive and valuable boundary oak growing out of an old hedge with ancient trackways adjacent (although these features have been eroded / lost in places). The ancient landscapes of Castlemorton Common stretch away to the south west.</p> <p>The LSCA study notes that the visual envelope to north / north east / east of CFS0771 (and CFS0953) is restricted by settlement and dense, mature vegetation, although several residential receptors exist on the boundaries. However, views of both sites open up in an arc from the south east to the south west. There are very high quality panoramic views across Castlemorton Common towards both sites, which are highly visible from many locations. The views from the Common are within the AONB and contain many Very High sensitivity receptors (The Common is also Open Access Land). Approaching from the south in particular,</p>	<p>than it was; and b) the landscapes between the Area and the B4208 are very important in defining the rural character and setting of the north-eastern parts of the village; however, the area is relatively narrow, and houses close up to the Area's eastern boundary would significantly urbanise the landscape."</p> <p>However, due to the presence of the new housing estates to the south and west, the character of Area 1B - ie the land east of and adjacent to the new housing estate to the west - is less valuable and susceptible to change.</p> <p>In terms of visual sensitivity, Area 1A is considered more visually valuable / susceptible to change due to the visual functions it performs in views from the Hills, and from visual receptors in relatively close proximity to the north, east and south</p> <p>Area 1B however is now less visually valuable / susceptible to change than previously assessed in 2019 due to the new built form partially screening elevated views from the Malvern Hills.</p>

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	<p>sites' functions / contributions (as a village gateway and to rural context and setting) are visually very clear. Both sites are clearly visible from Black Hill and British Camp to west. At these viewpoints the sites are seen within context of existing built form to north and east, their main function being rural context and setting of village. The sites are also visible from Hills' ridges and summits to the north west; the villagescape 'intervenes' somewhat in views from these locations.</p>		<p>both sites' functions / contributions (as a village gateway and to rural context and setting) are visually very clear. Both sites are clearly visible from Black Hill and British Camp to west. At these viewpoints the sites are seen within context of existing built form to north and east, their main function being rural context and setting of village. The sites are also visible from Hills' ridges and summits to the north west; the villagescape 'intervenes' somewhat in views from these locations.</p>	

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<p><b>Other relevant summary information from the Landscape Sensitivity and Capacity Assessment 2022</b></p>	<p><b>Capacity (for development):</b>  - CFS0771 and CFS0953 developed in combination: “Low to Moderate”  - CFS0953 developed separately: lower end of “Low to Moderate”  - CFS0771 developed separately: higher end of Low to Moderate” as it is considered more closely-associated with the settlement than CFS0953.</p> <p>The conclusion of the 2022 LSCA is that if CFS0771 and CFS0953 were developed - individually or in combination - levels of adverse effects on landscape character, visual and social amenity could potentially be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important.</p> <p>Development on one or both of the sites would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills’ and towards the Malvern Hills from Castlemorton Common (within the AONB), and would adversely affect locally-important views.</p> <p>There could also be significant adverse effects on nationally-designated habitats including Castlemorton Common SSSI.</p> <p><a href="#">Appendix 14</a></p>	<p><b>Capacity (for development): Low</b></p> <p>The 2015 LSCA categorised the level of capacity of Area 3 (LSCA Parcel 19) as Low to Moderate. Since then, the baseline situation has changed, with the creation of the new urban extension at Lawn Farm to the north. The 2022 LSCA considers that CFS0659 is clearly visible from British Camp to west. At this viewpoint, the site appears visually separated from majority of settlement, even including the new urban extension at Lawn Farm, and instead appears as an integral part of the surrounding rural open countryside.</p> <p>The 2019 LSCA concluded, and the 2022 LSCA confirms, that if CFS0659 was developed, the levels of adverse effects on landscape character, visual and social amenity would be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are even more important. Development on CFS0659 would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills’ and towards the Malvern Hills from Castlemorton Common (within the AONB), and would adversely affect many locally-important views. The 2019 LSCA concluded that CFS0659’s level of capacity should be reduced to Low. The 2022 LSCA concludes that the level of capacity should remain Low.</p> <p>The LSCA report is corroborated by comments made by the MHDC Landscape Officer (Christopher Lewis-Farley MLArch, HND Arb) in response to planning application M/22/00608/OUT whereby he notes that the proposal for development is unacceptable for the following reasons:</p>	<p><b>Capacity (for development):</b>  - CFS0771 and CFS0953 developed in combination: “Low to Moderate”  - CFS0953 developed separately: lower end of “Low to Moderate”  - CFS0771 developed separately: higher end of Low to Moderate” as it is considered more closely-associated with the settlement than CFS0953.</p> <p>The conclusion of the 2022 LSCA is that if CFS0771 and CFS0953 were developed - individually or in-combination - levels of adverse effects on landscape character, visual and social amenity could potentially be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important.</p> <p>Development on one or both of the sites would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills’ and towards the Malvern Hills from Castlemorton Common (within the AONB), and would adversely affect locally-important views.</p> <p>There could also be significant adverse effects on nationally-designated habitats including Castlemorton Common SSSI.</p> <p><a href="#">Appendix 14</a></p>	<p><b>Area 1A: Capacity (for development): “Low to Moderate”.</b></p> <p><b>Area 1B: Capacity for development: “Moderate to High”.</b></p> <p>See 2022 LSCA Report pages 19-28 for detail on all the points above. <a href="#">Appendix 14</a></p>



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		<p>- The site adjoins the Malvern Hills AONB on two sides and is part of the setting of the AONB. The proposed development would be clearly visible from the neighbouring AONB and would be to its detriment.</p> <p>- The proposed development would be clearly visible from the surrounding common and roads. The development would be prominent and contrast markedly with its rural surroundings i.e., it would be unacceptably visually intrusive.</p> <p>- The proposed development would be in complete contrast to the surrounding landscape and the landscape of which the site is part, and therefore to their detriment. Notably, he also provides the opinion that mitigation is not possible:</p> <p>- Although the indicative layout shows landscaping to the east and south of the site i.e., providing some separation from the common and scattering of buildings to the east, the open agricultural nature of the site would be lost, and the proposed planting would do little to screen the presence of the proposed buildings, even if they were to become successfully established, which frequently does not occur. The appropriateness of a proposed development in a particular location should be judged without any landscaping that might be proposed. Landscaping should not be used in an attempt to make a proposal acceptable. How well does the development sit within the landscape? This particular proposal does not sit well within its surroundings.</p> <p><a href="#">Appendix 38</a></p>		
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**Would the development of the site cause harm to a designated heritage asset or its setting? Reference source and map and provide a description of the relevant asset.**  
**Directly impact and/or mitigation not possible; Some impact, and/or mitigation possible; Limited or no impact or no requirement for mitigation**

	Map of designated assets – see ParishOnline <a href="https://parishonline.xmap.cloud/maps#map">https://parishonline.xmap.cloud/maps#map</a> Appendix 23			
	The statements below are sourced from the 2022 LSCA ( <a href="#">Appendix 14</a> ) in order to understand the potential impact on the significance of these local assets by development on each site.			
	<p>- the sites lie c. 3km east of the British Camp and Shire Ditch Scheduled Monuments, and c. 2.2km south east of Little Malvern Priory SM. There is a relatively high degree of interinfluence / association with all three. There is more limited interinfluence / association with local Grade II listed buildings, although potential intervisibility exists between the sites and the spire of Church of St James. The Historic landscape character is categorised as 1800 - 1914. There is</p>	<p>- the site is c. 3.2km east of British Camp and Shire Ditch Scheduled Monuments, and c. 2.5km south east of Little Malvern Priory SM and there is a relatively high degree of interinfluence / association with all three.</p> <p>- there is a high degree of interinfluence / association / intervisibility between the site and the Grade II listed Church of St James (c. 360m to north east).</p> <p>- the site has a historic landscape character categorised as 1800 - 1914.</p> <p>- there is evidence of medieval landuse in</p>	<p>- the sites lie c. 3km east of the British Camp and Shire Ditch Scheduled Monuments, and c. 2.2km south east of Little Malvern Priory SM. There is a relatively high degree of interinfluence / association with all three. There is more limited interinfluence / association with local Grade II listed buildings, although potential intervisibility exists between the sites and the spire of Church of St James. The Historic landscape character is categorised as 1800 - 1914. There is</p>	<p>There is a fairly high degree of interinfluence and association between local Scheduled Monuments (Shire Ditch, British Camp and Little Malvern Priory) and CFS0323A.</p> <p>There is also interinfluence between CFS0323A and the Grade I listed Church of St Giles / Grade II* Little Malvern Court, both associated with Little Malvern Priory.</p> <p>Relatively small interinfluence / association between CFS0323A and local Grade II listed</p>

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
	<p>evidence of medieval landuse in the locality. Both sites have strong association with ancient landscapes to south and west.</p>	<p>locality and the site has strong association with ancient landscapes to south and west.</p> <p>Additionally, MHDC Landscape Officer (Christopher Lewis-Farley MArch, HND Arb) in response to planning application M/22/00608/OUT regarding the capacity for mitigation may be limited (the reference is in the context of landscape but could reasonably be applied to historic assets.</p> <p><a href="#">Appendix 38</a></p>	<p>evidence of medieval landuse in the locality. Both sites have strong association with ancient landscapes to south and west.</p>	<p>buildings, including Church of St James, and Woodside Farmhouse</p>

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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<b>Would the development of the site cause harm to a non-designated heritage asset or its setting? Reference source and map and provide a description of the relevant asset.</b> <b>Directly impact and/or mitigation not possible; Some impact, and/or mitigation possible; Limited or no impact or no requirement for mitigation</b>				
	<p>MHDC Archaeological Officer comments on a nearby site (CFS0659) M/22/00608/OUT may be relevant given the 2022 LSCA conclusions about the interinfluence and highly sensitive viewpoints between CFS0771 and CFS0953 and Castlemorton Common. The MHDC officer notes that:</p> <ul style="list-style-type: none"> <li>- CFS0659 is to the north of a possible moated Medieval site (WSM07667) and is within a land parcel known to contain a Palaeolithic potential (WSM56936).</li> <li>- Historic mapping shows that the site boundary has remained unchanged since the First Edition OS map, a small alteration in the north west of the site where a small complex of buildings has been added is the only addition within the land parcel since 1886. LiDAR data shows a possible feature of interest.</li> <li>- The site has been subject to a geophysical survey which concludes that undetermined features have been identified. It is likely that Prehistoric evidence could survive within the site.</li> <li>- The LiDAR data, combined with site images and evidence on the HER raises the site potential to contain Medieval occupation evidence on a slight elevated platform.</li> <li>- An Iron Age occupation site lies approx.600m to the north of CFS0659.</li> <li>- given the scale of the development, and the anticipated archaeological potential, the likely impact on the historic environment caused by this development may be offset by the implementation of a conditional programme of archaeological works. <a href="#">Appendix 39</a></li> </ul> <p>The 2018 - 2020 SWDPR also noted "medieval potential" for the site. <a href="#">Appendix 19</a></p> <p>Assessments of the contribution of older non-designated properties to the character of the village is sparse in planning application documents available for this and other sites close by. However, this may be a consideration, given the proposal by the landowner (March 2022) to potentially demolish such a building to provide access to the site should such older properties be considered an asset towards the character of the village or setting of the AONB/landscape/other designated or non-designated heritage assets.</p>	<p>Yes. See LSCA comments above. Also ref MHDC Landscape Officer (Christopher Lewis-Farley MLArch, HND Arb) in response to planning application M/22/00608/OUT regarding capacity for mitigation. <a href="#">Appendix 38</a></p> <p>Also the following statements are sourced from the MHDC Conservation officer response to M/22/00609/OUT:</p> <ul style="list-style-type: none"> <li>- <i>The proposed development site is located alongside Castlemorton Common, an historic, largely unenclosed land that has changed little since medieval times.</i></li> <li>- <i>There are a number of structures within close proximity to the proposed development site that are visible on the first edition OS map (1843-93) and from initial investigations appear to be largely unchanged in plan form. Two in particular may warrant further investigation as to whether or not they are to be considered as non-designated heritage assets (NDHAs): Learpool Farm Barns and The Firs, though there may be more.</i></li> <li>- <i>The buildings in close proximity to the site are of historic value and likely architectural value too, they may also be of local value. The historic landscape of Castlemorton Common is of historic, communal and local value.</i></li> <li>- <i>The significance of the buildings and landscape are partly derived from the rural, open character of their settings. The change to this setting to a relatively dense development would be detrimental to both the nearby buildings (NDHAs) and the historic landscape of the Castlemorton Common, thereby neither conserving nor enhancing their setting. Built form to the east of the Gloucester Road is dispersed and predominantly linear. The proposal is not and is more akin to a modern suburban cul-de-sac development which would be inappropriate in this location.</i></li> <li>- <i>Overall, development in this location would be considered to cause harm to the setting of the historic common land and also the setting of potential NDHAs. It is consequently not supportable from a built heritage perspective.</i> <a href="#">Appendix 39</a></li> </ul> <p>Also, the MHDC Archaeological Officer comments on M/22/00608/OUT state:</p>	<p>MHDC Archaeological Officer comments on a nearby site (CFS0659) M/22/00608/OUT may be relevant given the 2022 LSCA conclusions about the interinfluence and highly sensitive viewpoints between CFS0771 and CFS0953 and Castlemorton Common. The MHDC officer notes that:</p> <p>the MHDC Archaeological Officer comments on M/22/00608/OUT state:</p> <ul style="list-style-type: none"> <li>- <i>CFS0659 is to the north of a possible moated Medieval site (WSM07667) and is within a land parcel known to contain a Palaeolithic potential (WSM56936).</i></li> <li>- <i>Historic mapping shows that the site boundary has remained unchanged since the First Edition OS map, a small alteration in the north west of the site where a small complex of buildings has been added is the only addition within the land parcel since 1886. LiDAR data shows a possible feature of interest.</i></li> <li>- <i>The site has been subject to a geophysical survey which concludes that undetermined features have been identified. It is likely that Prehistoric evidence could survive within the site.</i></li> <li>- <i>The LiDAR data, combined with site images and evidence on the HER raises the site potential to contain Medieval occupation evidence on a slight elevated platform.</i></li> <li>- <i>An Iron Age occupation site lies approx.600m to the north of CFS0659.</i></li> <li>- <i>given the scale of the development, and the anticipated archaeological potential, the likely impact on the historic environment caused by this development may be offset by the implementation of a conditional programme of archaeological works.</i> <a href="#">Appendix 39</a></li> </ul> <p>The 2018 - 2020 SWDPR also noted "medieval potential" for the site. <a href="#">Appendix 19</a></p> <p>As is normal in these circumstances development would be subject to archaeological monitoring</p>	<p>The 2022 LSCA (<a href="#">Appendix 14</a>) also refers to archaeological officer reports of potential ridge and furrow and medieval agricultural activity in the environs of CFS0323A.</p> <p>The District Council Archaeological Officer comments for a planning application on land to the north of CFS0323A (M/22/00185/FUL) identified that, as an Iron Age pottery production area has been identified nearby which would have been likely to be adjacent to an occupation area (but which itself has not yet been identified), it is feasible that there may be heritage assets of known archaeological significance although there has not yet been any evidence identified. As is normal in these circumstances development would be subject to archaeological monitoring</p>

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
	<p>As is normal in these circumstances development would be subject to archaeological monitoring</p>	<p>- CFS0659 is to the north of a possible moated Medieval site (WSM07667) and is within a land parcel known to contain a Palaeolithic potential (WSM56936).</p> <p>- Historic mapping shows that the site boundary has remained unchanged since the First Edition OS map, a small alteration in the north west of the site where a small complex of buildings has been added is the only addition within the land parcel since 1886. LiDAR data shows a possible feature of interest.</p> <p>- The site has been subject to a geophysical survey which concludes that undetermined features have been identified. It is likely that Prehistoric evidence could survive within the site.</p> <p>- The LiDAR data, combined with site images and evidence on the HER raises the site potential to contain Medieval occupation evidence on a slight elevated platform.</p> <p>- An Iron Age occupation site lies approx. 600m to the north of CFS0659.</p> <p>- given the scale of the development, and the anticipated archaeological potential, the likely impact on the historic environment caused by this development may be offset by the implementation of a conditional programme of archaeological works. <a href="#">Appendix 39</a></p> <p>Also Ref 2022 LSCA and 2015 LAR <a href="#">Appendices 15 &amp; 16</a></p> <p>As is normal in these circumstances development would be subject to archaeological monitoring</p>		



	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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**Planning policy constraints**

<b>Is the site in the Green Belt?</b>				
No				
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Please provide details.</b>				
No				
<b>Are there any other relevant planning policies relating to the site? Please provide details.</b>	<p style="text-align: center;">SWDP2aiii. Safeguard and (wherever possible) enhance the open countryside.</p> <p style="text-align: center;">In relation to development affecting AONBs NPPF 176 states “: The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”</p> <p style="text-align: center;">SWDP23 - Malvern Hills AONB Management Plan and associated guidance, including the Position Statement on Development in the Setting of the AONB, AONB guidance on respecting landscape in Views, and the AONB Design Guide are material considerations</p> <p style="text-align: center;">Emerging Policy SWDP25 and guidance contained in the County Landscape Character Assessment and the NPPF (in particular paragraphs 7, 17, 58, 61 and Chapter 11).</p> <p style="text-align: center;">The impact on the significance of heritage assets as provided in SWDP6 and SWDP24 are also relevant.</p>			
	<p>Para 177 of the NPPF also applies to this site: “permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.</p>		<p>Para 177 of the NPPF also applies to this site: “permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.</p>	<p>Para 177 of th NPPF also applies to this site: “permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.</p>
<b>Is the site <span style="color: red;">Greenfield</span>, <span style="color: orange;">A mix of greenfield and previously developed land</span>, <span style="color: green;">Previously developed land</span>?</b>				
Greenfield				

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
<p><b>Is the site within, adjacent to or outside the existing built up area? Reference to map.</b></p> <p><b>Within the existing built up area (infill)</b></p> <p><b>Adjacent to and connected to the existing built up area</b></p> <p><b>Outside and not connected to the existing built up area?</b></p>	<p>The site is adjacent to and connected to the existing built up area however, the 2018 - 2020 SWDPR for the SWDPR reported that the site “would see development expanding into the south west of the area and is not in keeping with the current built form”. Further, it considered the site to be poorly related to the village – “Development pattern would relate poorly to immediate surroundings. Within the AONB and immediately neighbours Castlemorton Common”</p> <p>Refs: Parish Online <a href="#">Appendix 01</a>, <a href="#">Appendix 19</a></p>	<p>The site is outside and not connected to the existing built up area. The 2018 - 2020 SWDPR for the SWDPR dismissed the site as being poorly related to the village. It immediately neighbours the AONB and Castlemorton Common and the development pattern would relate poorly to immediate surroundings and distant views. The site would see development expanding into the south east of the area and is not in keeping with the current built form.</p> <p>The MHDC Landscape Officer, in response to planning application M/22/00608/OUT, noted that the proposed development at CFS0659 would contrast markedly to the existing village settlement pattern. “The site is surrounded by open countryside or scattered individual dwellings only. What is proposed is a closely packed series of suburban style cul-de-sacs. This would not be considered acceptable.”</p> <p>Refs: Parish Online <a href="#">Appendix 01</a>, <a href="#">Appendix 38</a></p>	<p>The site is adjacent to and connected to the existing built up area however, the 2018 - 2020 SWDPR for the SWDPR reported that the site “would see development expanding into the south west of the area and is not in keeping with the current built form”. Further, it considered the site to be poorly related to the village – “Development pattern would relate poorly to immediate surroundings. Within the AONB and immediately neighbours Castlemorton Common”</p> <p>Refs: Parish Online <a href="#">Appendix 01</a>, <a href="#">Appendix 19</a></p>	<p>Adjacent to and connected to the existing built up area</p> <p>Refs: Parish Online <a href="#">Appendix 01</a></p>
<p><b>Is the site within, adjacent to or outside the existing settlement/development boundary (if one exists)?</b> <b>Within the existing settlement/development boundary, Adjacent to and connected to the existing settlement/development boundary, Outside and not connected to the existing settlement/development boundary?</b></p>				
<p><b>Reference to map</b></p>	<p>Adjacent to and connected to the existing (and proposed SWDPR and Reg 15 WNP) settlement/development boundary</p> <p><a href="#">Appendix 18</a></p>	<p>The site is outwith and not connected to the existing Development Boundary. It is outwith and not connected to the proposed development boundary in the SWDPR preferred options draft plan. It is outside and not connected to the proposed Welland Neighbourhood Plan settlement/development boundary.</p> <p><a href="#">Appendix 18</a></p>	<p>Adjacent to and connected to the existing (and proposed) settlement/development boundary</p> <p><a href="#">Appendix 18</a></p>	<p>The site is outwith and not connected to the existing Development Boundary. The southern boundary would adjoin the proposed development boundary in the SWDPR preferred options draft plan.</p> <p>If the development boundary amendments as proposed in the Reg 15 Submission Draft of the Welland Neighbourhood Plan are accepted as part of the NP examination, then it would be adjacent to and connected to the existing settlement/development boundary</p> <p><a href="#">Appendix 18</a></p>
<p><b>Would development of the site result in neighbouring settlements merging into one another? Please provide details/explanation.</b></p>				
<p style="text-align: center;">No <a href="#">Appendix 01</a></p>				
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement? Please provide details/explanation.</b></p>	<p>Yes. Welland is a rural village in the AONB. As such its character is dependent on the perception of its size and situation in the surrounding countryside and landscape. The 2022 LSCA concludes that development of CFS0771 and/or CFS0953 would negatively impact the perceived southern gateway to the village. <a href="#">Appendix 14</a></p> <p>Given comments made by the landowner for CFS0953 in correspondence in March 2022, it seems apparent that the assumption is for</p>	<p>Yes</p> <p>In landscape terms development here would substantially extend the built form into the open countryside on a prominent location locally. Yes. Welland is a rural village in the AONB. As such its character is dependent on the perception of its size and situation in the surrounding countryside and landscape. Development of CFS0659, particularly at the scale as proposed in M/22/00608/OUT, would have a significant negative impact on the character of the village. See comments</p>	<p>Yes. Welland is a rural village in the AONB. As such its character is dependent on the perception of its size and situation in the surrounding countryside and landscape. The 2022 LSCA concludes that development of CFS0771 and/or CFS0953 would negatively impact the perceived southern gateway to the village. <a href="#">Appendix 14</a></p>	<p>Yes – if CFS0323A as a whole is developed. Welland is a rural village in the AONB. As such its character is dependent on the perception of its size and situation in the surrounding countryside and landscape. Major development on the whole of the CFS0323A area would introduce significant numbers of dwellings into more sensitive (visually and with regard to character) landscape and would negatively affect the perception and significance of the setting of the village as well as its size. Further, it would</p>

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
	<p>development of BOTH CFS0953 and CFS0771 <i>“In terms of access [for development on CFS0953], due to a property being built on the original planned access, we would either demolish Boundary Cottage (within our ownership) to create an access, or access via the neighbouring land (CFS 0771) which we assume would be allocated either prior to, or in conjunction with, our land (CFS 0953).”</i> Development of both sites (covering c. 2.2ha) would definitively introduce a significant scale of development with its attendant impacts (similar to those raised for M/22/00608/OUT) – see site assessment for CFS0659.</p> <p>Specific additional considerations are the impact on tranquillity (light and noise) of major development within the AONB.</p>	<p>previously noted from 2022 LSCA report for the WNDP, and the MHDC Conservation Officer, and Landscape Officers reports and also MH AONB Partnership objection ref M/22/00608/OUT.</p> <p>The size and quantum of the site would fail to maintain the overall pastoral land use or retain the integrity of the dispersed pattern of settlement of the Eastern side of Gloucester Road and would extend the village envelope further South to the extent that it would be visually harmful to Welland. It thus fails to accord with the emerging Policy SWDP25 and guidance contained in the County Landscape Character Assessment and the NPPF (in particular paragraphs 7, 17, 58, 61 and Chapter 11).</p> <p>Specific additional considerations are the impact on tranquillity (light and noise) immediately adjacent to the AONB. <a href="#">Appendices 14, 38, 39, 40</a></p>	<p>Given comments made by the landowner for CFS0953 in correspondence in March 2022, it seems apparent that the assumption is for development of BOTH CFS0953 and CFS0771 <i>“In terms of access [for development on CFS0953], due to a property being built on the original planned access, we would either demolish Boundary Cottage (within our ownership) to create an access, or access via the neighbouring land (CFS 0771) which we assume would be allocated either prior to, or in conjunction with, our land (CFS 0953).”</i> Development of both sites (covering c. 2.2ha) would definitively introduce a significant scale of development with its attendant impacts (similar to those raised for M/22/00608/OUT) – see site assessment for CFS0659.</p> <p>Specific additional considerations are the impact on tranquillity (light and noise) of major development within the AONB.</p>	<p>negatively impact tranquillity (light and noise) and therefore this important character and feature of the AONB.</p> <p>Area 1A in particular provides an important role in defining the rural character and setting of the north-eastern parts of the village (as assessed in the 2022 LSCA). Specifically, it is the remaining portion of the CFS0323A area that fulfils the role of a green gap [when viewed from the hills] in between the densely-settled parts of the village, which if filled with built form would lose its function, including a similar function at night, by preventing coalescence of lighting.</p> <p>However, as concluded in the 2022 LSCA report (<a href="#">Appendix 14</a>), more modest development, constrained within Area 1B alone would provide a more sustainable level of development in an area that is more screened from views and therefore has a more limited impact on the overall impression of the size of the settlement from distance and closer views and on some of the special qualities of the AONB and therefore also on the character of the village.</p>

	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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### Assessment of Availability

<p><b>Is the site available for development?</b></p> <p><b>Provide details of confirmation.</b></p>	<p>Yes. Landowner confirmed this in correspondence received March 2022. <a href="#">Appendix 20 Landowners Enquiries</a></p>	<p>Yes. And is subject to a current live planning application M/22/00608/OUT. The availability of the site was also confirmed by the promoter in March 2022 in writing. <a href="#">Appendix 20 Landowners Enquiries</a></p>	<p>Unknown. CFS0771 was submitted in the SWDPR Call for Sites on behalf of a Trust. Subsequent attempts to contact the Trustees, including in March 2022 have not solicited a reply. However, the landowner for CFS0953 responded in March 2022 with the following: "In terms of access [for development on CFS0953], due to a property being built on the original planned access, we would either demolish Boundary Cottage (within our ownership) to create an access, or access via the neighbouring land (CFS 0771) which we assume would be allocated either prior to, or in conjunction with, our land (CFS 0953)." This comment suggests there is an assumption that both CFS0771 and CFS0953 would both be developed (i.e. not one or the other). It is ambiguous as to whether CFS0771 is in the same ownership as CFS0953. It is possible it is not. <a href="#">Appendix 20 Landowners Enquiries</a></p>	<p>Yes. Confirmed by the promoter in March 2022 in writing with a plan showing the area available to be included in the NP: <a href="#">Appendix 20 Landowners Enquiries Note</a></p> <ul style="list-style-type: none"> <li>- this area is a subset of the CFS0323A gross area.</li> <li>- it does not match the area defined in the 2022 LSCA Area 1B and some features intrude into Area1A of that study</li> <li>- the availability of this subsection of CFS0323A was further confirmed verbally in a meeting in July 2022</li> </ul>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p>	<p>2018 - 2020 SWDPR suggests there are two owners but in the same family. See also previous comments – Kayone is owned by another party and no longer available to provide access to CFS0953. Boundary Cottage could be demolished or part demolished to provide access. Landowner also suggests access could be gained via CF0771 if that site is also developed (but this would require widening of the existing narrow farm track access). However, it should be noted that no landowner response was received from enquiries during 2022 to confirm CFS0771 was still available for development.</p> <p>The 2022 LSCA for the Welland NP noted that the hedge separating CFS0771 and CFS0953 appears to have been lost. It is unknown if this indicates that CFS0771 and CFS0953 are both owned by the same landowner or whether multiple ownerships or other arrangement exists. <a href="#">Appendices 14, 20</a></p>	<p>Unknown NB The promoter for M/22/00608/OUT has previously stated (March 2022) in correspondence that "the owners of the [CFS0659] site are also the owners of site CFS 0323. The landowner of CFS0659 has a Section 31 applied on the site.<sup>4</sup></p>	<p>Unknown. CFS0771 was submitted in the SWDPR Call for Sites on behalf of a Trust. The 2018 - 2020 SWDPR suggests there is "multiple ownership".</p> <p>The 2022 LSCA for the Welland NP noted that the hedge separating CFS0771 and CFS0953 appears to have been lost. It is unknown if this indicates that CFS0771 and CFS0953 are both owned by the same landowner or whether multiple ownerships or other arrangement exists.</p> <p>As noted above, correspondence by the landowner for CFS0953 in March 2022 suggests there is some form of relationship between the sites - CFS0771 and CFS0953 – but it is not certain whether there is a single landowner or multiple landowners. The original planned access to CFS0953 however does now have a property (Kayone) on it and be in the ownership of a third (unrelated) party <a href="#">Appendices 14, 20</a></p>	<p>Discussion with the agent of the landowner as part of the Reg 14 consultation and subsequently have confirmed ownership constraints on the availability of the whole site for development.</p> <p>We are assured that the 1.7 ha land comprising area 1B and the land to the east is available for development and is in common ownership with the holder of the access land</p>
<p>The presence of major utilities routes on the site indicates the likelihood of significant wayleave agreements associated with those services.</p>				
<p><b>Is there a known time frame for availability?</b></p>	<p>0-5 years</p>	<p>0-5 years</p>	<p>Unknown. No recent landowner contact.</p>	<p>0-5 years</p>

<sup>4</sup> Section 31. Section 31(6) of the Highways Act 1980 enables landowners to further protect themselves by depositing with the County Council a map showing the extent of their land, and a statement indicating the public rights of way that they recognise over it (if any).



	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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**Viability**

Indicators of Viability	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</b></p> <p><b>What evidence is available to support this judgement?</b></p>	<p>None known.</p>	<p>WCC Highways in their response to M/22/00608/OUT highlighted potential significant problems, and therefore significant mitigation and costs associated with the provision of appropriate, safe road and other access arrangements. For example, all costs associated with drafting, processing, and implementing Traffic Regulation Orders necessary to support the development proposals must be covered in full by the Applicant and secured through an appropriate legal agreement. WCC also noted that there is a BT cable or similar crossing the application site and proposed accesses. If the Applicant was to offer the internal roads for adoption, then suitable height clearance would be required where they cross the carriageway, or the cables must be diverted and/or buried. Access to underground cables also needs to be maintained and the supply to other existing properties protected.</p>	<p>None known.</p>	<p>No. Two adjacent plots have been successfully developed, albeit with significant attenuation works.</p>

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**Conclusions**

<p><b>Summary of key development constraints affecting the site</b></p>	<p>Outside but adjacent to the existing (and proposed) development boundary. It is adjacent to and connected to the existing built up area however development would not be in keeping with the current built form and would “relate poorly” to immediate surroundings.</p> <p>The site is within the Malvern Hills AONB; there are identified potential harms to the special qualities of the AONB.</p> <p>The site is adjacent to one SSSI and close to a second. Site lies within the SSSI Impact Zone for both. PHI sites and wildlife corridors within and adjacent to site 2 LWSs and one POS immediately adjacent to the site Known Veteran/ancient trees in close vicinity and potentially also further significant/veteran/ancient trees immediately adjacent to site Within AONB Nature Recovery Area Adjacent to listed geological site</p> <p>Flood risk to westernmost parcel and some of the south east and eastern edges of the site.</p> <p>Landscape Sensitivity assessed as High. Visual Sensitivity assessed as High Capacity for Development assessed as “lower end of low to moderate”.</p> <p>Potential harm to the significance of designated and non designated heritage assets Potential harm to the rural character of the village, particularly the perceived southern gateway to the village.</p> <p>A sewer crosses the site. Potential wayleave agreements may be associated with the site. It is not certain that appropriate access can be provided (even with co-development of CFS0771).</p> <p>Potential multiple ownership of the land</p>	<p>The site is outside and not connected to the existing nor the proposed development boundary</p> <p>The site is not connected to the existing built up area and development of the site would relate poorly to the immediate surroundings, not in keeping with the current built form/settlement pattern.</p> <p>The site is adjacent to the Malvern Hills AONB and therefore in its setting. there are identified potential harms to the special qualities of the AONB.</p> <p>Two SSSIs are close by and the site lies within the SSSI Impact Zone for both. PHI sites and wildlife corridors adjacent to site or integral to the boundaries of the site. One LWS immediately adjacent to the site, with others close by. Site is adjacent to POS. Potential for significant/veteran/ancient trees on southern boundary and in adjacent orchard. Within AONB Nature Recovery Area</p> <p>Flood risk to central, southern and eastern parcels.</p> <p>Landscape Sensitivity assessed as High. Visual Sensitivity assessed as High Capacity for Development assessed as Low.</p> <p>Potential harm to the significance of designated and non designated heritage assets and to the rural character of the village. Development would provide a hard and urbanising impact on the landscape and on the rural character of the village and on both public and private views. The MHDC Tree and Landscape Officer in his response to M/22/00608/OUT indicates concerns that the potential harms will not be able to be mitigated.</p> <p>A sewer crosses the site. An overhead electricity cable and telecoms cross the site. Potential wayleave agreements may be associated with the site.</p>	<p>The site is adjacent to and connected to the existing and proposed development boundary .</p> <p>It is adjacent to and connected to the existing built up area however development would not be in keeping with the current built form and would “relate poorly” to immediate surroundings.</p> <p>Within the Malvern Hills AONB; there are identified potential harms to the special qualities of the AONB.</p> <p>Two SSSIs are close by and the site lies within the SSSI Impact Zone for both. PHI sites and potentially important wildlife corridors adjacent to site or integral to the boundaries of the site. Potential for significant/veteran/ancient trees in boundary and in nearby PHI woodland and orchard. Within AONB Nature Recovery Area Within 100m of a listed geological site</p> <p>Small surface water flood risk to westernmost parcel of site, especially the northwestern corner.</p> <p>Landscape Sensitivity assessed as High. Visual Sensitivity assessed as High Capacity for Development assessed as “higher end of low to moderate”.</p> <p>Potential harm to the significance of designated and non designated heritage assets. Potential harm to the rural character of the village, particularly the perceived southern gateway to the village.</p> <p>A sewer crosses the site Potential wayleave agreements may be associated with the site. It is not certain that appropriate access can be provided.</p> <p>Potential multiple ownership of the land It is not certain that the site is available for development</p>	<p><i>Note: For the purposes of this analysis, CFS0323A is considered as a whole but with the constraints of Area 1A and 1B (as defined in the 2022 LSCA Appendix 14 and in the diagram in Appendix 46).</i></p> <p>Neither 1A nor 1B are currently within the existing development boundary. Only 1B would adjoin and be connected to the proposed development boundary in the emerging SWDPR and Reg 15 Neighbourhood Plan if accepted.</p> <p>Area 1A is not connected to nor adjacent to the existing built up area. (Area 1B is adjacent to and connected to the existing built up area.)</p> <p>The whole of CFS0323A is within the Malvern Hills AONB; there are identified potential harms to the special qualities of the AONB but these are higher for Area 1A, and less able to mitigated, than for Area 1B.</p> <p>Two SSSIs are close by and the whole site lies within the SSSI Impact Zone for both. PHI site lies within 1A and potentially important wildlife corridors adjacent to or integral to the boundaries of 1A Potentially important wildlife corridors adjacent to or integral to the boundaries of 1B. CFS0323A is adjacent to a recreational ground which is a proposed LGS in the Neighbourhood Plan. Potential for significant/veteran/ancient trees in PHI in northern parcel of 1A. CFS323A is within AONB Nature Recovery Area</p> <p>An area to the northwest and north of Area 1A is assessed as either Flood Zone 2 or 3. Some surface water flood risk to north and north east parcel of 1A. Some surface water flood risk to south east area of CFS0323A, within 1A but adjacent to 1B. Potential access route would need to address surface water flood risk.</p> <p><b>Area “1A”:</b> Landscape Sensitivity assessed as Moderate to High; Visual Sensitivity assessed as Moderate to High; Capacity for Development assessed as Low to Moderate. <b>Area “1B”:</b> Landscape Sensitivity assessed as Moderate; Visual Sensitivity assessed as</p>
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	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
		It is not certain that safe and acceptable highway access can be provided Any highways/access solutions may incur abnormal costs		Moderate to Low; Capacity for Development assessed as Moderate to High.  Potential harm to the significance of designated and non designated heritage assets. Development of Area 1A would adversely impact the rural character and setting of the north-eastern parts of the village.  Both 1A and 1B are within 250m of a historic landfill site and therefore there is an assessment of "moderate" risk potential of contamination. A sewer crosses the site Potential wayleave agreements may be associated with the site.  Potential multiple ownership of the land, particularly Area 1A.
<b>What is the estimated development capacity of the site? Note: Capacity has been calculated directly from the gross area of the site, less physical constraints, less prescribed GI% at the target housing density of 20 dwellings per hectare.</b>	c. 13 dwellings based upon the site area of 1.1 ha less 40% GI at a density of 20 dwellings per hectare.  NOTE: a potential complication is introduced by landowner comments regarding CFS0953. He stated in March 2022 that he assumed [CFS0771] would <i>"be allocated either prior to, or in conjunction with, our land (CFS 0953)."</i> If there is some conditionality between the sites due to landownership considerations (see later notes) then this site assessment should also potentially consider the issues that could arise from the scale and impact of development should both sites be developed  <a href="#">Appendices 19, 20</a>	c. 40 dwellings based upon the site area of 3.34ha less 40% GI at a density of 20 dwellings per hectare.	c. 15 dwellings based upon the site area of 0.99 ha less 20% GI at a density of 20 dwellings per hectare.  However, additional land would be required to provide an access to Gloucester Road. This would result in the site being over 1ha. This would therefore suggest the site would accommodate c. 11 dwellings if a condition of 40% GI is applied, retaining a density of 20dph  Note: the 2018 - 2020 SWDPR identified the watercourse (Welland Brook) along the NW boundary and questioned if 20% GI and buffering would be sufficient. Precautionary approach would therefore suggest 40% GI and buffering could therefore be more appropriate. NOTE: a potential complication is introduced by landowner comments regarding CFS0953. He stated in March 2022 that he assumed [CFS0771] would <i>"be allocated either prior to, or in conjunction with, our land (CFS 0953)."</i> If there is some conditionality between the sites due to landownership considerations (see later notes) then this site assessment should also potentially consider the issues that could arise from the scale and cumulative impact of development should both sites be developed.  <a href="#">Appendices 19, 20</a>	<u>Area "1A"</u> c. 20 dwellings based upon the site area of 1.7ha less 40% GI at a density of 20dph.  <u>Area "1B"</u> c. 13 dwellings based upon the site area of 0.8 ha less 20% GI at a density of 20 dph
<b>What is the likely timeframe for development?</b>	0-5 years	0-5 years	Unknown	0-5 years

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(0-5 / 6-10 / 11-15 / 15+ years)				
Other key information	None			
<b>Overall rating: The site is suitable, available and achievable, The site is potentially suitable, available and achievable; The site is not currently suitable, available and achievable</b>				
Overall rating (Red/Amber/Green)	The site is not currently suitable, available and achievable	The site is not currently suitable, available and achievable	The site is not currently suitable, available and achievable	The CFS0323A site as a whole is not suitable, available and achievable.  The sub-area of the site – Area 1A – is not suitable, available and achievable.  A sub area of the site – Area 1B - is potentially suitable, available and achievable.
Summary of justification for rating	<p>Development of CFS0953 would</p> <ul style="list-style-type: none"> <li>- have significant adverse impacts on special qualities of the Malvern Hills AONB including highly sensitive viewpoints.</li> <li>- negatively impact the size, character and setting of the village</li> <li>- negatively impact local landscape</li> <li>- negatively impact the significance and appreciation of historical assets</li> <li>- is likely to adversely impact valuable wildlife sites and habitats and connectivity between local designated and priority habitats and thereby also biodiversity.</li> </ul> <p>Also</p> <ul style="list-style-type: none"> <li>- There is insufficient certainty on the ability to provide adequate access.</li> <li>- Development of the site would expand housing into the south west of the area and would not be in keeping with the current built form and relate poorly to immediate surroundings.</li> </ul> <p>Note - These negative impacts will apply if site CFS0953 alone is developed, but will be compounded if the site is developed alongside and dependent upon development of CFS0771 as well.</p>	<p>Development of any part of CFS0659 would</p> <ul style="list-style-type: none"> <li>- have significant adverse impacts on the Malvern Hills AONB,</li> <li>- negatively impact the size, character and setting of the village,</li> <li>- negatively impact the local landscape</li> <li>- negatively impact the significance and appreciation of historical assets</li> <li>- adversely impact biodiversity and habitat assets and connectivity to local designated protected sites</li> <li>- be unsustainable when considered against flood and other risks such as traffic safety.</li> </ul> <p>Numerous relevant specialists concur that the site is not suitable for development for these same reasons and that for many of the issues – such as the intervisibility with the AONB and heritage assets and impacts on designated habitats/landscape - no viable mitigation would be possible. These specialists include the author of the WNDP's 2022 LSCA, and (responding to M/22/00609/OUT) WCC Highways, MHDC Landscape and Conservation Officers, the Malvern Hills Trust, Malvern Hills AONB Unit and Worcestershire Wildlife Trust.</p> <p>Further, significant and specific concerns have been raised by these specialists and others that will require further investigation and/or significant investment or contributions to mitigate risk and make development viable and sustainable. These include WCC Highways, the MHDC Archaeological Officer, Community Services, NHS Hereford and Worcester CCG, Worcestershire Children's Services, Severn Trent and S.W.Land Drainage Partnership.</p>	<p>Development of CFS0771 would :</p> <ul style="list-style-type: none"> <li>- have significant adverse impacts on special qualities of the Malvern Hills AONB including highly sensitive viewpoints.</li> <li>- negatively impact the size, character and setting of the village</li> <li>- negatively impact the local landscape</li> <li>- negatively impact the significance and appreciation of historical assets</li> <li>- adversely impact connectivity between local designated and priority habitats and thereby also biodiversity.</li> <li>- expand housing into the south west of the area which would not be in keeping with the current built form</li> <li>- relate poorly to immediate surroundings.</li> </ul> <p>These negative impacts will apply if site CFS0771 alone is developed, but will be compounded if the site is developed alongside and dependent upon development of CFS0953 as well.</p> <p>There is insufficient certainty on the availability of the site or the ability to provide adequate access.</p>	<p>Whole of CFS 0323A</p> <p>Development of the CFS0323A site as a whole, including a consideration of the scale/numbers of dwellings that that site could potentially deliver, is not sustainable in terms of its impact on the size and character of the village, the impact on the tranquillity and other special qualities of the AONB and the impact on landscape character. Further, development constraints such as some areas of the site being in flood zone 2/3 and biodiversity/habitat considerations remove some of the site from consideration.</p> <p>Landscape and Visual Sensitivity Assessments, and identified adverse impacts of larger development on the size and character of the settlement, flood risk, and habitat/biodiversity considerations mean that development of the whole of the site identified in CFS0323A would be inappropriate..</p> <p>Development of Area 1A</p> <p>Development of any part of Area 1A (as identified in the 2022 LSCA Report) within site CFS0323A, would have significant adverse impacts on</p> <ul style="list-style-type: none"> <li>- the AONB and its special qualities,</li> <li>- the perceived size and character of the village and its relationship with the open countryside,</li> <li>- the landscape,</li> <li>- the significance and appreciation of historical assets,</li> <li>- biodiversity and habitat assets and connectivity to local designated protected sites</li> </ul>



	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
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				<p>It would also be unsustainable when considered against flood and other risks. Development of any part of Area 1A is therefore not considered appropriate although it has potential value as an allocation – in part or as a whole - as green infrastructure to protect and enhance both landscape and ecological assets, including the AONB and its special qualities, biodiversity and wildlife habitat connectivity, and for the benefit of the local community.</p> <p>Development of Area 1B</p> <p>The site has the capacity to meet the local housing need and, importantly, is in a location that has lower visual and landscape sensitivity (than other sites available and assessed as part of the Neighbourhood Plan process, whether within or outside the AONB) and was assessed as having a “moderate to high” capacity for development.</p> <p>The site provides opportunities, in conjunction with an allocation of the adjacent Area 1A (in part or as a whole) as green infrastructure, to protect and enhance landscape and ecological capital, to the benefit of future residents and the whole community.</p> <p>Development of Area 1B would also be adjacent to and connected to the existing built up area and consistent with the draft WNP objectives and policies for focusing development close to the village amenities of the school, hall, church, cafe and recreation grounds, all of which are within a very short walking distance; this proximity would support community cohesion and minimise car use. It would have accessible and secure access to and from the site by active modes of travel and the location is convenient for connection with and will support the sustainability of public transport.</p> <p>The site has few physical constraints to development. It is considered that landscape</p>
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	CFS 0953/ Land Behind Boundary Cottage	CFS 0659 / Land to Rear of Chase Cottage	CFS 0771/ Land to Rear of The Laurels	CFS 0323A / Land North of Cornfield Close
				<p>and ecological concerns would be able to be mitigated with care and good design, and if associated with a part or whole allocation of the adjacent land in Area 1A as green infrastructure. Likewise, the minor surface water flood risk and biodiversity/habitat considerations associated with the proposed access road into the site is considered feasible to be overcome through careful design and use of green infrastructure.</p> <p>The significance of the AONB designation is recognised and in landscape, ecology, heritage and housing need terms, the site should therefore be proposed:</p> <ul style="list-style-type: none"> <li>a) On the same terms as a rural exception site providing only affordable housing in response to the identified need arising in this parish and adjoining settlements in the AONB</li> <li>b) With built development constrained to a modest scale in a location (due to its connectivity with existing built form and being screened by such) that has less adverse impact on the scale and character of the village and its environs and that minimises impact on some of the special qualities of the AONB such as tranquility.</li> <li>c) With a design code that provides landscape and ecology mitigation and enhancement alongside appropriate amenity for residents and which follows AONB guidance.</li> </ul>

	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
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#### Site Details

Site Reference / Name	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
Site Address / Location	<b>The Lovells, Gloucester Rd, Welland WR13 6NF</b>	Land adjacent to Myrtle Cottage Drake Street Welland WR13 6LN	Haslor Field, Garrett Bank, Gloucester Rd, Welland WR13 6NF Land at (OS 7981 4034)	Land South of Kingston Close WR13 6LZ
Gross Site Area (Hectares)	The site originally submitted to the call for sites was the 4.8 Ha area shown on the plan below outlined in green. In 2019 ownership of the property changed and when the new landowner was contacted in 2022 to reconfirm the availability of the site he advised the WNPG that the site was still available but that it could be subdivided. Subsequently the landowner submitted to the WNPG an indicative plan identifying a possible development scheme on 0.63 ha adjacent to the B4208 on what is referred to here as the western portion of the site. The eastern portion of the site has a gross area of 3.7 ha The curtilage of the existing buildings is 0.47 ha	0.797 ha	0.98 ha	1.72 ha
SHLAA/SHELAA Reference (if applicable)	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF  The site was a late submission to the call for sites and does not appear on the published welland.pdf as part of the stage 1 evidence base but it does appear on the current interactive policies map.	<b>CFS 0873</b> Land adj to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field, Garretts Bank	<b>CFS 0336</b> Lawn Farm (phase 3), Drake Street
Existing land use	One Dwelling, domestic garden. Vineyard. Outbuildings and surrounds that are permitted for wine selling/visitor centre and holiday let. 14/00108/FUL	Agricultural. Pasture and/or Arable	Agricultural Pasture Land with some partly derelict agricultural/equestrian building.	Agricultural pasture as part of Natural England licensed Great Crested Newt Ecology Zone and protected habitat comprising pond, tree planting and rough grassland.
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Landowner is considering continuing residential occupation of the existing dwelling, continuing production of grapes and housing development on some part of the site.	Landowner is proposing housing use.	Landowner is considering residential housing development on some part of the site.	Landowner is proposing housing use.
Landowner estimate of development capacity (if known)	Landowner has indicated with the outline plan the potential for 14 dwellings on the western part of the site Ref Glazzard Drawing <a href="#">Appendix 25</a>	Landowner estimate unknown but ref planning history..	Landowner has previously applied for approval for up to 14 dwellings and for a single dwelling, both of which have been refused. His current view of capacity is not known.	Given the error in land area and uncertainty over the constraints associated with the Natural England Licence the landowners estimate is unknown.
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	2018 SWDPR call for sites 2022 Landowner confirmation	SWDPR Strategic Housing and Employment Land Availability Assessment Call for Sites 2018.	SWDPR call for sites	SWDPR 20188 Call for Sites SWDPR Strategic Housing and Employment Land Availability Assessment call for sites.

	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
Planning history (Live or previous planning applications/decisions)	<p>Application Number - Proposal Status</p> <p>21/00547/FUL - Erection of 2No. Dwellings Refused</p> <p>14/00531/ADV - One hanging sign at front of property not over public highway and one A frame sign displayed on side of gate. Approved</p> <p>14/00108/FUL - Change of use of existing ancillary accommodation and workshop for wine selling/visitor centre and holiday let from existing vineyard Approved</p> <p>12/00755/CCD - Application for approval of details reserved by condition 4 of Planning Permission 09/01649/HOU Approved</p> <p>11/00934/CHA - Application for a non-material amendment following a grant of planning permission (09/01643/HOU) Approved</p> <p>10/00051/HOU - Demolition of existing outbuilding and construction of garage and store. Approved</p> <p>09/01643/HOU - Single storey extension Approved</p> <p>09/01649/HOU - Conversion of outbuildings to form ancillary accommodation to the dwelling Approved</p> <p>M/22/01219/FUL - Erection of 1No. Dwelling Pending</p>	<p>MHDC 21/01847/OUT for 3 dwellings. Refused This site was part of the site of MHDC 15/00609/OUT for 41 dwellings. Refused on appeal.</p>	<p>Application Number. Proposal. Status</p> <p>87/01650/FUL. Tipping soil and clean hardcore and levelling field. Approved Apr 15 1988</p> <p>15/01250/OUT. Outline residential development of up to 14 dwellings, all matters reserved Refused Feb 15 2016</p> <p>16/01349/OUT. Outline application with all matters reserved for erection of single dwelling house.. Refused Feb 15 2017</p> <p>17/01076/OUT. Erection of single dwelling with annexe and alterations to the highway. Refused Sep 13 2017 Appeal (APP/J1860/W/18/3197012) Dismissed 17/09/2018</p> <p>M/22/00185/FUL Erection of two storey dwelling, demolition of existing barn/stables, associated flood, ecological, landscaping works and new vehicle access. Refused 23 June 2022</p> <p><a href="https://plan.malvern hills.gov.uk/">https://plan.malvern hills.gov.uk/</a></p>	<p>No planning history on this site Relevant history on adjacent sites, common landowner.</p> <p><i>Application Number, Proposal, Status</i></p> <p>16/01111/REM Approval of Reserved Matters, Appearance, Landscaping, Layout and Scale following approval of Outline Permission 14/01269/OUT allowed on appeal ref: APP/J1860/W/15/3131939 - for up to 50 dwellings. Approved</p> <p>15/00716/OUT Outline application for residential development of up to 50 dwellings including details of access. All other matters reserved. Withdrawn</p> <p>14/01269/OUT Outline application for residential development of up to 50 dwellings (40% of which are to be affordable) including details of access. All other matters reserved. Refused</p> <p>14/01007/REM Approval of reserved matters, appearance, landscaping, layout and scale following the approval of Outline planning permission 12/01087/OUT allowed on Appeal APP/J1860/A/13/2197037 - for 50 dwellings. Approved</p> <p>12/01087/OUT Outline application for residential development of up to 50 houses with access considered Refused</p>
Neighbouring uses	<p>Large gardens and houses to the north, Equestrian, rough pasture and dispersed residential to the east, housing to the south and main road to the west.</p>	<p>Domestic and equestrian use to the west. Agricultural holding, buildings and pastureland to the east. Pastureland to the north. Public open space and residential to the south (across the A4104)</p>	<p>Marlbank Brook forms the Northern Boundary to the north of which is equestrian land and dispersed housing. Agricultural pastureland fields to east and south with a single dwelling further to the east. The B4208 to the west and beyond that agricultural pastureland.</p>	<p>Pastural fields to the south, east and west. Housing to the north.</p>

	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
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## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:	<a href="https://gis.worcestershire.gov.uk/website/WccGISOnline">https://gis.worcestershire.gov.uk/website/WccGISOnline</a>  Appendix 07	<a href="https://gis.worcestershire.gov.uk/website/WccGISOnline/">https://gis.worcestershire.gov.uk/website/WccGISOnline/</a>  Appendix 07		
• Ancient Woodland	No			
• Area of Outstanding Natural Beauty (AONB)	<b>YES</b> Site is immediately to the east of the Malvern Hills AONB and is considered to be within its setting  Appendix 07	In the Setting of the Malvern Hills AONB  Appendix 07	<b>YES</b> Site is within the Malvern Hills AONB.  Appendix 07	In the Setting of the Malvern Hills AONB  Appendix 07
• Biosphere Reserve	No			
• Local Nature Reserve (LNR)	No. The site is c.1600m southeast of the St Wulstans Local Nature Reserve and a Site of Regional or Local Wildlife Importance lies within 300m to the south east of the site.  Appendix 07	No. The site is c.1600m southeast of the St Wulstans Local Nature Reserve and a Site of Regional or Local Wildlife Importance lies within 200m to the south east of the site.  Appendix 07	No. The site is c.1400m southeast of the St Wulstans Local Nature Reserve and a Site of Regional or Local Wildlife Importance lies within 500m to the south east of the site.  Appendix 07	No. The site is c.1900m southeast of the St Wulstans Local Nature Reserve and a Site of Regional or Local Wildlife Importance lies within 200m to the south of the site.  Appendix 07
• National Nature Reserve (NNR)	No			
• National Park	No			
• Ramsar Site	No			
• Site of Special Scientific Interest (SSSI)	No The site is c. 170 metres north of Mutlows Orchard SSSI and is within the Impact Risk Zone for that designated site. The site is c. 650 metres north of Castlemorton Common SSSI and is within the impact zone for that designated site.  Appendix 04	No The site is 413m east of Mutlows Orchard SSSI and within the Impact Risk Zone for that designated site, 896m northeast of Castlemorton Common SSSI and 810m north of Malthouse Farm Meadows SSSI  Appendix 04	No The site is c. 380 metres north of Mutlows Orchard SSSI and is within the Impact Risk Zone for that designated site. The site is c. 912 metres north of Castlemorton Common SSSI and is within the impact zone for that designated site. The site is c. 1370 metres northwest of Malthouse Farm Meadows SSSI  Appendix 04	No The site is 68 m south of Mutlows Orchard SSSI and within the Impact Risk Zone for that designated site and 440 m east of Castlemorton Common SSSI  Appendix 04
• Special Area of Conservation (SAC)	No			
• Special Protection Area	No			

	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
(SPA)				
Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	YES			
	The site is c. 170 metres from Mutlows Orchard SSSI and is within the Impact Risk Zone for that designated site.	The site is 413 metres east of Mutlows Orchard SSSI and within the Impact Risk Zone for that designated site, 896m northeast of Castlemorton Common SSSI and 810m north of Malthouse Farm Meadows SSSI	The site is c. 380 metres north of Mutlows Orchard SSSI and is within the Impact Risk Zone for that designated site. The site is c. 912 metres north of Castlemorton Common SSSI and is within the impact zone for that designated site.	The site is 68 m south of Mutlows Orchard SSSI and within the Impact Risk Zone for that designated site, 440 m east of Castlemorton Common SSSI and 700 m northwest of Malthouse Farm Meadows SSSI
	YES, consultation with Natural England would be required. See NE Guidance. Ref. <a href="https://magic.defra.gov.uk/magicmap.aspx">https://magic.defra.gov.uk/magicmap.aspx</a> Appendix 04			
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:				
• Green Infrastructure Corridor	YES The Eastern portion of the site is adjacent to the Marlbank Brook, an important wildlife corridor with records of otters and other aquatic species. Appendices 5, 14 & 19.	YES Yes, the site is adjacent to the Marlbank Brook to the north, an important wildlife corridor with records of otters and other aquatic species. Appendices 5, 14 & 19.	YES Yes, the site is immediately adjacent to the Marlbank Brook, an important GI corridor with records of otters and other aquatic species. Appendices 5, 14 & 19.	Yes. The NE protected habitat is an important element of Green Infrastructure Appendices 5, 14 & 19.
	Welland lies within the WCC GI Environmental Character Area: 'Protect and Enhance'			
• Local Wildlife Site (LWS)	No. Near but not adjacent. Site is 130 m north of Pursers Orchard local wildlife site and 250 m west of Drake Street Meadow local wildlife site. Others are Welland Cemetery (c. 150m to the south west); the cemetery is also a PHI site (Lowland Meadows). Other LWSs which lie within 1km of the Area include Mutlow's Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons; and Pool and Mere Brooks. Appendix 5	No. Near but not adjacent Site is 70m west of Drake Street Meadow local wildlife site owned and managed by Worcestershire Wildlife Trust for its wealth of meadowland flora.. Near to but not adjacent other LWSs which lie within 1km of the Area including Mutlow's Farm Orchard and Castlemorton Common. Appendix 5	YES Site is immediately east of the area of deciduous woodland priority habitat, 350 m north of Pursers Orchard local wildlife site and orchard priority habitat and 660 m northwest of Drake Street Meadow local wildlife site. APPENDIX 08 Near to but not adjacent. Others are Welland Cemetery (c. 150m to the south west); the cemetery is also a PHI site (Lowland Meadows). Appendix 5	No, save that the NE mitigation licence (see Other, below) may be considered to be a non statutory environmental designation and that the proposed LGS designation is based on biodiversity and nature conservation value.
• Public Open Space	YES The site is immediately east (separated by the B4208) of Spitalfields Recreation Ground designated in the draft Neighbourhood Plan as Local Green	Yes. Immediately to the south of the site and the A4104 is the Public Open Space associated with the Lawn Farm Phase 1 development and its northeastern	YES The site is 110 metres northeast of Spitalfields Recreation Ground designated in the draft Neighbourhood Plan as Local Green Space WLGS01 as	Yes. The proposed LGS designation and the PRow provides public access to the NE licence area and immediately to the north the Public Open Spaces designated at



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	Space WLGS01, as Natural England Doorstep Green and designated as 'green space' on the SWDP Policies Map  APPENDIX 06	extremity at Thorn Grove. This is one of a number of vital landscape, visual amenity, biodiversity and green infrastructure spaces proposed as designated Local Green Space in the emerging Welland Neighbourhood Plan Ref WNP LGS Report WLGS05 – 02 St James Green  APPENDIX 06	Green Space on the SWDP Policies Map and as Natural England Doorstep Green  APPENDIX 06	proposed LGS 05 (to the east) and 06 (to the west) immediately adjoin the site Ref WNP LGS Report  APPENDIX 06
• Site of Importance for Nature Conservation (SINC)	No			
• Nature Improvement Area	No. But the whole of Welland lies within the proposed Malvern Hills AONB Nature Recovery Area			Appendix 30
• Regionally Important Geological Site	No			
• Other (list below)				The site is covered by specific compensation measures required by a Natural England licence as mitigations of the ecology losses arising from the construction of 100 houses over a three year period from 2016-19. In particular, 0.3 ha of the site is designated as a protected wildlife habitat (Great Crested Newt) comprising a dedicated pond and woodland whilst a further 1.2 ha is Tussock grassland as part of the protected species licence, a condition of the planning consent for the 100 already constructed houses. Natural England have confirmed that the licence is in perpetuity.  Appendix 17

	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
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**Environmental Constraints cont.**

Indicator of Suitability	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
<b>The site is predominantly, or wholly, within:</b> Flood Zone 1: <b>Low Risk</b> ; Flood Zone 2: <b>Medium Risk</b> ; Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b> ; Flood Zone 3 (highly vulnerable site use): <b>High Risk</b>	Ref Parish Online <a href="#">Appendix 02</a>			
	<b>Site is predominantly in Flood Zone 1</b> The northern portion of the site, the few metres adjacent to the Marlbank Brook, is at higher risk that may reduce the developable area.  The western portion is subject to surface water flooding risk along the N/S watercourse that crosses the site to the west of the buildings.	<b>Site is predominantly in Flood Zone 1</b> The northern portion of the site, the few metres adjacent to the Marlbank Brook, is at higher risk that may reduce the developable area.		<b>Site is predominantly in Flood Zone 1</b>
	The northern portion of the site, the few metres adjacent to the Marlbank Brook, is at higher risk that may reduce the developable area.	The northern portion of the site, the few metres adjacent to the Marlbank Brook, is at higher risk that may reduce the developable area.		
			NB The data indicates that although the part of the site that is subject to flood risk is less than 15% of the total area, the vulnerable area extends immediately to the west of the boundary with the B4208 through which the site is currently accessed.  Security of access in times of flooding will need to be verified.  NB This surface water flood risk may influence development capacity	
<b>Site is at risk of surface water flooding?</b> < 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b> ; >15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b>	Ref Parish Online <a href="#">Appendix 02</a>			
	<b>Yes BUT</b> The surface water flood risk may influence development capacity	<b>Yes</b>	<b>Yes BUT</b> The data indicates that although the part of the site that is subject to flood risk is less than 15% of the total area, the vulnerable area extends immediately to the west of the boundary with the B4208 through which the site is currently accessed. Security of access in times of flooding	<b>Yes</b>



	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
			will need to be verified.	
<b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a). Reference relevant source and map</b>	Area falls in zone attributed as a "Grade 3" Agricultural Land Classification on <a href="https://naturalengland-defra.opendata.arcgis.com/">https://naturalengland-defra.opendata.arcgis.com/</a> but it is not further identified as to whether it is 3a or 3b. <a href="#">Appendix 13</a>			
			NB The history of the site as a landfill is not reflected in the DEFRA Agricultural Land Classification	
	<p>YES</p> <p>The 2022 LSCA notes the following: "Many protected / notable species have been recorded in the vicinity of the Area, including several species of bat, otter, and great crested newts. There is a scatter of PHI sites nearby (Lowland Meadow, Traditional Orchard and Deciduous Woodland). Some of this vegetation is recorded on the NFI, including the trees in the west garden of The Lovells, although this has since been removed.</p> <p>It is possible that there are remnant orchard trees and / or habitats within Area 6: these are of very high biodiversity value (as individual sites and as part of the wider mosaic of habitats in the area), and they should be retained / protected / enhanced.</p> <p>Some of the hedgerows are species-rich and thus HPBIs, and could potentially be 'important'.</p> <p><a href="#">Appendix 14</a></p>	<p>YES</p> <p>Note comments concerning GI Corridor in the environment section re interaction with the Marlbank Brook Corridor.</p> <p>The 2022 LSCA notes the following: "Many protected / notable species have been recorded in the vicinity of the Area, including several species of bat, otter, and great crested newts. There is a scatter of PHI sites nearby (Lowland Meadow, Traditional Orchard and Deciduous Woodland).</p> <p>Ref. LSCA <a href="#">Appendix 14</a> section 5</p>	<p>YES</p> <p>Note comments concerning GI Corridor in the environment section re interaction with the Marlbank Brook Corridor.</p> <p>The 2022 LSCA notes the following: "Many protected / notable species have been recorded in the vicinity of the Area, including several species of bat, otter, and great crested newts. There is a scatter of PHI sites nearby (Lowland Meadow, Traditional Orchard and Deciduous Woodland).</p> <p>Ref. LSCA <a href="#">Appendix 14</a> section 5</p>	<p>Yes</p> <p>Part of the site is designated as habitat that supports a Greater Crested Newt population.</p> <p>The Ecology report accompanying the previous planning applications identified a viable population that was to be protected.</p> <p>NE Licence 2015-7280-EPS-MIT-1</p> <p><a href="#">Appendix 17</a></p>
<b>Site contains habitats with the potential to support priority species? Reference source.</b>	See above. <a href="#">Appendix 14</a>			
<b>Does the site contain local wildlife-rich habitats? Reference source.</b>	<p>Yes See above</p> <p>The northern boundary of the sites is the Marlbank Brook, an important green and blue wildlife corridor with records of otters, kingfishers and other valued species. This is the watercourse that drains c. 1500 ha of SSSI, common land and the east of the Malvern Hills towards the Severn plane. LSCA Section 8.3 <a href="#">Appendix 14</a></p> <p>Yes – part of the proposed Malvern Hills AONB Nature Recovery Area. <a href="#">Appendix 33</a></p>			Yes See above
<b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area</b>	<p>No AQMA registered locally in Malvern Hills District.</p> <p>Source DEFRA. <a href="https://uk-air.defra.gov.uk/aqma/maps/">https://uk-air.defra.gov.uk/aqma/maps/</a> <a href="#">Appendix 09</a></p>			

	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
<b>(AQMA)? Reference source.</b>				

	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
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### Physical Constraints

Indicator of Suitability	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
Is the site: <b>Flat or relatively flat, Gently sloping or uneven, Steeply Sloping</b> Please describe topography of site	Flat or relatively flat			
	The site slopes down to the northeast from c. 41 to c. 34 meters above sea level (MASL)	The site slopes very gently from south to north with not more than a couple of metres fall to the lower northeast corner.	The site is slightly higher at the centre, sloping gently towards the northern and eastern boundaries with the Marlbank Brook and its tributary to the east which both run a couple of metres or so below the current level of the field which was raised by 2-3 meters in the landfill development. The northern Marlbank Brook runs substantially higher than the eastern tributary.  Ref Site Survey reports submitted with M/22/00185/FUL <a href="#">APPENDIX 10</a>	The site slopes very gently from south to north with not more than a couple of metres fall to the lower northeast corner. The Area lies on a locally-prominent crest of land, the highest point being in the centre of the field at just over 50m MASL.
Is there existing vehicle access, or potential to create vehicle access to the site? Please describe existing access	<b>Yes</b> There are two existing vehicular accesses to the site. A single track driveway from the B4208 to the west and a single field gate onto the A4104 to the southeast. The western access driveway is capable of widening to a dual carriageway road with visibility splays extending beyond 70 metres to the north and south. This constraint will need to be tested with detailed survey but it is not anticipated that neighbouring hedgerows or protected trees will present a barrier. The southeast access can potentially be similarly accommodated.	<b>Yes.</b> Vehicle access is achievable to Drake Street in the southeast corner of the site at the location of an existing agricultural access.	<b>Yes</b> There is a field gate onto the B4208.  In their response dated 16/05/2022 to the recently refused planning application M/22/00185/FUL Worcestershire County Council Highways raised no objection to a new access for the proposed single dwelling subject to the creation of suitable visibility splays which will require removal of a substantial part of the existing mature hedge..  Subject to the previously expressed concerns about flood risk and the harm to the hedgerow, a suitable vehicular access is achievable.	<b>Yes - BUT</b> The only potential access in the ownership of the landowner or the site developer is from a roadway from Kingston Close to the north of the site which was the access to the temporary site compound while the building was still underway. The road is presently not yet adopted and is in the ownership of the developer of the Kingston Close site. Rights of way and access rights are unknown.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?	<b>Yes, both pedestrian and cycle via existing access</b>	<b>Yes, both pedestrian and cycle via potential vehicle access.</b>	<b>Yes, cycle access via proposed vehicle access</b> <b>No safe pedestrian access.</b> There is no footway along the B4208 in the vicinity of the proposed vehicle access and no space available to create one. The site plan for M/22/00185/FUL proposes a pedestrian access on the southeastern	<b>Yes, cycle access via potential vehicle access</b> <b>Yes, pedestrian access via potential vehicle access and PRow.</b>

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			corner of the site but that still does not coincide with the footway on the east side of the B4208.	
Are there any known Tree Preservation Orders on the site? Reference relevant source and map.	No <a href="https://maps.malvern hills.gov.uk/portal_mhdc/mycustommap.html#/def_planning_Appendix 22">https://maps.malvern hills.gov.uk/portal_mhdc/mycustommap.html#/def_planning_Appendix 22</a>			
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes The frontage of the site adjacent to the B4208 is distinguished by several grand and significant Corsican Pine trees similar to those further north that are the subject of a TPO. There are several mature deciduous trees on the banks of the Marlbank Brook to the northeast of the site. Trees to the north of the brook are in third party ownership. Note that the majority of trees in the area designated 'assumed woodland' to the west of the site have been removed in recent years. The Corsican Pines on the roadside boundary remain.	Yes, adjacent there are several mature trees adjacent to the Marlbank Brook owned by third parties.	Yes To the west of the site on the banks of the Marlbank Brook is an area of Deciduous Woodland Priority Habitat owned by third parties.	Yes In the proposed LGS to the northeast are a number of mature trees associated with the marl pit that forms the heart of the GCN habitat. The other boundaries to the site contain several mature trees in the well established mature hedgerow that extends all around the site.
	<a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a> Appendix 05 The ownership of any veteran or ancient trees that may be present has not been identified,			
Are there any Public Rights of Way (PRoW) crossing the site? Reference relevant source and map	No WCC Definitive Map <a href="https://gis.worcestershire.gov.uk/website/WccGISOnline/">https://gis.worcestershire.gov.uk/website/WccGISOnline/</a>  Appendix 03	No A PRoW runs north-south from Drake Street immediately to the west of the site	No WCC Definitive Map <a href="https://gis.worcestershire.gov.uk/website/WccGISOnline/">https://gis.worcestershire.gov.uk/website/WccGISOnline/</a>  Appendix 03	Yes WCC Definitive Map <a href="https://gis.worcestershire.gov.uk/website/WccGISOnline/">https://gis.worcestershire.gov.uk/website/WccGISOnline/</a>  Appendix 03  (The definitive map is not yet updated for the approved change to the three PRoWs that have been diverted around the built form of Kingston Close. 528B remains undiverted)
Is the site likely to be affected by ground contamination? Reference relevant source and map	Unknown  Parts of the site are c. 200 metres from the landfill site CFS 0466 although separated by the B4208 and an active watercourse	Unknown	YES.  The site was used as a landfill site following approval of 87/01650/FUL in 1988.  In its response dated 7th May 2022 to planning application M/22/00185/FUL Worcestershire Regulatory Services concluded: "Given the former use of the Site as a landfill, including the reported disposal of unpermitted wastes including possible asbestos residues, there is the potential for contamination to be present at the Site.	Unknown

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			A proportionate programme of site investigation and monitoring works is recommended to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks."	
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Please provide details	<p><b>Yes</b> Overhead Power Lines as shown on the view in <a href="#">Appendix 44</a> in Blue. Source: Visual observation.</p> <p>A trunk (225 mm) sewer runs across the eastern portion of the site south of the Marbank Brook as shown in Red on the view in <a href="#">Appendix 44</a>. Source: Severn Trent Water</p> <p>Mapped <a href="#">Appendix 44</a></p>	Unknown	<p><b>Yes</b> Trunk Sewer</p> <p>A trunk (150 mm) sewer runs across the site as shown on drawing M/22/00185/FUL – FOUL dated 14/02/22 and submitted in support of M/22/00185/FUL Source: Severn Trent Water via MHDC Planning Portal <a href="#">APPENDIX 11</a> <a href="#">Appendix 44</a></p>	<p><b>Yes</b></p> <p>Powerlines visibly cross the site NE to SW shown on the view in <a href="#">Appendix 44</a> in Blue. Source: Visual observation.</p> <p><a href="#">Appendix 44</a></p>
Would development of the site result in a loss of social, amenity or community value? Please provide details	<p><b>No</b> Development of the site would not lead to the direct loss of any social amenity although the open countryside landscape is valued by the community. Although not fully operational currently, the presence of the vineyard potentially provides some seasonal employment opportunity which may have some social value. The open countryside and the landscape features of the vineyard and the treescape provide some visual amenity for residents and visitors. The land use as vineyard, wine sales, visitor accommodation and entertainment venue provides the opportunity for enhancing local commerce.</p>	<p><b>No</b> Albeit there would be some potential loss of amenity associated with the countryside PRow to the west, though that is already rather eroded as an amenity due to residential and equestrian and storage land use.</p>	<p><b>No.</b></p>	<p><b>Yes.</b> Development, if it impinged on the NE Pond and Woodland area, would result in the loss of a proposed Local Green Space. Any development would impinge on the amenity of an open countryside Public Right of Way.</p>

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### Accessibility

Factor	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
<b>What is the distance to the following facilities (measured from the edge of the site)</b> The Map at <a href="#">Appendix 43</a> identifies alternative accesses and alternative routes where they exist. Distances are measured by the Parish Online measuring tools along the routes identified	Distance (metres) There are two accesses from this site. Distances have been measured from each.			<b>Note. The pedestrian access proposed in the latest planning application has been used to determine distances although it is considered to be unsuitable for safe pedestrian use. There are no potential routes considered safe for pedestrians.</b>
Village Centre, including shop/post office	W = 300m S = 550m	Welland Village Store and Post Office located on Gloucester Road 750 m	Welland Village Store and Post Office located on Gloucester Road 490m	Welland Village Store and Post Office located on Gloucester Road
Bus Stop - Nearest	W = 20m S = 250m	30 m	175m	R1 = 1170 m R2 = 500m
	Aside from the school bus services which operate at appropriate term times the public timetabled services are sporadic (three per day) and at times that are considered by most to be of little value to users.			
Train station	W = 7.2km S = 7.7km	Great Malvern Station 7.9 km	Great Malvern Station 7.1km	Great Malvern Station R1 = 8.6km
	There is no bus service connecting to the train station			
Primary School	W = 300m S = 450m	Welland Primary School on Marlbank Road 710 m	Welland Primary School on Marlbank Road 480m	Welland Primary School on Marlbank Road R1 = 8.3km
Secondary School	W = 5.9km S = 6.4km  W = 6.3km S = 6.8km	Chase High School 6.6 km  Hanley Castle High School 7.2 km	Chase High School 5.8km  Hanley Castle High School 6.3km	Chase High School R1 = 1110 m R2 = 600m  Hanley Castle High School
	There is an established bus service to each secondary school.			

### Landscape and Visual Constraints



	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
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The information below is drawn from a 2022 LSCA study ([Appendix 14](#)) conducted by Carly Tinkler BA CMLI FRSA MIALE, further to previous LAR/LSCA reports conducted for the Welland Parish Council in 2019 and 2015 ([Appendices 15 & 16](#)).

Indicator of Suitability	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
	See LSCA Report April 2022 from Carly Tinkler BA CMLI FRSA MIALE Section 8 Area 6: CFS1085 - land at The Lovells, Garrett Bank. <i>“8.1 Overview 8.1.1 Area 6 comprises a property called The Lovells, and land associated with it. Its CFS reference number is CFS 1085. The total area is c. 4.8ha. 8.1.2 The Area lies within the setting of the AONB, adjacent to the latter’s eastern boundary. 8.1.3 In the 2015 LSCA, the smaller western portion - which comprised The Lovells and its garden frontage to the B4208 - was part of LSCA Parcel no. 2; the larger eastern portion - which comprised a vineyard - was part of LSCA Parcel no. 4. They were assessed as separate parcels of land due to the differences in character (described below).”</i> In the 2015 LAR Parcel 4 the eastern portion was rated with Moderate to High Landscape and Visual Sensitivity	See Welland Neighbourhood Plan Landscape Assessment Report On behalf of Little Malvern and Welland Parish Council June 2015 From Carly Tinkler BA CMLI FRSA MIALE As reported, the site was assessed as part of Land Parcel 6 to the north of Drake Street and the work was carried out before the construction of Thorn Grove and the remainder of the Lawn Farm Phase 1 development. Parcel 6 was rated with Moderate to High Landscape and Visual Sensitivity  <i>In the picture below the site of Thorn Grove is to the left and the Myrtle Cottage CFS 0873 site is to the right.</i>	See Landscape Assessment Report (LAR) 2015 and Landscape Sensitivity and Capacity (LSCA) 2022 Report from Carly Tinkler BA CMLI FRSA MIALE In the 2015 LAR the site, part of parcel 42. Was rated with Moderate to High Landscape and Visual Sensitivity	See LSCA Report April 2022 from Carly Tinkler BA CMLI FRSA MIALE 5 Area 2: CFS0336 - Lawn Farm (Phase III) Drake Street <i>“5.1 Overview 5.1.1 Area 2 forms part of 2015 LSCA Parcel no. 13. The total area is c. 1.7ha. 5.1.2 Its CFS reference number is CFS 0336. It is included in the SWDPR PO document as a residential allocation (ref. SWDP NEW 99). The SHELAA concluded that the site had the capacity to accommodate up to 36 no. new dwellings. It is informally known as ‘Lawn Farm 3’ as it would be the third phase of the recently-constructed Lawn Farm housing estates to the north (south of Drake Street). 5.1.3 It is understood that the Landscape and Ecological Management and Maintenance Plan and the Natural England Great Crested Newt licence relating to the Lawn Farm Phases I and II developments requires the whole of Area 2 to be managed as a habitat for great crested newts and other fauna, in perpetuity as compensation for the loss of habitat which resulted.”</i>
Is the site <b>low, medium</b> or <b>high</b> sensitivity in terms of landscape?	<b>Western portion of the site = Medium Sensitivity</b> <b>Eastern portion of the site = Medium to High Sensitivity</b>	<b>Medium to High Sensitivity</b>	<b>Medium to High Sensitivity</b>	<b>High Sensitivity</b>
Is the site <b>low, medium</b> or <b>high</b> sensitivity in terms of visual amenity?	<b>Western portion of the site = Medium Sensitivity</b> <b>Eastern portion of the site = Medium to High Sensitivity</b>	<b>Medium to High Sensitivity</b>	<b>Medium to High Sensitivity</b>	<b>High Sensitivity</b>
	The 2022 LSCA notes that currently, most views into the interior of the Area are screened / filtered by tall hedges and mature trees on the Area’s boundaries	In the 2015 Landscape Assessment Report in Appendix B Schedule the report concludes the sensitivity of land parcel 6 to be: -	This site was assessed as part of Land Parcel 42 and the report concluded (Schedule Appendix B) that its Landscape Character Sensitivity was Moderate to	The 2019 professional LSCA review concluded that ‘development would increase the levels of adverse effects currently experienced from nationally

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	<p>and / or within it. The Area is highly visible from the public footpaths to the north east, which run between the B4208 and Drake Street along Marlbank Brook, a section of which forms the Area's northern boundary. It is also highly visible from the Key Village Viewpoint (see LSCA 2015) which is situated on a public footpath which crosses a rounded hill to the north east, c. 480m from the Area's boundary. This is an exceptionally fine panoramic view, looking over the Marlbank Brook valley and the village, with the long spine of the Hills on the skyline. The full north - south extent of the Area is seen from this point, stretching c. 365m from Marlbank Brook to Drake Street. It goes on to say that the village has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; today, the functions they perform and contributions they make to character, views and access to nature are even more important. Development across the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills, and towards the Hills from certain directions, and would adversely affect many locally-important views. Whilst much of the interior of the Area is currently screened from view by mature vegetation within it and / or on its boundaries, there is no guarantee that it will continue to perform that function in future. Indeed, the recently-felled trees in the west front garden of The Lovells are a good illustration of this.</p> <p><a href="#">Appendix 14</a></p>	<p>Sector Landscape Quality Moderate to High Landscape Character Sensitivity: Moderate to High (locally Moderate with buildings and clutter) Visual Sensitivity: Moderate to High Overall Sensitivity: Moderate to High Landscape Value: Moderate to High Landscape Capacity: Low</p> <p>Land Parcel 6 included the current CFS 0873 together with the cottage, outbuildings and pastureland to the east.</p> <p>As has been evidenced in the 2022 LSCA report, nearby development in sensitive areas generally raises the sensitivity of the remaining landscape and the developments since 2015 at Millwood, Thorn Grove and Myrtle Cottage will not have diminished the sensitivity here.</p> <p>Reference is made in the Reasons for Refusal of application 21/01847/OUT to the County Landscape Character Assessment 2012 and the NPPF paragraphs 130, 134 and 174, which state that the planning system should improve the character and quality of an area, whilst recognising the intrinsic character and beauty of the countryside. Development here would fail to maintain the overall pastoral land use or retain the integrity of the dispersed pattern of settlement along the north side of Drake Street.</p> <p><a href="#">Appendix 14</a></p>	<p>High, its visual sensitivity was Moderate, its overall sensitivity was between Moderate and Moderate to High and its Landscape Value was High.</p> <p>The Landscape Assessment was not revisited in relation to this site in 2019 and 2022 because there had been no adjacent development to change the characteristics of the area but in 2022 Ms Tinkler did look closely at the 1.75 ha parcel of land (Area 1A) immediately west of this site and concluded</p> <p>The 2022 LSCA concludes that the capacity of Area 1A is: northern and eastern areas (c. 1.75ha) Landscape character sensitivity: Moderate to High Visual sensitivity: Moderate to High and that its Capacity for development remain Low to Moderate.</p> <p>We conclude that in terms of landscape sensitivity and visual amenity the subject site should be classed as Moderate to High Sensitivity.</p> <p><a href="#">Appendix 14</a></p>	<p>important viewpoints on the Malvern Hills, and locally important views towards the Malvern Hills from the village. <a href="#">Appendix 15</a>. The 2022 professional review concluded that the impact of the Natural England perpetuity licence was to increase the levels of both landscape value and landscape susceptibility to to Very High <a href="#">Appendix 14</a></p> <p>The 2022 LSCA reports as follows: 5.5 Area 2 conclusions 5.5.1 The 2015 LSCA categorised the level of capacity of the Area (which was part of larger LSCA Parcel 13), as Low. This was mainly due to the fact that at the time, the Area lay in relatively tranquil rural open countryside, some distance from the settlement. 5.5.2 When the 2019 LSCA was carried out, the baseline situation had changed significantly, with the creation of the new urban extension at Lawn Farm to the north. The 2019 assessment concluded, and the 2022 LSCA confirms, that if the Area was developed, levels of adverse effects on landscape character, visual and social amenity would be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important. 5.5.3 Development on the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills, and locally-important views towards the Malvern Hills from the once-rural outskirts of the village. 5.5.4 The 2019 LSCA concluded that there would also be adverse effects on biodiversity, mainly due to the ongoing erosion and loss of SSSIs and locally-important habitats (including as the unimproved pastures east of Area 2) as a result of increased use; according to local landowners / farmers, dog-fouling is a</p>



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				<p>major problem, and when dogs run loose they worry / kill sheep.</p> <p>5.5.5 The 2019 LSCA concluded that Area 2's level of capacity should remain Low.</p> <p>5.5.6 However, crucially, at that time, it was not realised that the Landscape and Ecological Management and Maintenance Plan and the Natural England Great Crested Newt licence relating to the Lawn Farm Phases I and II developments required the whole of Area 2 to be managed as a habitat for great crested newts and other fauna, in perpetuity as compensation for the loss of habitat which resulted. This was recently confirmed by the lead adviser of Natural England's Wildlife Licensing Service (NEWLS); see also section 3.13.2 of the Landscape and Ecological Management and Maintenance Plan (LEMP), Rev C (dated June 2015), which was submitted with the application.</p> <p>5.5.7 As well as levels of ecological value, this increases levels of both landscape value and landscape susceptibility to change.</p> <p><a href="#">Appendix 14</a></p>
<p>Other relevant summary information from the Landscape Sensitivity and Capacity Assessment Reports 2022, 2019 and 2015 re. capacity for development in landscape and visual amenity terms</p>	<p>2022 LSCA 8.5 concludes as follows:</p> <p>i) <b>The capacity of the western portion (Area 6A) (part of LSCA Parcel 2) should be Low to Moderate.</b></p> <p>ii) <b>The capacity of the eastern portion (Area 6B) (part of LSCA Parcel 4) should be Low.</b></p> <p>These conclusions are shifted from the 2015 LSCA that categorised the level of capacity of the western portion of Area 6 (LSCA Parcel 2) as Moderate. The eastern portion (part of LSCA Parcel 4) was categorised as Low to Moderate. Since then, the baseline situation has changed considerably. The net effect of the factors set out in 8.5.2 to 8.5.7 if a reduction in capacity.</p> <p><a href="#">Appendix 14</a></p>	<p>The 2015 Landscape Assessment <b>classed the development capacity of this land parcel as Low.</b></p> <p>The report noted that the parcel of land "Contributes to rural context &amp; setting of village."</p> <p><a href="#">Appendix 16</a></p>	<p>The 2015 Landscape Assessment concluded <b>that the capacity of the site for development should be considered as Low to Moderate.</b></p> <p>The report noted that the parcel of land made an "Important contribution to rural context &amp; setting of village centre" and recommended that these were "Potential for redevelopment of existing properties only"</p> <p><a href="#">Appendix 16</a></p>	<p>At 5.5.8 the 2022 LSCA concludes <b>that for the above reasons, this site's level of capacity should be Very Low to Low.</b></p> <p><a href="#">Appendix 14</a></p>

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## Heritage Constraints

Indicator of Suitability	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
<p>Would the development of the site cause harm to a designated heritage asset or its setting? Reference source and map and provide a description of the relevant asset.</p> <p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p><i>Appendix 23 Source: <a href="https://parishonline.xmap.cloud/maps#map">https://parishonline.xmap.cloud/maps#map</a></i></p>			
	<p>Some impact and/or mitigation possible in relation to the Grade II listed St James Church which stands 115 metres to the southwest beyond a 2020s housing development.</p> <p>It would seem probable that development nearby the southern access on Drake Street would be only for the purposes of the vehicle access. As such it would have limited or no impact on the Grade II listed Lawn Farm House that lies 100 m to the southeast. More intense development would increase the impact.</p> <p><i>LSCA Report April 2022 comments "The Grade II listed Church of St James with its distinctive spire stands at the crossroads c. 115m south west of the western portion of the Area, and despite the recent construction of houses north of the Pheasant Inn, there is a high degree of interinfluence between the two"</i></p> <p><i>In considering the most recent planning application for a small western portion of the site 21/00547/FUL, the Planning Authority's Heritage officers made no comment regarding impact on nearby heritage assets.</i></p> <p><i>The western boundary of the Area lies c. 3.2km from the Shire Ditch SM, c. 3.7km from British Camp SM, and c. 2.8km from Little Malvern Priory SM (and associated Grade I listed Church of St Giles / Grade II* Little Malvern Court) (distances measured from scheduled boundaries). There is limited interinfluence and association between these features and the Area due to the intervening bulk of the settlement lying to the west of the Area. In certain parts of Welland the landscape has retained its pre-Enclosure characteristics (1540 – 1799). This is an important factor in evaluating landscape</i></p>	<p>Some impact, and/or mitigation possible</p> <p>The Parish Online show the presence of Scheduled Monuments to the west. the Shire Ditch, British Camp, and Little Malvern Priory at between 4 and 5 km distance. There is a limited degree of interinfluence and association between these features and the site, as well as between the site and Grade I listed Church of St Giles / Grade II* Little Malvern Court, both associated with Little Malvern Priory at 4 km distance.</p> <p>As evidenced by the photograph at the head of this section there is interinfluence between the site and the Grade II church of St James with its prominent steeple.</p> <p>The site is clearly within the setting of the Grade II listed Lawn Farm just 75m to the southwest.</p>	<p>Some minor impact and/or mitigation possible in relation to the Grade II listed St. James Church which stands 300 metres to the southwest beyond a 2020s housing development.</p> <p>As noted in the LSCA, this site lies c. 3.1km from the Shire Ditch SM, c. 3.6km from British Camp SM, and c. 2.7km from Little Malvern Priory SM (and associated Grade I listed Church of St Giles / Grade II* Little Malvern Court) (distances measured from scheduled boundaries). There is limited interinfluence and association between these features and the site due to the intervening bulk of the settlement of Welland to the west.</p>	<p>Some impact, and/or mitigation possible</p> <p>The 2022 LSCA notes at section 5.3</p> <p>5.3.14 In terms of Scheduled Monuments, the Area lies c. 3.2km from the Shire Ditch, c. 3.5km from British Camp, and c. 2.8km from Little Malvern Priory (distances from scheduled boundaries). There is a relatively high degree of interinfluence and association between these features and the Area, as well as between the Area and Grade I listed Church of St Giles / Grade II* Little Malvern Court, both associated with Little Malvern Priory.</p> <p>5.3.15 The degree of interinfluence / association between the Area and the majority of the local Grade II listed buildings is small, although it is higher with the Church of St James which lies at the crossroads c. 285m to the north west (intervisibility between church spire and parts of Area).</p> <p>5.3.17 Furthermore, there is evidence of medieval landuse in the locality (probably associated with the medieval settlement along Drake Street). During site visits, what could potentially be ridge-and-furrow was seen in the fields east of the Area, and it is not out of the question that the Area itself contains ridge-and-furrow.</p> <p>5.3.18 The public footpaths which cross the Area / run along its boundaries are on the lines of old trackways. The now-realigned path along the Area's northern boundary would have been used as a route from the east to the Malvern Hills via what became Welland village in the 14th century, and which lies c. 1.4km east of the Area.</p>

	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
	<i>value and sensitivity, since such landscapes tend to be much more vulnerable to change. The majority of the pre-Enclosure landscapes lie in the North to East sector, covering a large area north of Drake Street from the road to Hook Bank to the eastern side of The Lovells vineyard; they also extend along the south side of Drake Street from Brookend Farm to the Old Post Office.</i>			
	There are no formal non-designated heritage assets as there is no local list for the district.			
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? Reference source and map and provide a description of the relevant asset.</p> <p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation in relation to the Pheasant Public House which stands 80 metres to the southwest beyond a 2020s housing development.</p> <p>In considering the most recent planning application for a small western portion of the site 21/00547/FUL, the Planning Authority's Heritage officers made no comment regarding impact on nearby heritage assets.</p> <p>The eastern portion of the site is close to the Marlbank Brook. It is also noted in the 2015 Landscape Assessment Report Appendix B Schedule that the Marlbank Brook to the north of land parcel 6 (The Lovells) is the location of a medieval and post medieval mill and fishpond with its associated hydraulic engineering, the remnants of which are visible today.</p>	<p>However, in its reasons for refusal of planning application 21/01847/OUT MHDC also advises that Myrtle Cottage is considered a non-designated heritage asset and that the nearby development would have a negative impact on the cottage and its setting.</p> <p>It is also noted in the 2015 Landscape Assessment Report Appendix B Schedule that the Marlbank Brook to the north of the site and extending to the north of land parcel 6 (The Lovells) is the location of a medieval and post medieval mill and fishpond with its associated hydraulic engineering, the remnants of which are visible today.</p>	<p>Limited or no impact or no requirement for mitigation in relation to the Pheasant Public House which stands 250 metres to the south.</p> <p>No other non-designated assets are interinfluential with this site</p>	<p>However, the presence of evidence of medieval land use in the locality, including the excavations for marl as a fertiliser (the origin of the pond in the NE protected area), the ridge and furrow management of fields and the presence of ancient trackways all constitute assets that should not be destroyed without careful consideration.</p> <p>Ref 2022 LSCA and 2015 LAR</p> <p>Appendices 15 &amp; 16</p>

	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
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**Planning policy constraints**

<b>Indicator of Suitability</b>	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
Is the site in the Green Belt?	No			
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Please provide details.	No			In the SWDPR Preferred Options draft plan the site was proposed as a housing allocation (Ref. New 99) for an indicative 36 dwellings on an area of 2.02 ha. Following representations concerning the suitability of the site, the area of the site and the impact on biodiversity and habitat the planned capacity of the site has been reduced for the next version of the plan to 17 dwellings and we are advised that the South Worcester Councils are assessing the impact of the NE License on deliverability of the site. Part of the site is proposed for designation as a Local Green Space in the emerging Neighbourhood Plan  Ref. Local Green Space Report and Plan Policy G1
Are there any other relevant planning policies relating to the site? Please provide details.  These policies apply to all of the Neighbourhood Area sites which are currently in the open countryside and either in or in the setting of the AONB	SWDP2aiii - iii. Safeguard and (wherever possible) enhance the open countryside.  In relation to development affecting AONBs NPPF 176 states "... development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."  SWDP23 - Malvern Hills AONB Management Plan and associated guidance, including the Position Statement on Development in the Setting of the AONB, AONB guidance on respecting landscape in Views, and the AONB Design Guide are material considerations.  Emerging Policy SWDP25 and guidance contained in the County Landscape Character Assessment and the NPPF (in particular paragraphs 7, 17, 58, 61 and Chapter 11).  The impact on the significance of heritage assets as provided in SWDP6 and SWDP24 are also relevant.			
Is the site <b>Greenfield, A mix of greenfield and previously developed land, Previously developed land</b> (please provide explanation):	Greenfield			
Is the site <b>Within the existing built up area (infill)</b> Adjacent to and connected to the existing built up area Outside and not connected to the existing built up area?.	Parish Online <a href="#">APPENDIX 01</a>			
	<b>Western Portion</b> The western portion of the site is adjacent to the built form of the village which has been recently extended by the addition of 14 dwellings on St James Close on the site of a public house car	The site is outside and not connected to the existing built up area. There is a solitary dwelling to the west surrounded by pastureland, the non listed heritage asset Myrtle Cottage and its agricultural outbuildings and farmland	The site is outside and not connected to the existing built up area.	Adjacent to and connected to the existing built up area. Adjacent to Kingston Close.

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	park, part of which was allocated for housing development in the 2016 local plan (SWDP).  Eastern Portion The Eastern Portion of the site is remote from the existing built up area	to the east and beyond the A4104 to the south, separated by a proposed Local Green Space the north-eastern extent of the Lawn Farm housing development		
Is the site within, adjacent to or outside the existing settlement/development boundary (if one exists)? Reference to map  Within the existing settlement/development boundary  Adjacent to and connected to the existing settlement/development boundary  Outside and not connected to the existing settlement/development boundary	The site is outwith and remote from the current Development Boundary. The site is also outwith and remote from the Development Boundary proposed at the preferred options stage of the South Worcestershire Development Plan Review.  Western Portion The western portion of the site is adjacent to the proposed Development Boundary that is to be included in the Reg 15 Submission Draft of the Welland Neighbourhood Plan. That proposal includes the built form of the new housing development at St James Close within the settlement and extends the Development Boundary to include that built form.  Eastern Portion The eastern portion of the site is remote from the proposed Development Boundary that is to be included in the Reg 15 Submission Draft of the Welland Neighbourhood Plan.  Appendix 18	The site is outwith and not adjacent to the existing Development Boundary.  It is outwith and not connected to the proposed development boundary in the SWDPR preferred options draft plan.  It is outwith, nearby but not connected to the proposed settlement/development boundary in the emerging neighbourhood plan shown below  Appendix 18	The site is outwith and remote from the current Development Boundary. The site is also outwith and remote from the Development Boundary proposed at the preferred options stage of the South Worcestershire Development Plan Review. The site is outwith and remote from the proposed Development Boundary that is to be included in the Reg 15 Submission Draft of the Welland Neighbourhood Plan. APPENDIX 18	The site is outwith and not adjacent to the existing Development Boundary.  It is outwith and not connected to the proposed development boundary in the SWDPR preferred options draft plan.  It is adjacent to and connected to the proposed settlement/development boundary in the emerging neighbourhood plan  Appendix 18
Would development of the site result in neighbouring settlements merging into one another? Please provide details/explanation.	No There are no settlements to the north and east of the site, only dispersed dwellings to the north along the B4208. Appendix 01	No There are no adjoining settlements that would be merged by development on this site. It is in open countryside to the east, west and north. Appendix 01	No There are no settlements to the north and west of the site, only dispersed dwellings to the north along the B4208. Appendix 01	No There are no adjoining settlements that would be merged by development on this site. It is in open countryside to the east, west and south. Appendix 01
Is the size of the site large enough to significantly change the size and character of the existing settlement? Please provide details/explanation.	See also the comments above in the Landscape and Visual Constraints section. Large scale development adjacent to the current settlement would be considered significant change in terms of size as would smaller scale intrusions into the open countryside in terms of character. These factors are incorporated into the development capacity assessments			
	Yes The capacity of the whole site if built out at the 20dph density specified in the design guide could be in the range 50 – 60 dwellings which would represent a 12% increase in the number of houses in the settlement,	Yes In landscape terms development here would substantially extend the built form into the open countryside  Refer to Reason for refusal (2) for planning application 21/01847/OUT.	Yes At 14 dwellings the site would be a significant and visible addition to the built form of the settlement in this location.	Yes In landscape terms development here would substantially extend the built form into the open countryside on a visually prominent location locally?



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	<p>The capacity of the eastern portion of the site is as many as 45 dwellings all of that development in a part of the village that the 2022 LSCA notes as providing an unspoilt rural setting to this part of the village, especially along the approach from the east along historic Drake Street - all the more important now that the south side of Drake Street has been urbanised by the Lawn Farm development. However, it also provides GI assets and ecosystem services.</p> <p>The capacity of the western portion of the site, excluding the current domestic curtilage, if built out at 20dpf is 10 dwellings. In that location it would be a notable development adjacent to a major village access but would not be at odds with the overall character of the settlement</p> <p><a href="#">APPENDIX 14</a></p>			

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### Assessment of Availability

Indicator of Availability	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
<p>Is the site available for development?</p> <p>Provide details of confirmation.</p>	<p>Western Portion</p> <p><b>Yes</b> The western portion of the site to the west of the north south watercourse is available</p> <p>Ref. 2022 Landowner Confirmation and recent planning applications.</p> <p>Eastern Portion</p> <p><b>No</b> The landowner has not included the existing buildings and the curtilage of the existing dwelling in the available category</p> <p><b>No</b> The Landowner has not indicated that the eastern portion of the site is currently available</p> <p><a href="#">Appendix 20 Landowners Enquiries</a></p>	<p><b>Yes</b></p> <p>As evidenced by the recent planning application 21/01847/OUT</p>	<p><b>Yes</b></p> <p>Ref. recent planning applications</p>	<p><b>Yes</b></p> <p><a href="#">Appendix 20 Landowners Enquiries</a></p> <p>But delivery is subject to amendment of the NE Licence</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<p>None known but it is probable that time limited uplift clauses may influence the timing of land coming forwards for development on the eastern portion of the site.</p> <p>The presence of major utilities routes on the site indicates the likelihood of significant wayleave agreements associated with those services.</p>	<p>Unknown</p>	<p>Unknown</p> <p>The presence of a major utilities route on the site indicates the likelihood of significant wayleave agreements associated with those services.</p>	<p>Unknown</p> <p>We understand that there are several stakeholders involved in determining the future of this site.</p> <p>The Landowner of this now isolated parcel of land.</p> <p>The Land Developer with an option on the land.</p> <p>The Housebuilder who undertook the building and sale of the previous two phases of the Lawn Farm development and who still owns the road at Kingston Close.</p> <p>The occupier owned management company that is yet to take ownership of the open spaces and shared roads on Kingston Close.</p> <p>Natural England</p> <p>It is not clear where the ownership of potential ransom strips lies or who owns and who is motivated to find ways to deal</p>



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				with the NE Licence
Is there a known time frame for availability?	The landowner advises that the western part of the site is available for development now.	0-5 years	Ref recent planning applications. Less than three years.	The promoter's planning consultant has indicated that the site is available in 0-5 years

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**Viability**

<b>Indicators of Viability</b>	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>What evidence is available to support this judgement?</p>	<p>We are not advised of any abnormal costs relating to future development of the land and the landowner has indicated his interest in expediting development of the western portion of the site.</p> <p>Time limited uplift covenants on the eastern portion of the site may challenge viability until the obligations expire</p>	<p>Unknown But there is no evidence in the public domain that suggests viability concerns.</p>	<p>Unknown We are not advised of any abnormal costs relating to future development of the land. However, uncertainties with the integrity and safety of the landfill element of the site may result in abnormal costs in extensive testing and remedial works are mandated.</p>	<p>Unknown The number of stakeholders and the potential for revocation of the NE Licence to require land acquisition elsewhere makes viability difficult to predict. When responding to the call for sites and when responding to the Reg 14 consultation the landowner was anticipating a site capacity of 36 dwellings or more. Should the site area of 1.4 ha be ratified the capacity could be limited, as predicted by the SWDPR to 17 dwellings. Such a capacity reduction might also prejudice site viability.</p>

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## Conclusions

	<b>CFS 1085</b> The Lovells, Gloucester Rd, Welland WR13 6NF	<b>CFS 0873</b> Land adjacent to Myrtle Cottage, Drake Street	<b>CFS 0466</b> Haslor Field Garretts Bank	<b>CFS 0336</b> Land South of Kingston Close
Summary of key development constraints affecting the site	The characteristics of this 4.8 ha site are such that the Assessment considers it as two distinct sites, the western portion to the west of the north south watercourse, an area of 0.63 ha, and the remainder of the site to the east.			
	<p><b>Western Portion</b></p> <p>Outside, but adjacent to, the proposed development boundary. Adjacent to and in the setting of the AONB. Landscape Capacity = Low to Moderate Flooding risk adjacent to the eastern boundary. Overhead Power line across the site Significant Trees on site Potential restrictions on access to be verified.</p>	<p><b>In the setting of the AONB</b></p> <p>Remote from built up areas. Remote from the current and proposed development boundaries</p> <p>Unfavourably distant from village facilities by foot.</p> <p>Landscape sensitivity = High Landscape Capacity = Low</p> <p>Development of the site to its nominal capacity would represent a significant urban extension into the high sensitivity landscape.</p> <p>Development would be in the vicinity of designated and non-designated heritage assets.</p> <p>Identified potential for archaeological concerns.</p>	<p><b>In the AONB.</b></p> <p>Remote from built up areas. Remote from the current and proposed development boundaries</p> <p>Landscape sensitivity = Moderate to High Landscape Capacity = Low to Moderate.</p> <p>Development of the site to its nominal capacity would represent a significant urban extension into the sensitive landscape at the northern entrance to the village.</p> <p>Contains the Marlbank Brook and its southern tributary which are valued biodiversity corridors and valued habitats. Riparian maintenance access may impede developable area.</p> <p>Major services crossing site will impede developability.</p> <p>Flood risk on northern and eastern boundaries may affect capacity and access.</p> <p>Uncertainty over costs associated with the landfill and dealing with potential contamination concerns.</p> <p>No safe pedestrian access to amenities.</p>	<p><b>Prominent in the setting of the AONB</b></p> <p>Unacceptably distant from village facilities by foot.</p> <p>Adjacent to recently built-up area. Remote from the current development boundary. Adjacent to the NDP proposed development boundary</p> <p>Landscape sensitivity = High Landscape capacity = Very Low to Low</p> <p>Development will result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB as set out in LSCA at 5.5.3. and would represent a significant urban extension in a visually prominent location.</p> <p>There is highly valued amenity afforded by the public rights of way that cross the site and the nearby nationally designated footpath.</p> <p>Uncertainty over the availability of vehicle access to the site.</p> <p>Uncertainty over the potential for removal of and offsite mitigation related to the Natural England Licence. If the licence is not amended, the site is not developable.</p> <p>Uncertainty over site viability.</p>
	<p><b>Eastern Portion</b></p> <p>Remote from the Development Boundary</p>			

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	In the setting of the AONB. Landscape Capacity = Low Major services crossing site Flood risk on northern boundary Loss of productive agricultural land and local employment Uncertainty over availability within the plan timeframe.			
What is the estimated development capacity of the site?	Western Portion c.10 dwellings at 20 dph	c. 13 dwellings based upon the site area of 0.797 ha less 20% GI at a density of 20 dwellings per hectare.	c.12 dwellings maximum at 0.98 ha gross less watercourses, less flooding, less GI, less wayleaves	17 dwellings.  SWDPR SHELAA ref NEW 99
Capacity has been calculated directly from the gross area of the site, less physical constraints, less prescribed GI% at the target housing density of 20 dwellings per hectare.	Eastern Portion c.45 dwellings at 20 dph			
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Western Portion  0-5 Years	0-5 years	0-5 years	0-5 years
	Eastern Portion  15+ Years			
Other key information				It is understood this site is to be published in the SWDPR in October 2022 as a preferred allocation for 17 dwellings. MHDC have been advised about the site wide NE licence and have consulted with the landowner's agent about their intention.  We understand that the agent is pursuing some amendment to the licence and that if a suitable amendment is not forthcoming the site may be considered as undeliverable in the context of the SWDPR.

	CFS 1085 The Lovells, Gloucester Rd, Welland WR13 6NF	CFS 0873 Land adjacent to Myrtle Cottage, Drake Street	CFS 0466 Haslor Field Garretts Bank	CFS 0336 Land South of Kingston Close
Overall rating (Red/Amber/Green)	<p>Western Portion The western portion of the site is potentially suitable, available and achievable</p> <p>Eastern Portion The eastern portion of the site is not currently suitable, available and achievable</p>	The site is not currently suitable, available and achievable	The site is not currently suitable, available and achievable.	The site is not currently suitable, available and achievable
<p>The site is potentially suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>				
Summary of justification for rating	<p>Eastern Portion Landowner indicates uncertain availability for this part of the site. Landscape Sensitivity here is high and Landscape Capacity is low. Poorly associated with the built form of the village and would create a significant urban extension into the high sensitivity landscape. Remote from the built up area and development boundary. Unfavourably distant from village facilities Loss of agricultural land and employment potential Capacity far greater than need.</p> <p>Western Portion Adjacent to the proposed development boundary.</p>	<p>Development would lead to built form in a location in the open countryside remote from the established settlement.</p> <p>The distance from village services and amenities will discourage sustainable travel.</p> <p>Landscape Sensitivity here is high and Landscape Capacity is low.</p> <p>Development will erode the essential character of the landscape of this part of the village, a landscape that is rated as highly sensitive and with a low capacity for development.</p> <p>Significant erosion of the landscape in the setting of the AONB should be avoided.</p> <p>Development here will impact on designated and non-designated heritage assets.</p>	<p>Development would lead to built form in a location in the open countryside remote from the established settlement within a sensitive landscape in the AONB.</p> <p>Although within walking distance to village facilities the absence of a safe pedestrian route will discourage sustainable travel and put residents at risk.</p> <p>Landscape Sensitivity here is moderate to high and Landscape Capacity is low to moderate.</p> <p>Development of the site to its nominal capacity would represent a significant extension of the built form of the settlement in a sensitive location at an entrance to the village.</p> <p>Uncertainty over the integrity and safety of the landfill element impacts on viability/deliverability.</p> <p>Uncertainty over capacity due to utilities wayleaves, maintenance of watercourses and drainage infrastructure.</p> <p>Uncertainty over the residual flood risk adjacent to the watercourses and the availability of a secure access.</p>	<p>The unacceptable distance from village services and amenities for pedestrians will discourage sustainable travel contrary to the objectives of the Neighbourhood Plan.</p> <p>Landscape Sensitivity here is high and Landscape Capacity is very low to low.</p> <p>Development will result in significant landscape and visual amenity harm to a highly sensitive area in the setting of the AONB as set out in LSCA at 5.5.3. and would represent a significant urban extension in a visually prominent location.</p> <p>Development here would erode or destroy the highly valued amenity afforded by the public rights of way that cross the site and the nearby nationally designated footpath.</p> <p>Uncertainty over the availability of vehicle access to the site and uncertainty over site viability challenge the deliverability of the site.</p> <p>Uncertainty over the removal or modification of the Natural England Licence and the cost and availability of offsite net gain measures if the licence is to be modified. If the licence is not amended, the site is not developable.</p>

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	<p>Close to the village services and amenities with acceptable pedestrian access.</p> <p>Landscape Sensitivity here is medium and Landscape Capacity is low to moderate.</p> <p>Landscape impact and relationship to the character of the village are amenable to mitigation measures.</p> <p>Interinfluence with heritage assets is amenable to mitigation.</p> <p>Site capacity is appropriate to contribute to meeting the indicative housing requirement for the Neighbourhood Area</p>			



# **HOUSING SITE ASSESSMENT AND SELECTION**

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## **APPENDICES**

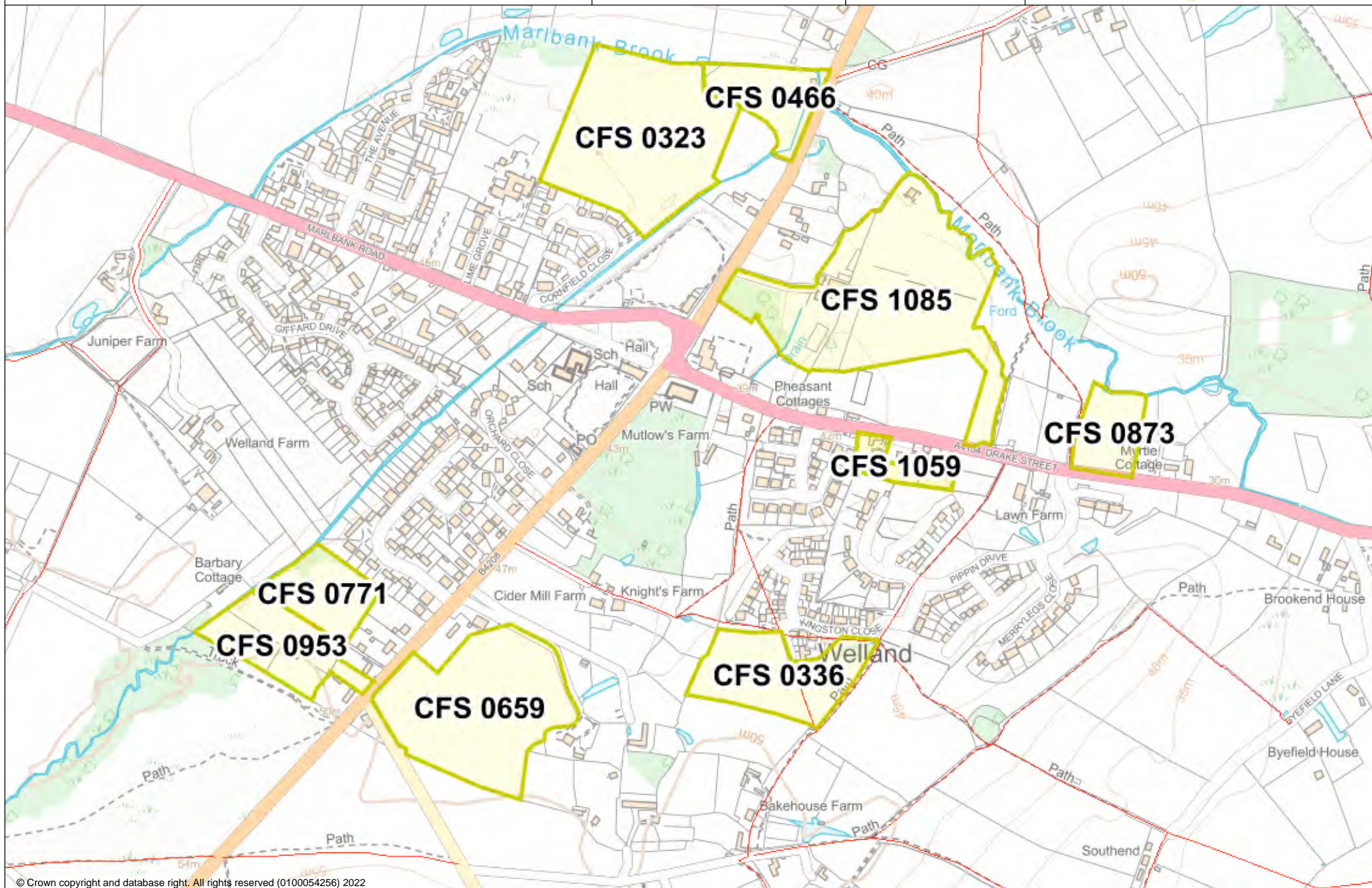
(Document Titles appear as Bookmarks in Acrobat view)

Welland

Author: D. Sharp

Date: 14/08/2022

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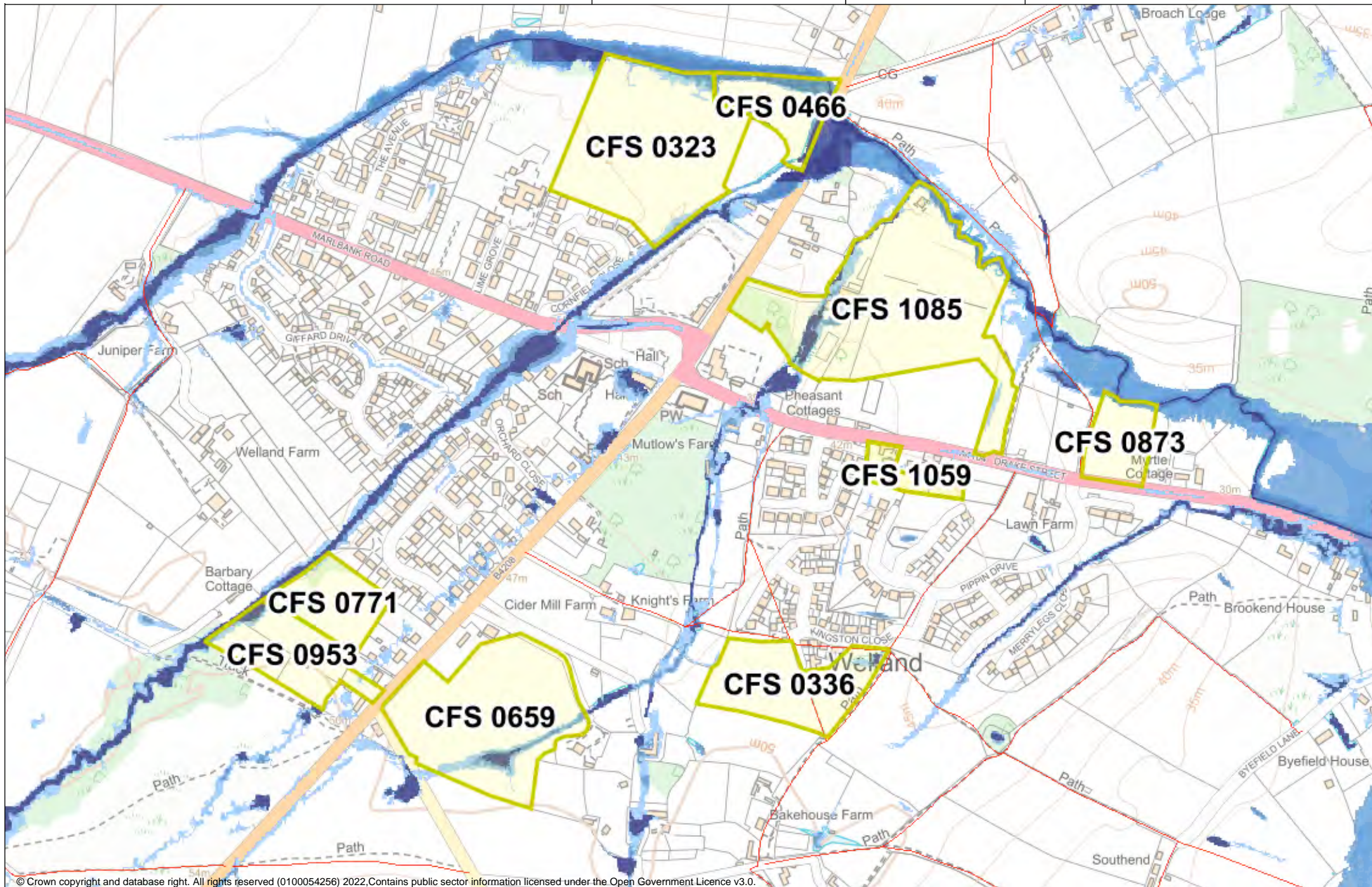


High Medium Low Very low

Author: D. Sharp

Date: 14/08/2022

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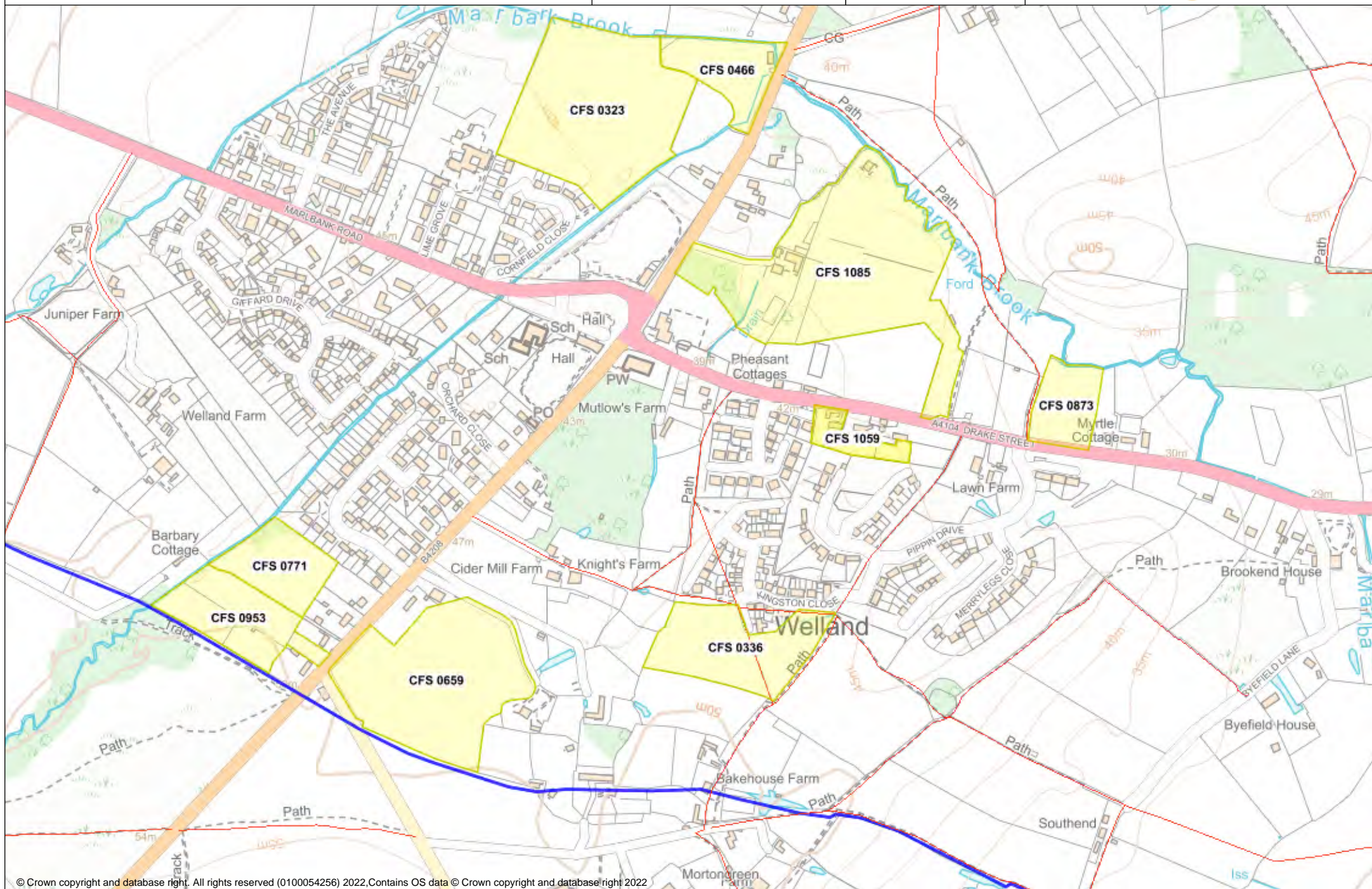


Welland

Author: D. Sharp

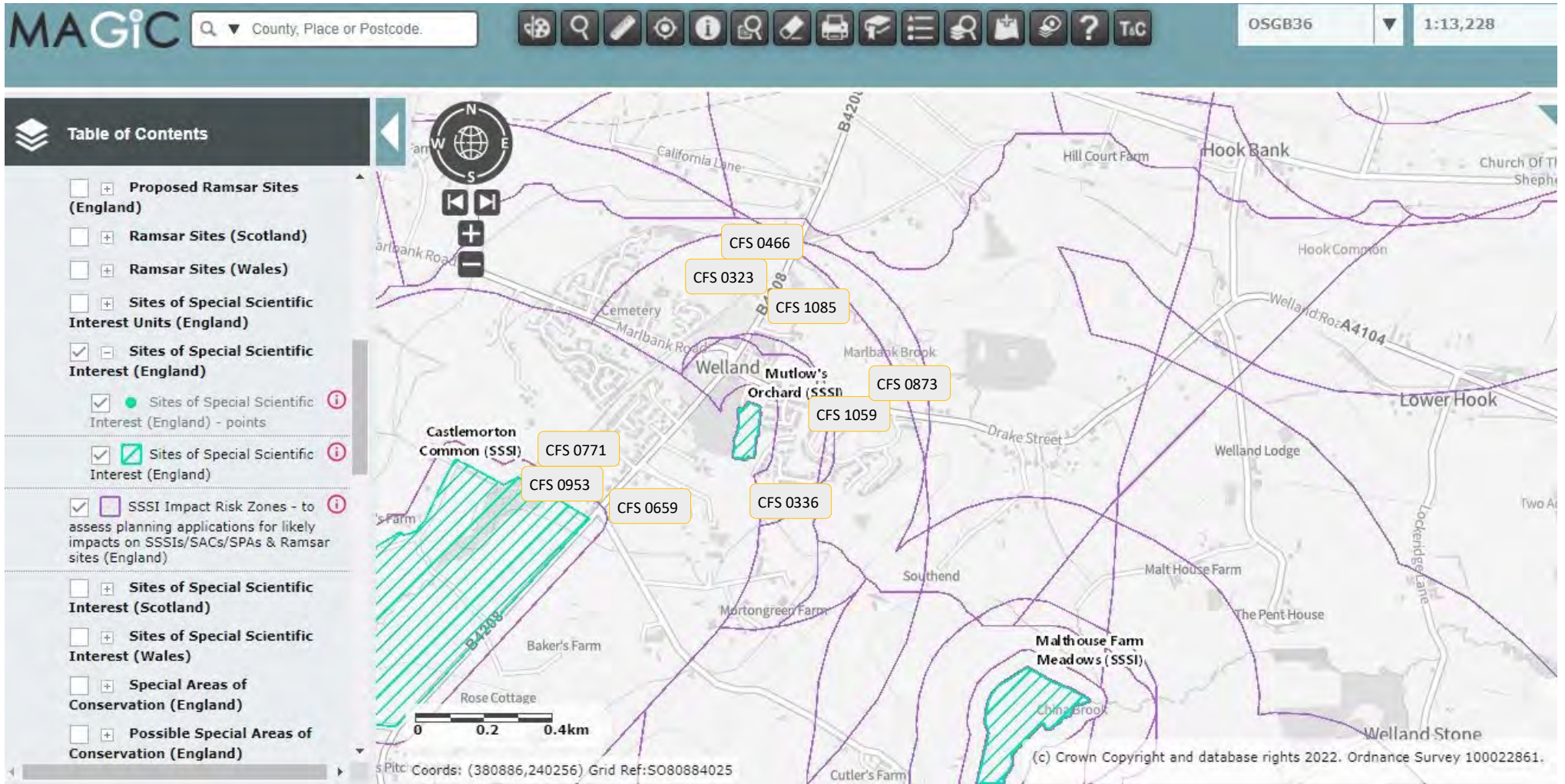
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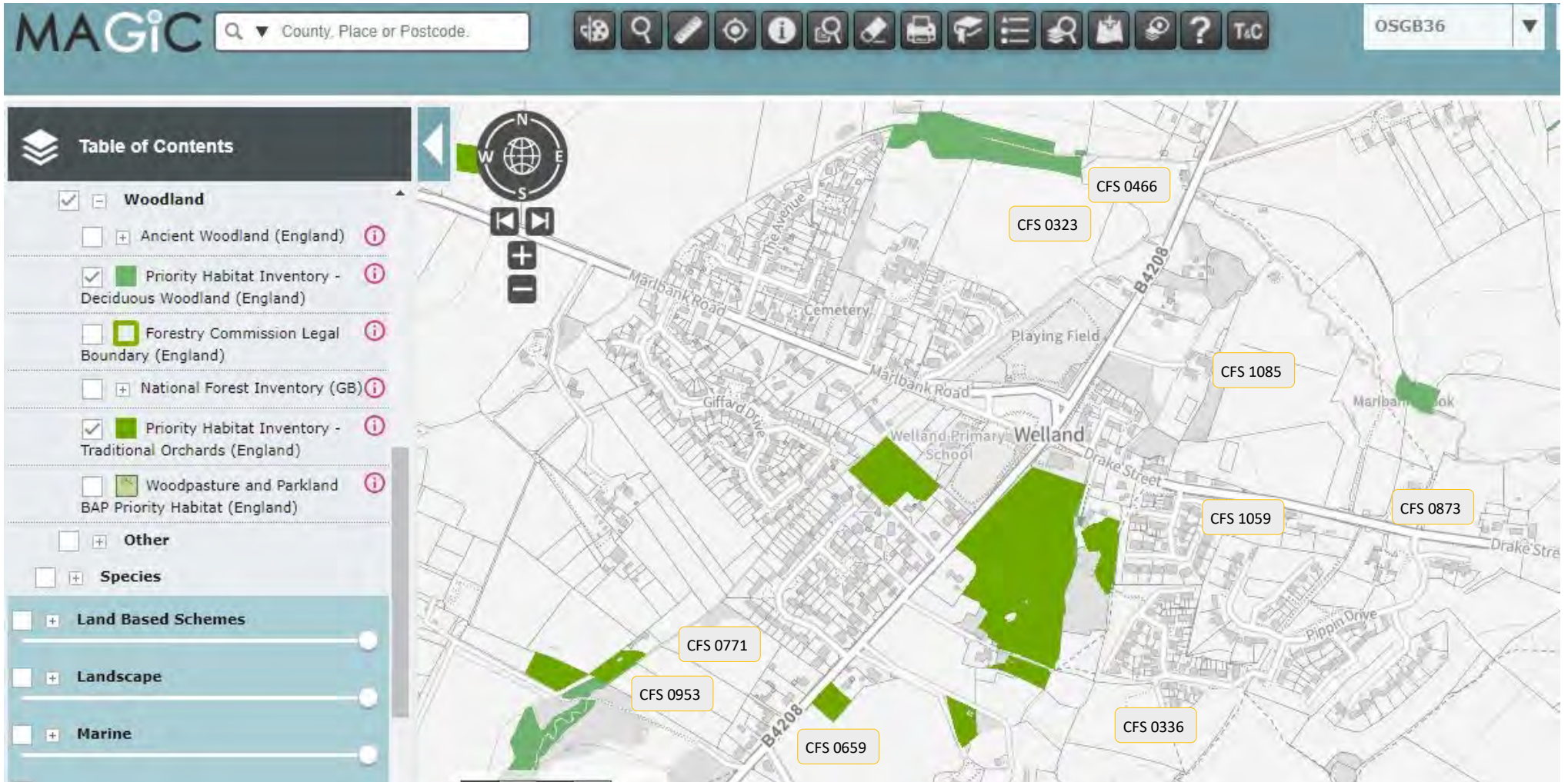


# A4 APPENDIX 4 DEFRA MAGIC SSSI & IMPACT ZONES



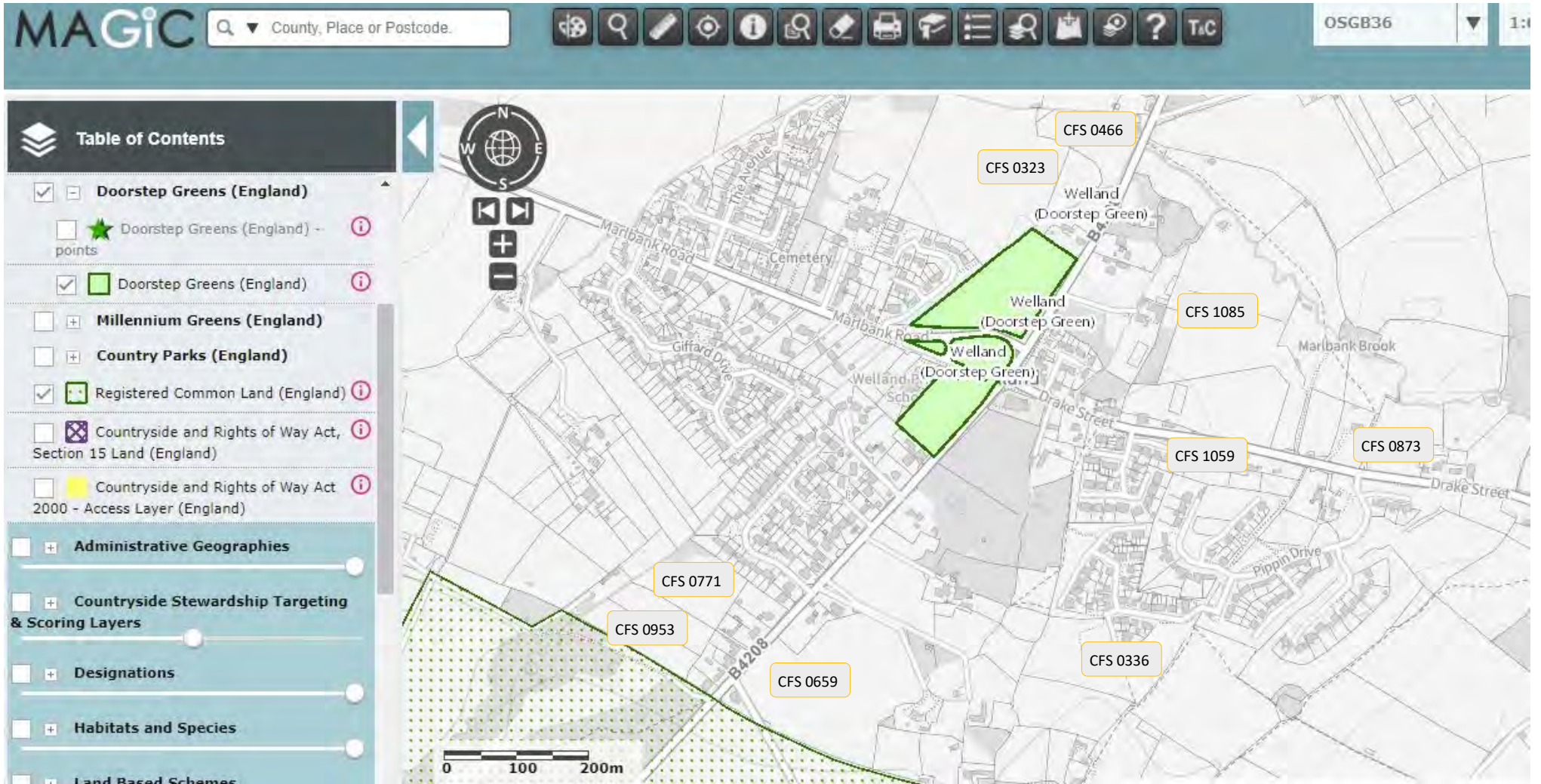


# A5 APPENDIX 5 DEFRA MAGIC PRIORITY HABITATS DECIDUOUS WOODLAND AND ORCHARDS





# A6 APPENDIX 6 DEFRA MAGIC DOORSTEP GREENS & COMMONLAND



A 7 APPENDIX 7 DEFRA MAGIC LOCAL NATURE RESERVES & AONB

The screenshot displays the MAGIC web application interface. At the top, the 'MAGiC' logo is on the left, followed by a search bar containing 'County, Place or Postcode'. To the right of the search bar is a toolbar with icons for map navigation and tools. Below the search bar, a 'Table of Contents' sidebar is visible, listing various designations with checkboxes and expandable icons. The main map area shows a satellite-style view of a rural area in Welland, England. A green hatched area is labeled 'St Wulstan's (LNR)'. A red boundary line outlines a larger area, and several yellow callout boxes with codes are placed on the map: CFS 0466, CFS 0323, CFS 1085, CFS 0873, CFS 1059, CFS 0771, CFS 0953, CFS 0659, and CFS 0336. The map includes labels for various locations such as Summer Hill Farm, Lumber Tree Farm, Bridgecote Bungalow, Solitaire, Danemoor Coppice, Wood Farm, Marlbank Road, Dingle, Welland, Drake Street, Malt Ho, China Brook, Cutler's Farm, Hunter's Hall, Rose Cottage, Baker's Farm, Boulter's Farm, and Henricks Lane. The A4104 road is also labeled. A compass rose and navigation controls are positioned in the upper left of the map area.

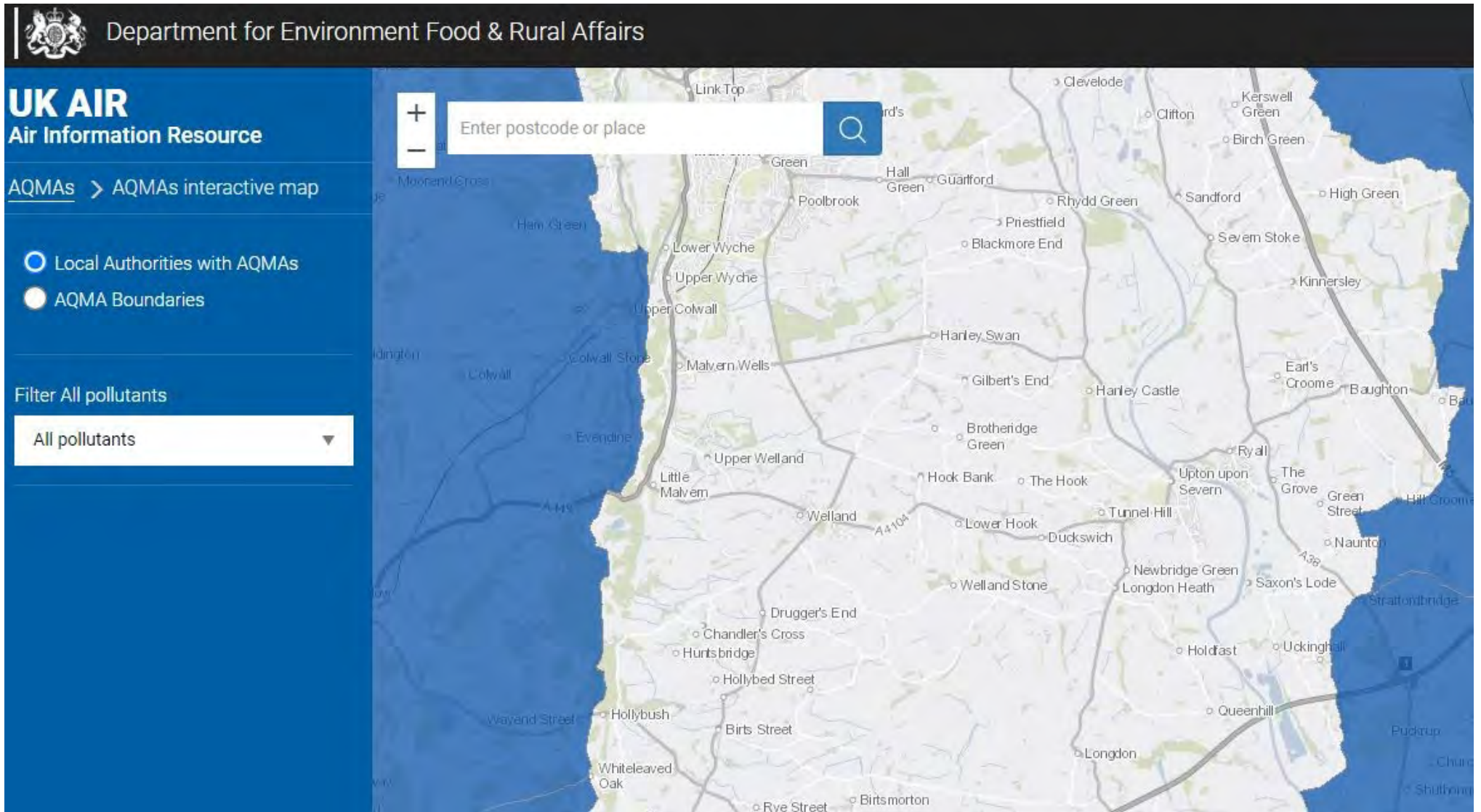
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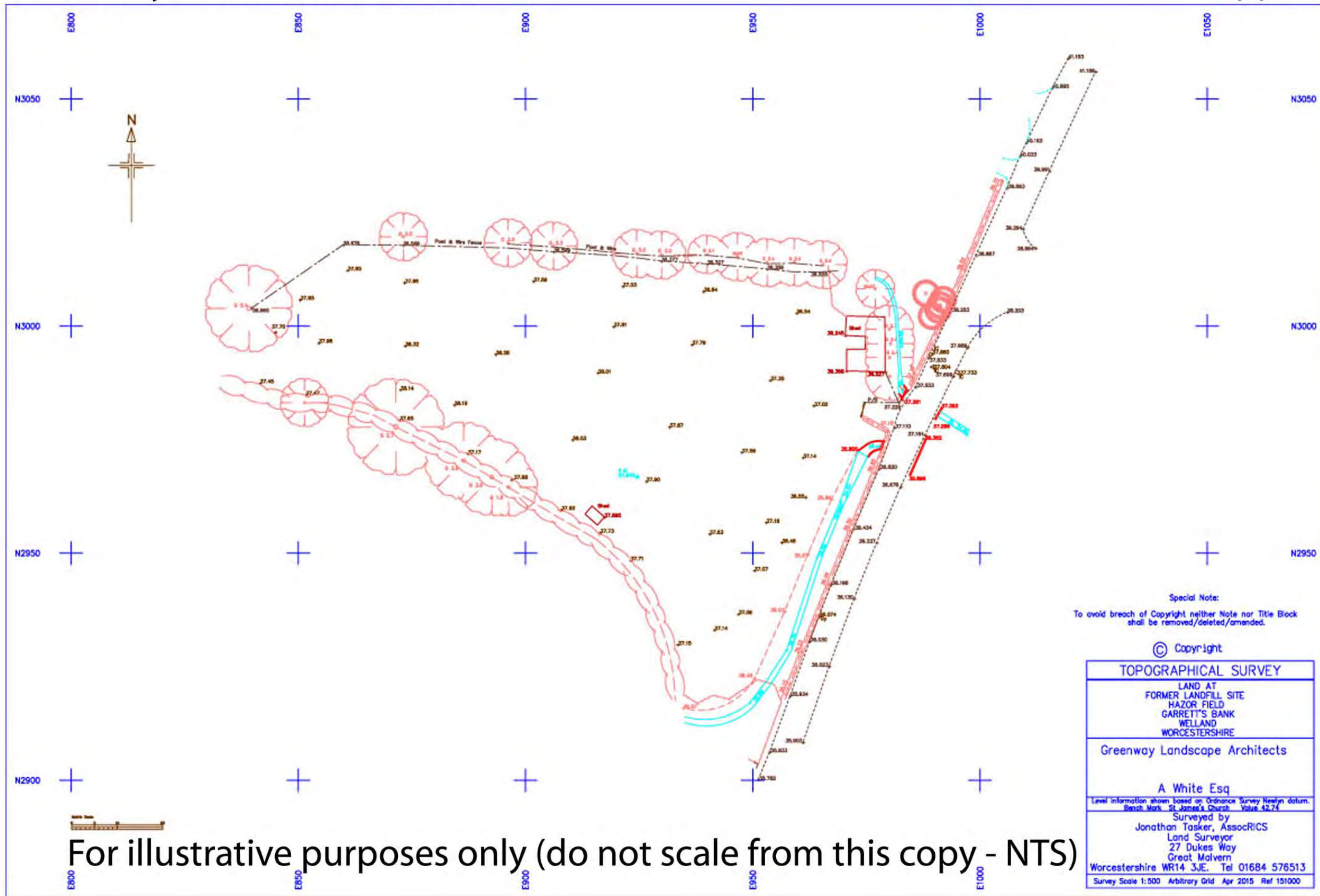




A 9 APPENDIX 9 DEFRA AIR QUALITY MONITORING MAP FOR MALVERN HILLS DISTRICT







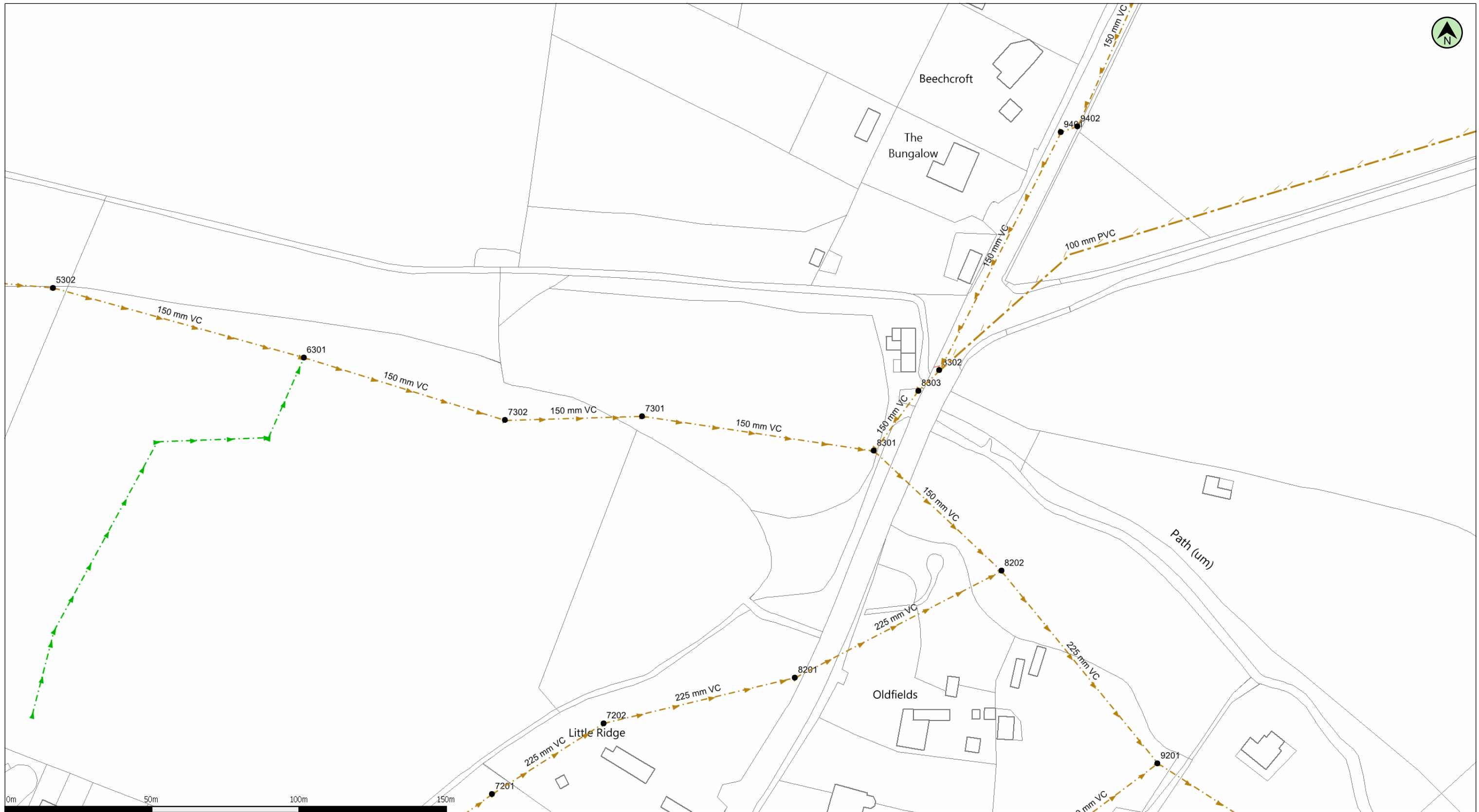
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Date: 25/02/22

Scale: 1:1250

Map Centre: 379810,240340

Data updated: 14/02/22

Our Ref: 791784 - 1

Wastewater Plan A3

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Public Foul Gravity/Lateral Drain		Highway Drain		Manhole Foul	
Public Combined Gravity/Lateral Drain		Overflow Pipe		Manhole Surface	
Public Surface Water Gravity/Lateral Drain		Disposal Pipe		Abandoned Pipe	
Pressure Foul		Culverted Water Course		Section 104 sewers are shown in green	
Pressure Combined		Pumping Station		Private sewers are shown in magenta	
Pressure Surface Water		Fitting			

rwglandscape@googlemail.com

M/22/00185/FUL-FOUL

MANHOLE 25,26,27



## GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your contractor on site. If any damage is caused to Severn Trent Water Limited (STW) apparatus (defined below), the person, contractor or subcontractor responsible must inform STW immediately on:

**0800 783 4444 (24 hours)**

- a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991 (a legal agreement between a developer and STW, where a developer agrees to build sewers to an agreed standard, which STW will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with STW and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as "STW Apparatus" in these general conditions and precautions.
- b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.
- c) On request, STW will issue a copy of the plan showing the approximate locations of STW Apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan and the information supplied with it is furnished as a general guide only and STW does not guarantee its accuracy.
- d) STW does not update these plans on a regular basis. Therefore the position and depth of STW Apparatus may change and this plan is issued subject to any such change. Before any works are carried out, you should confirm whether any changes to the plan have been made since it was issued.
- e) The plan must not be relied upon in the event of excavations or other works in the vicinity of STW Apparatus. It is your responsibility to ascertain the precise location of any STW Apparatus prior to undertaking any development or other works (including but not limited to excavations).
- f) No person or company shall be relieved from liability for loss and/or damage caused to STW Apparatus by reason of the actual position and/or depths of STW Apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any STW Apparatus the following should be observed:

1. All STW Apparatus should be located by hand digging prior to the use of mechanical excavators.
2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to STW Apparatus. You or your contractor must ensure the safety of STW Apparatus and will be responsible for the cost of repairing any loss and/or damage caused (including without limitation replacement parts).
3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.
4. During construction work, where heavy plant will cross the line of STW Apparatus, specific crossing points must be agreed with STW and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of STW Apparatus at other locations must be prevented.
5. Where it is proposed to carry out piling or boring within 20 metres of any STW Apparatus, STW should be consulted to enable any affected STW Apparatus to be surveyed prior to the works commencing.
6. Where excavation of trenches adjacent to any STW Apparatus affects its support, the STW Apparatus must be supported to the satisfaction of STW. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.
7. Where a trench is excavated crossing or parallel to the line of any STW Apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the STW Apparatus. In special cases, it may be necessary to provide permanent support to STW Apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the STW Apparatus.
8. No other apparatus should be laid along the line of STW Apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of STW Apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any STW Apparatus.
9. A minimum radial clearance of 300 millimetres should be allowed between any plant or equipment being installed and existing STW Apparatus. We reserve the right to increase this distance where strategic assets are affected.
10. Where any STW Apparatus coated with a special wrapping is damaged, even to a minor extent, STW must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any STW Apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged to you.
11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with STW Apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such STW Apparatus in order to determine any necessary alterations in advance of the works.
12. With regard to any proposed resurfacing works, you are required to contact STW on the number given above to arrange a site inspection to establish the condition of any STW Apparatus in the nature of surface boxes or manhole covers and frames affected by the works. STW will then advise on any measures to be taken, in the event of this a proportionate charge will be made.
13. You are advised that STW will not agree to either the erection of posts, directly over or within 1.0 metre of valves and hydrants,

14. No explosives are to be used in the vicinity of any STW Apparatus without prior consultation with STW.

#### **TREE PLANTING RESTRICTIONS**

There are many problems with the location of trees adjacent to sewers, water mains and other STW Apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other STW Apparatus.

15. Please ensure that, in relation to STW Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.

16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other STW Apparatus.

17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other STW Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May 2014

18. STW personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other STW Apparatus.

19. In certain circumstances, both STW and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main or other STW Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.








**LAND AT  
FORMER LANDFILL SITE,  
GARRETT'S BANK,  
WELLAND,  
WORCESTERSHIRE**

**Update Preliminary Ecological Appraisal**

**Report to  
Mr Richard Greenway  
Greenway Landscape Architects**

**Project number 2021/037 A**

**Worcestershire Wildlife Consultancy  
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**May 2021**



**QUALITY ASSURANCE**

**Title:** Land at former landfill site, Garretts Bank, Welland, Worcestershire  
- Update Preliminary Ecological Appraisal

**Submitted to:** Mr Richard Greenway of Greenway Landscape Architects

**Report number:** 2021/037 A

**Date:** 6<sup>th</sup> May 2021

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**Authorised by:** Joshua Evans BSc (Hons) MCIEEM – Consultancy Manager

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## SUMMARY

In March 2021 Worcestershire Wildlife Consultancy was commissioned by Mr Richard Greenway of Greenway Landscape Architects to undertake an update preliminary ecological appraisal on land at a former landfill site, Garretts Bank, Welland, Worcestershire WR10 3HJ. This follows on from two earlier ecological appraisals for the site, both in 2015 – the initial one was by Focus Ecology Ltd and the second one by Hillier Ecology Limited. The appraisal was requested in order to ensure compliance with National and European legislation. The planning proposal is for the creation of a single dwelling.

- **Reptiles** – In June 2015, Focus Ecology Ltd recommended a reptile presence-absence survey due to the presence of rank grassland. However, the visit undertaken in October 2015 by Hillier Ecology Limited indicated that there was no suitable sward for reptiles. The sward during the April 2021 visit by Worcestershire Wildlife Consultancy showed the site to have been tightly grazed by sheep. As such there is no rank sward on site and therefore it is not suitable for slow-worms. The small running waterbodies on site do provide suitable foraging habitat for grass snakes but there is no cover on site for this species, other than the small building in the north-eastern corner. No reptile surveys are recommended but the dismantling of the shed area should be undertaken with the presence of an ecological clerk of works, so that any grass snakes are protected from harm.
- **Great Crested Newts** - In June 2015, Focus Ecology Ltd carried out an eDNA survey for great crested newts, which yielded a negative result. There are no ponds on site and the site does have moderately fast flowing waterbodies on its northern and eastern boundaries, which is considered to effectively isolate the proposed site from colonisation by terrestrial great crested newts. Since there is no suitable sward, the only suitable cover for terrestrial amphibians is located by the building in the north-eastern corner. Overall, the site is considered to be unsuitable for great crested newts but as a precautionary approach, the recommendation for an ecological clerk of works for reptiles is equally applicable for terrestrial amphibians.
- **Bats** - The onsite building provided no evidence of roosting bats and was considered to be unsuitable. The presence of mature trees and running water on the boundaries do provide suitable foraging areas for bats and as such, a sensitive lighting scheme should be installed. Please refer to Appendix 2.
- **Nesting Birds** - The site provides nesting opportunities for birds within the scrub on and surrounding the edges of the site, as well as the small barn in the north-eastern corner of the site. As nesting birds are legally protected, development operations should take care to avoid the risk of killing/ injuring birds and their nests, especially during the nesting season (generally considered to be late February to late August). Therefore, **removal and/or management of suitable nesting habitat should be undertaken outside of the main nesting season and where this is not possible, a suitably qualified ecologist must be engaged to check for nesting birds prior to any works taking place** and to provide advice on the most appropriate way to proceed.

- **Japanese knotweed** - In June 2015, Focus Ecology Ltd reported that Japanese knotweed was present on site. In April 2021, there was no obvious evidence of this being present but it should be

noted that it may be in a dormant state. The owner and workforce should be aware of this as Japanese knotweed is a highly invasive species and it is a legal requirement to control it under the Wildlife and Countryside Act 1981 (as amended) and Environmental Protection Act 1990. **Although it should not immediately affect the proposed development, it is recommended that appropriate advice regarding the eradication of Japanese knotweed is sought from an environmental specialist.**

- **Habitat** - During the site visit, no rare plants or significant habitats were noted and generally the habitats present were not of good quality with respect to wildlife. As a result, **there are no obvious and immediate implications** for this development with regard to the habitats present.
- Apart from the potential issues listed above, there appear to be **no other obvious and immediate issues** for this development with regard to any other protected species and no further dedicated surveys for any other species are recommended. However, in the unlikely event that any protected species listed in Section 2 are found on the site during the works, then all works must cease immediately and the advice of a suitably qualified ecologist must be sought.
- **It should be noted that if more than twelve months elapse between this appraisal and the commencement of any development then a further appraisal may need to be undertaken at an appropriate time to determine the status of any protected species which may have taken up residence during the intervening period.**

## **1. INTRODUCTION**

### **1.1 Commissioning Brief**

In March 2021 Worcestershire Wildlife Consultancy was commissioned by Mr Richard Greenway Greenway Landscape Architects to undertake an update preliminary ecological appraisal on land at a former landfill site, Garretts Bank, Welland, Worcestershire WR10 3HJ. This follows on from two earlier ecological appraisals for the site, both in 2015 – the initial one was by Focus Ecology Ltd and the second one by Hillier Ecology Limited. The appraisal was requested in order to ensure compliance with National and European legislation.

### **1.2 Summary of the Proposed Development**

It is our understanding that planning permission is being sought for the creation of a single dwelling.

### **1.3 Site Location & Description**

The site is situated at Garretts Bank, Welland, Worcestershire WR13 6NF at NGR SO 79814 40353.

The total site area is approximately 1 hectare and sits on the north of Welland village, off the B4208. It was former landfill site but, based on Google Earth's historic imagery function, the site has been a field with some scrub since 1999. The site since 2015 has been regularly mown or grazed. There are two running waterbodies – one along the northern boundary with another on the eastern boundary alongside the B4208. There is a shallow hedge along the roadside with a mature hedge, with tall mature trees, along the western boundary. There is also a series of pollarded willows along the northern waterbody. There is a small, dilapidated barn on the north-eastern part of the site, near the site entrance, that is constructed from corrugated metal. There is an offsite pond in the north-western corner but a running waterbody acts as a boundary to the proposed site.

The surrounding habitat includes the scattered residential properties of Garretts Bank, interconnecting hedges and pasture fields.

### **1.4 Scope of the Appraisal**

The update ecological appraisal focussed on the following points:

- Determining the potential of the area of the proposed development work to support protected species, of which account must be taken prior to and during the planned works in accordance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Protection of Badgers Act 1992.
- The appraisal also aimed to identify habitats and species recognised within the local Biodiversity Action Plan (BAP Habitats).
- The appraisal recommendations are also guided by the relevant legislation:

The Natural Environment and Rural Communities Act (NERC), 2006 states: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity".

Furthermore, the survey assessment recommendations are guided by the National Planning Policy Framework<sup>1</sup> (NPPF), where the following policies are of particular relevance:

**Para. 8.** Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**Para. 170.** Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

**Para. 174.** To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for

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<sup>1</sup> National Planning Policy Framework 2 published July 2018



biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

**Para. 175.** When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The site visit also focussed on assessing the potential of the site to support populations of priority species, whose protection and recovery is promoted in paragraph 174, especially those given protection under British or European wildlife legislation as stated above.

## **1.5 Desk Study**

A search for statutory sites of ecological significance was conducted within a 1km radius of the site using the Multi-Agency Geographical Information for the Countryside website (MAGIC).

## **1.6 Constraints**

The comprehensiveness of any ecological appraisal may be limited by the season in which the site visit(s) is undertaken. To confirm the presence or absence of all protected species usually requires multiple visits at suitable times of the year. However, the appraisal does provide a “snapshot” of the ecological interest recorded on the day of the visit and highlights areas where further survey work may be required.

Note that the optimum period for habitat surveys and protected species appraisals is during the late spring and summer period. However, sufficient information was available at this time of year to categorise habitats and inform the need for further surveys.

## 2. METHODOLOGY

Joshua Evans of Worcestershire Wildlife Consultancy undertook the appraisal on 21<sup>st</sup> April 2021 at 13:00hours. The weather was still, with approximately 25% cloud cover and an air temperature of 15.6°C.

**Table 1: Methodology**

<b>Phase 1 habitat survey</b>	The aim of the Phase 1 survey is to provide a description of the semi-natural vegetation of a particular site and is made in accordance with the JNCC Phase 1 Habitat Survey methodology (JNCC, 1990). Where necessary, the condition of habitat is described and full plant lists collated to provide greater detail, which helps when identifying the conservation significance of a particular habitat. The appraisal also aimed to identify invasive plants listed on Schedule 9 of the Wildlife & Countryside Act that could have implications for works on site. Where appropriate, maps are provided in other formats, such as annotated aerial photographs.
<b>Bats</b>	The site is assessed for suitable habitats that may support bats. For example, buildings are assessed for holes in soffits, missing tiles and gaps in the masonry whilst trees are assessed for features such as cracks and holes.
<b>Birds</b>	The site is assessed for suitable habitats that may support birds in terms of feeding, nesting and roosting. Where relevant habitat occurs, evidence identifying the presence of birds including nests, droppings, pellets and feathers is recorded.
<b>Dormice</b>	The site is assessed for suitable habitats that may support dormice ( <i>Muscardinus avellanarius</i> ) including woodland and hedgerows. Where relevant habitat occurs evidence of dormice including nests and gnawed nuts is recorded.
<b>Great crested newts</b>	During the site visit the potential of the site to support great-crested newts ( <i>Triturus cristatus</i> ) is assessed; this includes looking for potential breeding sites such as ponds, disused swimming pools and other water-bodies. The appraisal also focuses on the potential for this species to find refuge in places such as log piles, rubble and compost heaps. Where still water-bodies occur a Habitat Suitability Index (HSI) is calculated. This is a standard appraisal method developed specifically to evaluate the habitat suitability for great crested newts (Oldham <i>et al.</i> 2000). A series of factors must be considered. Each factor is assessed along suitability guidelines and allocated a value of between 0.1 (highly unsuitable) to 1.0 (highly suitable). The geometric mean of these values provides an overall suitability value for the site. Although this is no substitute for a dedicated survey the suitability value informs the decision on whether to undertake a dedicated survey.
<b>Otters</b>	The area under appraisal is searched for suitable habitat along water-bodies, recording where appropriate, evidence pertaining to the presence of otters ( <i>Lutra lutra</i> ) in the form of holts, spraints, anal jelly, tracks and feeding remains.
<b>Reptiles</b>	The site is assessed for suitable habitats that may support reptiles. Slow-worms ( <i>Anguis fragilis</i> ) and common lizards ( <i>Zootoca vivipara</i> ) inhabit a variety of habitats, such as rough grassland, heathland and woodland edge where there are suitable opportunities for maintaining their body temperature and finding suitable prey. Grass snakes ( <i>Natrix natrix</i> ) and barred grass snake ( <i>N. helvetica</i> ) are normally associated with water-bodies but they have a wide home range of up to 2km <sup>2</sup> and can occur anywhere within that range, particularly in grassy sites as the common name implies. Where relevant habitat occurs, evidence identifying the presence of reptiles, particularly tracks and sloughed skin is recorded.
<b>Water Voles</b>	The area under appraisal is searched for suitable habitat along water-bodies, recording where appropriate, evidence pertaining to the presence of water voles ( <i>Arvicola amphibius</i> ) in the form of burrows, latrines, runs, footprints and distinctive “feeding lawns”.
<b>White-clawed crayfish</b>	The area under appraisal is searched for suitable habitats that may support white-clawed crayfish ( <i>Austropotamobius pallipes</i> ). This typically includes freshwater streams and rivers but may also include still water-bodies.

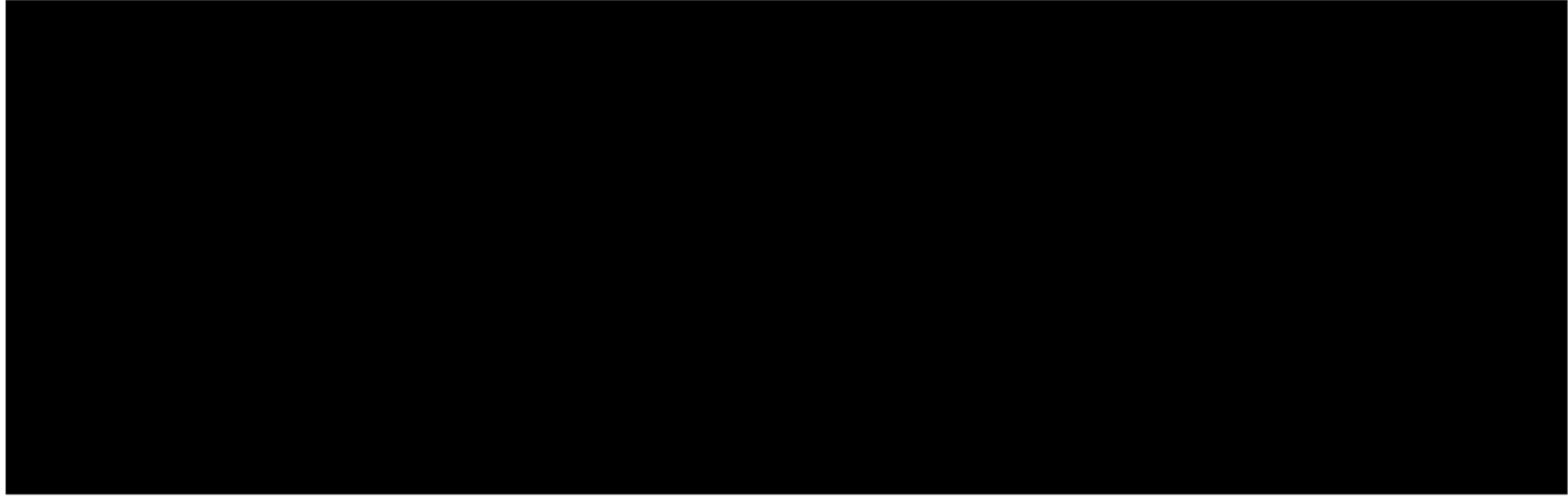
### 3. RESULTS, APPRAISAL & RECOMMENDATIONS

#### 3.1 Desk study

There are three ecological statutory sites within 2km of the site, which includes Castlemorton Common, Mutlow Farm Orchard and Brotheridge Green Disused Railway Sites of Special Scientific Interest (SSSI). In addition, there are four non-statutory sites including Castlemorton, Hollybed & Coombe Green Commons, Mutlow Farm Orchard, Welland Cemetery and Brotheridge Green Disused Railway. However, all these sites are considered to be sufficiently distant as to be not affected by the proposed works.

Since there are two running waterbodies on site, it is beyond the remit of this document to comment on any hydrological issues that might occur from the proposed works.

Worcestershire Wildlife Consultancy has undertaken a considerable number of surveys in the local area and has recorded great crested newts (most notably in Castlemorton Common), badger, slow-worm, barn owl (*Tyto alba*) and several bat species including barbastelle (*Barbastella barbastellus*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*P. pygmaeus*), Natterer's bat (*Myotis nattereri*), brown long-eared bat (*Plecotus auritus*) and noctule (*Nyctalus noctula*).





<p style="text-align: center;"><b>BATS</b></p>	<p>No suitable buildings on site – the corrugated metal barn is not considered to offer any suitability for roosting bats.</p> <p>The boundary trees on site are considered to be mature to very mature but are not proposed to be affected.</p> <p>The area is considered to offer some suitability for locally foraging bats, especially on the two running water bankside areas and the western hedgerow.</p>	<p>No evidence for roosting bats.</p> <p>The boundary trees are considered to offer potential roosts but will not be affected by the proposed works, especially as they are off site.</p>	<p>Negligible for roosting bats.</p> <p>Moderate to high for foraging bats.</p>	<p>Low.</p>	<p><b>No surveys recommended.</b></p> <p>The proposed works may be accompanied by some degree of lighting, which could have negative effects on local bats. Lighting should not be directed onto any retained trees on the bankside habitats or, if applicable, any installed bat roosting features on any retained trees, as this is known to deter bats from using them. It is strongly recommended that any lighting to be incorporated in the site should be low-powered (i.e. lux level of 3 or less), downward-pointing and/or mounted at a low level (e.g. standard bollard height) to minimise the level of impact of lighting on bats. The best types of lighting to use are narrow spectrum lights with no UV content, warm white LED or low-pressure sodium. Ideally the times that the lighting is operational should be limited to allow for some dark periods overnight. This may be possible through passive infrared sensors and/or controlling levels of lighting throughout some of the night-time period.</p> <p>The most current guidance (September 2018) produced between the Bat Conservation Trust and the Institute of Lighting Professionals should be adhered to and can be accessed via the following link:  <a href="https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/">https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/</a>.</p>
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<p style="text-align: center;"><b>BIRDS</b></p>	<p>The vegetation, especially shrubs and scrub are very suitable for nesting birds and provide resources for other wildlife. This is also applicable to the corrugated metal barn.</p>	<p>Bird species observed on site during the survey included: buzzard (<i>Buteo buteo</i>), blue tit (<i>Cyanistes caeruleus</i>), blackbird (<i>Turdus merula</i>), great tit (<i>Parus major</i>), woodpigeon (<i>Columba palumbus</i>), chaffinch (<i>Fringilla coelebs</i>) and dunnock (<i>Prunella modularis</i>).</p>	<p>Present. Likely to find nesting opportunities within the vegetation.</p>	<p><b>High</b> if suitable nesting habitat is removed / demolished during nesting season.</p>	<p>All birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). It is therefore generally unlawful to intentionally kill or injure a bird, damage or destroy an occupied nest or take or destroy eggs other than in exceptional prescribed circumstances. Therefore, <b>development operations should take care to avoid the risk of harm to birds and their nests, especially during the nesting season (generally considered to be late February – late August)</b>. Removal of the trees and shrubs should be undertaken outside the main nesting season and where this is not possible a suitably qualified ecologist <b>must</b> be engaged to check for nesting birds and to provide advice on the most appropriate way to proceed.</p>
<p style="text-align: center;"><b>DORMICE</b></p>	<p>The habitats on site are unsuitable for dormice and there is no connectivity to any woodland or other suitable habitat that might support this species.</p>	<p>None.</p>	<p>None.</p>	<p>None.</p>	<p><b>No surveys recommended.</b></p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>GREAT CRESTED NEWTS</b></p>	<p>In June 2015, Focus Ecology Ltd carried out an eDNA survey for great crested newts, on an off-site pond (approx. 100m) which yielded a negative result. There are no ponds on site and the site does have moderately fast flowing waterbodies on its northern and eastern boundaries, which is considered to effectively isolate the proposed site from colonisation by terrestrial great crested newts. Since there is no suitable sward, the only suitable cover for terrestrial amphibians is located by the building in the north-eastern corner.</p>	<p>None for the site.</p>	<p>Highly unlikely</p>	<p>Extremely low.</p>	<p><b>No surveys recommended.</b></p> <p>Overall, the site is considered to be unsuitable for great crested newts but as a precautionary approach, the dismantling of the barn area should be undertaken with the presence of an ecological clerk of works, so that any amphibians are protected from harm.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">OTTERS, WATER VOLES &amp; WHITE-CLAWED CRAYFISH</p>	<p>There are two flowing waterbodies, including Marlbank Brook, within the site. Both are very narrow and shallow and lack substrate suitable for white-clawed crayfish. Since there is a lack of running waterbodies in the immediate wider area, there are no suitable links for foraging otters and no evidence of water voles was found onsite.</p>	<p>None on site.</p>	<p>None.</p>	<p>None.</p>	<p><b>None.</b></p>
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<p style="text-align: center;"><b>REPTILES</b></p>	<p>In June 2015, Focus Ecology Ltd recommended a reptile presence-absence survey due to the presence of rank grassland. However, the visit undertaken in October 2015 by Hillier Ecology Limited indicated that there was no suitable sward for reptiles. The sward during the April 2021 visit by Worcestershire Wildlife Consultancy showed the site to have been tightly grazed by sheep. As such there is no rank sward on site and therefore it is not suitable for slow-worms. The small running waterbodies on site do provide suitable foraging habitat for grass snakes but there is no cover on site for this species, other than the small building in the north-eastern corner.</p>	<p>Habitat suitability for reptiles is generally lacking.</p>	<p>Very low</p>	<p>Very low</p>	<p>No reptile surveys are recommended but the dismantling of the shed area should be undertaken with the presence of an ecological clerk of works, so that any grass snakes are protected from any harm.</p>
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Table 3: Habitat/features appraisal

Habitat/Feature	Description	Local BAP <sup>2</sup> habitat Y/N	Evaluation and potential impact	Recommendations Avoidance / mitigation / enhancement measures
<p><b>ROUGH GRASSLAND</b></p>	<p>The main site contains an area of species-poor, neutral grassland that has been sheep grazed and has developed over a former landfill area. The composition of the rough grassland had some transitions to species-poor semi-improved grassland. Species noted included common bent (<i>Agrostis capillaris</i>), creeping bent (<i>A. stolonifera</i>), meadow foxtail (<i>Alopecurus pratensis</i>), perennial ryegrass (<i>Lolium perenne</i>), Timothy grass (<i>Phleum pratensis</i>), cock's-foot grass (<i>Dactylis glomerata</i>), red fescue (<i>Festuca rubra</i> subsp. <i>rubra</i>), rough meadow-grass (<i>Poa trivialis</i>), tufted hair-grass (<i>Deschampsia cespitosa</i>) and Yorkshire fog (<i>Holcus lanatus</i>). Common herbs include yarrow (<i>Achillea millefolium</i>), chickweed (<i>Stellaria media</i>), greater plantain (<i>Plantago major</i>), ribwort plantain (<i>P. lanceolata</i>), dandelion (<i>Taraxacum officinale</i> agg.), creeping buttercup (<i>Ranunculus repens</i>), garlic mustard (<i>Alliaria petiolata</i>), common nettle (<i>Urtica dioica</i>), cleavers (<i>Galium aparine</i>), curled dock (<i>Rumex crispus</i>), red deadnettle (<i>Lamium purpureum</i>) and prickly sow-thistle (<i>Sonchus asper</i>).</p>	<p>N*</p>	<p>*= Whilst being a neutral grassland developed from post-development works (i.e. the former landfill), it cannot be considered to be of particular ecological merit as it is fairly young, appears to be species-poor and has not been managed as a meadow or regularly grazed pasture and thus does not qualify as BAP habitat. These habitats are relatively common in the Worcestershire area.</p>	<p>Use wildflower meadow turf to re-seed the garden post-development if possible.</p>

<p><b>SCRUB</b></p>	<p>There are a few areas of scattered scrub and trees across site, including mostly crack willow (<i>Salix fragilis</i>), common hawthorn (<i>Crataegus monogyna</i>), bramble (<i>Rubus fruticosus</i> agg.) and rarely occurring dog rose (<i>Rosa canina</i> agg.)</p>	<p>N</p>	<p>The scrub areas are likely to support nesting birds, but there are no potential roosting opportunities for bats.</p> <p>Low if works are undertaken outside of nesting bird season.</p>	<p>Retain the boundary trees and hedges due to their high value for local wildlife. See nesting bird advice above under 'Birds' in Table 2.</p> <p>In addition, all hedgerows and boundary trees will be retained, and the hedge and its root protection zone will be protected by tree protection fencing in accordance with BS 5837 'Trees in Relation to Construction'.</p>
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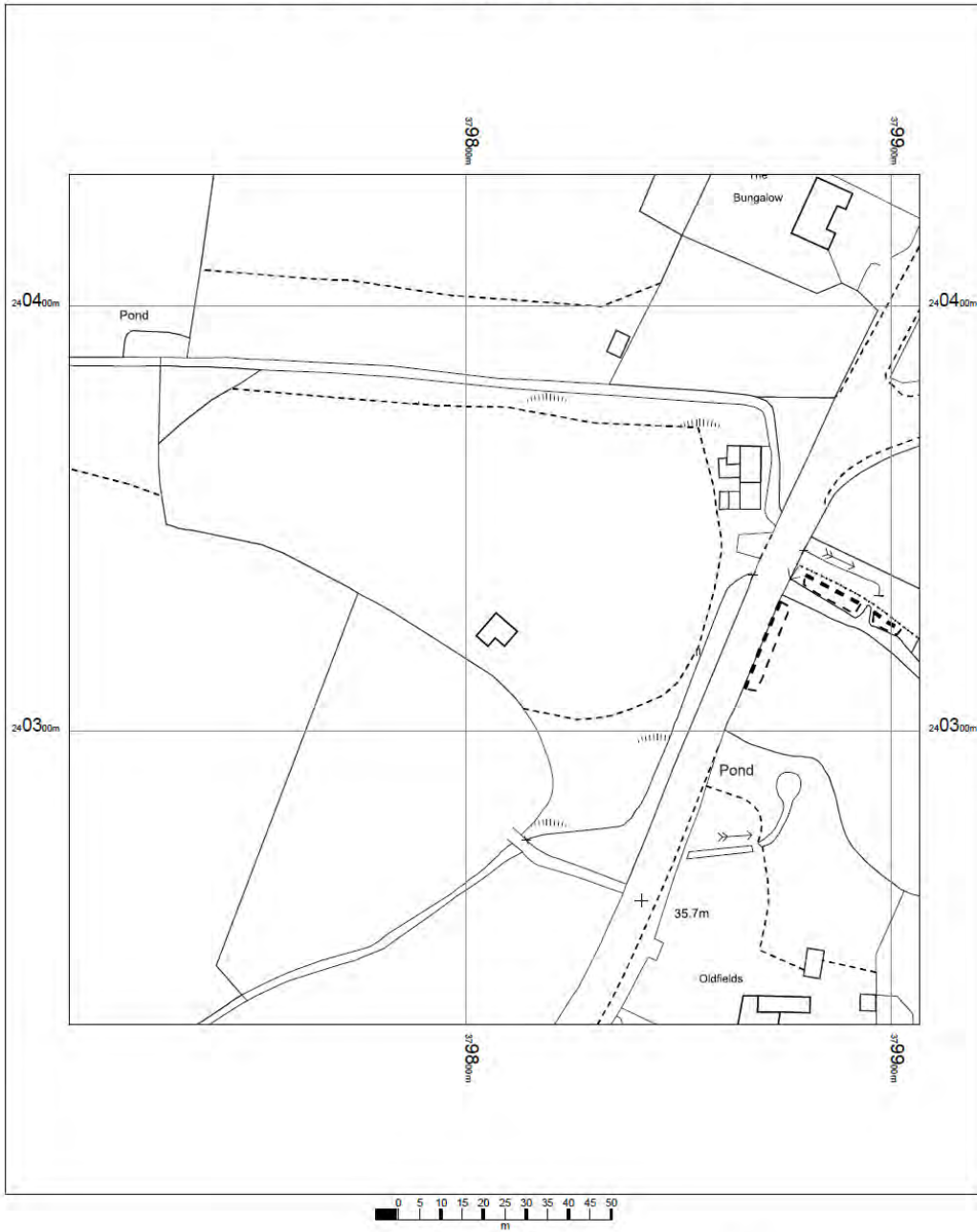
**Table 4: Additional recommendations**

Number	Additional recommendation
1	<p>Nesting opportunities for house sparrows, swifts and house martins can be provided in the form of sparrow terraces, swift boxes and house martin cups on the exterior walls of a building. Barns, carports and open fronted porches are suitable locations for swallow cups. All these species have undergone a decline in recent years (Red List in the case of house sparrows, Amber List in the case of swifts, house martins and swallows). These nesting features should be installed under the eaves of a building at minimum heights of 2m and face in a north to south-east direction. In addition, hole-fronted and open-fronted bird boxes can be installed on medium-large trees at similar heights and directions to attract other species of birds. Examples are provided in the Ecological Enhancements Appendix below.</p>
2	<p>Roosting opportunities for local bats can be incorporated into a building through the installation of bat boxes under the eaves either on the exterior walls (e.g. Schwegler 1WQ/1FF bat box) or fitted into the walls (Habibat 001 bat box) and the creation of raised ridge tiles. Bat boxes (e.g. Schwegler 2FN) can also be installed on medium- large trees. Bat boxes should be installed at minimum heights of 2.5m, facing away from external illumination and should ideally face in a south-east or south-west orientation. Examples are provided in the Ecological Enhancements Appendix below. It is strongly recommended that any lighting to be incorporated in the site should be low-powered (i.e. lux level of 3 or less), downward-pointing and/or mounted at a low level (e.g. standard bollard height) to minimise the level of impact from lighting on bats. The best types of lighting for use are narrow spectrum lights with no UV content, warm white LED or low pressure sodium.</p>
3	<p>The ecological value of the site can be enhanced through planting native species and/or those of value to wildlife, i.e. producing fruits, seeds, nuts or single-flowers. Leaving patches of unmown grass and tall herb as well as creating compost heaps/log piles creates valuable wildlife habitat, particularly for invertebrates, reptiles, amphibians and small mammals including hedgehogs<sup>3</sup>. In more residential areas, gardens can be made more permeable to wildlife, such as hedgehogs, through leaving small gaps of 13x13cm under fences. Ideally only pesticides branded as 'wildlife friendly' should be used. Further information is provided in the Ecological Enhancements Appendix below.</p>

<sup>3</sup> The State of Britain's Hedgehogs 2015, publicised at a special UK summit on hedgehogs: since 2000, records of the species have declined by half in rural areas and by a third in urban ones. Hedgehogs are also a species of 'Principal Importance' under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and therefore need to be taken into consideration by a public body when performing any of its functions with a view to conservation.

Map 1: Site Plan

O.S.MASTERMAP - 1:1250 SCALE



LAND AT GARRETT'S BANK  
WELLAND

OS MasterMap 1250/2500/10000 scale  
10 November 2014, ID: CM-00376223  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)  
1:1250 scale print at A4, Centre: 379807 E, 240331 N  
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#### 4. CONCLUSIONS & RECOMMENDATIONS

- **Reptiles** – In June 2015, Focus Ecology Ltd recommended a reptile presence-absence survey due to the presence of rank grassland. However, the visit undertaken in October 2015 by Hillier Ecology Limited indicated that there was no suitable sward for reptiles. The sward during the April 2021 visit by Worcestershire Wildlife Consultancy showed the site to have been tightly grazed by sheep. As such there is no rank sward on site and therefore it is not suitable for slow-worms. The small running waterbodies on site do provide suitable foraging habitat for grass snakes but there is no cover on site for this species, other than the small building in the north-eastern corner. No reptile surveys are recommended but the dismantling of the shed area should be undertaken with the presence of an ecological clerk of works, so that any grass snakes are protected from any harm.
- **Great Crested Newts** - In June 2015, Focus Ecology Ltd carried out an eDNA survey for great crested newts, which yielded a negative result. There are no ponds on site and the site does have moderately fast flowing waterbodies on its northern and eastern boundaries, which is considered to effectively isolate the proposed site from colonisation by terrestrial great crested newts. Since there is no suitable sward, the only suitable cover for terrestrial amphibians is located by the building in the north-eastern corner. Overall, the site is considered to be unsuitable for great crested newts but as a precautionary approach, the recommendation for an ecological clerk of works for reptiles is equally applicable for terrestrial amphibians.
- **Bats** - The onsite building provided no evidence of roosting bats and was considered to be unsuitable. The presence of mature trees and running water on the boundaries do provide suitable foraging areas for bats and as such, a sensitive lighting scheme should be installed. Please refer to Appendix 2.
- **Nesting Birds** - The site provides nesting opportunities for birds within the scrub on and surrounding the edges of the site, as well as the small barn in the north-eastern corner of the site. As nesting birds are legally protected, development operations should take care to avoid the risk of killing/ injuring birds and their nests, especially during the nesting season (generally considered to be late February to late August). Therefore, **removal and/or management of suitable nesting habitat should be undertaken outside of the main nesting season and where this is not possible, a suitably qualified ecologist must be engaged to check for nesting birds prior to any works taking place** and to provide advice on the most appropriate way to proceed.

- **Japanese knotweed** - In June 2015, Focus Ecology Ltd reported that Japanese knotweed was present on site. In April 2021, there was no obvious evidence of this being present, but it should be noted that it may be in a dormant state. The owner and workforce should be aware of this as Japanese knotweed is a highly invasive species and it is a legal requirement to control it under the Wildlife and Countryside Act 1981 (as amended) and Environmental Protection Act 1990. **Although it should not immediately affect the proposed development, it is recommended that appropriate advice regarding the eradication of Japanese knotweed is sought from an environmental specialist.**
- **Habitat** - During the site visit, no rare plants or significant habitats were noted and generally the habitats present were not of good quality with respect to wildlife. As a result, **there are no obvious and immediate implications** for this development with regard to the habitats present.
- Apart from the potential issues listed above, there appear to be **no other obvious and immediate issues** for this development with regard to any other protected species and no further dedicated surveys for any other species are recommended. However, in the unlikely event that any protected species listed in Section 2 are found on the site during the works then all works must cease immediately, and the advice of a suitably qualified ecologist must be sought.
- **It should be noted that if more than twelve months elapse between this appraisal and the commencement of any development then a further appraisal may need to be undertaken at an appropriate time to determine the status of any protected species which may have taken up residence during the intervening period.**

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[http://www.worcestershire.gov.uk/info/20252/environmental\\_policy/1155/biodiversity\\_action\\_plan](http://www.worcestershire.gov.uk/info/20252/environmental_policy/1155/biodiversity_action_plan)



**Appendix 1: Site Photographs**



**Plate 1: View of the site facing south alongside the boundary on B4208. Note the running water.**



**Plate 2: View of the corrugated metal barn.**





**Plate 3: View of the main site facing westwards.**



**Plate 4: View of the main site facing southwards.**





**Plate 5: View of an offsite willow pollard – note the Marlbank Brook is shown by the white arrow.**



**Plate 6: View of boundary tree on the western boundary– note that this should have a tree protection zone and not be affected by an adverse lighting scheme.**





**Plate 7: View of the southern area.**



**Plate 8: View of the vegetation near the offsite pond. The Marlbank Brook is indicated by the white arrow.**



## Appendix 2: Wildlife Legislation

### Bats

Under the **Wildlife and Countryside Act 1981 (as amended)**, the **Wildlife Order (NI) 1985** and **the Conservation of Habitats and Species Regulations 2017** (and **NI 1995**) it is illegal to:

- intentionally or deliberately kill, injure or capture bats
- intentionally, deliberately or recklessly\* disturb bats
- intentionally, deliberately or recklessly\* damage, destroy or obstruct any place used for shelter or protection, ie bat roosts (even if they are not currently occupied)
- possess, sell or transport a bat, or anything derived from it.

### Dormice

Dormice and their habitat are fully protected under the **Wildlife and Countryside Act 1981 (as amended)** and the **Conservation of Habitats and Species Regulations 2017**, making it illegal to:

- intentionally or deliberately kill, injure or capture dormice
- intentionally, deliberately or recklessly\* disturb dormice
- intentionally, deliberately or recklessly\* damage, destroy or obstruct breeding or resting sites or places used for shelter or protection (whether occupied or not)
- possess or transport a dormouse (or any part thereof) unless under licence
- sell or exchange dormice.

### Otters

Otters and their habitat are fully protected under the **Wildlife and Countryside Act 1981 (as amended)**, the **Wildlife Order (NI) 1985** and the **Conservation of Habitats and Species Regulations 2017** and **(NI) 1995**. It is illegal to:

- intentionally or deliberately kill, injure or capture otters
- intentionally or recklessly\* disturb otters
- intentionally or recklessly\* damage, destroy or obstruct breeding or resting sites or places used for shelter or protection (holts, couches etc) – whether occupied or not
- possess or transport an otter (or any part thereof) unless under licence
- sell or exchange otters.

### Water Vole

Water voles are protected under the **Wildlife and Countryside Act 1981 (Amendment 1998)**, making it illegal to:

- intentionally or deliberately kill, injure or capture water voles
- intentionally or recklessly\* disturb voles
- intentionally or recklessly\* disturb, destroy or obstruct access to any place that water voles use for shelter or protection (whether occupied or not);
- possess or transport a water vole (or any part thereof) unless under licence
- sell or exchange water voles.

## Birds

All wild birds (ie resident, visiting and introduced species) in the UK are protected by law under the **Wildlife and Countryside (WCA) Act 1981 (as amended)**, the **Wildlife (NI) Order 1985**, and the **Wildlife and Countryside (Amendment (Scotland) Regulations 2001**, making it illegal to:

- kill, injure or take any wild bird
- take, damage or destroy the nest of any wild bird while it is being built or in use
- take or destroy the eggs of any wild bird
- possess or control (e.g. for exhibition or sale) any wild bird or egg unless obtained legally.

### Birds that receive special protection

Species listed in **Schedule 1** of the **WCA 1981** and the **Wildlife Order (NI) 1985**, such as the barn owl and peregrine falcon, receive special protection. In addition to the above legislation, it is also illegal to *intentionally or recklessly\** disturb any bird listed on **Schedule 1** while it is nest-building, or at or near a nest containing eggs or young, or to disturb any of its dependent young. Disturbance could occur, for example, through noise caused by construction works in close proximity to the nest. \* The term “recklessly” applies in England and Wales following the **CRoW Act 2000**.

### White-clawed crayfish

Under the **Wildlife and Countryside Act 1981 (as amended)** it is illegal to *intentionally take (i.e. capture), sell, barter or exchange* white-clawed crayfish.

### Great crested newt

Great crested newts and their habitat are *fully protected* under the **Wildlife and Countryside Act 1981 (as amended)**, and **Conservation of Habitats and Species Regulations 2017**. It is illegal to:

- intentionally or deliberately capture, kill or injure great crested newts
- intentionally, deliberately or recklessly\* damage, destroy or obstruct access to any place used for shelter or protection, including resting or breeding places (occupied or not)
- deliberately, intentionally or recklessly\* disturb great crested newts when in a place of shelter
- sell, barter, exchange or transport or offer for sale great crested newts or parts of them.

The legislation covers all life stages: eggs, larvae, juveniles and adults.

### Widespread Amphibians

**In England, Scotland and Wales** the common frog, common toad, smooth newt and palmate newt are all protected against sale, trade etc under the **Wildlife and Countryside Act 1981 (as amended)**.

### Widespread reptiles

All native British reptiles are protected against intentional killing and injury under the **Wildlife and Countryside Act 1981 (as amended)** and the **Wildlife (NI) Order 1985**. **In England, Scotland and Wales**, slow-worm, common lizard, adder and grass snake are also protected against killing, injury and sale, barter or exchange, but their habitats or places of shelter are not specifically protected.

### Invertebrates

Certain invertebrate species are covered by the **Wildlife and Countryside Act (WCA) 1981 (as amended)** and the **Wildlife (NI) Order 1985 (as amended)** and given full protection against killing and injury, damage and/or destruction of their place of shelter, or taking.



Other species are protected against sale only. For those species receiving *full protection*, it is illegal to:

- intentionally kill, injure or capture
- intentionally or recklessly\* disturb
- intentionally or recklessly\* damage, destroy or obstruct places of shelter or protection, including breeding sites (occupied or not)
- possess or transport an animal (or any part thereof) unless under licence
- sell or exchange animals.

\* The term “recklessly” was added as an amendment to the ***Wildlife and Countryside Act 1981*** as a result of the ***CRoW Act 2000*** – this applies to England and Wales only.

### **Plants**

Plants are protected by the law. The ***Wildlife and Countryside Act 1981 (as amended)*** and the ***Wildlife (NI) Order 1985*** make it an offence for any person who is not “authorised” to intentionally uproot any wild plant. An “authorised” person can be the owner or occupier of the land on which the action is taken, or anybody authorised by them; or any person authorised in writing by the local authority for the area within which the action is taken. In addition, the ***Wildlife and Countryside Act 1981 (as amended)*** also includes, within ***Schedule 8***, in the order of 60 plant species that it is illegal for any person to intentionally pick, uproot or destroy. It also makes it an offence to offer wild bluebell (*Hyacinthoides non-scripta*) bulbs for sale.

### **The Hedgerow Regulations 1997 (Environment Act 1995)**

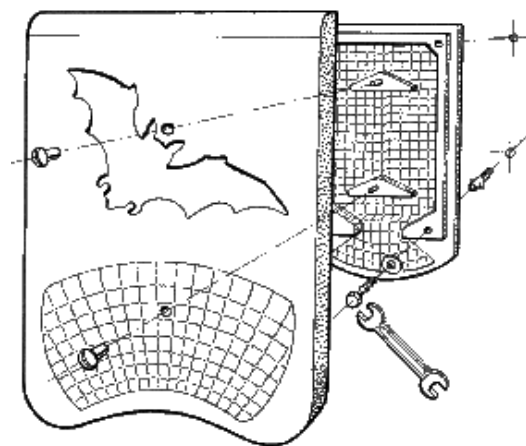
Under the Hedgerows Regulations it is against the law to remove most countryside hedges without first getting the permission of the local district council. These Regulations were introduced to offer protection to 'Important Hedgerows', as defined by the Regulations, in response to concern at the rapid loss of hedgerows in England and Wales. Various criteria specified within the regulations are used to identify important hedgerows for wildlife, landscape or historical reasons.

**Appendix 3: Ecological Enhancements**

**BAT ROOSTING FEATURES**



**Schwegler 1FF bat box**



**Schwegler 1WQ Summer & Winter bat box**



Habibat 001 Bat Box – integral bat box, fitted into wall



Schwegler 2FN bat box for installation in trees

BIRD BOXES



Various designs of swift boxes



House Sparrow terrace box



House Martin terrace box





Hole-fronted bird box (for trees)



Open-fronted bird box (for trees)



Swallow cup

#### HEDGEHOG FEATURES



Hedgehog nesting box



Woodstone hedgehog house



# Planting Choices for Wildlife



Many wildlife species benefit greatly from considerate planting choices that still meet our practical and aesthetic needs. Plants and trees provide food for wildlife as well as places to nest and rest. Vegetation providing a variety of these functions creates an environment more beneficial for wildlife.

## Non native species

Native species provide the best habitat for UK wildlife but there are also many non-native species, which are single flowering and/or provide fruits/nuts/seeds that can be used as food sources for insects, birds and small mammals. When using these non-native species in planting schemes, care should be taken to avoid invasive species such as Cotoneaster and Rhododendron. This is especially important when sites are adjacent to open countryside particularly nature reserves.



## Uses of Wildlife Planting

Wildlife value can be easily incorporated into visually pleasing and useful green areas and amenity spaces, such as borders, grass verges and tree screens.

**Attractive Borders:** Well selected decorative borders can be valuable for many insects and birds. Native plants can be mixed with single flowering ornamental species to add aesthetic interest and increase the flowering period of a planting scheme.

**Shrubs and hedges:** Native spiky species like blackthorn and hawthorn are effective barriers when used in hedges. They also provide an attractive feature at all times of year especially when in blossom and fruit. Bushy areas of foliage provide useful nesting and feeding areas for birds and small mammals, as well as foraging/commuting corridors for bats.

**Grasses mixes and verges:** Leaving uncut areas of suitable grasses provides great wildlife value and is economical to manage. Diverse grassy areas and verges also create an attractive human environment with different flowers and colours. There are a range of native grass and flower mixes for various soil types available on the market.





## Species Selection

There are wildlife friendly species suitable for all situations, from fields, verges, shady corners or small gardens. Listed below are native wildlife friendly plant species organised by type and suitability for different locations.

### Large Trees

Ash *Fraxinus excelsior*  
 Beech *Fagus sylvatica*  
 English Elm *Ulmus procera*  
 Oak *Quercus robur* or *Q. petraea*  
 Small-leaved lime *Tilia cordata*  
 White willow *Salix alba*  
 Wild cherry *Prunus avium*



White willow

### Medium/small trees

Alder *Alnus glutinosa*  
 Aspen *Populus tremula*  
 Crab apple *Malus sylvestris*  
 Field maple *Acer campestre*  
 Holly *Ilex aquifolium*  
 Rowan *Sorbus aucuparia*  
 Silver birch *Betula pendula*  
 Yew *Taxus baccata*



Tussocky grassland

### Native shrubs

Blackthorn *Prunus spinosa*  
 Dogwood *Cornus sanguinea*  
 Elder *Sambucus nigra*  
 Guelder rose *Viburnum opulus*  
 Hawthorn *Crataegus monogyna*  
 Hazel *Corylus avellana*



Blackthorn

### Plants for shady areas

Archangel *Lamium galeobdolon*  
 Betony *Stachys officinalis*  
 Bluebell *Hyacinthoides non-scriptus*  
 Bugle *Ajuga reptans*  
 Foxglove *Digitalis purpurea*  
 Ground ivy *Glechoma hederacea*  
 Lily of the valley *Convallaria majalis*  
 Lords-and ladies/cuckoopint *Arum maculatum*  
 Nettle-leaved bellflower *Campanula trachelium*  
 Primrose *Primula vulgaris*  
 Sweet violet *Viola odorata*  
 Wild daffodil *Narcissus pseudonarcissus*

### Plants for marshy areas & pond edges

Bugle *Ajuga reptans*  
 Hemp agrimony *Eupatorium cannabinum*  
 Marsh marigold *Caltha palustris*  
 Marsh woundwort *Stachys palustris*  
 Meadowsweet *Filipendula ulmaria*  
 Purple loosestrife *Lythrum salicaria*  
 Ragged robin *Lychnis flos-cuculi*  
 Water avens *Geum rivale*  
 Water forget-me-not *Myosotis scorpioides*  
 Water mint *Mentha aquatica*  
 Water violet *Hottonia palustris*  
 Yellow flag *Iris pseudacorus*



**Beneficial cultivated plants  
(generally non-natives)**

Grecian windflower *Anemone blanda*  
Angelica *Angelica archangelica*  
Aubretia *Aubretia deltoidea*  
California poppy *Eschscholtzia californica*  
Candytuft *Iberis sempervirens*  
Christmas rose *Helleborus niger*  
Cosmos *Cosmos bipinnatus*  
Evening primrose *Oenothera biennis*  
Fleabane *Erigeron spp.*  
Forget-me-not *Myosotis spp.*  
French marigold *Tagetes patula*  
Globe thistle *Echinops ritro*  
Grape hyacinth *Muscari botryodes*  
Hollyhock *Althaea rosea*  
Honesty *Lunaria rediviva*  
Ice plant *Sedum spectabile*  
Lenten rose *Helleborus orientalis*  
Tree mallow *Lavatera spp.*  
Michaelmas daisy *Aster nova-belgii*  
Mint *Mentha x rotundifolia*  
Perennial cornflower *Centaurea montana*  
Perennial sunflower *Helianthus decapetalus*  
Phlox *Phlox paniculata*  
Poached-egg plant *Limnanthes douglasii*  
Red valerian *Centranthus ruber*  
Snapdragon *Antirrhinum majus*  
Spring crocus *Crocus chrysanthus* and hybrids  
Sweet alyssum *Lobularia maritima*  
Sweet bergamot *Monarda didyma*  
Sweet William *Dianthus barbatus*  
Tobacco plant *Nicotiana affinis*  
Wallflower *Cheiranthus cheiri*  
Alpine rock-cress *Arabis alpina*  
Winter aconite *Eranthis hyemalis*  
Yellow alyssum *Alyssum saxatile*

**Native wildflowers for borders**

Agrimony *Agrimonia eupatoria*  
Betony *Stachys officinalis*  
Bluebell *Hyacinthoides non-scriptus*  
Chicory *Cichorium intybus*  
Chives *Allium schoenoprasum*  
Common poppy *Papaver rhoeas*  
Corncockle *Agrostemma githago*  
Cornflower *Centaurea cyanus*  
Corn marigold *Chrysanthemum segetum*  
Cowslip *Primula veris*  
Cuckooflower *Cardamine pratensis*  
Dame's-violet *Hesperis matronalis*  
Devil's-bit scabious *Succisa pratensis*  
Field scabious *Knautia arvensis*  
Foxglove *Digitalis purpurea*  
Goldenrod *Solidago virgaurea*  
Great mullein *Verbascum thapsus*  
Greater knapweed *Centaurea scabiosa*  
Harebell *Campanula rotundifolia*  
Herb-robert *Geranium robertianum*  
Lady's bedstraw *Galium verum*  
Marjoram *Origanum vulgare*  
Meadow cranesbill *Geranium pratense*  
Common mallow *Malva sylvestris*  
Oxeye daisy *Leucanthemum vulgare*  
Primrose *Primula vulgaris*  
Red campion *Silene dioica*  
Snowdrop *Galanthus nivalis*  
Spiked speedwell *Veronica spicata*  
Tansy *Tanacetum vulgare*  
Teasel *Dipsacus fullonum*  
Toadflax *Linaria vulgaris*  
White campion *Silene alba*  
Wild thyme *Thymus drucei*  
Yellow loosestrife *Lysimachia vulgaris*



Marjoram



Cornflower



Perennial sunflower

## Appendix 4: Japanese Knotweed Fact Sheet (Environment Agency)

### What is Japanese Knotweed?

Japanese Knotweed was introduced to the UK as an ornamental plant during the 1800s. It is commonly found today along railway lines, riverbanks, roads and footpaths, in graveyards, on derelict sites or anywhere that it has been dumped, dropped or deposited.

### What does it look like?

Japanese Knotweed forms dense clumps up to 3 metres in height. It has large, oval green leaves and a stem that is hollow and similar to bamboo. Usually in early spring (although it can be later in the year) the plant produces fleshy red tinged shoots. These can reach a height of 1.5 metres by May and 3 metres by June.

This plant can grow as much as 2cms per day and will grow in any type of soil, no matter how poor. Towards the end of August clusters of cream flowers develop and then produce seeds that are sterile. The plant dies back between September and November.

Beneath the position of any stand of Japanese Knotweed will exist an extensive underground root (rhizome) network that can extend several metres around and beneath depending on ground conditions. Japanese Knotweed does not produce viable seeds in the UK. The spread of the plant is vegetative, i.e. all new plants are created by fragments of existing plants. A fragment of root as small as 0.8 grams can grow to form a new plant.

### Why is it a problem?

Japanese Knotweed grows pretty much anywhere, from field edges to sand dunes, through tarmac and out of lamp posts. The speed with which it has spread to all parts of the UK has been spectacular when you consider that it does not leave seeds behind but grows from pieces of the plant or root system that is cut and transported by people or by water.

Because Japanese Knotweed does not originate in the UK, it does not compete fairly with our native species and is able to spread unchecked. Once established, Japanese Knotweed shades out native plants by producing a dense canopy of leaves early in the growing season. Although Japanese Knotweed is not toxic to humans, animals or other plants, it offers a poor habitat for native insects, birds and mammals.

### What are the environmental issues associated with Japanese Knotweed?

Under the Wildlife and Countryside Act 1981 / Wildlife (Northern Ireland) Order 1985 it is an offence "to plant or otherwise encourage" the growth of Japanese Knotweed. This could include cutting the plant or roots and disturbing surrounding soil if not correctly managed.

Any Japanese Knotweed polluted soil or plant material that you discard, intend to discard or are required to discard is classed as 'controlled waste' and should be accompanied by appropriate Waste Transfer documentation (use link to 'Duty of Care' in the 'See Also' box for more information).

Japanese Knotweed should be disposed of in a licensed, lined landfill site. Be sure that you notify your waste haulier that the waste to be removed contains Japanese Knotweed. You should also contact the landfill site several days before any material containing Japanese Knotweed is taken there to allow a suitable area to be prepared for its disposal.

### Control of Japanese Knotweed

Although there are a number of options available for the treatment of Japanese Knotweed, the majority of these require a number of years in order to be effective. The two methods outlined below are the most effective in the time scales generally required by the construction industry.

#### 1. Spraying with Herbicide

Spraying the plant with an appropriate herbicide is the most effective option available, however it can take several years and rarely achieves eradication without mechanical disturbance. Herbicide treatment can give



the appearance of control but the rhizome network (roots below ground) may still be viable and disturbing the ground will cause the plant to regrow. Soil movement should not be attempted until no rhizome remains in a viable condition.

Spraying can only be carried out during the growing season when there is green, leafy material present. Herbicide treatments take effect within a few weeks but eradication can take a minimum of two sprays in one growing season to achieve. Often, when a contractor takes control of a site, the working programme is tight and does not allow sufficient time for this method of eradication to be used. Even so, a spraying programme may be an option for weakening the plant before removal or treating regrowth and remaining plants in the spring.

Anyone planning to spray a herbicide must be "competent in their duties and have received adequate instruction and guidance in the safe, efficient and humane use of pesticides." This means that the person who will be undertaking the spraying must hold a Certificate of Competence for herbicide use or should work under the direct supervision of a certificate holder. A Certificate of Technical Competence can be obtained by attending a short course at an agricultural college or similar institution.

The most effective active ingredient for use on Japanese Knotweed is called Glyphosate. This is the active ingredient found in 'Round Up' and other similar herbicides. It is effective on Japanese Knotweed because it does not kill the plant immediately. Instead, the herbicide soaks through the leaves and is taken into the plant root system. The greater the number of green leaves present, the larger the quantity of herbicide that can be absorbed into the plant. It can take up to ten days for the plant to begin to die off after treatment and you should always watch for regrowth.

## 2. Digging and Spraying

A quicker method of removing Japanese Knotweed involves the clearing of above ground leaf/stem material and the removal of ground material polluted with roots. Care should be taken to ensure that all Japanese Knotweed roots are removed - this is one situation where it pays to remove too much material.

Even with great care, a certain amount of regrowth in the spring would be expected and any should be treated with an appropriate herbicide as discussed above. Make sure you read on for tips on how to prevent spreading Knotweed fragments around the site during the works.

3.

### **Disposal of Japanese Knotweed Polluted Material - Removal from Site**

- Polluted material should be removed from the site for disposal, unless otherwise agreed with the Environmental Regulator and Client.
- As Japanese Knotweed is considered to be a pollutant, you can apply to Customs and Excise for a 'Landfill Tax Exemption' for polluted soil. For further information on the Landfill Tax and exemptions, use the links to LFT1 and LFT2 in the 'See Also' box.
- Any bags/skips containing Japanese Knotweed or polluted soil leaving the site should be covered to avoid spread along public highways.
- Waste Transfer documentation will be required for any polluted material leaving the site.
- Check with the disposal site in advance that they can receive material containing Japanese Knotweed. Be aware, the disposal site may require notice to allow an area to be prepared for this material away from the landfill liner.

### **What to do when working in an area where Japanese Knotweed is present**

- Knotweed polluted areas should be clearly marked out on site. Areas that do not need to be disturbed during the works should be fenced off, allowing a buffer of at least four metres to allow for the likely extent of the roots.
- Use of tracked machinery should be limited until areas polluted with Japanese Knotweed have been cleared and/or identified and cordoned off.



- If tracked machinery must be used in areas where Japanese Knotweed is known to be present, then consider using a strong geotextile overlain with hardcore as a base for vehicles to travel on.
- Areas where Japanese Knotweed has been identified should be cleared slowly, one at a time with ongoing assessment of the extent of polluted ground. Only essential vehicles should be present in areas polluted with Japanese Knotweed.
- Never stockpile potentially polluted material within 10 metres of a watercourse.
- On leaving areas of the site known to contain Japanese Knotweed, any tracked machinery that has been used should be thoroughly cleaned within a designated area. This area should be as close as possible to the polluted area on which the machinery has been working to avoid the spread of the species. This area should be monitored in the spring for Knotweed growth and a spraying programme implemented if necessary. Any machinery used in clearing polluted areas should be similarly cleaned.
- Care should be taken to ensure that polluted material is not dropped or transferred to other areas of the site.
- Japanese Knotweed polluted spoil should only be placed on top of a fabric/membrane in an approved, fenced area. Once the polluted material is removed from these areas, it should be monitored for regrowth, particularly during the growing season and, if necessary, treated with an appropriate herbicide as discussed above.
- All site operatives should be made aware of the requirements associated with the removal/disposal of this species in order to help limit accidental spread.
- All haulage lorries or dumpers carrying Japanese Knotweed polluted material should be covered.
- Never use a strimmer, mower (without collection bucket) or chipper on Japanese Knotweed material.
- If you are working between November and March in an area where Japanese Knotweed is known to be present, then dead shoots from the previous year can be a good indication of its location. Even if there is no growth evident above ground, the below-ground parts of the plant will still be alive. Breaking up this root network and transporting either off site or around your site on vehicle tracks will spread the plant. Use the precautions outlined above to reduce the risk of spreading the plant.

## Appendix 5: Ecological Experience

### **Joshua Evans BSc (Hons) MCIEEM – Consultancy Manager**

Joshua joined the team in 2008, previously working as an independent consultant, prior to that he worked for the National Trust and Forestry Commission as an ecological surveyor. For the last 24 years he has worked in both the conservation and consultancy sector. Many of these years were in woodland conservation and management. He is an experienced ecologist with particular expertise in terrestrial and aquatic invertebrates, amphibians, reptiles, small mammals, riparian mammals and bats and holds Natural England (NE) and Natural Resources Wales licences for bats, dormice, great crested newts, white-clawed crayfish and barn owls. He is also an experienced botanist with National Vegetation Classification skills, the recent UK Habitat Classification System and an experienced bryologist. In addition, has experiences in biodiversity net gains and offsetting and being involved in range of conservation and developmental management plans including heritage projects and habitat restoration.

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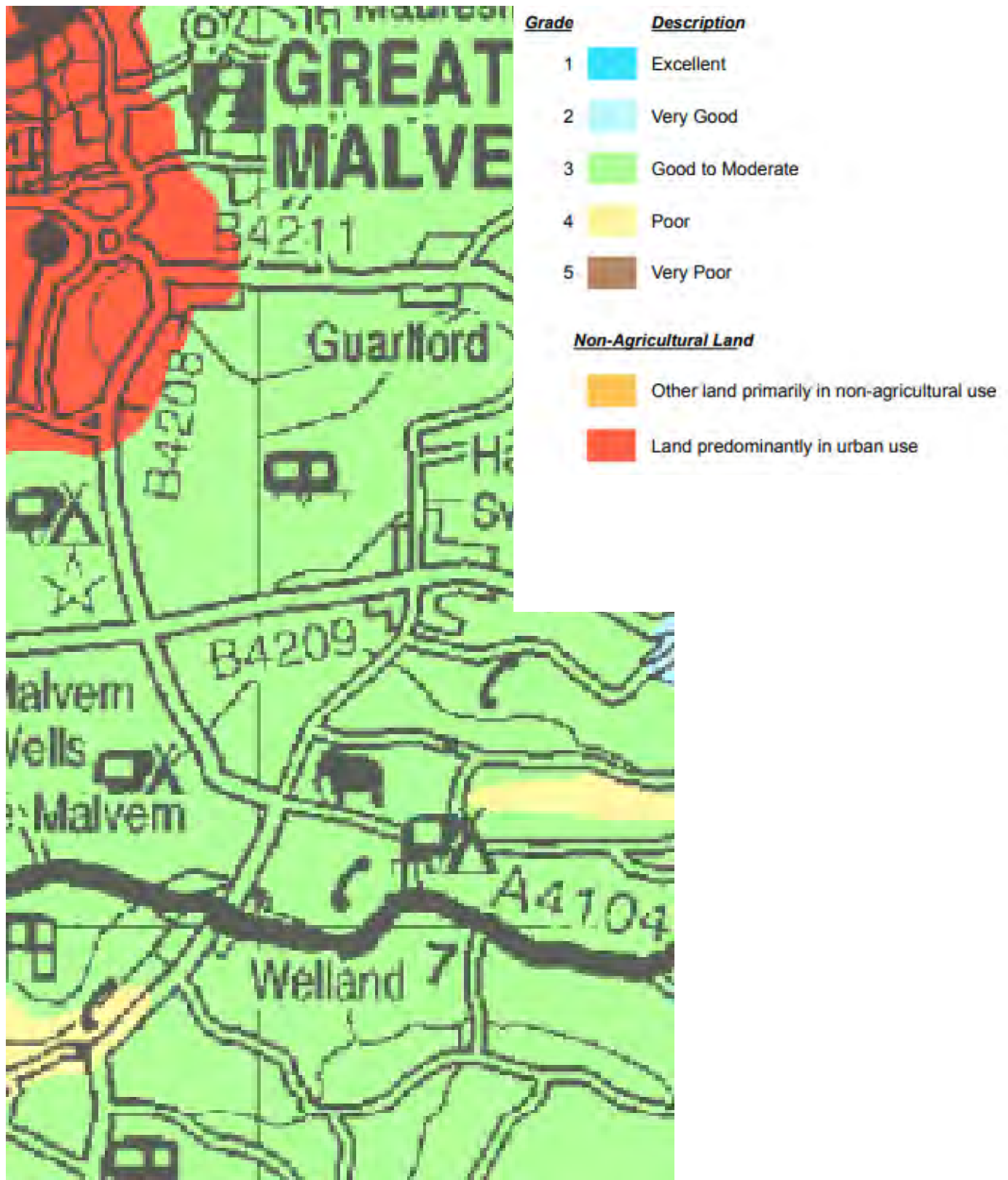
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- Breeding Bird Surveys
- Barn Owl surveys
- Otter & Water Vole Surveys
- Dormouse Surveys
- Invertebrate surveys
- Small Mammal Surveys
- Botanical Surveys (incl. NVC – National Vegetation Survey)
- Hedgerow Surveys
- Invasive Weed Surveys
- Protected Species Licence Applications (incl. Bat Low Impact Class licence)
- Ecological Clerk of Works
- Mitigation Advice & Implementation
- Monitoring – Botanical & Wildlife
- BREEAM Assessments (incl. Code for Sustainable Homes)
- Ecological Planning Advice
- GIS Analysis
- Pond Surveys
- River Corridor Surveys
- Habitat Management Plans
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- Training/CPD

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Welland Neighbourhood Plan

# Landscape Sensitivity & Capacity Assessment Selected Sites



## **REPORT**

On behalf of Little Malvern and Welland Parish Council

**April 2022**



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## Appendix A

**Figure 1** - 2022 LSCA Areas Capacity Plan

*Front cover photograph Welland 1945 (image © 2022 The GeoInformation Group)*

# Acronyms

Below are the acronyms most frequently used in this report:

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
CFS	Call for Sites
ECA	Environmental Colour Assessment
GI	Green Infrastructure
GLVIA3	Guidance for Landscape and Visual Impact Assessment 3 <sup>rd</sup> Edition
HPBI	Habitats of Principal Biological Importance
LCA	Landscape Character Assessment
LCT	Landscape Character Type
LSCA	Landscape Sensitivity and Capacity Assessment
LVIA	Landscape and Visual Impact Assessment
LMWPC	Little Malvern and Welland Parish Council
MHDC	Malvern Hills District Council
NCA	National Character Area
NP	Neighbourhood Plan
NFI	National Forest Inventory
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PHI	Priority Habitat Inventory
PO	Preferred Options
PRoW	Public Right of Way
SM	Scheduled Monument
SEO	Statement of Environmental Opportunity
SSSI	Site of Special Scientific Interest
SWDPR	South Worcestershire Development Plan Review
TPO	Tree Preservation Order
WCC	Worcestershire County Council
ZTV	Zone of Theoretical Visibility
ZVI	Zone of Visual Influence

## Executive Summary

The aim of this Landscape Sensitivity and Capacity Assessment (LSCA) was to determine whether certain parcels of land in and around Welland village potentially had the capacity to accommodate new residential development, without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies.

The results of the studies will form part of the evidence-base for Welland's emerging Neighbourhood Plan, and will inform both plan policies and the Parish Council's responses to future planning applications.

The brief for the commission entailed checking, and where necessary, updating the 2015 and 2019 LSCA baseline information (for example, carrying out additional desktop research, fieldwork, survey and analysis), and factoring it into the 2022 sensitivity and capacity studies.

In some cases, new developments have fundamentally altered the character of the landscapes within which the Areas lie. As a result, this LSCA also had to determine what if any effects this may have had on the 2015 and 2019 LSCAs' judgements about levels of landscape and visual value, susceptibility to change, sensitivity and capacity.

The 2022 LSCA found that the adverse effects on landscape character and visual / social amenity arising from the new urban extension at Lawn Farm east of the village are extensive, especially due to a) the close proximity and high degree of interinfluence and intervisibility between Welland and the nationally-designated landscapes of the Malvern Hills AONB, and b) the erosion and loss of locally-valuable elements and features resulting from intensification of use.

The situation now is that Welland has very limited if any capacity to accept further growth without causing even greater harm, and many of the landscapes which remain are of higher value and sensitivity than they were previously.

In the light of the various changes to the baseline situation and the levels of effects likely to arise from new residential development, the 2022 assessment concludes as follows (levels of capacity are also shown on Figure 1 in Appendix A):

**Area 1A: northern and eastern areas:** Level of capacity should remain **Low to Moderate**.

**Area 1B: south-western area adjacent to housing estate to west:** Level of capacity should be increased from Low to Moderate to **Moderate to High**.

**Area 2:** Level of capacity should be reduced from Low, to **Very Low to Low**.

**Area 3:** The 2019 LSCA concluded that Area 3's level of capacity should be reduced from Low to Moderate, to Low. The 2022 LSCA concludes that the level of capacity should remain **Low**.

**Areas 4 & 5:** Level of capacity should remain **Low to Moderate**.

**Area 6 (west):** Level of capacity should be reduced from Moderate, to **Low to Moderate**.

**Area 6 (east):** Level of capacity should be reduced from Low to Moderate, to **Low**.

# 1. Introduction

## 1.1 Background and Objectives

- 1.1.1 In March 2022, chartered landscape architect Carly Tinkler was commissioned by Little Malvern and Welland Parish Council (LMWPC) to carry out a Landscape Sensitivity and Capacity Assessment (LSCA) of six parcels of land (Areas 1 - 6) in and around Welland village. The locations of the Areas are shown on Figure 1 in Appendix A.
- 1.1.2 These areas were selected as they were put forward as candidates for residential development during the South Worcestershire Development Plan Review (SWDPR) 'Call for Sites' (CFS) exercise<sup>1</sup>, and they either adjoin the existing or the proposed extended Village Development Boundary.
- 1.1.3 The aim of the exercise was to determine whether any of the Areas potentially had the capacity to accommodate new residential development without undue consequences for the maintenance of the current baseline landscape and visual situation, and / or the achievement of landscape planning policies and strategies.
- 1.1.4 Currently, Welland has an indicative housing requirement of 14 dwellings up to 2041. It is understood that there are no brownfield / previously-developed land sites available to accommodate this, and that therefore this requirement, if it is to be met, would be on a greenfield site. This LSCA will inform LMWPC's Site Assessment exercise and will assist in identifying the most preferred site to meet this requirement from a landscape and visual perspective.
- 1.1.5 In fact, the LSCA process began several years ago, in 2014, when LMWPC commissioned the author of this report to carry out a parish-wide LSCA for the NP. The LSCA was carried out and published in 2015. It assessed forty-three parcels of land in and around the village, and their capacity to accommodate new residential development. The 2015 LSCA has formed an important part of the evidence-base for Welland's emerging Neighbourhood Plan (NP) and will continue to do so, along with the subsequent Area-specific LSCAs carried out subsequently. They will also inform NP policies and strategies, and LMWPC's responses to future planning applications.
- 1.1.6 The above matters are explained further in the following sections, but it is important to note at the outset that one of the main reasons for the high level of scrutiny, and the landscape-led approach, is that the western half of Welland parish lies within the Malvern Hills Area of Outstanding Natural Beauty (AONB), and the eastern half lies within its setting (the eastern boundary of the AONB runs through Welland village, along the B4208).
- 1.1.7 AONBs are of national importance (and indeed of international importance, being recognised as Category V protected landscapes by the International Union for the Conservation of Nature). They are designated solely for their special landscape qualities. They are considered to be of such outstanding natural beauty that they require, and enjoy, a high level of protection through European, national and local planning policies and plans, in order to '*secure their permanent protection against development that would damage their special qualities, thus conserving a number of the finest landscapes in England for the nation's benefit*'.
- 1.1.8 The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape, and AONB partnerships have a statutory duty to conserve and enhance that natural beauty.

---

<sup>1</sup> The SWDPR process has been delayed. The latest (April 2022) timetable for the Review is as follows: publication consultation (Regulation 19) – July-August 2022; submission (Regulation 22) – November 2022; independent examination (Regulation 24) – February-May 2023; receipt of inspector's report (Regulation 25) – August 2023; adoption (Regulation 26) – October 2023.

- 1.1.9 In terms of the designation, an area's natural beauty is deemed to include its geology, climate, soils, animals, communities, archaeology, buildings, the people who live in it (past and present) and the perceptions of those who visit it.
- 1.1.10 Public appreciation is a key component of natural beauty, and the secondary purposes of AONB designation include meeting the need for quiet enjoyment of the countryside, and having regard for the interests of those who live and work there.
- 1.1.11 The natural beauty of these areas is recognised as contributing significantly to economic activities and well-being through tourism and inward investment. In Chapter 8, the Malvern Hills AONB Management Plan (2019 – 24) states that *'Each year, some 1.25 million visitors come to the AONB to enjoy its natural and cultural heritage. Tourism makes a significant contribution to the local economy'*.
- 1.1.12 Furthermore, the importance of access to healthy landscapes is now recognised as being vital to human health and well-being: the AONB's landscapes make highly important contributions to these, as well as to natural capital, and ecosystem services.
- 1.1.13 The Malvern Hills AONB Partnership's various guidance documents and publications have been key sources of reference for the baseline assessments which have carried out in and around Welland over the years, and which have resulted in an in-depth understanding of the character of the AONB landscapes within the study area.
- 1.1.14 Another key source of reference for this 2022 commission was the 2015 Welland NP LSCA (see above).
- 1.1.15 In November 2019, LMWPC asked CT to reassess the capacity of five of the 2015 LSCA land parcels (Areas 1 - 5) to accommodate new residential development. These Areas had also been put forward as candidates for residential development during the SWDPR CFS.
- 1.1.16 The requirement for reassessment was mainly due to the existing landscape and visual baseline situation having changed considerably since the 2015 LSCA was carried out, especially significant numbers of new houses having been constructed to the north and east of the village. However, also, the 2012 version of the National Planning Policy Framework (NPPF) which was in use in 2015 had been revised (in July 2018 and March 2019); the 2014 – 19 Malvern Hills AONB Management Plan had been replaced with the 2019 - 24 version; new environmental and other information had come to light; some of the landscape character type areas had been adjusted; and designated wildlife site information had been amended and / or new sites added. It was therefore important to check the 2015 LSCA baseline information, and factor the new information into the 2019 study. The same exercise was carried out for this 2022 study (in July 2021, the NPPF was revised once again).
- 1.1.17 New development has fundamentally changed the character of the landscapes on and within which they have been built. As a result, the 2019 and 2022 LSCAs had to determine whether the changes altered judgements made in 2015 about levels of landscape and visual value, susceptibility to change, sensitivity and capacity.
- 1.1.18 The main objective of the 2022 LSCA was to review the 2015 and 2019 LSCAs in the light of any baseline changes and / or new information, and report the findings. However, LMWPC also asked for a sixth parcel of land (Area 6) to be added to the assessment. The parcel's capacity had been assessed as part of the 2015 LSCA, and it had been put forward as a candidate site during the SWDPR PO CFS in Autumn 2019.
- 1.1.19 The individual Area schedules in Sections 4 to 8 are intended to be read as stand-alone documents for ease of reference if required, therefore some of the information may be repeated. However, these introductory sections should be read as part of each schedule, as there are certain matters which are common to / of relevance to all the Areas, for example designations and key characteristics.



- 1.1.20 The 2015 LSCA's findings were written up in a report with accompanying plans, and should be referred to for more detail about the landscapes of the area and views of them, but with the caveat that some of the information is out-of-date. This report summarises the most relevant aspects of the existing landscape context and visual / social amenity relating to the six Areas which were reassessed / reviewed, notes the changes which are relevant to judgements about levels of sensitivity and capacity, and sets out the conclusions.
- 1.1.21 The 2015 report explained the technical terms used in the studies, as well as the methods employed and processes followed a) in LSCA generally, and b) for Welland specifically. There were also several appendices, including the criteria used for drawing conclusions about levels of landscape and visual capacity. However, LMWPC asked for this report to include a brief summary of LSCA methods and processes for ease of reference, including an explanation of the basis on which judgements about levels of sensitivity and capacity are made.

## 2. Landscape & Visual Sensitivity & Capacity Overview

### 2.1 LSCA Method

- 2.1.1 As mentioned above, although dealt with in the 2015 LSCA, this report includes a summary of LSCA methods and processes for ease of reference, including an explanation of the basis on which judgements about levels of sensitivity and capacity are made.
- 2.1.2 LSCA is a systematic, evidence-based process which provides an impartial, objective and transparent system for assessing the sensitivity of a given landscape (sensitivity is explained below), and its capacity (term used in its usual sense) to accommodate change of a specified type, whilst also retaining the aspects of the environment which - for a variety of reasons - are valued.
- 2.1.3 Although the term 'visual' is not included in the name, as with Landscape and Visual Impact Assessment (LVIA), views and visual amenity are an integral part of LSCAs, and they are sometimes called LVSCAs.
- 2.1.4 In fact, there is currently no published guidance for LSCA; nor was there in 2015 when the first Welland NP LSCA was carried out. Practitioners had and still have to devise their own methods based on a combination of experience and the only document currently available - a topic paper published by the Countryside Agency in 2002 entitled *Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*, and described as '*An exploration of current thinking about landscape sensitivity and landscape capacity, to stimulate debate and encourage the development of common approaches*'.
- 2.1.5 Since then, there has been much debate but no consensus about LSCA methods. A few years ago, Natural England (NE) and the Landscape Institute (LI) proposed to jointly develop and publish guidance for practitioners along the lines of the LI's *Guidance for Landscape and Visual Impact Assessment* (GLVIA). Unfortunately, the parties were unable to agree on fundamental matters such as the meaning of the term 'sensitivity'.
- 2.1.6 In June 2019, NE published *An approach to landscape sensitivity assessment – to inform spatial planning and land management*<sup>2</sup>; however, this did not deal with capacity. The Landscape Institute is considering publishing its own LSCA guidance in future.
- 2.1.7 In fact, the method used for carrying out LVIAs<sup>3</sup> has been found to work very well for LSCAs, and it has withstood the test of time (the first edition of GLVIA was published in 1995, the third and current edition - 'GLVIA3' - in 2013).
- 2.1.8 The main difference between LSCAs and LVIAs is that LSCAs are usually carried out at an early stage in the planning process, to establish whether the principle of development / change of a certain type (eg residential / industrial / solar / forestry) is acceptable in principle before land is allocated for such use. LVIAs are mostly carried out when the location and type of development / change have been identified, sometimes having been designed in detail. Both LSCA and LVIA consider the landscape and visual effects likely to arise from what is proposed.
- 2.1.9 The most important point to note is that regardless of which method is used, the final outcome will be the same. The main differences between the previous LSCA method and the one based on GLVIA are that a) the terms 'susceptibility to change' and 'sensitivity' are defined slightly

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<sup>2</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817928/landscape-sensitivity-assessment-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf)

<sup>3</sup> If the proposals are categorised as development requiring Environmental Impact Assessment (EIA), then the appropriate form of assessment is a Landscape and Visual Impact Assessment (LVIA); if not, a Landscape and Visual Appraisal (LVA) should be carried out. Both should follow GLVIA (its use is not mandatory but is best practice, and should be requested at the scoping / pre-application advice stage).

differently; b) the steps which must be taken in order to make judgements about levels of sensitivity are carried out in a different order; and c) the LVIA method requires judgements about levels of capacity to be made by applying professional judgement, taking into account not only the reasons for the level of sensitivity but also a wide variety of factors, many of which are likely to be specific to both the area and the proposed change in question (in the 'old' LSCA method, levels of capacity were arrived at by combining levels of overall landscape sensitivity - which was a combination of landscape and visual sensitivity - with the level of landscape value).

2.1.10 In other words, adjustment to LSCA methods made over the course of time should not affect the results of updates to LSCAs which were carried out using a different method.

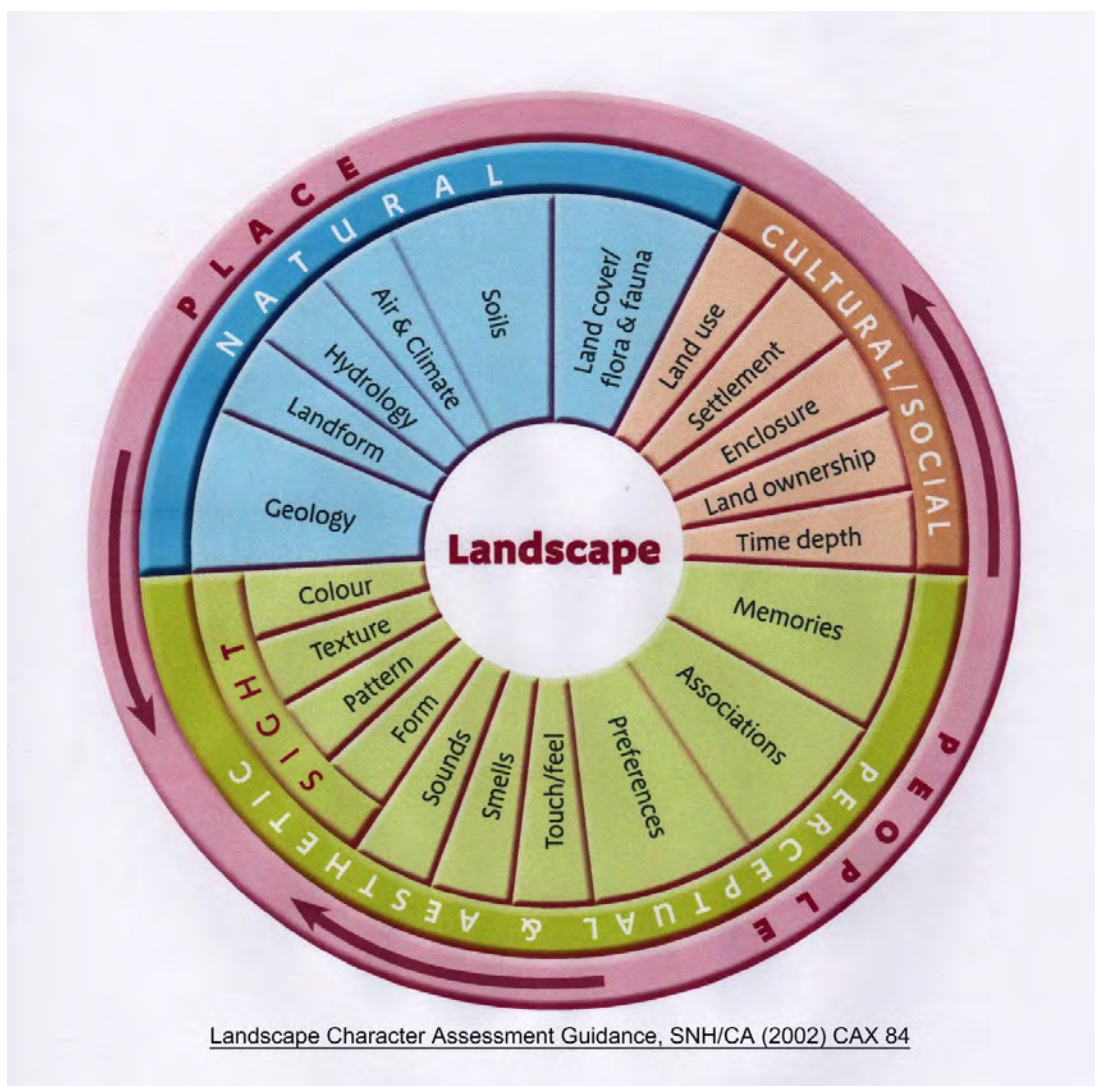
2.1.11 The method used for the 2019 and 2022 Welland LSCAs is set out below (a brief explanation of the technical terms follows):

- i. Carry out baseline landscape character assessment (LCA) and visual assessment - desktop and field studies.
- ii. Use the baseline character and visual assessments' findings to establish the levels of landscape and visual value of each of the receptors / areas identified.
- iii. Use the baseline character and visual assessments' findings to establish levels of landscape and visual susceptibility to the form of change proposed (in this case, new residential development, which, for the purposes of this study, it is assumed would be similar in type / form to the various residential developments which have recently been constructed in the local area, giving rise to similar types of effects, albeit dependant on scale, detailed designs and so on).
- iv. Combine levels of value and susceptibility to change to establish landscape and visual receptors' levels of landscape and visual sensitivity.
- v. Carry out a preliminary high-level assessment of the nature of landscape and visual effects likely to arise from what is proposed, their likely magnitude, and the levels of landscape and visual effects likely to arise.
- vi. Make informed judgements about the receptors' capacity to accommodate the change proposed without giving rise to unacceptable levels of landscape / visual harm.
- vii. Where appropriate, the study notes measures which might reduce high levels of adverse effects (which could potentially increase levels of capacity, although mitigation has not been factored in to the final judgements about capacity, and / or could deliver wider / strategic environmental / social benefits).

### **Landscape character**

2.1.12 A landscape's character is derived from a combination of natural, cultural, social, aesthetic and perceptual factors, as shown on *Figure 1 – What is landscape?* in the 2014 LCA guidance (image overleaf). Thus, as a matter of course, landscape and visual assessments should consider all the relevant environmental topics, especially biodiversity and heritage.

LCA Figure 1: What is Landscape?



### Receptors

- 2.1.13 Landscape receptors are effectively all the factors shown on Figure 1 above. The receptor may be a large area defined by its particular character, and / or by its special / aesthetic / experiential / perceptual qualities - the area may perhaps be designated for those reasons; it may also be an individual feature such as a church, river or tree, and / or a combination of such features which together give rise to distinctive characteristics and sense of place.
- 2.1.14 Visual receptors are people. They may be in publicly-accessible places, travelling in vehicles or on foot, in their own homes or at work. Most landscape and visual assessments only consider effects on people in terms of how their visual amenity would be affected by changes in the view; however, effects on social amenity should also be considered, and importantly, effects on peoples' sensory experiences. Even if one is blind, one can still be directly or indirectly affected by changes in the landscape due to changes in sounds and smells, and by dust and pollution.

### Landscape / visual value

- 2.1.15 Understanding landscape and associated visual value (and values) is essential, especially as they play a major role in many of the UK's environmental, landscape and social planning policies, as referenced in the NPPF (e.g. para. 174 a)'s 'valued landscapes'), the Natural Environment PPG (revised July 2019), and the Building Better Building Beautiful Commission (BBBCC)'s January 2020 report *Living with Beauty*.

- 2.1.16 Landscape value is defined in GLVIA3 (para. 5.19) as *'The relative value that is attached to different landscapes by society, bearing in mind that a landscape [and views / experiences of it] may be valued by different stakeholders for a whole variety of reasons'*.
- 2.1.17 Levels of value can be ascribed to large areas and individual features / combinations of features, to a landscape's particular qualities, and to what it provides as a resource.
- 2.1.18 Highly valuable landscapes are usually designated and protected from harm through planning policy. Very high value landscapes have features / qualities / attributes which are known and agreed to be of international / national significance / rarity, and / or of benefit to the planet, and to the largest numbers of people. Examples include World Heritage Sites (categorised as being of outstanding universal value), AONBs and National Parks. Landscapes of countywide and neighbourhood value can also be designated and protected from harm through policy.
- 2.1.19 The Natural Environment PPG states:  
*'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures...where necessary'*.
- 2.1.20 However, the NPPF emphasises that a landscape does not have to be designated in order for it to be 'valued', and for the planning system to protect it from inappropriate development. Para. 036 of the Natural Environment PPG (revised July 2019) emphasises that the NPPF *'is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside'*.
- 2.1.21 The 2002 LCA guidance says that:  
*'A landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests... Landscape can have social and community value, as an important part of people's day-to-day lives. It can contribute to a sense of identity, well-being, enjoyment and inspiration. It has economic value, providing the context for economic activity and often being a central factor in attracting business and tourism.'*
- 2.1.22 International and national landscape designations automatically confer a Very High level of value. However, designation does not preclude development / change *per se*; nor does it necessarily mean that the landscape is in good condition or of high quality (although in the case of AONBs it should be borne in mind that natural beauty is the main reason for the designation being made in the first place), nor that it has a high degree of susceptibility to certain types of change (see below).
- 2.1.23 In LSCA, if all the areas / sites being assessed are within a designated landscape, the automatic Very High value level applies and is factored in to final judgements about sensitivity and capacity. However, on its own, this masks other value factors which may be present on / relevant to each area / site; therefore, it is necessary to 'go beneath the blanket' of the designation and identify / assess other value factors separately, so that levels of value can be established without the weight of the designation factored in and each area / site compared on that basis.
- 2.1.24 It may be the case that on one site there are several moderately high value factors which, when taken together, result in the site's value being categorised as Very High, without factoring in the designation.
- 2.1.25 Unfortunately, features and factors of high / very high local or neighbourhood importance / interest are often overlooked during the planning process. The onus of identifying them and



establishing their levels of value usually falls on the local community (or consultants paid for by them), as it is rarely volunteered by the developer; however, such studies sometimes identify previously unknown or undesignated assets which are later recognised as being of national significance.

- 2.1.26 Community involvement and public consultation are the best ways of objectively establishing what is important to local people and why, resulting in judgements - especially those about what is valuable enough to be protected - which are ratified by 'common consensus'.
- 2.1.27 Regarding visual value, it must be borne in mind that people value views for different reasons, and subjectivity is always a consideration in visual assessments (some people love wind turbines, others hate them: the assessor should adopt the worst-case scenario).
- 2.1.28 Judgements about levels of visual value factor in a) recognition of the value ascribed to particular views by people including residents with a 'proprietary interest', and b) specific indicators of the value attached to views by locals / visitors / tourists, which may include featuring on maps / in guide books, the provision of parking spaces / facilities, and references in literature / art (see GLVIA3 para. 6.37).
- 2.1.29 The Malvern Hills AONB Partnership's study of views to and from the Malvern Hills and the associated publication '*Guidance on Identifying and Grading Views and Viewpoints*' is of material relevance to visual assessments in this area.
- 2.1.30 In considering visual value, it is essential to identify and analyse the baseline landscape character factors which contribute to that value, especially aesthetic and perceptual qualities which add to the understanding of the quality, value, function and importance of views.
- 2.1.31 It must be noted that whilst areas with high levels of landscape value are often also of high visual value, that is not always the case; however, analysis of the baseline information helps to explain the 'nature' of the view, which is influenced by matters such as how well-cared for and / or well-used the landscape is, what its character 'tells' us about an area's history and sense of place, and what it contributes to its local distinctiveness.
- 2.1.32 As well as subjectivity, the fact that peoples' perceptions and values may change over time has to be taken into account. For example, an area once considered 'visually unattractive' because it is untidy, unmanaged scrubland may be seen as 'beautiful' when one realises that it is an integral part of a healthy ecosystem, with very high wildlife value.
- 2.1.33 Judgements about levels of landscape / visual value are made with reference to previously-set criteria. Not all the criteria have to be met in order for an area to be categorised at a certain level: they simply indicate the factors which need to be taken into consideration, and professional judgement must be applied when deciding which ones are most relevant.
- 2.1.34 The levels used by the author of this study are graded on a five-point scale from Very High to Very Low, with the possibility of 'split' categories in between, meaning that small variations in quality, value, susceptibility and magnitude of effect can be taken into account and a clear hierarchy established.

### **Susceptibility to change**

- 2.1.35 In the context of landscape character, the term 'susceptibility to change' is defined in GLVIA3 (para. 5.40) as '*the ability of the landscape receptor... to accommodate the proposed development without undue consequences for the baseline situation and / or the achievement of landscape planning policies and strategies*'.
- 2.1.36 If a landscape is susceptible to a certain type of change (which must be clearly specified), it is very likely to be adversely affected by it.
- 2.1.37 Landscapes within which there is no development similar to the proposed development are likely to be highly susceptible to the changes that the new development would cause.

- 2.1.38 Landscapes within which there is already development similar to that proposed may be less susceptible to the addition of more; however, there may also come a point at which a tipping point is reached.
- 2.1.39 Then, either one concludes that the baseline has changed so much that this type of development now characterises the landscape and more of the same is therefore appropriate; or, one concludes that the addition of more would change the landscape's character to an unacceptable degree.
- 2.1.40 In the latter event, the remaining undeveloped landscapes' capacity to accommodate more development could be lower than it would have been previously, as there would now be less land available to perform the same functions, resulting in erosion and / or loss of said functions.
- 2.1.41 In terms of the visual resource, the landscapes which are most visually susceptible to change are usually those which are the most highly visible over a wide area, form part of highly-valued views, and / or perform highly important functions, and within which development would create an unacceptable visual intrusion into the wider landscape that almost certainly could not be adequately mitigated.
- 2.1.42 The visual susceptibility to change of the people (visual receptors) who experience views is mainly a function of a) their occupation or activity whilst experiencing the view, and b) the extent to which their attention or interest may therefore be focussed on the view (see GLVIA3 para. 6.32).
- 2.1.43 As with value, judgements about levels of susceptibility to change are made with reference to previously-set criteria.

### **Sensitivity**

- 2.1.44 Landscape and visual sensitivity are not baseline attributes, they are concepts resulting from the combination of value and susceptibility to change, which are derived from study and analysis of the baseline situation and professional judgement.
- 2.1.45 A matrix is often used to determine levels of sensitivity. Thus, for example, landscape receptors with High levels of both value and susceptibility to change are categorised as being of High sensitivity, and receptors with High value but Low susceptibility to change are categorised as being of Moderate sensitivity.
- 2.1.46 As with landscape and visual effects, levels of landscape and visual sensitivity must be reported separately, and not combined / conflated, otherwise the actual landscape / visual value will either be over- or under-reported.
- 2.1.47 The main factors which determine levels of visual receptor sensitivity are summarised below:
- **Very High** sensitivity receptors include people who visit nationally-designated landscapes such as AONBs specifically to enjoy their special qualities, often following published routes and long-distance trails.
  - People walking / cycling / riding along public footpaths and roads for whom the landscape is an important part of the experience are classified as **High to Very High** sensitivity receptors. Many of the footpaths in the Welland area are a valuable resource for locals as well as visitors.
  - People living in residential properties are classified as **High** sensitivity receptors (in terms of having a proprietary interest in the view).
  - **Moderate** and **Low** sensitivity receptors are mainly people for whom scenic quality is not central to the activity, for example people driving to work along local roads or using footpaths for quick and easy access from A to B.

### **Capacity**

- 2.1.48 The term 'capacity' is usually defined as 'the maximum amount that something can contain'. If something has reached capacity it is full, and cannot take any more.
- 2.1.49 Capacity in the context of landscape and visual assessments such as this refers to the amount of change a particular landscape (or area, or zone, or individual site, or town / village) can tolerate without there being unacceptable adverse effects on its character, or the way that it is perceived, and without compromising the values attached to it.
- 2.1.50 It is important to note that the assessment of a landscape's capacity to accept change will vary according to the type and nature of change being proposed. The nature of the proposed form of change must always be defined before undertaking an LSCA.
- 2.1.51 It is more likely, but not certain, that a landscape of low sensitivity to the proposed change will have a higher capacity to accept the proposed change. Professional judgement must always be applied, since there may be a number of factors which result in levels of capacity having to be adjusted upward or downward.
- 2.1.52 Where large numbers of areas / sites are being assessed in a single study, if many or most of the areas' / sites' levels of capacity are the same, the results should be compared and tested and any adjustments made as required, to ensure consistency throughout.

### 3. Landscape & Visual / Social Amenity Baseline Overview

#### 3.1 Landscape character

##### DESIGNATED LANDSCAPES

- 3.1.1 Three of the LSCA Areas (1, 4 and 5) lie within the Malvern Hills Area of Outstanding Natural Beauty (AONB), and three (2, 3 and 6) lie within its setting, close to the AONB's eastern boundary along the B4208.
- 3.1.2 AONBs are of national importance (and indeed of international importance, being recognised as Category V protected landscapes by the International Union for the Conservation of Nature). They are designated solely for their special landscape qualities. They are considered to be of such outstanding natural (or 'scenic') beauty that they require, and enjoy, a high level of protection through European, national and local planning policies and plans, in order to '*secure their permanent protection against development that would damage their special qualities, thus conserving a number of the finest landscapes in England for the nation's benefit*'.
- 3.1.3 The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape, and AONB partnerships have a statutory duty to conserve and enhance that natural beauty. In terms of the designation, an area's 'natural beauty' is deemed to include its geology, climate, soils, animals, communities, archaeology, buildings, the people who live in it (past and present) and the perceptions of those who visit it.
- 3.1.4 Public appreciation is a key component of natural beauty, and the secondary purposes of AONB designation include meeting the need for quiet enjoyment of the countryside, and having regard for the interests of those who live and work there.
- 3.1.5 The natural beauty of these areas is recognised as contributing significantly to economic activities and well-being through tourism and inward investment. In Chapter 8, the Malvern Hills AONB Management Plan (2019 - 24) states that '*Each year, some 1.25 million visitors come to the AONB to enjoy its natural and cultural heritage. Tourism makes a significant contribution to the local economy*'.
- 3.1.6 Furthermore, the importance of access to 'healthy' landscapes is now recognised as being vital to human health and wellbeing, and the AONB's landscapes make highly important contributions to both local and wider natural capital and ecosystem services.
- 3.1.7 In 2019, the Malvern Hills AONB Partnership commissioned a 'Health Economic Assessment' of Malvern's Hills and Commons<sup>4</sup>. The study identified the physical and mental health benefits derived by people from the use / experience of these areas, and estimated the associated economic value of the benefits. It concluded that '*the annual physical and mental health value is in the magnitude of £4.2 million and £1.6 million, respectively. It is estimated that the health benefits add 87 Quality Adjusted Life Years<sup>5</sup> (QALYs) to users each year. The total health economic value of the Malvern Hills and Commons is estimated to be in the region of £5.8 million annually*'.
- 3.1.8 However, it must be borne in mind that the nature of some of the activities which take place can also give rise to significant adverse effects on biodiversity, landscape character and visual / social amenity (see biodiversity section below).

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<sup>4</sup> Hölzinger, O. 2019: *Malvern Hills & Commons Health Economic Assessment*. Malvern Hills AONB Partnership

<sup>5</sup> Quality-adjusted life year: A measure of the state of health of a person or group in which the benefits, in terms of length of life, are adjusted to reflect the quality of life. One quality-adjusted life year (QALY) is equal to 1 year of life in perfect health. QALYs are calculated by estimating the years of life remaining for a patient following a particular treatment or intervention and weighting each year with a quality-of-life score (on a 0 to 1 scale). It is often measured in terms of the person's ability to carry out the activities of daily life, and freedom from pain and mental disturbance (source: <https://www.nice.org.uk/glossary?letter=q>)

- 3.1.9 The Management Plan sets out the vision of what the AONB will be like in 20 years' time (i.e. in 2040). In terms of the AONB's landscapes, the Plan notes the vision that '*Change in the landscape is accepted and its impacts accommodated through positive management. However, the landscape largely comprises broadleaved woodland and grassland, interconnected with hedgerows and hedgerow trees, all in good condition*'. Another vision is that '*The distinctive character of villages, historic farmsteads and rural buildings is sustained by high standards of informed design and development*'.
- 3.1.10 The Malvern Hills AONB's special qualities are set out on page 9 of the Management Plan. Some of these qualities are evident in and around Welland, including on the LSCA Areas themselves. Where relevant, this is specified in the LSCA Area schedules; however, on a general note, amongst the AONB's special qualities are *Distinctive 'villagescapes', including conservation areas, listed buildings and local features, that define a 'spirit of place' in the settlements, and A strong 'spirit of place', landscapes that have inspired and continue to inspire and which have a deep cultural narrative*.
- 3.1.11 In Welland's case, unfortunately, its distinctiveness and 'spirit of place' (a combination of highly valuable natural and cultural factors) are rapidly being eroded, even lost in some parts of the village. This is due to the size of the settlement having increased significantly (by more than 60%) since 2014 - a very short space of time (indeed, Ordnance Survey maps can't keep up with the rate of change). Furthermore (and as noted in the 2019 LSCA), much of what has been built comprises ubiquitous, sprawling housing estates, planned and designed with little or no consideration given to the inherent rural / traditional / organic character of the receiving landscapes, their sensitivity, or their capacity to accommodate what is proposed.
- 3.1.12 Many people assume that AONBs are only affected by development *within* the designated area, as though there is an iron curtain between it and the surrounding landscapes, which of course is not the case. Usually, beyond its boundary, an AONB has a landscape *setting*. Often, and as is the case here, an AONB's special qualities relate to factors within the setting, for example:
- *The Malvern Hills: a high, dramatic ridge of ancient rock that is visible from the Severn Vale and from the rolling hills and valleys to the west and*
  - *Dramatic scenery and spectacular views arising from the juxtaposition of high and low ground.*
- 3.1.13 Sometimes it is difficult to determine the extent of an AONB's setting, especially when the setting is a flat plain such as that of the River Severn on the east side of the Malvern Hills (on which Welland is situated), with elevated views from the AONB towards a very distant horizon. In terms of effects on AONBs arising from development within the setting, a number of factors have to be considered, such as distance from the AONB, the nature of the proposed development, its size, colour and so on.
- 3.1.14 In November 2019, the Malvern Hills AONB Joint Advisory Committee endorsed a Position Statement on development and land use change in the setting of the Malvern Hills AONB. The Position Statement provides guidance to local planning authorities, landowners, developers and so on, its aim being to clarify and expand upon issues raised in the Management Plan and to assist in its implementation. The Statement document provides examples of adverse impacts on the setting of the AONB, including the cumulative effect of several similar forms of development<sup>6</sup>.
- 3.1.15 Also of relevance is the July 2019 revision to National Planning Practice Guidance (NPPG) for the Natural Environment<sup>7</sup> (Paragraph: 042 Reference ID: 8-042-20190721), which is as follows:

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<https://worcestershire.moderngov.co.uk/documents/s23433/9%20Development%20and%20Land%20Use%20change%20in%20the%20MH%20AONB.pdf>

<sup>7</sup> <https://www.gov.uk/guidance/natural-environment>



*'How should development within the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty be dealt with?*

*Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.'*

- 3.1.16 This is an important change to NPPG, in which the government formally recognises the significance of the setting of protected landscapes.

#### NATIONAL / REGIONAL / LOCAL LANDSCAPE CHARACTER

- 3.1.17 On a national basis, the majority of the landscapes within the wider study area (see 2015 LSCA for extent) are categorised as National Character Area (NCA) 106 Severn and Avon Vales. The Malvern Hills are covered by NCA 103. The boundary between them runs along the mid-slopes on the eastern side of the Hills, and in Welland, there is a high degree of interinfluence / association and intervisibility between the two.
- 3.1.18 Where an Area displays NCA 106's key characteristics and is a good representation of it, it is noted in the LSCA Area schedules, as are any relevant NCA 106 Statements of Environmental Opportunity (SEOs).
- 3.1.19 The complexity and interest of the local landscapes is highlighted by the fact that they are categorised as three very different countywide Landscape Character Types (LCTs): *Enclosed Commons* (covers Areas 1, 3, 4 and 5), *Unenclosed Commons*, and *Settled Farmlands with Pastoral Land Use* (covers Areas 2 and 6).
- 3.1.20 Detailed descriptions of the LCTs can be found in the 2015 LSCA and the various documents and sources of reference on which the LSCA was based, but extracts of relevance to this study are provided below for ease of reference:

#### Enclosed Commons LCT summary (Areas 1, 3, 4 and 5)

These are planned landscapes characterised by an ordered pattern of medium to large geometric fields and straight roads. The historic land use pattern is also reflected in the pattern of settlement, which includes isolated, red brick farmsteads and clusters of wayside dwellings.

The overall landscape strategy for Enclosed Commons is to *'conserve and strengthen the simple, planned structure of the landscape and seek opportunities to enhance the underlying ecological character.'*

The objective for any new development proposed within this LCT is set out in the Malvern Hills AONB Partnership's *Landscape Strategy and Guidelines* (LS&G) as follows:

*This is a planned landscape with a settlement pattern of scattered, red brick farmsteads and clusters of wayside dwellings. There may be some limited opportunities for new development which upholds the existing settlement pattern. Alterations or additions to the existing settlements should respect and consider the landscape in terms of the appropriateness of new development, sitting in relation to existing buildings and the materials used. New dwellings should be modest in size and seek to use materials, designs, rhythms and traditions which reflect the character of existing buildings. Traditional building materials in the Enclosed Commons include red brick and clay tiled roofs. Care should be taken around the boundaries of new development to ensure that they reinforce and link with the surrounding rural landscape. Where possible new buildings should seek to minimise carbon use and maximise the use of renewable energy.*

Worcestershire County Council (WCC)'s Landscape Character Assessment (LCA) Supplementary Guidance (SG) states:

*The low density wayside settlement pattern of small cottages and occasional farmsteads is gradually being altered as cottages are enlarged and new dwellings built. In principal [sic], these landscapes can accept additional wayside dwellings if the proposals are in accordance with policy, but the density should remain low and any new building must respect the style, materials and the small scale of the traditional cottages.*

#### Settled Farmlands with Pastoral Land Use (Areas 2 & 6)

These are small-scale, rolling, lowland, settled agricultural landscapes with a dominant pastoral land use, defined by their hedged fields. Hedgerow and streamside trees together with those associated with settlement provide tree cover in a landscape with a notable network of winding lanes, scattered farms and clusters of wayside settlements. The historic, small scale, settled nature of this landscape imparts a strong strength of character.

The LS&G states that all of the characteristic features *need to be conserved and, where necessary, strengthened if the local distinctiveness of this landscape is to be retained... The pastoral character of this landscape is vulnerable to change as a result of agricultural intensification. Rural development may also threaten the character of the existing settlement pattern, eroding both the small scale and pastoral character of the landscape.*

The overall landscape strategy for the Settled Farmlands with Pastoral Land Use LCT is to 'Conserve the diversity and function of this small scale, settled agricultural landscape and seek opportunities to restore/ enhance the character of degraded areas'.

WCC's LCA SG notes that *the remaining areas of permanent pasture can often be of significant biodiversity interest and this can be threatened by the increasing change in land use... Initiatives to safeguard remaining areas of permanent pasture should be strongly promoted.*

The objectives for the LCT include *Conserve and enhance the pattern of hedgerows and Retain the integrity of the dispersed pattern of settlement.*

#### HERITAGE

- 3.1.21 The Enclosed Commons LCT is often characterised by a lack of traditional buildings and historic features due to the widespread clearance and reorganisation of infrastructure and boundaries which occurred post-Enclosure, from the late-18<sup>th</sup> century<sup>8</sup> onwards. However, locally, even within the Enclosed Commons LCT there is considerable buried and visible time depth, including prehistoric trackways, ancient hedgerows, and precious evidence of medieval landuses, such as the mill on Marlbank Brook, and possible ridge-and-furrow<sup>9</sup>.
- 3.1.22 Many of the Hills' and commons' ancient features are intact, and many are protected through national designation and planning policy.
- 3.1.23 The closest Scheduled Monuments to Welland village are mostly on the Malvern Hills' ridges and slopes (Bronze Age 'Shire Ditch' and round barrows, Iron Age British Camp, and 12<sup>th</sup> century Little Malvern Priory, respectively lying c. 3km, 3.4km and 2.7km from the village centre). There is a high degree of interinfluence and association between these features and the village due to their elevated location overlooking the Severn plain on which Welland lies.
- 3.1.24 There is also a scheduled Medieval motte and bailey at Castlemorton, c. 2.8km from the village, but there is no evident association between the two.

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<sup>8</sup> The Enclosure Act for Welland was passed in 1847 and the Award was completed in 1853.

<sup>9</sup> Ridge-and-furrow is a relic of an obsolete type of agriculture. The pattern of ridges and furrows is often all that remains of the narrow strips (called 'selions') used in the 'open field system' of agriculture – a communal method of strip farming in large village fields which has its origins in the Early Medieval period (c. AD 800 - 1200) and which continued in some areas into the early 19<sup>th</sup> century. Although ridge-and-furrow is not protected *per se*, its national importance is recognised by bodies such as Historic England <https://www.english-heritage.org.uk/publications/turning-the-plough-loss-of-a-landscape-legacy/turningplough.pdf>.

- 3.1.25 There is a degree of interinfluence between the present-day village and Grade I listed Church of St Giles / Grade II\* Little Malvern Court (associated with Little Malvern Priory).
- 3.1.26 Several Grade II listed buildings / features are present in and around Welland village. The majority are along Drake Street, which was originally an ancient trackway leading from a river crossing near Upton-on-Severn to British Camp<sup>10</sup>, possibly via what is now Malvern Wells; however, there are others further east, where the landscapes display older / pre-Enclosure features.
- 3.1.27 The character of present-day Welland's landscape and villagescape reflect the marked changes which have occurred over the last 200 years. In fact, the 'heart' of Welland village was originally around Welland Court, some distance off the main road between Upton and the Hills, and c. 1.8km south east of the present Welland crossroads. The current Church of St James was built at the crossroads in 1875; however, the original (probably 13<sup>th</sup> century) Church of St James was situated at the end of Welland Court Lane. It was adjacent to Welland Court, which was the seat of the manor of Welland: the present building dates from c. 1450.
- 3.1.28 It is evident that during the Victorian era, a decision was made to translocate the old village to a new site with better access, at what is now the crossroads and 'new' Welland village centre. There had been an intersection of routeways at that point for centuries, and the Pheasant Inn is known to have existed in 1787 (although the current building was probably built in the 19<sup>th</sup> century), but the B4208 leading north from the crossroads was probably constructed in the early to mid-1800s. The Victorians built the new church at the crossroads, and a year later, a school and a post office.
- 3.1.29 Welland remained a small village until the 1960s and 70s, when new houses were built to the west of the crossroads. However, the most significant growth has occurred since 2014, south east of the crossroads.

#### BIODIVERSITY

- 3.1.30 There are two Sites of Special Scientific Interest (SSSIs) in close proximity to the village centre - Castlemorton Common (outwith the parish but along part of its southern boundary) and Mutlow's Orchard.
- 3.1.31 Both are wholly or partially accessible to the public - Castlemorton Common is Open Access Land (see recreation below), and although the site itself is not accessible, a fenced public footpath runs along the eastern boundary of Mutlow's Orchard.
- 3.1.32 These SSSIs are highly vulnerable to change, and have very limited tolerance of the pressures arising a) directly from the increase in the numbers of people using them, and b) directly and indirectly through factors such as noise, disturbance, lighting, pollutants which reduce levels of air, water and soil quality, and erosion / loss of landcover and features from trampling, eutrophication from dog-fouling and so on.
- 3.1.33 Natural England has recently expressed great concern about the resultant significant adverse effects on these nationally-designated habitats and the protected species of flora and fauna they support, especially with the recent large population increases in and around Malvern including Welland. There is evidence of a notable increase in litter / pollution in the local landscapes since 2015, along footpath routes near the new housing estates especially, but also in the Marbank Brook, some of it no doubt being washed down from building sites and residential properties along its course.
- 3.1.34 Unless alternative less sensitive but high quality places for people to roam and play are provided, the very qualities which attract people to the SSSIs (and other publicly-accessible designated habitats) could very well be lost.

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<sup>10</sup> Hurle, Pamela. *Beneath the Malvern Hills: A history of the village of Welland* (1973)

- 3.1.35 There are several Local Wildlife Sites (LWSs) in and around Welland, including Welland Cemetery; Mutlow's Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons; Drake Street Meadow; and Pool and Mere Brooks.
- 3.1.36 A wide variety of protected / notable species of flora and fauna have been recorded in and around the village. European Protected Species identified include peregrine falcon, hobby, nine species of bat, otter (which may be in Marlbank Brook), and great crested newt.
- 3.1.37 Some areas are designated Priority Habitat Inventory (PHI) sites, and / or are recorded on the National Forest Inventory (NFI).
- 3.1.38 Many of the hedgerows are species-rich, and as such are categorised as Habitats of Principal Biological Importance (HPBIs) (Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006). Some of the older hedges may be categorised as 'Important' under the Hedgerows Regulations 1997.
- 3.1.39 Where relevant, the presence of ecological designations / features is noted in the Area schedules.

### **3.2 Views & visual / social amenity**

- 3.2.1 Castlemorton Common is Open Access Land. On Open Access Land, walking, horse-riding, running, watching wildlife and climbing are permitted, but activities such as camping and swimming are not allowed. The Common is also registered common land. It is owned by Malvern Hills Trust, although along with other commons in the area, is subject to legal rights which are attached to certain properties (people with these rights are known as 'Commoners').
- 3.2.2 The area known as 'Spitalfields' is an important community recreational facility. It lies at, and articulates, the junction between the B4208 and the A4104 at the village centre crossroads. It comprises grassed sports pitches, recreational / play facilities, a sports pavilion, and a surfaced parking area. Welland Village Hall lies opposite, with associated outdoor recreational facilities ('Welland Park') to the south, the latter also being a popular and important community resource.
- 3.2.3 Most parts of the village are well-served by a network of public footpaths which connect to the wider area, some of which are ancient trackways to and from the Malvern Hills. The footpaths are a very valuable community asset, contributing to the health and well-being of local people, allowing access to several places and features of historic interest and nature conservation importance. The paths are also popular with tourists.
- 3.2.4 Unfortunately, the quality of the experience of walking along footpaths on the rural eastern outskirts of the village has now been significantly diminished through the construction of new housing estates on land through which the routes pass.
- 3.2.5 For example, many high quality views towards the Hills, village and surrounding countryside have been fully- or partially-blocked by buildings, most of which neither reflect nor respect local character in terms of style, colour and materials, which do not consider the perspective of the viewer, and which detract from high-value visual features such as the Hills' summits and the village church spire (see for example photos overleaf which show the large mass of bright red brick and widespread use of contrasting white trim / render which draws / confuses the eye).



- 3.2.6 Important landscape elements and features are being eroded and / or lost due to the increase in use of public footpaths, and large amounts of litter and dog excrement were observed during the most recent site surveys. Also it was noted that levels of tranquillity<sup>11</sup> had dropped significantly over the last four or five years.
- 3.2.7 In terms of visual amenity, as explained in Section 2, there are several different aspects which need to be considered in judgements about sensitivity and capacity.
- 3.2.8 *Dramatic scenery and spectacular views arising from the juxtaposition of high and low ground* are high on the list of the Malvern Hills AONB's special qualities. The AONB Partnership's study of views to and from the Malvern Hills and the associated publication '*Guidance on Identifying and Grading Views and Viewpoints*'<sup>12</sup> is of material relevance to assessments such as this.
- 3.2.9 Welland village lies within the view corridors of several of the AONB's 'Exceptional' or 'Special' viewpoints. Views from hill summits such as British Camp are iconic and of national importance. They are enjoyed by over a million people every year, many being visitors for whom the sole purpose of the visit is to experience and enjoy the area's 'outstanding natural beauty': they are classified as 'very high' sensitivity receptors. But, local residents' visual amenity is also important: certain 'every day' views often contribute to health and wellbeing, and quality of life.
- 3.2.10 Another factor to be considered is the angle and elevation of the view. Welland's location on the Severn plain means that it is clearly visible from many parts of the Hills' ridges and upper slopes; it is also clearly visible from certain points on the lower slopes, for example approaching from the west via Little Malvern. However, the settlement itself acts as a screen to land at the edges of the village in certain views from the Hills.

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<sup>11</sup> In this context, the term 'tranquil' does not just mean 'quiet': a good definition of tranquillity, which has been adopted by both Welsh Government (Welsh Government 2012) and Natural Resources Wales (NRW 2016a), is "An untroubled state, which is peaceful, calm and free from unwanted disturbances. This can refer to a state of mind or a particular environment. Tranquillity can be measured in terms of the absence of unwanted intrusions, or by a balancing of positive and negative factors. These include the presence of nature, feeling safe, visually pleasing surroundings and a relaxing atmosphere". Natural England lists 'relative tranquillity' as one of six factors that contribute to natural beauty and which should be considered when assessing whether new areas should be designated as an AONB or National Park<sup>11</sup>. Tranquillity is one of the Malvern Hills AONB's Special Qualities.

<sup>12</sup> See [https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite\\_000.pdf](https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite_000.pdf)



- 3.2.11 In longer-distance views, the degree of visibility tends to reduce with distance, when clusters of built form are 'absorbed' into the wide and extensive panorama. However, disruption of landscape patterns, colour contrast, glare and movement can draw the eye to very small features several kilometres away - in Welland's case, even individual white-roofed agricultural buildings and recently-built houses with non-matte roofing tiles are visible with the naked eye from the Worcestershire Beacon which lies c. 6km to the north west.
- 3.2.12 Unfortunately, the poorly-planned, significant expansion of Welland village in the last few years has given rise to high levels of adverse effects on its character, resulting in high levels of adverse effects on many views from within the AONB, and towards it from within its setting.
- 3.2.13 In certain views from the Malvern Hills' ridges and upper slopes, the more-than-doubling of the extent of the area covered by settlement is clearly evident, especially as much of it is on higher ground to the east of the village. As noted above, in and around the village, fine, open views of the Hills gained from public footpaths which until recently ran through good quality open countryside have either been lost or interrupted by new houses of poor quality design, and the layout of which has not taken these nationally-important views into proper consideration.
- 3.2.14 From many elevated viewpoints, even mature vegetation does not screen or filter views of the new buildings (although it does highlight the important role that significant vegetation plays in relation to effects on views - where relevant this is noted in the Area schedules; see also Recommendations). Furthermore, little attention has been paid to the selection of materials and colours used - the resultant contrasts in views of the landscape draw the eye to the 'bulk' of the urban extension, which itself appears visually disassociated from the village when viewed from certain angles.
- 3.2.15 The presence / absence of vegetation, the nature of the vegetation and seasonality are other highly important factors to consider in visual assessments. However, there is no certainty that vegetation will remain in place in the short-term, let alone the long-term future, and thus, neither existing nor proposed vegetation can be relied upon to screen views (see Recommendations). Importantly, an area or site may be judged to have high visual capacity for development due to the presence of vegetation, but without it, visual capacity may be very low.
- 3.2.16 Most importantly, screening views of a development with planting - existing or proposed - does not alter effects on its character: just because one can't see something doesn't mean it's not there. Nor should it be necessary to hide a well-designed scheme. The latest version of the NPPF (July 2021) deals with this matter, as explained in Section 10.

## 4. Area 1: part CFS0323 – ‘Land behind Cornfield Close’

### 4.1 Overview

- 4.1.1 Area 1 comprises what remains of 2015 LSCA Parcel no. 41 - the north-eastern portion, which continues as a strip along the northern boundary to the western boundary. The total area is approximately 2.5ha.
- 4.1.2 The Area’s ‘Call for Sites’ (CFS) reference number is CFS 0323. It was not included in the SWDPR Preferred Options (PO) document as a residential allocation.
- 4.1.3 In the 2015 study, the Area was categorised as having Low to Moderate capacity. However, since then, 24 houses have been built on the southern portion (allowed at appeal in 2014), and an application for a further 14 dwellings on the portion north west of that was approved in April 2021. In April 2022 when this LSCA was being carried out, the latter were under construction.

### 4.2 Area location and description

- 4.2.1 Area 1 lies in the West to North LSCA sector at the village’s north-western edge, in open countryside within the Malvern Hills AONB, on land north of the junction between the B4208 (c. 90m east of the Area) and the A4104 Marlbank Road (c. 100m south of the Area).
- 4.2.2 It comprises an arable field and riparian woodland to the north, occupying a total of c. 2ha.

*Area 1 looking north from eastern boundary (2019)*



- 4.2.3 The land is relatively flat, with a gentle fall to the north east; the Area’s highest point is at its south-western corner (c. 40m AOD), and its lowest point is at its north-eastern corner (c. 37m AOD), a gradient of c. 1:50.
- 4.2.4 The Area’s northern boundary is along Marlbank Brook. The brook is very well-wooded along its length including here, the vegetation characterised by some fine, mature broad-leaved native trees. Beyond, the distinctive tree-topped ridgeline of Garratts Bank rises to form the skyline. There are several residential properties off California Lane, which runs along the ridge.

- 4.2.5 South of the Brook and north of the arable field, a c. 40m wide belt of probably self-set 'wet' native woodland has established; it appears to be in good condition.
- 4.2.6 There is a small grassed field adjacent to the Area's north-eastern corner; a good native hedgerow with some fine escaped mature trees forms the boundary between the two.
- 4.2.7 The northern section of the Area's eastern boundary is a continuation of this hedgerow, which also has several escaped mature trees along its length. On the other side of the hedge is a small semi-circular hay meadow, also bounded by mature hedgerows. All of these hedges probably date from the mid-19<sup>th</sup> century (post-Enclosure).
- 4.2.8 South of the meadow is a house with outbuildings and an associated grassed paddock.
- 4.2.9 The southern section of the Area's eastern boundary is along Welland Brook (a tributary of Marbank Brook, which discharges into the brook north east of the Area, on the east side of the B4208). Maturing trees and shrubby species form a relatively well-wooded corridor along both sides of the watercourse as far as the A4104 Marbank Road. The Spitalfields recreation area lies on the eastern side of the watercourse.
- 4.2.10 The Area's short southern boundary to the south east is along the edge of Cornfield Close (the name given to the housing estate allowed at appeal in 2014), which is accessed off the A4104.
- 4.2.11 The layout and design of the housing estate is ubiquitous, with no reflection of / response to sense of place, local distinctiveness, landscape / villagescape patterns or characteristic features. The materials and colours do not integrate well into the contextual landscape palette; the white trim in particular draws the eye to the visual clutter.

*New houses at Cornfield Close (2019)*



- 4.2.12 The Area's western boundary is along the eastern boundary of the site of the housing estate which was granted planning permission in 2021, north of Cornfield Close. At the time of the surveys carried out for this assessment (March and April 2022), the houses were under construction, with at least half of them having been built.
- 4.2.13 Overall, the design of the scheme is arguably better than that of the recently-constructed houses to the south in that it is less ubiquitous than its predecessor; however, it is still urban /



domestic in character, not locally-distinctive, and no attention has been paid to the Malvern Hills AONB guidance (especially *Guidance on the Selection and Use of Colour in Development*<sup>13</sup> and *Guidance on Respecting Landscape in Views*<sup>14</sup>), which might have avoided the unfortunate colour contrasts and high visibility of some of the trims and the road surface in particular (the pale cream render used is visible from the Hills to the west – see photos in visual section below).

*New houses north of Cornfield Close*



- 4.2.14 On the west side of the southern section of the boundary, in the south-eastern portion of the new housing estate, a new orchard is proposed.
- 4.2.15 The central section of the boundary runs along the rear garden boundaries of the new houses, although the application drawings show a maintenance access strip running along the east side of the garden boundaries, from the orchard to an attenuation basin which is to be constructed as part of the development, which is within what is described as a 'meadow'.
- 4.2.16 The Area boundary runs along the eastern, northern and western sides of the meadow, then runs west to join a native hedgerow (probably mid-19<sup>th</sup> century) which runs northwards to join Marlbank Brook.
- 4.2.17 The land west of the hedge is a mixture of open grassland and scrub / probably self-set trees. In the 19<sup>th</sup> century, it comprised gardens and an orchard which belonged to the vicarage - a large, Victorian Malvern stone building which is currently a care home for the elderly, with access off the A4104 via Lime Grove (which has relatively-recent residential development along both sides).
- 4.2.18 The village cemetery is to the west of Lime Grove, and once, fields extended as far as Marlbank Brook and beyond. Today garden, orchard and field remnants appear to remain on the open grass / scrub area. The majority of the fields east of the brook are now a housing estate (built from c. 1950s onwards).

<sup>13</sup> [https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance\\_on\\_colour\\_use\\_screen.pdf](https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen.pdf)

<sup>14</sup> <https://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/08/64339-MHAONB-Guidance-on-Respecting-Landscape-in-Views-v09.pdf>

### **4.3 Landscape character baseline: key features and factors**

#### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

- 4.3.1 Area 1 lies within the Malvern Hills AONB, c. 90m from its eastern boundary.
- 4.3.2 It forms a very small but integral part of the AONB, and the area within which it lies displays several of the AONB's special qualities.
- 4.3.3 In particular, the Area forms part of the *Dramatic scenery and spectacular views arising from the juxtaposition of high and low ground*, and displays the *distinctive combination of landscape elements*. The Area is a hedgebound arable field with riparian / wet woodland on its northern edges, the latter being a relatively unspoiled 'natural' environment which is likely to support a wide variety of wildlife habitats and species.
- 4.3.4 The Area displays several of its host NCA 106's key characteristics, especially *flat and gently undulating landscapes, a well wooded impression... provided by frequent hedgerow trees, regular pattern of parliamentary enclosure, and arable landuse*. In this regard, the Area is a good representation of the NCA.
- 4.3.5 Several NCA 106 SEOs are relevant here, including '*Seek to safeguard and enhance this area's distinctive patterns*', '*Reinforce the existing landscape structure as part of any identified growth of urban areas*', and '*maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a coherent and resilient habitat network enabling ecosystems to adapt to climate change.*'
- 4.3.6 The Area displays the majority of its Enclosed Commons LCT's key characteristics including *gently rolling, lowland landform, a planned enclosure pattern, arable farming, an open landscape with views through scattered hedgerow trees, and strips of linear tree cover along watercourses*.
- 4.3.7 It is a very good representation of the LCT, and the various landscape elements and features are healthy and in good condition, making a small but important contribution to both local and wider landscape character.
- 4.3.8 In the vicinity there is also evidence of *urban development and modern agricultural / industrial structures which have caused localised visual impacts and a degree of clutter in this open landscape*.
- 4.3.9 At the local landscape scale, the Area makes a small but important contribution to the rural setting and context of the northern side of Welland village, although it has little or no association with the landscapes north of the California Lane ridgeline.
- 4.3.10 There is a fairly high degree of association with the undulating landscapes to the east and south east, but limited interinfluence between the Area and the village and wider landscapes to the south and south west, including the Hills south of British Camp, due to the fact that the bulk of the settlement west of the B4208 lies south and west of the Area.
- 4.3.11 There is a fairly high degree of interinfluence and association between the Area and the Malvern Hills' ridges and east-facing slopes to the west / north west. The summit of British Camp (Iron Age hillfort and Scheduled Monument) is a prominent and iconic feature on the skyline, and lies c. 3.5km west of the Area.
- 4.3.12 The degree of interinfluence / association reduces with distance, although the Area is intervisible with the Worcestershire Beacon which lies c. 5.5km to the north west (see visual baseline below).

#### HERITAGE

- 4.3.13 In terms of Scheduled Monuments, the Area lies c. 3km from the Shire Ditch, c. 3.2km from British Camp, and c. 2.5km from Little Malvern Priory (distances from scheduled boundaries).



There is a fairly high degree of interinfluence and association between these features and the Area.

- 4.3.14 There is also interinfluence between the Area and Grade I listed Church of St Giles / Grade II\* Little Malvern Court, both associated with Little Malvern Priory.
- 4.3.15 The degree of interinfluence / association between the Area and the local Grade II listed buildings is relatively small, although higher with the Church of St James which lies at the crossroads c. 200m south east of the Area, and potentially Woodside Farmhouse which lies c. 620m to the north east.
- 4.3.16 In terms of historic landscape character, the Area is categorised as 1800 - 1914, and the existing field boundaries were probably created in the mid-19<sup>th</sup> century. However, in the locality, evidence of medieval farming practices remains, and it is possible that the Area contains ridge-and-furrow. In comments made about the most recent application for development on the land immediately to the west of the Area, Wychavon and Malvern Hills District Council's (MHDC's) Archaeology and Planning Advisor said: *'The environs are rich with evidence of medieval agricultural activity in the form of ridge and furrow (R&F). Satellite images from 2007 show cropmarks which likely represent R&F, the 2006 image shows some rectilinear cropmarks.'*
- 4.3.17 An 1828 - 1832 map shows 'Welland Race Course' at the southern end of 'Welland Common' (enclosed later than other parts of the area). The race course encircled the California Lane ridgeline, its southern section running just north of Marlbank Brook near the Area's northern boundary.

#### BIODIVERSITY

- 4.3.18 Mutlow's Orchard SSSI lies c. 280m south east of the Area, and Castlemorton Common SSSI is c. 700m to the south west.
- 4.3.19 The closest LWS to the Area is Welland Cemetery (c. 150m to the south west); the cemetery is also a PHI site (Lowland Meadows)<sup>15</sup>. Other LWSs which lie within 1km of the Area include Mutlow's Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons; Drake Street Meadow; and Pool and Mere Brooks.
- 4.3.20 Many protected / notable species have been recorded within 500m of the Area, including several species of bat, and badger, otter and hare.
- 4.3.21 The woodland to the north of the area is a PHI site (Deciduous Woodland), and is recorded on the NFI (both categorised post-2015).
- 4.3.22 The hedgerows may be species rich and thus HPBIs, and could potentially be 'Important'.

#### **4.4 Visual / social amenity baseline**

##### RECREATION & ACCESS

- 4.4.1 Castlemorton Common Open Access Land lies c. 720m to the south west of the Area.
- 4.4.2 No public footpaths or bridleways cross or run adjacent to the Area, and in the vicinity of the village, there are none in the 2015 LSCA North to West sector.
- 4.4.3 It is likely that the public footpath which ends at the B4208 c. 120m north east of the Area is part of what was once a longer and probably ancient route between Hanley Castle and Castlemorton / the Malvern Hills / Little Malvern. The route may have crossed the Area or run nearby, but was probably closed or diverted post-Enclosure.

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<sup>15</sup> In the 2015 LSCA, the cemetery was noted as being a designated Site of Regional or Wildlife Importance, and thus the subject of Malvern Hills District Local Plan (2006) Policy QL17; this policy was replaced in the 2016 SWDP by SWDP Policy 22.

- 4.4.4 There are two other public footpaths east of the B4208. Both run north east / south west and merge where they cross Marlbank Brook, connecting to the A4104 (Drake Street).
- 4.4.5 Spitalfields recreation area lies adjacent to the Area, on the east side of Welland Brook. It is currently proposed as Local Green Space (LGS) in the draft NP.

#### VIEWS AND VISUAL AMENITY

- 4.4.6 There are several residential properties adjacent to / in the vicinity of the Area with views of it, including the houses along California Lane c. 170m north of the Area, houses along the B4208 to the east, the recently-constructed houses on Cornfield Close which are adjacent to the Area's southern boundary, and the houses under construction along the Area's western boundary and the section of the boundary that runs west to the native hedge.
- 4.4.7 To the north, the Area's visual envelope is restricted by the California Lane ridgeline, which acts as a visual screen in views towards Welland from beyond it. The envelope opens up to the north east where the Marlbank Brook has incised, and closes again to the east and south east, mainly due to localised topographical variations on the outskirts of the village, but also built form and mature vegetation (although the latter only filters in winter, and in any case, cannot be relied upon to screen in the longer term).
- 4.4.8 Dense built form south, south west and west of the Area, and the western end of the California Lane ridgeline north west of the Area result in the visual envelope being relatively tight in views from lower-lying land; however, as the land rises towards the Hills, the envelope extends accordingly, its outer edge being the Hills' ridgeline.
- 4.4.9 The Area is just about visible from the Worcestershire Beacon, which lies c. 5.5km to the north west. At this distance it only forms a very small part of the overall panorama; however, the angle of view is such that it is seen as part of a green gap in between the densely-settled parts of the village, which if filled with built form would lose its function. It is also important to note that such green gaps perform a similar function at night, by preventing coalescence of lighting.
- 4.4.10 Previously, when travelling south from the Beacon along the ridgeline and upper hill slopes, the Area would have been visible except where dense mature tree cover on the Hills filtered or screened views (generally, more so in summer than winter). However, now that the new houses west of the Area have been / are in the process of being constructed, the further south along the Hills one travels, the more the houses screen views of the west side of the Area, which abuts the new housing estate.
- 4.4.11 The western side of the Area is now screened from view by new houses when seen from Jubilee Hill, Pinnacle Hill and Black Hill (c. 3.5km, 3.1km and 2.9km north west of the Area respectively). The northern and eastern sides of the Area remain either wholly or partially visible, depending on the angle of view (the photos below are zoomed-in, note some were taken before the new houses were built).

*View of Area 1 from Jubilee Hill (2019)*



*View of Area 1 from Black Hill (2022) (photo courtesy Jan Sedlacek @Digitlight)*



4.4.12 The views are similar from British Camp (c. 3.5km to the west), the summit of which is the location of 'Exceptional' AONB viewpoint no. 49. The photograph below was taken in the spring of 2015, before the Cornfield Close and Lawn Farm developments were constructed. Note the glare from the non-matte roof tiles along the B4208 to the south.

*View of Area 1 from British Camp (2015)*



- 4.4.13 On the Hills' ridges and upper slopes south of British Camp, the degree of visibility is relatively low due to a) distance and b) the fact that the bulk of the settlement lying west of the B4208 visually 'intervenes' between the Hills and the Area.

#### **4.5 Area 1 conclusions**

- 4.5.1 The 2015 LSCA categorised the level of capacity of what was then a larger parcel of land (LSCA Parcel 41) as Low to Moderate.
- 4.5.2 It concluded that there was some potential for new built form to be introduced, but only along a narrow strip contiguous with the existing settlement edge to the south of the parcel.
- 4.5.3 However, since then, the baseline landscape and visual situations of both the Area and its wider landscape context have changed significantly. When the 2019 LSCA was carried out, 24 residential properties had been built on the southern half of parcel 41, large housing estates had been built on extensive swathes of farmland east of the village and smaller estates elsewhere, and planning permission had been granted for other estates and single dwellings.
- 4.5.4 This had an adverse effect on nationally-important views from the Malvern Hills' ridges and upper slopes, and on locally-important views towards the Malvern Hills from the once-rural outskirts of the village.
- 4.5.5 In fact, the village has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; today, the functions they perform and contributions they make to character, views and access to nature are even more important. Development across the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills, and towards the Hills from certain directions, and would adversely affect many locally-important views.
- 4.5.6 In the light of these changes, the 2019 LSCA concluded that whilst the (larger) Area's level of landscape character sensitivity was still Moderate to High, its level of visual sensitivity was now

higher (increased from Moderate to Moderate to High), and that its level of landscape capacity should therefore be reduced to Low / Low to Moderate.

- 4.5.7 However, the 2021 decision to approve new dwellings on the land north of Cornfield Close has once again changed the baseline situation. The adverse effects of that development are / soon will be as predicted in 2019, ie i) in views from the Hills, development appears as a long urban extension into good quality open countryside; ii) there are cumulative effects when seen in combination with the recently-constructed developments especially those east of the village; and iii) high levels of adverse effects are experienced by visual receptors at near-distance viewpoints.
- 4.5.8 The construction of these new houses has also once again changed levels of visual sensitivity and capacity, and has also affected levels of landscape character sensitivity.
- 4.5.9 Now, levels of capacity vary across the Area.
- 4.5.10 From a landscape character sensitivity perspective, the land along the northern and eastern sides of the Area is now more highly valuable and more susceptible to change from residential development than before. This is because a) many of the various landscape / environmental / GI functions that the Area performs are the same but the area available for them is less than it was; and b) the landscapes between the Area and the B4208 are very important in defining the rural character and setting of the north-eastern parts of the village; however, the area is relatively narrow, and houses close up to the Area's eastern boundary would significantly urbanise the landscape.
- 4.5.11 Conversely, due to the presence of the new housing estates to the south and west, the character of the south-western part of the Area - ie the land east of and adjacent to the new housing estate to the west - is less valuable and susceptible to change.
- 4.5.12 In terms of visual sensitivity, the south-western part of the Area, is now less visually valuable / susceptible to change due to the new built form partially screening elevated views from the Malvern Hills; however, the eastern and northern sides are more visually valuable / susceptible to change due to the visual functions they perform in views from the Hills, and from visual receptors in relatively close proximity to the north, east and south.
- 4.5.13 The sketch plan / montage overleaf shows the approximate boundary line between the Area's northern and eastern, and its south-western parts (Areas 1A and 1B), which is broadly determined by local topography and landscape pattern (note curved outer eastern boundary), and likely levels of visibility.



*Indicative boundary line between Area's A northern and eastern, and B south-western sides*



4.5.14 The 2022 LSCA concludes that the capacity of Areas 1A and 1B are as follows:

Area 1A: northern and eastern areas (c. 1.75ha)

Landscape character sensitivity: Moderate to High

Visual sensitivity: Moderate to High

**Capacity:** remain **Low to Moderate**.

Area 1B: south-western area adjacent to housing estate to west (c. 0.75ha)

Landscape character sensitivity: Moderate

Visual sensitivity: Moderate to Low

**Capacity:** increase from Low to Moderate to **Moderate to High**.

4.5.15 The general recommendations in Section 10 are relevant to Area 1; however, the 2015 LSCA identified Area 41 as an ideal location for a new village community space, and that would be a fitting use for what is left of it. Potentially, new footpath links could be created across the land from Spitalfields to the north side of Marlbank Brook and beyond, making a valuable contribution to the village's aspiration of creating a continuous, publicly-accessible peripheral multi-functional GI zone around the village.

## 5. Area 2: CFS0336 - 'Lawn Farm (Phase III), Drake Street'

### 5.1 Overview

- 5.1.1 Area 2 forms part of 2015 LSCA Parcel no. 13. The total area is c. 1.7ha.
- 5.1.2 Its CFS reference number is CFS 0336. It is included in the SWDPR PO document as a residential allocation (ref. SWDP NEW 99). The SHELAA concluded that the site had the capacity to accommodate up to 36 no. new dwellings. It is informally known as 'Lawn Farm 3' as it would be the third phase of the recently-constructed Lawn Farm housing estates to the north (south of Drake Street).
- 5.1.3 It is understood that the Landscape and Ecological Management and Maintenance Plan and the Natural England Great Crested Newt licence relating to the Lawn Farm Phases I and II developments requires the whole of Area 2 to be managed as a habitat for great crested newts and other fauna, in perpetuity as compensation for the loss of habitat which resulted.

### 5.2 Area location and description

- 5.2.1 Area 2 lies in the East to South LSCA sector, in open countryside at the edge of what is now the village's eastern urban extension, and within the setting of the AONB. The A4104 / Drake Street is c. 260m to the north, and the B4208 c. 270m to the north west.
- 5.2.2 It comprises the majority of a small to medium-sized broadly rectangular grassed field and a small pond surrounded by mature trees, and occupies c. 1.7ha.

*View of Area 2 (in mid-ground on hill crest) from public footpath to south east (taken in 2015, pre-Lawn Farm development)*



- 5.2.3 The topography in the vicinity of the Area is sloping / gently undulating, the landscape incised by small watercourses which drain northwards towards Marlbank Brook. The Area lies on a locally-prominent crest of land, the highest point being in the centre of the field at just over 50m AOD.
- 5.2.4 Part of the Area's northern boundary runs along an old hedgerow, intact at its western end. The wooded pond lies just south of the hedge in the Area's north-eastern corner.



- 5.2.5 The rest of the northern boundary comprises garden boundaries. The gardens belong to recently-constructed houses at the southern end of the Lawn Farm development, which, along with other recently-constructed development, now occupies what were once small to medium-sized fields of pasture between the Area and Drake Street.
- 5.2.6 Inexplicably, permission was granted for the northern boundary hedgerow to be breached: a long section was removed, and one large and several smaller houses were built in the field to the south, on high ground – visible from the south. The arbitrary fenced boundary line now forms an unnatural shape and disrupts the traditional landscape pattern. Furthermore, the poor quality design of the houses, especially the choice of high-contrast colours, locally-uncharacteristic materials and unbalanced window proportions, along with the domesticated landscaping, exacerbate the overall sense of ubiquitous urbanisation.

*Recently-constructed houses at Lawn Farm, adjacent to Area's northern boundary*





- 5.2.7 The Area's eastern, southern and western boundaries are hedgerows, with fields and a few scattered residential properties / farmsteads beyond. Castlemorton Common lies c. 175m to the south.

### **5.3 Landscape character baseline: key features and factors**

#### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

- 5.3.1 Area 2 lies outside the Malvern Hills AONB, c. 270m from its eastern boundary.
- 5.3.2 It makes a small but important contribution to the AONB's setting, and in terms of the AONB's special qualities, forms part of the *Dramatic scenery and spectacular views arising from the juxtaposition of high and low ground*, and displays the *distinctive combination of landscape elements*. The Area is a hedgebound pasture field with a small wooded pond at its north-eastern corner, and in itself is a relatively *unspoiled 'natural' environment* which supports *a wide variety of wildlife habitats and species*.
- 5.3.3 The Area displays several of its host NCA 106's key characteristics, especially *gently undulating landscapes, a well wooded impression... provided by frequent hedgerow trees, regular pattern of parliamentary enclosure, and small pasture fields*. In this regard, the Area is a good representation of the NCA.
- 5.3.4 Several NCA 106 SEOs are relevant here, including *'Seek to safeguard and enhance this area's distinctive patterns', 'Reinforce the existing landscape structure as part of any identified growth of urban areas', and 'maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a coherent and resilient habitat network enabling ecosystems to adapt to climate change.'*
- 5.3.5 The Area is a good representation of its Settled Farmlands with Pastoral Land Use LCT, being part of a *small to medium scale settled agricultural landscape characterised by scattered farms. The historic, small scale, settled nature of this landscape imparts a strong strength of character*.
- 5.3.6 The Area displays the majority of the LCT's key characteristics, including *small-scale landscape defined by a prominent pattern of hedged fields, pastoral land use, and rolling lowland with occasional steep sided hills and valleys*.

- 5.3.7 In the vicinity there is also evidence of *development... eroding both the small scale and pastoral character of the landscape... Particularly just outside the AONB, this has had an impact on the integrity of the small scale enclosure pattern, where hedgerows lose their function and either become neglected, or have been removed, resulting in larger fields and a change in the scale of the landscape. The loss and deterioration of hedgerows in turn threatens the survival of hedgerow trees.*
- 5.3.8 Beyond the eroded urban fringes, the various landscape elements and features are mostly healthy and in good condition, making a small but important contribution to both local and wider landscape character.
- 5.3.9 At the local landscape scale, the Area makes an important contribution to the rural setting and context of the south-eastern side of Welland village.
- 5.3.10 Due to the dense clusters of modern built form, the Area has limited interinfluence / association with the landscapes north of the A4104 Drake Street / Marlbank Road; however, it has a high degree of interinfluence and close association with the local landscapes to the east, south and west, forming a small but integral part of the characteristic and historic pattern of small to medium-sized hedgebound pasture fields north of Castlemorton Common.
- 5.3.11 The degree of interinfluence between the Area and the wider landscapes to the east / south-east is high due to topography: from the Area's 'crest', the land falls eastwards and opens up, with Bredon Hill and the Cotswold Escarpment visible on the skyline.
- 5.3.12 In an arc from south west to north west there are varying degrees of interinfluence and association between the Area and the Malvern Hills' ridges and east-facing slopes, the degree reducing with distance.
- 5.3.13 The Area is intervisible with the Worcestershire Beacon which lies c. 6.2km to the north west, but there is limited interinfluence as the settlement 'intervenes'. The Area lies c. 3.8km east of the summit of British Camp; the degree of interinfluence / association between them is relatively high (see both heritage and visual baseline below).

#### HERITAGE

- 5.3.14 In terms of Scheduled Monuments, the Area lies c. 3.2km from the Shire Ditch, c. 3.5km from British Camp, and c. 2.8km from Little Malvern Priory (distances from scheduled boundaries). There is a relatively high degree of interinfluence and association between these features and the Area, as well as between the Area and Grade I listed Church of St Giles / Grade II\* Little Malvern Court, both associated with Little Malvern Priory.



*Views of British Camp and Little Malvern Priory / Court looking west from Area 2*



- 5.3.15 The degree of interinfluence / association between the Area and the majority of the local Grade II listed buildings is small, although it is higher with the Church of St James which lies at the crossroads c. 285m to the north west (intervisibility between church spire and parts of Area).
- 5.3.16 In terms of historic landscape character, the Area is categorised as post-1945. However, this is unlikely to be correct, as the field's boundaries are shown with mature escaped trees on late 19<sup>th</sup> century maps. The field was an orchard, as were most of the fields in this sector, but apart from a small cluster near the pond, the orchard trees on the Area had been cleared by the early 1900s. The small cluster disappeared during the 1960s / 70s.
- 5.3.17 Furthermore, there is evidence of medieval landuse in the locality (probably associated with the medieval settlement along Drake Street). During site visits, what could potentially be ridge-and-furrow was seen in the fields east of the Area, and it is not out of the question that the Area itself contains ridge-and-furrow.

*Possible ridge-and-furrow in fields east of Area 2*



- 5.3.18 The public footpaths which cross the Area / run along its boundaries are on the lines of old trackways. The now-realigned path along the Area's northern boundary would have been used as a route from the east to the Malvern Hills via what became Welland village in the 14<sup>th</sup> century, and which lies c. 1.4km east of the Area.

BIODIVERSITY

- 5.3.19 Mutlow's Orchard SSSI lies c. 70m north of the Area, and Castlemorton Common SSSI is c. 440m to the west.
- 5.3.20 LWSs which lie in the vicinity of the Area include Mutlow's Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons; and Drake Street Meadow.
- 5.3.21 Many protected / notable species have been recorded in the vicinity of the Area, including several species of bat, and great crested newts.
- 5.3.22 There is a scatter of PHI sites nearby (Lowland Meadow, Traditional Orchard and Deciduous Woodland), and some of this vegetation is recorded on the NFI.
- 5.3.23 Some of the hedgerows are species-rich and thus HPBIs, and could potentially be 'Important'.
- 5.3.24 There are yellow meadow anthills in the pasture fields east of the Area - meadow ants are indicative of undisturbed / unimproved grassland.
- 5.3.25 As mentioned above, there is a requirement for the whole of Area 2 to be managed as a habitat for great crested newts and other fauna, in perpetuity as compensation for the loss of habitat which has resulted. This increases the Area's level of ecological value.

**5.4 Visual / social amenity baseline**

RECREATION & ACCESS

- 5.4.1 Castlemorton Common Open Access Land lies c. 175m to the south of the Area.
- 5.4.2 A public footpath crosses the Area. It used to continue north-eastwards towards Drake Street across the adjoining field to the north, but was diverted westwards as part of the Lawn Farm

proposals. To the south east, the footpath connects with other footpaths leading to Castlemorton, Birtsmorton and beyond. There is a public footpath along the Area's eastern boundary, also from Drake Street, which joins the footpath across the Area at the latter's south-eastern corner.

- 5.4.3 The public footpath along the Area's northern boundary used to run through the field / along the northern boundary hedgerow; however, the Lawn Farm development has resulted in its diversion along a road through the housing estate. It continues westwards as far as the B4208, and also connects with the public footpath leading north to Drake Street, on the east side of Mutlow's Orchard SSSI.
- 5.4.4 The Area lies c. 320m south east of Welland Village Hall (and associated Welland Park), and c. 390m south east of Spitalfields recreation area.
- 5.4.5 Several parcels of land in the vicinity of the Area are proposed as LGS in the draft NP, including Mutlow's and Mutlow's Farm Orchards; Welland Park; the village green; Spitalfields recreation area; and green spaces within the new Lawn Farm developments.

#### VIEWS AND VISUAL AMENITY

- 5.4.6 There are several residential properties adjacent to / in the vicinity of the Area with views of it, including the recently-constructed houses at Lawn Farm immediately north of the Area.
- 5.4.7 To the north, the Area's visual envelope is restricted by the new residential properties. Receptors are mainly people living in the adjacent / nearby residential properties and footpath users.

*View from Area 2 looking north*



- 5.4.8 To the east and south east, the Area's visual envelope is extensive due to the fact that from the Area's 'crest', the land falls eastwards and opens up, with Bredon Hill and the Cotswold Escarpment visible on the skyline.
- 5.4.9 From Castlemorton Common to the south - within the AONB - the new houses north of the Area are partially visible through / over intervening mature vegetation. However, currently, the Area's southern boundary hedge is tall and infested with brambles; this means that from the public footpath running past Bakehouse Farm (and probably from the Farm itself and The Firs),



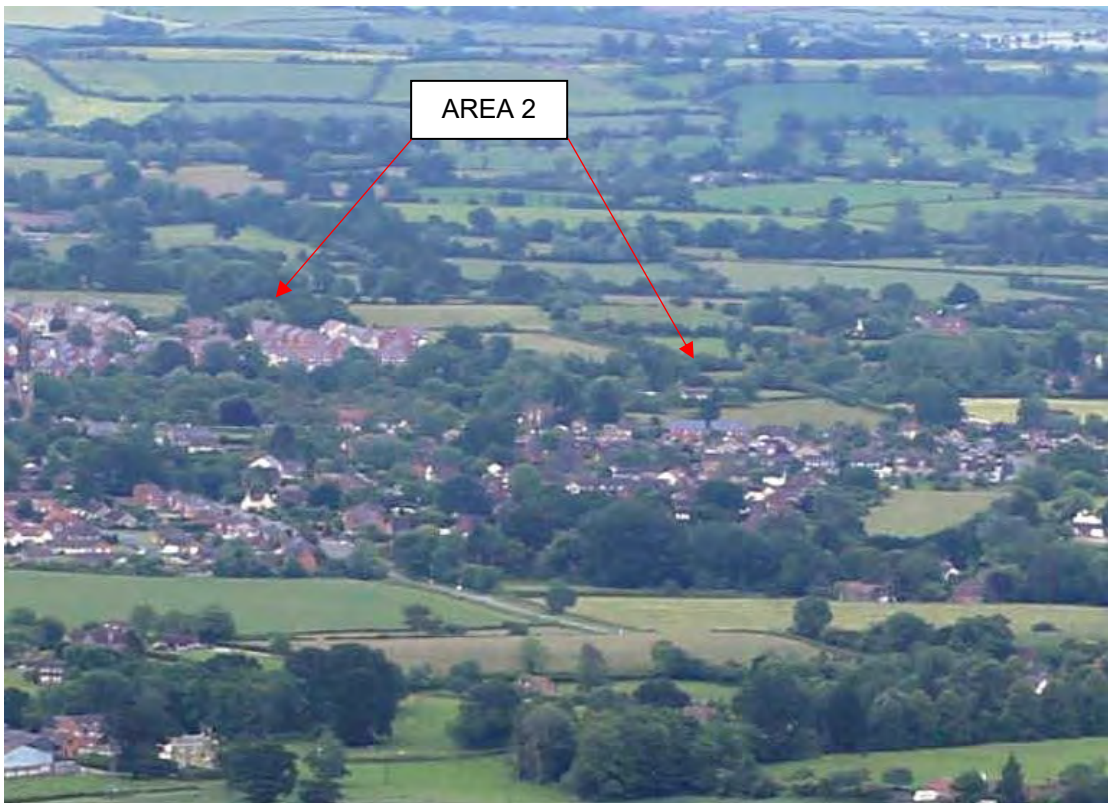
views of the Area are currently quite well-screened even in winter. However, it is important to note that the hedgerow is in urgent need of (sensitive) management, and removing the brambles will increase the degree of visibility.

- 5.4.10 Although there is a relatively high degree of interinfluence between the Area and Castlemorton Common to the south west, views are currently well-screened even in winter by the dense, mature vegetation associated with Bakehouse Farm, The Firs and other properties between the Area and the Common. However, some of the vegetation is over-mature and its future screening function cannot be guaranteed. This would have a potentially significant adverse effect on views from the Common - many users are Very High sensitivity receptors.
- 5.4.11 The Area is just visible from the Worcestershire Beacon, which lies c. 6.2km to the north west, but at this distance it only forms a very small part of the overall panorama.
- 5.4.12 Travelling south along the ridgeline and upper hill slopes, the Area remains visible except where dense mature tree cover on the Hills currently filters or screens views (generally, more so in summer than winter).
- 5.4.13 The Area is visible from Jubilee Hill, Pinnacle Hill and Black Hill (c. 3.7km, 3.4km and 3.1km north west of the Area respectively). The degree of visibility is moderate from these locations: this is partly due to distance, but also because the western side of the Area currently benefits from the filtering / screening effects of mature vegetation on land adjacent to the west (although the view opens up over most of the field from Black Hill). This vegetation is also important because it visually separates the urban extension from the village core.
- 5.4.14 All the photographs below are zoomed-in.

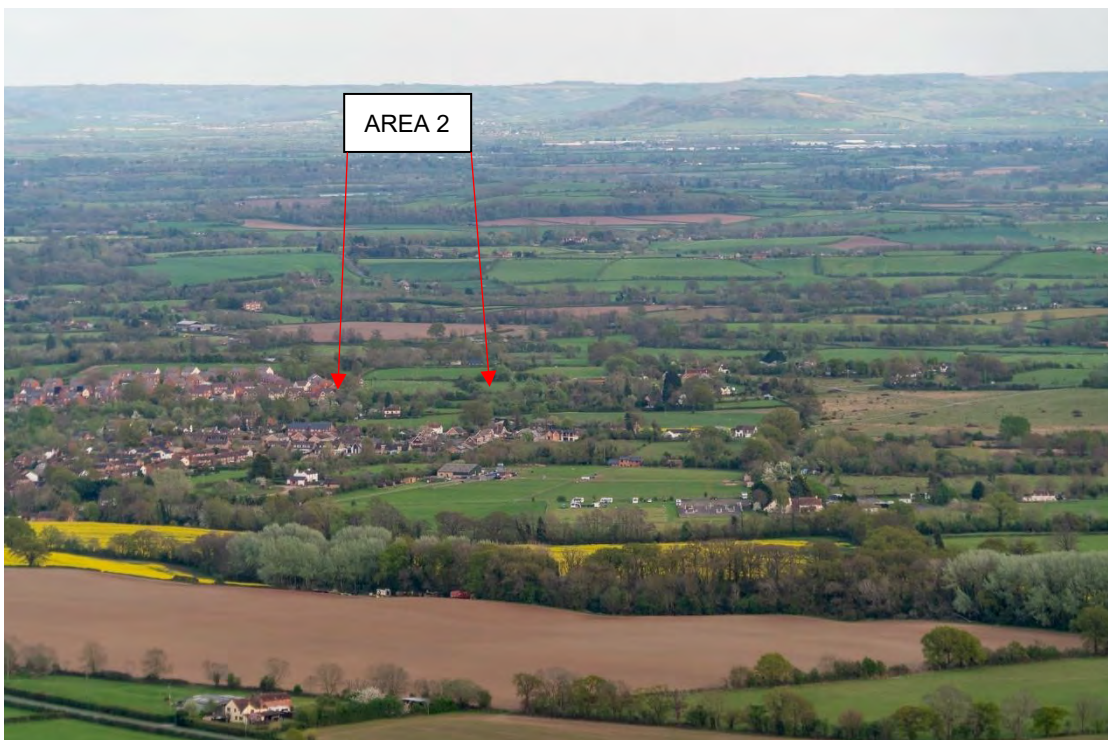
*View of Area 2 from Jubilee Hill (2019)*



*View of Area 2 from Pinnacle Hill (2019)*



*View of Area 2 from Black Hill (2022) (photo courtesy Jan Sedlacek @Digitlight)*



5.4.15 The Area is also visible from British Camp Iron Age hillfort and Scheduled Monument, a prominent and iconic skyline feature. The Area lies c. 3.8km from the summit, which is the location of 'Exceptional' AONB viewpoint no. 49. From this angle of view the degree of visibility is moderate to high. New built form on the Area would noticeably increase the size of the settlement.



*View of Area 2 from British Camp (2019)*



- 5.4.16 On the Hills' ridges and upper slopes south of British Camp, the degree of visibility decreases with distance.

## **5.5 Area 2 conclusions**

- 5.5.1 The 2015 LSCA categorised the level of capacity of the Area (which was part of larger LSCA Parcel 13), as Low. This was mainly due to the fact that at the time, the Area lay in relatively tranquil rural open countryside, some distance from the settlement.
- 5.5.2 When the 2019 LSCA was carried out, the baseline situation had changed significantly, with the creation of the new urban extension at Lawn Farm to the north. The 2019 assessment concluded, and the 2022 LSCA confirms, that if the Area was developed, levels of adverse effects on landscape character, visual and social amenity would be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important.
- 5.5.3 Development on the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills, and locally-important views towards the Malvern Hills from the once-rural outskirts of the village.
- 5.5.4 The 2019 LSCA concluded that there would also be adverse effects on biodiversity, mainly due to the ongoing erosion and loss of SSSIs and locally-important habitats (including as the unimproved pastures east of Area 2) as a result of increased use; according to local landowners / farmers, dog-fouling is a major problem, and when dogs run loose they worry / kill sheep.
- 5.5.5 The 2019 LSCA concluded that Area 2's level of capacity should remain Low.
- 5.5.6 However, crucially, at that time, it was not realised that the Landscape and Ecological Management and Maintenance Plan and the Natural England Great Crested Newt licence relating to the Lawn Farm Phases I and II developments required the whole of Area 2 to be managed as a habitat for great crested newts and other fauna, in perpetuity as compensation

for the loss of habitat which resulted. This was recently confirmed by the lead adviser of Natural England's Wildlife Licensing Service (NEWS); see also section 3.13.2 of the *Landscape and Ecological Management and Maintenance Plan* (LEMP), Rev C (dated June 2015), which was submitted with the application.

- 5.5.7 As well as levels of ecological value, this increases levels of both landscape value and landscape susceptibility to change.
- 5.5.8 For the above reasons, the 2022 LSCA concludes that Area 2's level of capacity should be reduced from Low to **Very Low to Low**.

## 6. Area 3: CFS0659 - 'Land south east of B4208'

### 6.1 Overview

- 6.1.1 Area 3 is 2015 LSCA Parcel no. 19. The total area is c. 3.4ha.
- 6.1.2 Its CFS reference number is CFS 0659. It was not included in the SWDPR PO document as a residential allocation, but was the subject of a "Promotion Document" produced in March 2019, which set out proposals for a large cluster of new residential development on the land, and recently, a public consultation leaflet was distributed to households in the village explaining that proposals were in the process of being drawn up for a scheme of up to 50 dwellings.

### 6.2 Area location and description

- 6.2.1 Area 3 lies in the East to South LSCA sector, in open countryside at the southern edge of the village and within the setting of the AONB. It comprises a medium-sized arable field with a total area of c. 3.4ha.

*View looking north across Area 3 from Castlemorton Common*



- 6.2.2 The Area's northern boundary is along a track leading to two properties lying east of the Area. Mutlow's Farm orchard and the village centre crossroads lie to the north of the Area.
- 6.2.3 Its eastern boundary is a hedgeline which zig-zags southwards to the hedged southern boundary. A scatter of residential properties / farmsteads lie in the open countryside beyond.
- 6.2.4 The Area's southern boundary is also the boundary between the parishes of Welland and Castlemorton. The parish boundary is characterised by highly distinctive and valuable boundary oak growing out of an old hedge with ancient trackways adjacent (although along several sections these features have been eroded / lost). The ancient landscapes of Castlemorton Common stretch away to the south west.
- 6.2.5 The southern section of the Area's western boundary is along the B4208, the northern section is contiguous with the boundary of the garden of a house at the Area's north-western corner. What used to be the bulk of the village lies west of the road.

### **6.3 Landscape character baseline summary: key features and factors**

#### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

- Area lies outside the Malvern Hills AONB, adjacent to its eastern boundary (contiguous with Area's western and southern boundaries).
- It makes a locally-important contribution to the AONB's setting and special qualities.
- Is a good representation of host NCA 106 and mother LCT Enclosed Commons.
- Makes highly important contribution to rural setting and context of southern side of village.
- Key location and highly important function as southern gateway to village.
- Landscape elements and features are mostly healthy and in good condition.
- Limited degree of interinfluence / association with landscapes north of A4104.
- High degree of interinfluence / association with local landscapes to east - diminishes with distance.
- Very high degree of interinfluence / association with highly valuable and sensitive landscapes to south: Castlemorton Common (SSSI / LWS / Open Access Land etc.) is adjacent to Area's southern boundary.
- Relatively high degree of interinfluence / association with Malvern Hills to west.

#### HERITAGE

- C. 3.2km east of British Camp and Shire Ditch Scheduled Monuments, and c. 2.5km south east of Little Malvern Priory SM: relatively high degree of interinfluence / association with all three.
- High degree of interinfluence / association / intervisibility between Area and Grade II listed Church of St James (c. 360m to north east).
- Historic landscape character categorised as 1800 - 1914.
- Evidence of medieval landuse in locality - Area has strong association with ancient landscapes to south and west.

#### BIODIVERSITY

- Castlemorton Common SSSI lies c. 50m to south west.
- Mutlow's Orchard SSSI lies c. 190m to north east.
- Mutlow's Farm Orchard LWS lies c. 125m to north.
- Castlemorton, Hollybed and Coombegreen Commons LWS is adjacent to Area's southern boundary.
- Many protected / notable species recorded in vicinity.
- PHI sites (Traditional Orchards) adjacent to Area's north-western and north-eastern boundaries.
- Some hedgerows species-rich HPBIs, and potentially 'Important'.

### **6.4 Visual / social amenity baseline**

#### RECREATION & ACCESS

- Castlemorton Common Open Access Land adjacent southern boundary.



- Public footpaths along tracks to north and south of Area (c. 85m and c. 90m away respectively).

#### VIEWS & VISUAL AMENITY

- Visual envelope to north and north east partially restricted by built form of settlement and mature vegetation in Mutlow's Orchard / adjacent fields.
- To east, visual envelope restricted by dense, mature vegetation associated with residential properties including the Firs, and Bakehouse Farm.
- Extensive visual envelope to south east, south and south west. Very high quality panoramic views across Castlemorton Common towards Area which is highly visible from many locations.
- Views from Common are within AONB - many Very High sensitivity receptors (also Open Access Land). From south looking north west, Area is in foreground of fine views from Common to Malvern Hills, with majority of settlement well-screened by vegetation - see photo below.

*View looking north west across Castlemorton Common and southern end of Welland village*



- Approaching from south in particular, Area's functions / contributions (village gateway, rural context and setting) visually very clear.
- Area clearly visible from British Camp to west (see photo overleaf). At this viewpoint, appears visually separated from majority of settlement including new urban extension, being integral part of surrounding rural open countryside.

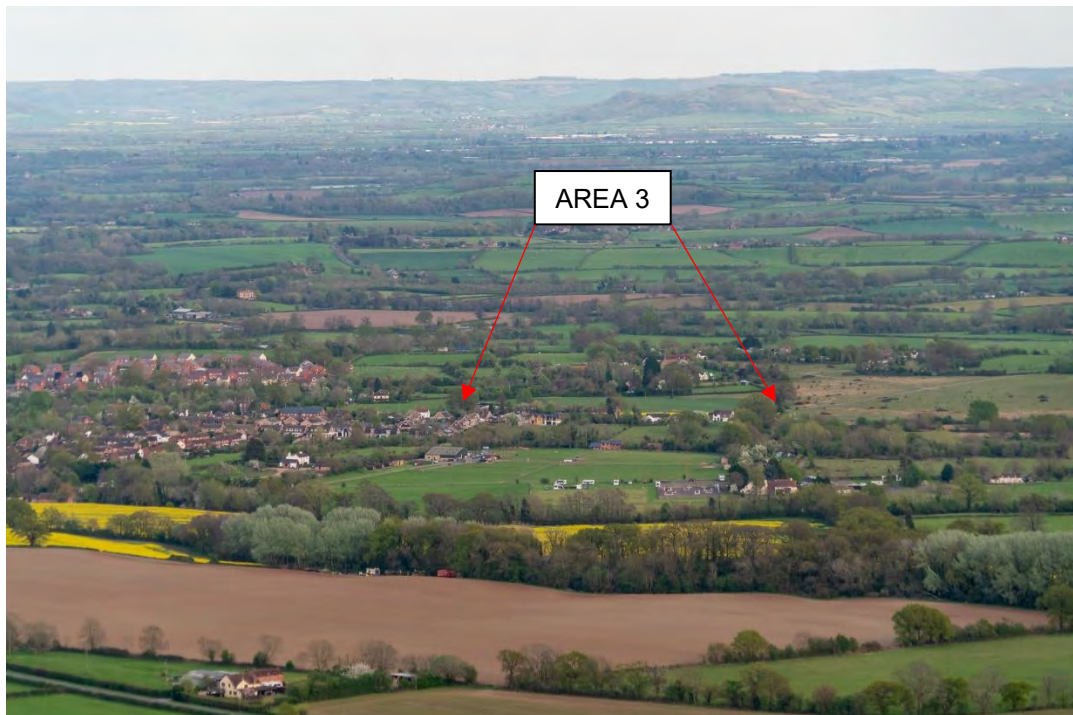


*View looking east / north east from British Camp (2019)*



- Area also visible from Hills' ridges and summits to north west: villagescape 'intervenes' somewhat in views from these locations (as shown in photo from Black Hill below).

*Zoomed-in view of Area 3 from Black Hill (2022) (photo courtesy Jan Sedlacek @Digitlight)*



## **6.5 Area 3 conclusions**

- 6.5.1 The 2015 LSCA categorised the level of capacity of Area 3 (LSCA Parcel 19) as Low to Moderate.
- 6.5.2 Since then, the baseline situation has changed, with the creation of the new urban extension at Lawn Farm to the north.

- 6.5.3 The 2019 LSCA concluded, and the 2022 LSCA confirms, that if the Area was developed, levels of adverse effects on landscape character, visual and social amenity would be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are even more important.
- 6.5.4 Development on the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills' and towards the Malvern Hills from Castlemorton Common (within the AONB), and would adversely affect many locally-important views.
- 6.5.5 In relation to effects on views, it should be noted that the aforementioned March 2019 "Promotion Document" for the Area contains a plan showing the 'zone of theoretical visibility' (ZTV) of the new residential development proposed on the land (Figure 10 - ZTV Plan). Although it may be an extract from a larger plan, it is misleading, and almost certainly inaccurate: i) it does not show the ZTV in relation to the Malvern Hills, and b) although not shown on the ZTV Plan, the Area is almost certainly theoretically intervisible with Little Malvern Priory and other parts of the Hills' mid and lower slopes.
- 6.5.6 Development on the Area could also give rise and / or contribute to significant adverse effects on nationally-designated habitats: as mentioned in Section 1, Natural England has recently expressed significant concern about the erosion and loss of habitats on the Hills and Commons due to the year-on-year increase in use. The Area lies c. 50m from Castlemorton SSSI and c. 190m from Mutlow's Orchard SSSI, and is also adjacent to a LWS and PHI sites.
- 6.5.7 In the light of the above factors, the 2019 LSCA concluded that Area 3's level of capacity should be reduced to Low. The 2022 LSCA concludes that the level of capacity should remain **Low**.

## **7. Areas 4 & 5: CFS0953 - 'Land behind Boundary Cottage, Gloucester Road' & CFS0771 'Land at rear of 1 The Laurels, Gloucester Road'**

### **7.1 Overview**

- 7.1.1 In the 2015 LSCA, Areas 4 (c. 1.1ha) and 5 (c. 0.9ha) were assessed as a single parcel of land (LSCA Parcel no. 25).
- 7.1.2 Area 4's CFS reference number is CFS 0953 and Area 5's is CFS 0771.
- 7.1.3 Neither Area was included in the SWDPR PO document as a residential allocation.

### **7.2 Area location and description**

- 7.2.1 Areas 4 and 5 lie in the South to West LSCA sector, in open countryside at the south-western edge of the village, and within the AONB (along its eastern boundary).
- 7.2.2 Together, the Areas comprise three relatively small grassed fields / paddocks, mostly bounded by hedgerows although the hedge separating Areas 4 and 5 appears to have been lost. The total area is c. 2.2ha.
- 7.2.3 The Area's north east- and south east-facing boundaries are contiguous with the rear garden boundaries of adjacent residential properties. The B4208 lies c. 45m to the south east at its closest point.
- 7.2.4 The southern (just south west-facing) boundary is also the boundary between Welland and Castlemorton parishes. The parish boundary is characterised by highly distinctive and valuable boundary oak growing out of an old hedge with ancient trackways adjacent (present here - see photo below, although along several sections these features have been eroded / lost). The ancient landscapes of Castlemorton Common stretch away to the south west.

*View looking east along Areas' southern boundary (parish boundary with hedge, track & oak)*



- 7.2.5 The Areas' north west-facing boundary is along the well-wooded Welland Brook (a tributary of Marbank Brook), which crosses Castlemorton Common to the south west.
- 7.2.6 Beyond the brook the landscapes open up across high quality, very sparsely-settled landscapes which stretch all the way to the Hills.

### **7.3 Landscape character baseline summary: key features and factors**

#### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

- Areas lie within Malvern Hills AONB, c. 45m from eastern boundary at closest point.
- Areas are characterised by locally-distinctive landscape elements and features mostly healthy and in good condition, and make a small but locally-important contribution to the AONB's special qualities.
- Are good representations of host NCA 106 and mother LCT Enclosed Commons.
- Southern boundary vegetation in particular makes important contribution to rural setting and context of south-eastern side of village.
- Key location and highly important function as southern gateway to village.
- Apart from on boundaries, limited degree of interinfluence with settlement and landscapes beyond to north and east, although closely-associated with settlement.
- Apart from at closer quarters, moderate degree of interinfluence / association with local landscapes to south east and south - diminishes with distance.
- Very high degree of interinfluence / association with highly valuable and sensitive landscapes to south / south west: Castlemorton Common (SSSI and Open Access Land etc.) is adjacent to Area's southern boundary.
- Relatively high degree of interinfluence / association with Malvern Hills to west.

#### HERITAGE

- C. 3km east of British Camp and Shire Ditch Scheduled Monuments, and c. 2.2km south east of Little Malvern Priory SM: relatively high degree of interinfluence / association with all three.
- Limited interinfluence / association with local Grade II listed buildings, although potential intervisibility between Areas and spire of Church of St James.
- Historic landscape character categorised as 1800 - 1914.
- Evidence of medieval landuse in locality - Area has strong association with ancient landscapes to south and west.

#### BIODIVERSITY

- Castlemorton Common SSSI lies adjacent to southern boundary.
- Mutlow's Orchard SSSI lies c. 375m to north east.
- Mutlow's Farm Orchard LWS lies c. 250m to north east.
- Castlemorton, Hollybed and Coombegreen Commons LWS lies c. 50m to south east.
- Many protected / notable species recorded in vicinity, and likelihood of presence along watercourses such as Welland Brook (adjacent).
- PHI sites (Deciduous woodland / Good quality semi-improved grassland) adjacent southern / part of north-western boundaries. Trees also recorded on NFI.



- Some hedgerows species-rich HPBIs, and potentially 'Important'.

#### 7.4 Visual / social amenity baseline

##### RECREATION & ACCESS

- Castlemorton Common Open Access Land adjacent southern boundary, crossed by public footpaths.
- Public footpaths east of B4208.

##### VIEWS & VISUAL AMENITY

- Visual envelope to north / north east / east restricted by settlement and dense, mature vegetation, although several residential receptors on boundaries.
- Views of Areas open up in arc from south east to south west. Very high quality panoramic views across Castlemorton Common towards Area which is highly visible from many locations.
- Views from Common are within AONB - many Very High sensitivity receptors (also Open Access Land).
- Approaching from south in particular, Areas' functions / contributions (village gateway, rural context and setting) visually very clear.

*View from B4208 crossing Castlemorton Common, looking north east towards village*



- Areas clearly visible from Black Hill and British Camp to west (see photos overleaf). At these viewpoints the Areas are seen within context of existing built form to north and east, main function being rural context and setting of village.



*Zoomed-in view from Black Hill (2022) (photo courtesy Jan Sedlacek @Digitlight)*



*View from British Camp (2019)*



- Areas also visible from Hills' ridges and summits to north west: villagescape also 'intervenes' somewhat in views from these locations.

## **7.5 Areas 4 & 5 conclusions**

- 7.5.1 The 2015 LSCA categorised the level of capacity of Areas 4 and 5 (LSCA Parcel 25) as Low to Moderate. It also concluded that there was some capacity for built form, but only on the eastern

side, contiguous with the existing village edge along the B4208 – the western side should be grass (paddock / lawn) and / or woodland.

- 7.5.2 Since then, the creation of the new urban extension at Lawn Farm to the north east has significantly altered the wider landscapes. However, on a local physical level the extension is not closely-associated with Areas 4 and 5, and apart from the construction of a new house between the Areas' eastern boundary and the B4208, and a small number of proposed dwellings having been granted planning permission recently, the baseline situation in this part of the village has not materially changed.
- 7.5.3 The conclusion of this assessment is that if the Areas were developed - individually or in-combination - levels of adverse effects on landscape character, visual and social amenity could potentially be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important.
- 7.5.4 Development on one or both of the Areas would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills' and towards the Malvern Hills from Castlemorton Common (within the AONB), and would adversely affect locally-important views.
- 7.5.5 There could also be significant adverse effects on nationally-designated habitats including Castlemorton Common SSSI: as mentioned in Section 1, Natural England has recently expressed significant concern about the erosion and loss of habitats on the Hills and Commons due to the year-on-year increase in use. The Area's southern boundary is adjacent to the SSSI.
- 7.5.6 As the Areas lie within the AONB it is assumed that a) density would be very low and b) the quality of the design would be very high, with locally-appropriate mitigation and enhancement. It is also assumed that all the boundary vegetation would be retained and protected / enhanced, and properly managed in the long term.
- 7.5.7 In the light of the above factors, this assessment concluded that combined, Areas 4 and 5's level of capacity should remain **Low to Moderate**.
- 7.5.8 In the event that Areas 4 and 5 were considered as separate entities, Area 5's level of capacity is marginally greater than that of Area 4 (at the higher end of Low to Moderate), as Area 5 is more closely-associated with the settlement.
- 7.5.9 It should be noted that currently, Areas 4 and 5 are land-locked, therefore a new access would have to be created. This could potentially give rise to adverse effects on landscape and views, so full assessments would need to be carried out to determine whether this affected conclusions about levels of capacity.

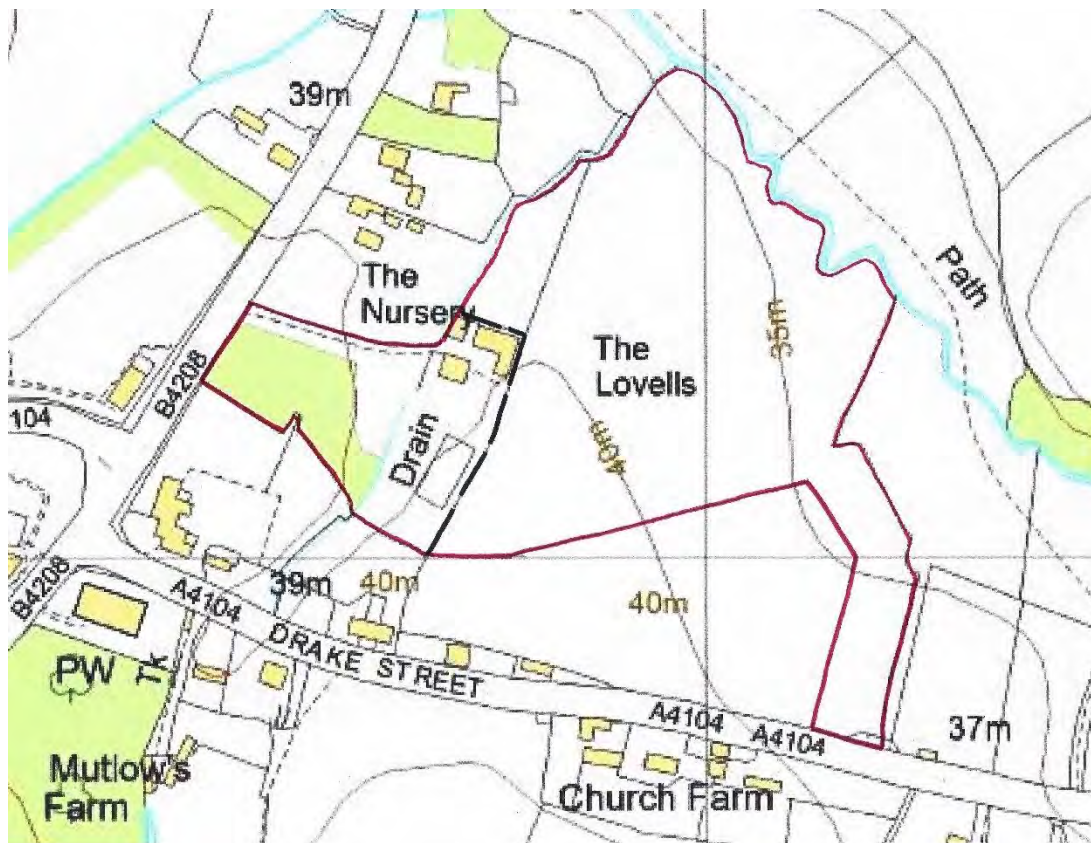
## **8. Area 6: CFS1085 - 'Land at The Lovells, Garrett Bank'**

### **8.1 Overview**

- 8.1.1 Area 6 comprises a property called The Lovells, and land associated with it. Its CFS reference number is CFS 1085. The total area is c. 4.8ha.
- 8.1.2 The Area lies within the setting of the AONB, adjacent to the latter's eastern boundary.
- 8.1.3 In the 2015 LSCA, the smaller western portion - which comprised The Lovells and its garden frontage to the B4208 - was part of LSCA Parcel no. 2; the larger eastern portion - which comprised a vineyard - was part of LSCA Parcel no. 4. They were assessed as separate parcels of land due to the differences in character (described below).

### **8.2 Area location and description**

- 8.2.1 Area 6 lies in the North to East LSCA sector, with the B4208 to the west and Drake Street to the south.
- 8.2.2 The western section of the Area's northern boundary is defined by garden boundaries between The Lovells and neighbouring properties to the north, along the B4208, with part of it along the line of a small tributary of Marlbank Brook, the latter defining the eastern section of the northern boundary.
- 8.2.3 Both watercourses are well-wooded along their lengths, and mature trees - many ornamental - are characteristic of the established gardens along Drake Street. Beyond is open, undulating farmland with hedged field boundaries, and sparsely-scattered houses / farmsteads.
- 8.2.4 The eastern boundary of the Area follows field boundaries southwards from Marlbank Brook to Drake Street, the contextual landscapes characterised by open farmland interspersed with riparian and plantation woodland.
- 8.2.5 The Area's southern boundary follows Drake Street for a short section, before turning north then west along field and then garden boundaries to join the B4208, which the western boundary follows for a short length.
- 8.2.6 The new Lawn Farm development lies south of Drake Street. It is highly visible especially where it fronts the road closer to the crossroads, and the character of the road has changed from rural to urban. The Pheasant Inn (no longer operating as a hostelry) lies to the south west of the Area, marking the east side of the crossroads with the church to the south. Since the 2015 LSCA was carried out, new houses have been built between the Inn and The Lovells' front gardens.
- 8.2.7 The (smaller) western and (larger) eastern portions of Area 6 are very different in character, and they perform different landscape and visual functions. The dividing line between them is shown by the dashed black line on the plan below. The red line is the outer Area 6 boundary. The total area is c. 4.8ha. The western portion is c. 1ha, and the eastern c. 3.8ha.



- 8.2.8 The character of the western portion (part of LSCA Parcel no. 2) is - in the context of Welland village - urbanised / domesticated, with a residential property set well back from the road, various outbuildings, mature ornamental gardens near the house, a tennis court, and a deep, hedged garden frontage, mainly set to lawn with a few mature / maturing tree on the perimeters.
- 8.2.9 Until recently, the majority of the front garden was occupied by a large stand of semi-mature plantation trees (probably planted in the late 1990s / early 2000s), which were listed on the NFI. Most have now been felled, although a few have been retained around the perimeter. The reason for their removal is not known.
- 8.2.10 The 2015 LSCA noted the local significance of these trees and the important contribution they made to landscape character and visual amenity, and importantly in terms of judgements about sensitivity and capacity, to visual screening.



*Western side of The Lovells 2018 (image © Google)*



*Western side of The Lovells 2022 (image © Google)*





*Western side of The Lovells (2022)*



- 8.2.11 The tennis court and lightly-wooded lawns south of the house are separated from the west front garden by the Marlbank Brook tributary, and from the eastern portion of the Area by an ornamental / field boundary hedge to the east, and outbuildings to the north.
- 8.2.12 The western portion of the Area functions as part of the approach to the village centre, making a positive contribution to villagescape character due to it being part of the important deep, partially-wooded green gap between the houses recently built north of The Pheasant and the older houses along the B4208 north of The Lovells' front garden. The dense hedge along the road frontage is an important feature, as it screens The Lovells complex and thus maintains the currently distinctive, rural approach to the village centre.
- 8.2.13 In fact, the B4208 north of the crossroads is a relatively recent addition to the landscape, built in the 19<sup>th</sup> century to connect the new village centre with Hanley Swan. The Lovells and the houses to the north are fairly large detached properties - mostly built in the 19<sup>th</sup> and 20<sup>th</sup> centuries but extended - and sparsely scattered. The scale of the buildings and their curtilages, the fact that they are set back from the road, and the presence in places of mature ornamental planting suggests that some at least are higher status properties (mature Corsican pine along the road are protected by tree preservation orders (TPOs)). Thus, the Lovells and the houses to the north have a relatively loose association with the present-day village.
- 8.2.14 Area 6's other functions include being at the inner northern gateway to the village centre, forming part of a Key Village View looking north along the B4208 from the crossroads and part of an important view looking south along the B4208 approaching the village centre (see views below), and providing a variety of GI assets and ecosystem services.
- 8.2.15 The character of the eastern portion (part of LSCA Parcel no. 4) is distinctly rural / agricultural. The area north of the outbuildings, which is included in the western portion, appears to be a series of grassed paddocks (the interior of the Area was not visited during the 2022 surveys). The rest of the eastern portion is currently planted with grape vines, and used to be run as a successful vineyard, although the vines do not appear to have been managed for a while, and apparently the new owners are not intending to continue this use.

8.2.16 The eastern portion's main function is providing an unspoilt rural setting to this part of the village, especially along the approach from the east along historic Drake Street - all the more important now that the south side of Drake Street has been urbanised by the Lawn Farm development. However, it also provides GI assets and ecosystem services.

### **8.3 Landscape character baseline summary: key features and factors**

#### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

8.3.1 The western boundary of Area 6 is contiguous with the eastern boundary of the AONB. It forms a small but integral part of the AONB's setting.

8.3.2 The Area displays several of its host NCA 106's key characteristics (see Appendix A of the 2015 LSCA for full descriptions of national and local landscape character), especially *flat and gently undulating landscapes, a well wooded impression... provided by frequent hedgerow trees, regular pattern of parliamentary enclosure, and arable landuse*. In this regard, the Area is a good representation of the NCA.

8.3.3 Several NCA 106 SEOs are relevant here, including '*Seek to safeguard and enhance this area's distinctive patterns*', '*Reinforce the existing landscape structure as part of any identified growth of urban areas*', and '*maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a coherent and resilient habitat network enabling ecosystems to adapt to climate change.*'

8.3.4 Since the LSCA was carried out in 2015, adjustments have been made to the Worcestershire Landscape Character Assessment: previously, the western portion was categorised as the Enclosed Commons landscape character type (LCT), and the eastern portion as Settled Farmlands with Pastoral Land Use, whereas now, the whole of Area 6 is categorised as Settled Farmlands with Pastoral Land Use, with the Enclosed Commons LCT boundary running along the B4208. This accords with the Malvern Hills AONB's LS&G.

8.3.5 The Area and its immediate contextual landscapes display the majority of its Settled Farmlands with Pastoral Land Use LCT's key characteristics, especially:

- small-scale, rolling, lowland, settled agricultural landscapes
- dominant pastoral land use
- defined by hedged fields
- hedgerow and streamside trees together with those associated with settlement provide tree cover
- landscape with... scattered farms and clusters of wayside settlements
- the historic, small scale, settled nature of this landscape imparts a strong strength of character.

8.3.6 The LS&G states that all of the characteristic features *need to be conserved and, where necessary, strengthened if the local distinctiveness of this landscape is to be retained... The pastoral character of this landscape is vulnerable to change as a result of agricultural intensification. Rural development may also threaten the character of the existing settlement pattern, eroding both the small scale and pastoral character of the landscape.*

8.3.7 The overall landscape strategy for this LCT is to '*Conserve the diversity and function of this small scale, settled agricultural landscape and seek opportunities to restore/ enhance the character of degraded areas*'. The objectives for the LCT include *Conserve and enhance the pattern of hedgerows* and *Retain the integrity of the dispersed pattern of settlement*.

8.3.8 At the local landscape scale, as a whole, the Area makes an important contribution to the rural setting and context of the north-eastern side of Welland village.

- 8.3.9 There is limited physical interinfluence between the Area and the wider landscapes in an arc from north west to east, due to the localised undulations and ridgelines which characterise the northern side of Marlbank Brook; however, and very importantly, this is now one of the few parts of the village where the associated wider rural landscape still characterises the village's context and setting.
- 8.3.10 Broadly, interinfluence / association with the wider landscapes is higher in an arc from east to north west, although built form now occupies the majority of the East to South, South to West and West to North sectors.
- 8.3.11 There is a fairly high degree of interinfluence and association between the Area and the Malvern Hills' ridges and east-facing slopes to the west / north west. The summit of British Camp (Iron Age hillfort and Scheduled Monument) is a prominent and iconic feature on the skyline, and lies c. 3.8km due west of the Area. The degree of interinfluence / association reduces with distance, although the Area is intervisible with the Worcestershire Beacon which lies c. 5.9km to the north west (see views below).

#### HERITAGE

- 8.3.12 The western boundary of the Area lies c. 3.2km from the Shire Ditch SM, c. 3.7km from British Camp SM, and c. 2.8km from Little Malvern Priory SM (and associated Grade I listed Church of St Giles / Grade II\* Little Malvern Court) (distances measured from scheduled boundaries). There is limited interinfluence and association between these features and the Area due to the intervening bulk of the settlement lying to the west of the Area.
- 8.3.13 The Grade II listed Church of St James with its distinctive spire stands at the crossroads c. 115m south west of the western portion of the Area, and despite the recent construction of houses north of the Pheasant Inn, there is a high degree of interinfluence between the two.
- 8.3.14 Drake Street was originally an ancient trackway, connecting a river crossing near Upton-on-Severn to British Camp, possibly via what is now Malvern Wells.
- 8.3.15 In certain parts of Welland, including Area 6, the landscape has retained its pre-Enclosure characteristics (1540 – 1799). This is an important factor in evaluating landscape value and sensitivity, since such landscapes tend to be much more vulnerable to change. The majority of the pre-Enclosure landscapes lie in the North to East sector, covering a large area north of Drake Street from the road to Hook Bank to the eastern side of The Lovells vineyard; they also extend along the south side of Drake Street from Brookend Farm to the Old Post Office, with a swathe running south in the vicinity of the sewage works, and covering some of the fields south of Church Farm.
- 8.3.16 The HER identifies a cruck-framed cottage within the Area, but its location is uncertain.
- 8.3.17 In the late 19<sup>th</sup> century, the new village of Welland was surrounded by orchards interspersed with pasture (see map extract overleaf). What are now the west and south gardens of The Lovells were orchards, and the vineyard was pasture.

Extract from late 19<sup>th</sup> century OS map



#### BIODIVERSITY

- 8.3.18 The Area lies c. 135m north east of Mutlow's Orchard, and c. 600m north of Castlemorton Common SSSI.
- 8.3.19 LWSs in the vicinity of the Area include Mutlow's Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons; and Drake Street Meadow.
- 8.3.20 Many protected / notable species have been recorded in the vicinity of the Area, including several species of bat, otter, and great crested newts.
- 8.3.21 There is a scatter of PHI sites nearby (Lowland Meadow, Traditional Orchard and Deciduous Woodland). Some of this vegetation is recorded on the NFI, including the trees in the west garden of The Lovells, although this has since been removed.
- 8.3.22 It is possible that there are remnant orchard trees and / or habitats within Area 6: these are of very high biodiversity value (as individual sites and as part of the wider mosaic of habitats in the area), and they should be retained / protected / enhanced.
- 8.3.23 Some of the hedgerows are species-rich and thus HPBIs, and could potentially be 'Important'.
- 8.3.24 The vineyard may have had limited ecological value in the past due to intensive management practices. As mentioned above, it is understood the current owner does not intend to maintain and / or cultivate the vines and therefore there may be opportunities to increase biodiversity and levels of ecological value in future, especially if it is less intensively-managed. Given the loss of habitat in and around the village recently, especially the high value habitats to the south which were lost to the Lawn Farm development, the vineyards may have become a refuge for displaced species of fauna. The level of ecological value of this area needs to be established, but it is likely to be ecologically highly sensitive to certain forms of change, especially intensification of use.
- 8.3.25 Marbank Brook and the small tributary which runs through the Area are both high value habitats of high sensitivity to change (otter may be present), certainly more at risk of erosion / loss than in 2015 due to the amount of development which has occurred in the area since. There



has been an increase in noise, disturbance and various forms of pollution, including night-time light-spill.

- 8.3.26 In fact, during the 2022 surveys, the Brook was found to be blocked in places by plastic and other litter, and what appeared to be builders' materials including polystyrene and items of construction equipment / clothing. These items can only be coming from the north west: Marbank Brook flows along the north side of the Cornfield Close sites, and its tributary flows to the south. It is highly likely that other potentially polluting material has been / is still being washed into the watercourse.

*Materials in Marbank Brook*



- 8.3.27 It is likely that pollution will have reduced levels of water quality, and adversely affected the health of the associated aquatic and terrestrial riparian habitats. This in turn adversely affects landscape character and visual amenity.

#### **8.4 Visual / social amenity baseline**

##### RECREATION & ACCESS

- 8.4.1 Castlemorton Common Open Access Land lies c. 600m to the south of the Area.
- 8.4.2 No public footpaths or bridleways cross the Area. However, a public footpath runs close to its northern boundary, along the north side of Marbank Brook. A second public footpath runs along the track to Woodside Farm north of the Brook and runs south-eastwards across fields to join the first at a footbridge over the Brook, just east of the Area. These continue southwards as a single path which ends at Drake Street, opposite Lawn Farm. Two public footpaths run southwards from the south side of Drake Street, through the Lawn Farm housing estates and on to Castlemorton Common.
- 8.4.3 These footpaths appear to be more well-used than they were in 2015, with visible signs of erosion, damage and litter along the routes. This is without doubt due to the increase in use which has occurred since the Lawn Farm estates were built.
- 8.4.4 It is likely that the public footpath which ends at the B4208 c. 120m north east of the Area is part of what was once a longer and probably ancient route between Hanley Castle and



Castlemorton / the Malvern Hills / Little Malvern. The route may have crossed the Area or run nearby, but was probably closed or diverted post-Enclosure.

8.4.5 Spitalfields recreation area lies west of the Area, on the west side of the B4208. It is currently proposed as Local Green Space (LGS) in the draft NP.

8.4.6 Themed trails run along the B4208.

#### VIEWS AND VISUAL AMENITY

8.4.7 To the near north west and north, the Area's visual envelope is restricted by the eastern end of Garratt's Bank / the California Lane ridgeline, which acts as a visual screen in views towards Welland from beyond it, and to the north east and east by slightly higher undulating ground.

8.4.8 The envelope opens up to the east, with a narrow open corridor formed by the Marlbank Brook and through which Drake Street runs, and closes again to the south east due to the locally-distinctive ridgeline which encloses the eastern and south-eastern sides of the village (including the Lawn Farm development). A public footpath runs along the ridgeline: views of the Area from the southern end are screened by new houses at Lawn Farm, but the Area is visible from the northern end.

8.4.9 The new housing estates at Lawn Farm and older properties along Drake Street act as intervening screens in longer-distance views towards Area 6 from the south, and longer ground-level views from the south west and west are screened by the settlement along the west side of the B4208 south of the village centre, and along the south side of the A4104 west of the village centre.

8.4.10 There are near-distance views of the west side of Area 6 from the B4208 and Spitalfields recreation area, but longer ground-level views from the north west are screened by the settlement between the A4104 and Marlbank Brook.

8.4.11 As the land rises towards the Hills, the visual envelope extends accordingly, its outer edge being the Hills' ridgeline.

8.4.12 The Area is just about visible from the Worcestershire Beacon, which lies c. 5.9km to the north west. At this distance it only forms a very small part of the overall panorama; however, it does contribute to the green, rural setting and context of this part of the village.

8.4.13 When travelling between the Beacon and British Camp along the Hills' ridgeline and upper slopes, except where dense mature tree cover filters or screens views (generally, more so in summer than winter), the whole of the Area is clearly visible - at this elevation, it does not benefit from screening by intervening built form, including the new housing estates at Cornfield Close.

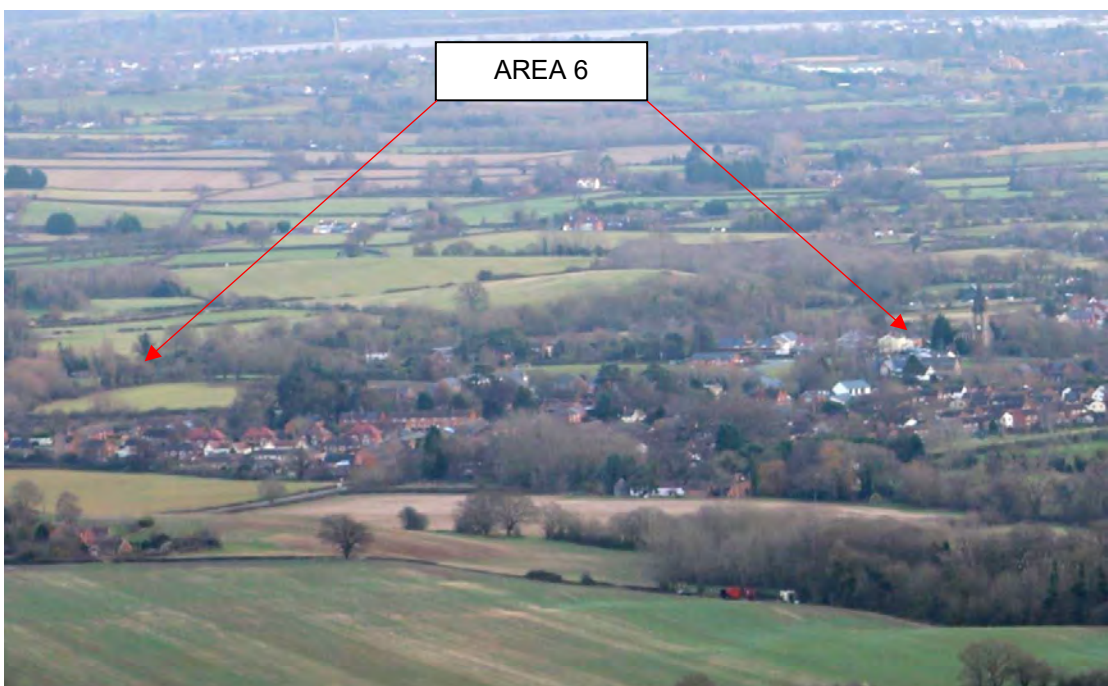
8.4.14 The photograph overleaf was taken from the Hills' ridgeline between Wynds Point and Black Hill, c. 3.1km to the north west.

*Zoomed-in view of Area 6 from Black Hill (2022) (photo courtesy Jan Sedlacek @Digitlight)*



- 8.4.15 The Area is visible from British Camp Iron Age hillfort and Scheduled Monument; it lies c. 3.8km from the summit, which is the location of 'Exceptional' AONB viewpoint no. 49.
- 8.4.16 In this view, the c. 365m long west - east extent of the Area (the longest part of the site) is very apparent, seen stretching from the Lawn Farm development along Drake Street to the Marlbank Brook (the arrows in the photo below show the shorter north – south extent). The Area's important contribution to the rural context and setting of village to the north east is also apparent.

*Zoomed-in view of Area 6 from British Camp (2019)*



- 8.4.17 On the Hills' ridges and upper slopes south of British Camp, the degree of visibility decreases with distance.
- 8.4.18 The Area is highly visible from several near-distance private and public viewpoints.
- 8.4.19 There are several residential properties adjacent to / in the vicinity of the Area which almost certainly have views of it, including: a) houses along both sides of the B4208 from the new houses north of the Pheasant to the older properties north of The Lovells and up to the north side of California Lane; b) properties along California Lane; c) properties along the track to Woodside Farm; d) Woodside Farm; d) properties along both sides of Drake Street, especially those along the north side, south and south east of the Area; and e) properties at Cornfield Close.

*Elevated view over The Lovells and vineyard from residential property to south*



- 8.4.20 The western portion of the Area is at the inner northern gateway to the village centre, and forms part of a Key Village View looking north along the B4208 from the crossroads and part of an important view looking south along the B4208 approaching the village centre.
- 8.4.21 Currently, most views into the interior of the Area are screened / filtered by tall hedges and mature trees on the Area's boundaries and / or within it.



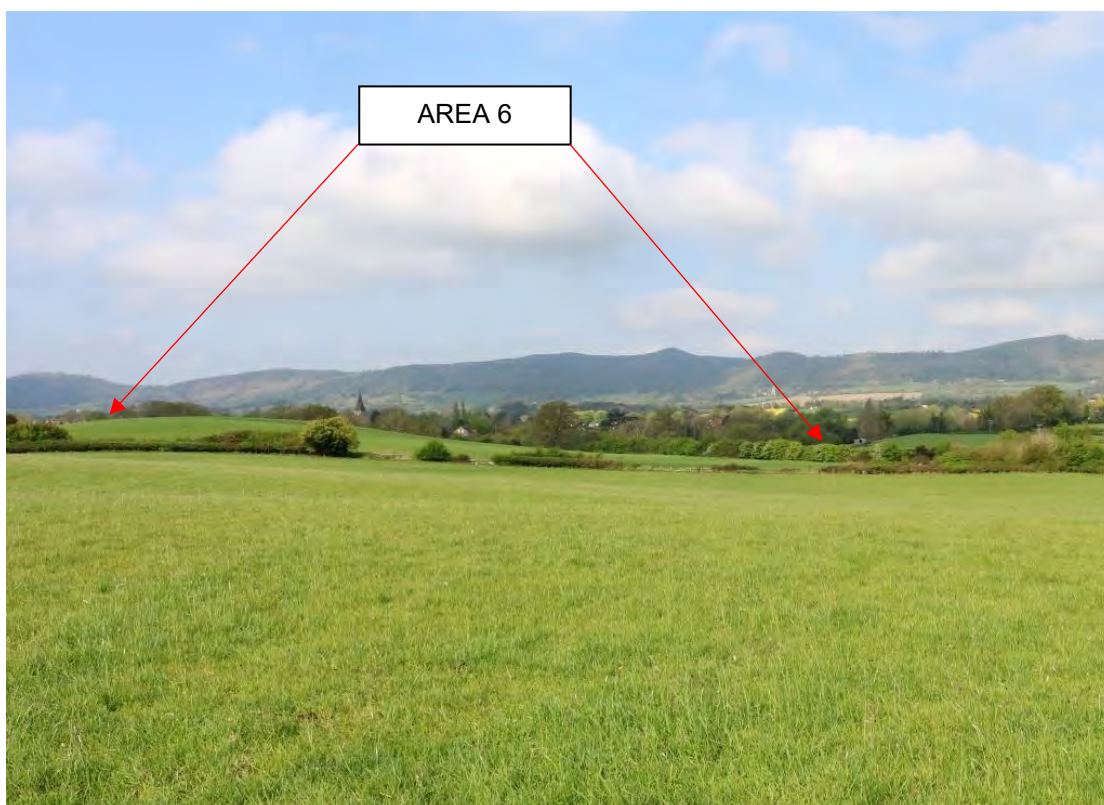
*Area 6 looking north along B4208 (image © Google)*



- 8.4.22 Mature vegetation in the western portion of the Area, parts of The Lovells complex, and the vineyard, are visible when travelling west along Drake Street, coming into view at a point near the eastern side of Lawn Farm.
- 8.4.23 The Area is highly visible from the public footpaths to the north east, which run between the B4208 and Drake Street along Marlbank Brook, a section of which forms the Area's northern boundary.
- 8.4.24 It is also highly visible from the Key Village Viewpoint (see LSCA 2015) which is situated on a public footpath which crosses a rounded hill to the north east, c. 480m from the Area's boundary. This is an exceptionally fine panoramic view, looking over the Marlbank Brook valley and the village, with the long spine of the Hills on the skyline. The full north - south extent of the Area is seen from this point, stretching c. 365m from Marlbank Brook to Drake Street.



*View from Key Village Viewpoint north east of village, looking south west*



- 8.4.25 Currently, many views into the interior of the Area are screened or filtered by mature vegetation, within it and on its boundaries, albeit more so in summer than winter (note that in this part of the country, the majority of trees are leafless for half the year).
- 8.4.26 The most significant vegetation in the vicinity of the Area is the riparian woodland along Marbank Brook; however, it is very important to note that this vegetation does not appear to be in good condition. In places it is very thin, and there are a few gaps through which, from the public footpath, there are views into the Area.
- 8.4.27 Tree species include ash (some of which may be suffering from Ash dieback disease), willow (not long-lived), and oak (there is currently great concern about the potentially devastating effects of acute oak decline and oak processionary moth).

*Vegetation along Marlbank Brook*



8.4.28 Furthermore, pollution of the watercourse could well be contributing to the decline in the vegetation's health and condition.

8.4.29 Thus, it may not continue to screen / filter views into the Area for much longer - see Recommendations in the following section.

8.4.30 Mature field boundary trees along the Area's eastern boundary currently partially screen / filter views from the public footpaths east of the Area, but they are unmanaged / over-mature and the line is thin with gaps in places.

## 8.5 Area 6 conclusions

8.5.1 The 2015 LSCA categorised the level of capacity of the western portion of Area 6 (LSCA Parcel 2) as Moderate. The eastern portion (part of LSCA Parcel 4) was categorised as Low to Moderate. Since then, the baseline situation has changed considerably.

8.5.2 Firstly, the village has grown significantly. In 2015, the majority of the village lay in the South to West sector of the village (the centre point being the crossroads), with a smaller amount (less than half) occupying the West to North sector. There was very little development in the North to East and East to South sectors, apart from roadside properties along the B4208 and Drake Street and scattered farmsteads / dwellings. Now, most of the open parts of the West to North sector have been filled with new houses, and half of the East to South sector is occupied by housing estates. The North to East sector, of which Area 6 occupies a relatively large part, is the only one where apart from the houses north of the Pheasant, intensive development and subsequent urbanisation have not occurred.

8.5.3 The Low to Moderate capacity of LSCA Parcel 4 factored in the Low capacity of the majority of the land in the East to South sector where Lawn Farm is now. The adverse effects arising from developing the Lawn Farm sites are as predicted in 2015, and today, the need to consider cumulative effects is more important than ever. The developments at Lawn Farm and Cornfield Close have effectively reduced the capacity of many other parts of the village to accept residential development, especially the eastern portion of Area 6. This is due to the combination of high levels of adverse effects on character and settlement pattern, and on views and visual / social amenity, that would arise if developed.

8.5.4 The village has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; today, the functions they perform and contributions they make to character, views and access to nature are even more important. Development across the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills, and towards the Hills from certain directions, and would adversely affect many locally-important views.

8.5.5 As noted above, whilst much of the interior of the Area is currently screened from view by mature vegetation within it and / or on its boundaries, there is no guarantee that it will continue to perform that function in future - see Recommendations. Indeed, the recently-felled trees in the west front garden of The Lovells are a good illustration of this.

8.5.6 Regarding the western portion of Area 6, in 2015, the judgement that the capacity was Moderate was based on the fact that at that time there was a large stand of mature / maturing trees in the west front garden of The Lovells, which it was assumed would be retained. However, the majority have now gone.

8.5.7 Development on the Area could contribute to significant adverse effects on nationally-designated habitats: as mentioned in Section 1, Natural England has recently expressed significant concern about the erosion and loss of habitats on the Hills and commons due to the year-on-year increase in use.

8.5.8 In the light of the above factors, the 2022 LSCA concludes as follows:

- i) The capacity of the western portion (Area 6A) (part of LSCA Parcel 2) should be reduced from Moderate to **Low to Moderate**.
- ii) The capacity of the eastern portion (Area 6B) (part of LSCA Parcel 4) should be reduced from Low to Moderate to **Low**.



## 9. Conclusions

### 9.1 Summary of 2022 LSCA's Findings and Conclusions

- 9.1.1 The aim of this LSCA was to determine whether certain parcels of land in and around Welland village potentially had the capacity to accommodate new residential development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies.
- 9.1.2 The results of the studies will form part of the evidence-base for Welland's emerging Neighbourhood Plan, and will inform both NP policies and the Parish Council's responses to future planning applications.
- 9.1.3 The brief for the commission entailed checking, and where necessary, updating the 2015 and 2019 LSCA baseline information (for example, carrying out additional desktop research, fieldwork, survey and analysis), and factoring it into the 2022 sensitivity and capacity studies.
- 9.1.4 In some cases, new developments have fundamentally altered the character of the landscapes within which the Areas lie. As a result, this LSCA also had to determine what if any effects this may have had on the 2015 and 2019 LSCAs' judgements about levels of landscape and visual value, susceptibility to change, sensitivity and capacity.
- 9.1.5 The 2022 LSCA found that the adverse effects on landscape character and visual / social amenity arising from the new urban extension at Lawn Farm east of the village are extensive, especially due to a) the close proximity and high degree of interinfluence and intervisibility between Welland and the nationally-designated AONB landscapes (Malvern Hills and Commons), and b) the erosion and loss of locally-valuable elements and features resulting from intensification of use.
- 9.1.6 The situation now is that Welland has very limited if any capacity to accept further growth without causing even greater harm, and many of the landscapes which remain are of higher value and sensitivity than they were previously.
- 9.1.7 In the light of the various changes to the baseline situation and the levels of effects likely to arise from new residential development, the 2022 assessment concludes as follows (levels of capacity are also shown on Figure 1):

**Area 1A: northern and eastern areas:** Level of capacity should remain **Low to Moderate**.

**Area 1B: south-western area adjacent to housing estate to west:** Level of capacity should be increased from Low to Moderate to **Moderate to High**.

**Area 2:** Level of capacity should be reduced from Low, to **Very Low to Low**.

**Area 3:** The 2019 LSCA concluded that Area 3's level of capacity should be reduced from Low to Moderate, to Low. The 2022 LSCA concludes that the level of capacity should remain **Low**.

**Areas 4 & 5:** Level of capacity should remain **Low to Moderate**.

**Area 6 (west):** Level of capacity should be reduced from Moderate, to **Low to Moderate**.

**Area 6 (east):** Level of capacity should be reduced from Low to Moderate, to **Low**.





*Welland 1945 (image © 2022 The GeoInformation Group)*



- 10.1.6 In the 2011 census, the population of the parish was 903. By 2020, it was estimated to be 1,310.
- 10.1.7 Now, the village's heart is very small in relation to the large body of people it needs to sustain.
- 10.1.8 Furthermore, many of the nationally-designated and other important wildlife habitats in the area are highly vulnerable to change, and have very limited tolerance of the pressures arising a) directly from the increase in the numbers of people using them, and b) indirectly through factors such as pollutants, both of which are rising year-on-year.
- 10.1.9 As mentioned above, Natural England has recently expressed concern about significant adverse effects on these habitats and the flora and fauna they support, many of which are species protected by European / national legislation. Effects include erosion / loss of landcover and features (trampling, eutrophication from dog-fouling, pollution), noise, disturbance, lighting and so on. Suitable alternative and less sensitive recreational areas and opportunities in and around the settlement need to be provided.
- 10.1.10 There has been a significant increase in visible litter / pollution in the local landscapes since 2015, along footpath routes near the new housing estates especially, but also along the Marlbank Brook, some of it possibly being washed down from building sites and residential properties along its course. The Brook should be regularly cleared / tidied, and its level of water quality closely monitored.
- 10.1.11 If any additional development in / around the village is to be considered, the proposals should be subject to very close and rigorous scrutiny, not just 'on its own merits' but in combination with existing and future development. This will require cumulative assessments of environmental, social and economic effects to be carried out.
- 10.1.12 In terms of the latter, it is recognised that the 'outstanding natural beauty' of the area contributes significantly to economic activities and well-being through tourism and inward investment. As noted above, *'Each year, some 1.25 million visitors come to the AONB to enjoy its*

*natural and cultural heritage. Tourism makes a significant contribution to the local economy'. Ironically, intensification of use results in the degradation / loss of the landscape's special qualities that people come specifically to enjoy, resulting in adverse economic effects.*

- 10.1.13 The relevant guidance should always be followed. For example, many of the mistakes which have been made in terms of the recent developments' siting, layout and design could have been avoided if the AONB's guidance such as respecting landscape in views, building design<sup>16</sup>, and guidance on views<sup>17</sup> had been followed.
- 10.1.14 Environmental Colour Assessments (ECAs)<sup>18</sup> are the best way of objectively determining the most appropriate colours and materials for buildings, structures and surfaces in a given landscape context. Ideally, ECAs should be carried out at an early stage in the planning and design process, alongside landscape, visual and other assessments (increasingly, ECAs are required for developments in designated landscapes, and several AONBs including the Malvern Hills now have guidance on the subject selection of colour); however, if not, ECA can be the subject of a planning condition if permission is granted.
- 10.1.15 Significant mature vegetation makes a highly important contribution to the landscape character (historic and modern) and visual amenity of the area, including that of the Malvern Hills AONB. It also currently screens certain detractors from view, and provides a wide variety of valuable wildlife habitats. However, some of the trees are nearing the ends of their useful lives: indeed, not just old age, but also deliberate (authorised / unauthorised) removal, pests, diseases, pollution and accidents can result in decline and loss of vegetation - the native trees and hedges in particular are highly vulnerable to change. As mentioned previously, there is currently great concern about the potentially devastating effects of ash dieback, acute oak decline and oak processionary moth, along with horse chestnut canker, the Asian longhorn beetle and Phytophthora amongst others.
- 10.1.16 These days, it is considered unsafe to rely on vegetation to screen views as there is no guarantee that it will remain in the long term. Unless there is a high degree of certainty that the vegetation will function as a screen in the long term, visual assessments should be carried out on the assumption that views of development may not be screened by vegetation in future, and the development should be designed accordingly.
- 10.1.17 This could affect future decisions about which sites are more suitable for development than others. It is also a relevant factor in the assessment of cumulative effects, and matters such as coalescence.
- 10.1.18 For example, currently, mature trees along the Marlbank Brook screen / filter views of the settlement from the public footpaths and residential properties north east of the village; however, new houses north of The Pheasant and at Lawn Farm are already visible over the tops of / through trees (see photos in Area schedules above). In 2015, apart from the church spire, the settlement was barely noticeable, and the views towards the Hills were uninterrupted by inappropriate built form: that is no longer the case. Without the vegetation in place, the adverse visual effects would be far higher.
- 10.1.19 Finally, on a more general note, in July 2021, a revised version of the NPPF was published. The revisions in part responded to the recommendations set out in the Building Better Building Beautiful Commission (BBBBC)'s January 2020 report *Living with Beauty*<sup>19</sup>. The

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<sup>16</sup> [https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernBuildingDesignGuideLoRes\\_001.pdf](https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernBuildingDesignGuideLoRes_001.pdf)

<sup>17</sup> [https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite\\_000.pdf](https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite_000.pdf)

<sup>18</sup> For further information about ECA see The Landscape Institute's technical information note at this link: <https://www.landscapeinstitute.org/technical-resource/environmental-colour-assessment/> and or contact the authors of this report.

<sup>19</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/861832/Living\\_with\\_beauty\\_BBBBC\\_report.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/861832/Living_with_beauty_BBBBC_report.pdf)

recommendations in the report are relevant to planning matters at any scale, especially neighbourhood plans.

10.1.20 In summary, the BBBBC advocates 'asking for beauty, refusing ugliness, and promoting stewardship'.

10.1.21 Although 'beauty' is a subjective term, the BBBBC's definition - ie beauty '*includes everything that promotes a healthy and happy life*' - satisfied almost everyone. Nor should it ever be necessary to hide a well-designed scheme if it is really - as the national planning policy aims to achieve - the 'right development in the right place'. The National Model Design Code<sup>20</sup> was published at the same time as the NPPF was revised, the aim being to help local authorities approve high-quality designs.

10.1.22 Previously - in August 2020 - the Government had announced its intention to reform ('overhaul') the planning system, the original aim being for the Planning Bill to go before parliament in the autumn of 2021. However, from the start, the plans caused great controversy and drew fierce criticism from many quarters (especially the proposed broad-brush 'traffic light' approach). It appears likely that during lock-down, people took much more interest in what was in, and going on in, their own back yards, and realised the value of what was there.

10.1.23 Perhaps partly influenced by the change in awareness and subsequent public pressure to change tack, in early October 2021, the Government decided to 'pause' the plans, and said it may even possibly have a 'complete rethink'.

10.1.24 It now appears likely that there will be much greater focus on urban / brownfield land development; this would be sensible, as it would greatly alleviate the current pressure on greenfield sites and maintain valuable GI assets and functions / ecosystem services. However, in Welland's case, no brownfield sites are available, so any new development would have to be on greenfield land.

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<sup>20</sup> <https://www.gov.uk/government/publications/national-model-design-code>



# APPENDIX A

## Figure 1 - 2022 LSCA Areas Capacity Plan





Welland Neighbourhood Plan

# Landscape Sensitivity & Capacity Assessment Review of Selected Sites



## **REPORT**

On behalf of Little Malvern and Welland Parish Council

**December 2019**

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## Appendix A

**Figure 1** - 2019 LSCA Areas Location Plan



# 1. Introduction

## 1.1 Background and Objectives

- 1.1.1 In November 2019, chartered landscape architect Carly Tinkler was commissioned by Little Malvern and Welland Parish Council (LMWPC) to carry out assessments of five parcels of land in and around Welland village.
- 1.1.2 The aim of the exercise was to determine whether any of the parcels in question potentially had the capacity to accommodate new residential development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies.
- 1.1.3 The results of the studies will form part of the evidence-base for Welland's emerging Neighbourhood Plan (NP), and will inform the future decision-making process.
- 1.1.4 All of the land parcels (the term 'Areas' is used in this report) were put forwards as candidates for residential development during the South Worcestershire Councils' (SWCs') 2018 'call for sites' (CFS) (as part of the South Worcestershire Development Plan Review (SWDPR) process, which is currently underway<sup>1</sup>).
- 1.1.5 The locations of the five Areas (Areas 1 - 5) are shown on Figure 1 in Appendix A.
- 1.1.6 One of the Areas (Area 2) was subsequently allocated for development in the draft SWDPR, the period of consultation for which ended in December 2019. Another is now the subject of a planning application, but was not allocated in the SWDPR.
- 1.1.7 Where relevant, these matters are explained further in the individual Area schedules which follow.
- 1.1.8 This commission included a review of the Landscape Sensitivity and Capacity Assessment (LSCA) which was carried out and published in 2015, forming an important part of the NP's evidence-base. That study assessed the sensitivity and capacity of forty-three parcels of land in and around the village, including the five which are the subject of this (2019) LSCA.
- 1.1.9 The 2015 LSCA established and analysed the existing baseline situation in terms of landscape character and visual / social amenity. However, since then, new information has come to light and there have been several changes, especially the construction of significant numbers of new houses in the local area.
- 1.1.10 It was therefore important to check, and where necessary, update the 2015 baseline information, and factor it into the 2019 sensitivity and capacity studies.
- 1.1.11 In certain cases, new developments have fundamentally altered the character of the landscapes within which they lie. As a result, this LSCA also had to determine what if any effect this may have had on the 2015 LSCA's judgements about levels of landscape and visual value, susceptibility to change, sensitivity and capacity.
- 1.1.12 The 2015 LSCA's findings were written up in a report with accompanying plans, and should be referred to for more detail about the landscapes of the area and views of them. This report summarises the most relevant aspects of the existing landscape context and visual / social amenity relating to the five Areas which are to be reassessed / reviewed, and notes the changes which are relevant to judgements about levels of sensitivity and capacity.
- 1.1.13 The 2015 report also explains the technical terms used in the studies, as well as the methods employed and processes followed a) in LSCA generally, and b) for Welland specifically. There are also several appendices, including the criteria used for drawing conclusions about levels of landscape and visual capacity, although these have since been slightly modified.

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<sup>1</sup> In 2018, the SWCs issued an 'Issues and Options' consultation document, which was followed by 'Preferred Options' consultation in November and December 2019. The latter set out the SWCs' draft policies, and identified the sites which the SWCs considered should be developed for housing, employment and / or mixed uses. It is currently envisaged that the draft revised SWDP will be published in October / November 2020, examined in April 2021, and adopted in November 2021.

- 1.1.14 The process for this assessment entailed desktop studies, data collection and reviews, on-the-ground surveys, and analysis and reporting of the information gathered.

## 1.2 Landscape and Social / Visual Amenity Baseline Overview

- 1.2.1 The individual Area schedules which follow are intended to be read as stand-alone documents if required, therefore some of the information may be repeated. However, the schedules should also be read alongside this introduction, as there are certain matters which are common / of relevance to all the Areas, and which are summarised below. It should also be noted that where acronyms are used, the expansion is given at the first occurrence.

### LANDSCAPE CHARACTER

- 1.2.2 Three of the Areas (1, 4 and 5) lie within the Malvern Hills Area of Outstanding Natural Beauty (AONB), two lie within its setting, close to its eastern boundary along the B4208.
- 1.2.3 AONBs are of national importance (and indeed of international importance, being recognised as Category V protected landscapes by the International Union for the Conservation of Nature). They are designated solely for their special landscape qualities. They are considered to be of such outstanding natural (or 'scenic') beauty that they require, and enjoy, a high level of protection through European, national and local planning policies and plans, in order to '*secure their permanent protection against development that would damage their special qualities, thus conserving a number of the finest landscapes in England for the nation's benefit*'.
- 1.2.4 The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape, and AONB partnerships have a statutory duty to conserve and enhance that natural beauty.
- 1.2.5 In terms of the designation, an area's 'natural beauty' is deemed to include its geology, climate, soils, animals, communities, archaeology, buildings, the people who live in it (past and present) and the perceptions of those who visit it.
- 1.2.6 Public appreciation is a key component of natural beauty, and the secondary purposes of AONB designation include meeting the need for quiet enjoyment of the countryside, and having regard for the interests of those who live and work there.
- 1.2.7 The natural beauty of these areas is recognised as contributing significantly to economic activities and well-being through tourism and inward investment. In Chapter 8, the Malvern Hills AONB Management Plan (2019 - 24) states that '*Each year, some 1.25 million visitors come to the AONB to enjoy its natural and cultural heritage. Tourism makes a significant contribution to the local economy*'.
- 1.2.8 Furthermore, the importance of access to 'healthy' landscapes is now recognised as being vital to human health and wellbeing, and the AONB's landscapes make highly important contributions to both local and wider natural capital and ecosystem services.
- 1.2.9 Recently, the Malvern Hills AONB Partnership commissioned a 'Health Economic Assessment' of Malvern's Hills and Commons (published April 2019)<sup>2</sup>. The study identified the physical and mental health benefits derived by people from the use / experience of these areas, and estimated the associated economic value of the benefits. It concluded that '*the annual physical and mental health value is in the magnitude of £4.2 million and £1.6 million, respectively. It is estimated that the health benefits add 87 Quality Adjusted Life Years (QALYs) to users each year. The total health economic value of the Malvern Hills and Commons is estimated to be in the region of £5.8 million annually*'.
- 1.2.10 However, it must be borne in mind that the nature of some of the activities which take place can also give rise to significant adverse effects on biodiversity, landscape character and visual / social amenity (see biodiversity section below).
- 1.2.11 The Management Plan sets out the vision of what the AONB will be like in 20 years' time (i.e. in 2040). In terms of the AONB's landscapes, the Plan notes the vision that '*Change in the landscape is accepted and its impacts accommodated through positive management. However, the landscape largely comprises broadleaved woodland and grassland, interconnected with*

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<sup>2</sup> Hölzinger, O. 2019: *Malvern Hills & Commons Health Economic Assessment*. Malvern Hills AONB Partnership

*hedgerows and hedgerow trees, all in good condition'. Another vision is that 'The distinctive character of villages, historic farmsteads and rural buildings is sustained by high standards of informed design and development'.*

- 1.2.12 The 'Special Qualities' of the Malvern Hills AONB are set out on page 9 of the Management Plan. Some of these qualities are evident in and around Welland, including on the Areas themselves. Where relevant, it is specified in the Area schedules; however, on a general note, amongst the AONB's Special Qualities are *Distinctive 'villagescapes', including conservation areas, listed buildings and local features, that define a 'spirit of place' in the settlements, and A strong 'spirit of place', landscapes that have inspired and continue to inspire and which have a deep cultural narrative.*
- 1.2.13 In Welland's case, unfortunately, its distinctiveness and 'spirit of place' is rapidly being lost. This is due to the fact that within the last few years the size of the settlement has increased significantly (by more than 60%). Furthermore, much of what has been built comprises ubiquitous, sprawling housing estates, planned and designed with very little consideration given to the inherent character of the receiving landscapes or their capacity to accommodate what is proposed.
- 1.2.14 Whilst development on land covered by the AONB designation is tightly controlled, so should development within an AONB's setting be.
- 1.2.15 In November 2019, the Malvern Hills AONB Joint Advisory Committee endorsed a Position Statement on development and land use change in the setting of the Malvern Hills AONB. The Position Statement provides guidance to local planning authorities, landowners, developers and so on, its aim being to clarify and expand upon issues raised in the Management Plan and to assist in its implementation. The Statement document provides examples of adverse impacts on the setting of the AONB, including the cumulative effect of several similar forms of development<sup>3</sup>.
- 1.2.16 Also of relevance is the July 2019 revision to National Planning Practice Guidance (NPPG) for the Natural Environment<sup>4</sup> (Paragraph: 042 Reference ID: 8-042-20190721), which is as follows:  
*'How should development within the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty be dealt with?*  
*Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.'*
- 1.2.17 This is an important change to NPPG, in which the government formally recognises the significance of the setting of protected landscapes.
- 1.2.18 In terms of landscape character, on a national basis, the majority of the landscapes within the wider study area are categorised as National Character Area (NCA) 106 Severn and Avon Vales. The Malvern Hills are covered by NCA 103. The boundary between them runs along the mid-slopes on the eastern side of the Hills, and in Welland, there is a high degree of interinfluence / association and intervisibility between the two.
- 1.2.19 Where an Area displays NCA 106's key characteristics and is a good representation of it, it is noted in the schedules, as are any relevant NCA 106 Statements of Environmental Opportunity (SEOs).
- 1.2.20 The complexity and interest of the local landscapes is highlighted by the fact that they are categorised as three very different countywide Landscape Character Types (LCTs): Enclosed Commons (covers Areas 1, 3, 4 and 5), Unenclosed Commons, and Settled Farmlands with Pastoral Land Use (covers Area 2).

<sup>3</sup>

<https://worcestershire.moderngov.co.uk/documents/s23433/9%20Development%20and%20Land%20Use%20change%20in%20the%20MH%20AONB.pdf>

<sup>4</sup> <https://www.gov.uk/guidance/natural-environment>

- 1.2.21 Detailed descriptions of the LCTs can be found in the 2015 LSCA and the various guidance documents on which the LSCA was based, but extracts of relevance to this study are provided below for ease of reference:

Enclosed Commons LCT Summary (Areas 1, 3, 4 and 5)

These are planned landscapes characterised by an ordered pattern of medium to large geometric fields and straight roads. The historic land use pattern is also reflected in the pattern of settlement, which includes isolated, red brick farmsteads and clusters of wayside dwellings.

The overall landscape strategy for Enclosed Commons is to '*conserve and strengthen the simple, planned structure of the landscape and seek opportunities to enhance the underlying ecological character.*'

The objective for any new development proposed within this LCT is set out in the Malvern Hills AONB Partnership's *Landscape Strategy and Guidelines* (LS&G) as follows:

*This is a planned landscape with a settlement pattern of scattered, red brick farmsteads and clusters of wayside dwellings. There may be some limited opportunities for new development which upholds the existing settlement pattern. Alterations or additions to the existing settlements should respect and consider the landscape in terms of the appropriateness of new development, siting in relation to existing buildings and the materials used. New dwellings should be modest in size and seek to use materials, designs, rhythms and traditions which reflect the character of existing buildings. Traditional building materials in the Enclosed Commons include red brick and clay tiled roofs. Care should be taken around the boundaries of new development to ensure that they reinforce and link with the surrounding rural landscape. Where possible new buildings should seek to minimise carbon use and maximise the use of renewable energy.*

Worcestershire County Council (WCC)'s Landscape Character Assessment (LCA) Supplementary Guidance (SG) states:

*The low density wayside settlement pattern of small cottages and occasional farmsteads is gradually being altered as cottages are enlarged and new dwellings built. In principal [sic], these landscapes can accept additional wayside dwellings if the proposals are in accordance with policy, but the density should remain low and any new building must respect the style, materials and the small scale of the traditional cottages.*

Settled Farmlands with Pastoral Land Use (Area 2)

These are small-scale, rolling, lowland, settled agricultural landscapes with a dominant pastoral land use, defined by their hedged fields. Hedgerow and streamside trees together with those associated with settlement provide tree cover in a landscape with a notable network of winding lanes, scattered farms and clusters of wayside settlements. The historic, small scale, settled nature of this landscape imparts a strong strength of character.

The LS&G states that all of the characteristic features *need to be conserved and, where necessary, strengthened if the local distinctiveness of this landscape is to be retained... The pastoral character of this landscape is vulnerable to change as a result of agricultural intensification. Rural development may also threaten the character of the existing settlement pattern, eroding both the small scale and pastoral character of the landscape.*

The overall landscape strategy for the Settled Farmlands with Pastoral Land Use LCT is to '*Conserve the diversity and function of this small scale, settled agricultural landscape and seek opportunities to restore/ enhance the character of degraded areas.*'

WCC's LCA SG notes that *the remaining areas of permanent pasture can often be of significant biodiversity interest and this can be threatened by the increasing change in land use... Initiatives to safeguard remaining areas of permanent pasture should be strongly promoted.*

The objectives for the LCT include *Conserve and enhance the pattern of hedgerows and Retain the integrity of the dispersed pattern of settlement.*



## HERITAGE

- 1.2.22 The Enclosed Commons LCT tends to be characterised by a lack of historic buildings and features due to the widespread clearance and reorganisation of infrastructure and boundaries which occurred post-Enclosure, from the late-18<sup>th</sup> century<sup>5</sup> onwards. However, locally, even within the Enclosed Commons LCT there is considerable buried and visible time depth, including prehistoric trackways, ancient hedgerows, and precious evidence of medieval landuses, such as the mill on Marbank Brook, and possible ridge and furrow<sup>6</sup>.
- 1.2.23 Many of the Hills' and commons' ancient features are intact, and many are protected through national designation and planning policy.
- 1.2.24 The closest Scheduled Monuments to Welland village are mostly on the Malvern Hills' ridges and slopes (Bronze Age 'Shire Ditch' and round barrows, Iron Age British Camp, and 12<sup>th</sup> century Little Malvern Priory, respectively lying c. 3km, 3.4km and 2.7km from the village centre). There is a fairly high degree of interinfluence and association between these features and the village due to their elevated location overlooking the Severn plain on which Welland lies.
- 1.2.25 There is also a Medieval motte and bailey at Castlemorton, c. 2.8km from the village, but there is no evident association between the two.
- 1.2.26 There is a scatter of Grade II listed buildings / features in and around Welland village. The majority are along Drake Street, which was originally an ancient trackway, connecting a river crossing near Upton-on-Severn to British Camp<sup>7</sup>, possibly via what is now Malvern Wells; however, there are others further east, where the landscapes display older / pre-Enclosure features.
- 1.2.27 In fact, the 'heart' of Welland village was originally around Welland Court, some distance off the main road between Upton and the Hills, and c. 1.8km south east of the present Welland crossroads. The current Church of St James was built at the crossroads in 1875; however, the original (probably 13<sup>th</sup> century) Church of St James was situated at the end of Welland Court Lane. It was adjacent to Welland Court, which was the seat of the manor of Welland: the present building dates from c. 1450.
- 1.2.28 There is a degree of interinfluence between the present-day village and Grade I listed Church of St Giles / Grade II\* Little Malvern Court (associated with Little Malvern Priory).

## BIODIVERSITY

- 1.2.29 There are two Sites of Special Scientific Interest (SSSIs) in close proximity to the village centre - Castlemorton Common and Mutlow's Orchard.
- 1.2.30 Both are publicly-accessible - Castlemorton Common is Open Access Land (see recreation below), and a public footpath runs along the eastern boundary of Mutlow's Orchard.
- 1.2.31 These SSSIs are highly vulnerable to change, and have very limited tolerance of the pressures arising a) directly from the increase in the numbers of people using them, and b) indirectly through factors such as pollutants reducing levels of soil, water and air quality, both of which are rising year-on-year.
- 1.2.32 Natural England has recently expressed concern about the resultant significant adverse effects on these nationally-designated habitats and the protected species of flora and fauna they support. The effects include erosion / loss of landcover and features (trampling, eutrophication from dog-fouling, pollution), noise, disturbance, lighting and so on.

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<sup>5</sup> The Enclosure Act for Welland was passed in 1847 and the Award was completed in 1853.

<sup>6</sup> Ridge and furrow is a relic of an obsolete type of agriculture. The pattern of ridges and furrows is often all that remains of the narrow strips (called 'selions') used in the 'open field system' of agriculture – a communal method of strip farming in large village fields which has its origins in the Early Medieval period (c. AD 800 - 1200) and which continued in some areas into the early 19<sup>th</sup> century. Although ridge and furrow is not protected *per se*, its national importance is recognised by bodies such as Historic England <https://www.english-heritage.org.uk/publications/turning-the-plough-loss-of-a-landscape-legacy/turningplough.pdf>.

<sup>7</sup> Hurle, Pamela. *Beneath the Malvern Hills: A history of the village of Welland* (1973)

- 1.2.33 Unless alternative less sensitive but high quality places for people to roam and play are provided, the very qualities which attract people to the SSSIs (and other publicly-accessible designated habitats) could ultimately be lost.
- 1.2.34 There are several Local Wildlife Sites (LWSs) in and around Welland, including Welland Cemetery; Mutlow's Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons; Drake Street Meadow; and Pool and Mere Brooks.
- 1.2.35 A wide variety of protected / notable species of flora and fauna have been recorded in and around the village. European Protected Species identified include peregrine falcon, hobby, nine species of bat, otter, and great crested newt.
- 1.2.36 Some areas are designated Priority Habitat Inventory (PHI) sites, and / or are recorded on the National Forest Inventory (NFI).
- 1.2.37 Many of the hedgerows are species-rich, and as such are categorised as Habitats of Principal Biological Importance (HPBIs) (Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006). Some of the older hedges may be categorised as 'Important' under the Hedgerows Regulations 1997.
- 1.2.38 Where relevant, the presence of ecological designations / features is noted in the Area schedules.

#### SOCIAL / VISUAL AMENITY

- 1.2.39 Castlemorton Common is Open Access (Countryside and Rights of Way (CRoW) Act, Section 15) Land. On Open Access Land, walking, horse-riding, running, watching wildlife and climbing are permitted, but activities such as camping are not allowed.
- 1.2.40 The area known as 'Spitalfields' is an important community recreational facility. It lies at, and articulates, the junction between the B4208 and the A4104 at the village centre crossroads. It comprises grassed sports pitches, recreational / play facilities, a sports pavilion, and a surfaced parking area. Welland Village Hall lies opposite, with associated outdoor recreational facilities ('Welland Park') to the south, the latter also being a popular and important community resource.
- 1.2.41 Most parts of the village are well-served by a network of public footpaths which connect to the wider area, some of which are ancient trackways to and from the Malvern Hills. The footpaths are a very valuable community asset, contributing to the health and well-being of local people, allowing access to several places and features of historic interest and nature conservation importance. The paths are also popular with tourists.
- 1.2.42 Unfortunately, the quality of the experience of walking along footpaths on the rural eastern outskirts of the village has now been significantly diminished through the construction of new housing estates on land through which the routes pass.
- 1.2.43 In terms of visual amenity, there are several different aspects which need to be considered in judgements about sensitivity and capacity.
- 1.2.44 The Malvern Hills AONB Partnership's study of views to and from the Malvern Hills and the associated publication '*Guidance on Identifying and Grading Views and Viewpoints*' is of material relevance to assessments such as this.
- 1.2.45 Welland village lies within the view corridors of several of the AONB's 'Exceptional' or 'Special' viewpoints. Views from hill summits such as British Camp are iconic and of national importance. They are enjoyed by over a million people every year, many being visitors for whom the sole purpose of the visit is to experience and enjoy the area's 'outstanding natural beauty': they are classified as 'very high' sensitivity receptors. But, local residents' visual amenity is also important: certain 'every day' views often contribute to health and wellbeing, and quality of life.
- 1.2.46 Another factor to be considered is the angle and elevation of the view. Welland's location on the Severn plain means that it is clearly visible from many parts of the Hills' ridges and upper slopes; it is also clearly visible from certain points on the lower slopes, for example approaching from the west via Little Malvern. However, the settlement itself acts as a screen to land at the edges of the village in certain views from the Hills.
- 1.2.47 In longer-distance views, the degree of visibility tends to reduce with distance, when clusters of built form are 'absorbed' into the wide and extensive panorama. However, disruption of

landscape patterns, colour contrast, glare and movement can draw the eye to very small features several kilometres away - in Welland's case, even individual white-roofed agricultural buildings and recently-built houses with non-matte roofing tiles are visible with the naked eye from the Worcestershire Beacon which lies c. 6km to the north west.

- 1.2.48 Unfortunately, the poorly-planned, significant expansion of Welland village in the last few years has given rise to high levels of adverse effects on its character, resulting in high levels of adverse effects on many views from within the AONB, and towards it from within its setting.
- 1.2.49 In certain views from the Malvern Hills' ridges and upper slopes, the more-than-doubling in size of the settlement is clearly evident, especially as much of it is on higher ground to the east of the village. In and around the village, fine, open views of the Hills gained from public footpaths which until recently ran through good quality open countryside have either been lost or interrupted by new houses of poor quality design, and the layout of which has not taken these nationally-important views<sup>8</sup> into proper consideration.
- 1.2.50 From many elevated viewpoints, even mature vegetation does not screen or filter views of the new buildings (although it does highlight the important role that significant vegetation plays in relation to effects on views - where relevant this is noted in the Area schedules). Furthermore, little attention has been paid to the materials and colours used - the resultant contrast in the landscape draws the eye to the 'bulk' of the urban extension, which itself appears visually disassociated from the village when viewed from certain angles.
- 1.2.51 The presence / absence of vegetation, the nature of the vegetation and seasonality are other highly important factors to consider in visual assessments. However, there is no certainty that vegetation will remain in place in the short-term, let alone the long-term future, and thus, neither existing nor proposed vegetation can be relied upon to screen views. Importantly, an area or site may be judged to have high visual capacity for development due to the presence of vegetation, but without it, visual capacity may be very low.
- 1.2.52 Most importantly, screening views of a development with planting - existing or proposed - does not alter effects on its character: just because one can't see something doesn't mean it's not there.

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<sup>8</sup> See the Malvern Hills AONB Partnership's guidance on views, which is a material consideration in planning decisions: [https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite\\_000.pdf](https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite_000.pdf)

## 2. Area 1

### 2.1 Overview

- 2.1.1 Area 1 comprises the northern half of 2015 LSCA Parcel no. 41.
- 2.1.2 Its 'Call for Sites' (CFS) reference number is CFS 0323. It was not included in the SWDPR as a 'preferred option' for residential development, but part of the Area is currently the subject of planning application ref. 19/01170/FUL (14 no. units).

### 2.2 Area Location and Description

- 2.2.1 Area 1 lies in the West to North LSCA sector at the village's north-western edge, in open countryside within the Malvern Hills AONB, on land north of the junction between the B4208 (c. 90m east of the Area) and the A4104 Marlbank Road (c. 100m south of the Area).

- 2.2.2 It comprises an arable field and riparian woodland, occupying a total of c. 4ha.

*Area 1 looking north from eastern boundary*



- 2.2.3 The land is relatively flat, with a gentle fall to the north east; the Area's highest point is at its south-western corner (c. 42m AOD), and its lowest point is at its north-eastern corner (c. 37m AOD), a gradient of c. 1:50.
- 2.2.4 The Area's northern boundary is along Marlbank Brook. The brook is very well-wooded along its length including here, the vegetation characterised by some fine, mature broad-leaved native trees.
- 2.2.5 South of the watercourse and north of the arable field, a c. 40m wide belt of probably self-set 'wet' native woodland has established; it appears to be in good condition.
- 2.2.6 There is a small grassed field adjacent to the Area's north-eastern corner; a good native hedgerow with some fine escaped mature trees forms the boundary between the two.
- 2.2.7 The northern section of the Area's eastern boundary is a continuation of this hedgerow, which also has several escaped mature trees along its length. On the other side of the hedge is a small semi-circular hay meadow, also bounded by mature hedgerows. All of these hedges probably date from the mid-19<sup>th</sup> century (post-Enclosure).



- 2.2.8 South of the meadow is a house with outbuildings and an associated grassed paddock.
- 2.2.9 The southern section of the Area's eastern boundary is along Welland Brook (a tributary of Marlbank Brook, which discharges into the brook north east of the Area, on the east side of the B4208). Maturing trees and shrubby species form a relatively well-wooded corridor along both sides of the watercourse as far as the A4104 Marlbank Road. The Spitalfields recreation area lies on the eastern side of the watercourse.
- 2.2.10 The Area's southern boundary is along the edge of a recently-constructed housing estate (Cornfield Close), which is accessed off the A4104.
- 2.2.11 The estate was built on the southern half of LSCA Parcel 41 (judged to have Low to Moderate capacity for development in the 2015 LSCA. Planning permission refused by Malvern Hills District Council (MHDC) but allowed at appeal).
- 2.2.12 The layout and design of the houses is ubiquitous, with no reflection of / response to sense of place or local distinctiveness. The materials and colours do not integrate well into the surrounding landscape palette; the white trim in particular draws the eye to the visual clutter.

*New houses at Cornfield Close*



- 2.2.13 The land adjacent to the Area's south-western corner is occupied by a large, Victorian Malvern stone building (plus extensions) which used to be a vicarage but is currently a care home for the elderly (Welland House). Access to this is off the A4104 via Lime Grove, along both sides of which there is also relatively recent residential development. The cemetery lies west of Lime Grove.
- 2.2.14 The Area's western boundary is along a hedgerow (probably mid-19<sup>th</sup> century) which runs northwards to join Marlbank Brook.
- 2.2.15 In the 19<sup>th</sup> century, the land west of the hedge comprised the vicarage's gardens and an orchard to the north, with fields to the west which extended as far as Marlbank Brook and beyond. Today there appear to be garden, orchard and field remnants on the open land adjacent to the Area, but the majority of the fields east of the brook are now a housing estate (built from c. 1950s onwards).

## 2.3 Landscape Character Baseline: Key Features and Factors

### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

- 2.3.1 Area 1 lies within the Malvern Hills AONB, c. 90m from its eastern boundary.
- 2.3.2 It forms a small but integral part of the AONB, and the area within which it lies displays several of the AONB's Special Qualities.
- 2.3.3 In particular, the Area forms part of the *Dramatic scenery and spectacular views arising from the juxtaposition of high and low ground*, and displays the *distinctive combination of landscape elements*. The Area is a hedgebound arable field with riparian / wet woodland on its northern edges, and is a relatively *unspoiled 'natural' environment* which supports a *wide variety of wildlife habitats and species*.
- 2.3.4 The Area displays several of its host NCA 106's key characteristics, especially *flat and gently undulating landscapes, a well wooded impression... provided by frequent hedgerow trees, regular pattern of parliamentary enclosure, and arable landuse*. In this regard, the Area is a good representation of the NCA.
- 2.3.5 Several NCA 106 SEOs are relevant here, including '*Seek to safeguard and enhance this area's distinctive patterns*', '*Reinforce the existing landscape structure as part of any identified growth of urban areas*', and '*maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a coherent and resilient habitat network enabling ecosystems to adapt to climate change.*'
- 2.3.6 The Area displays the majority of its Enclosed Commons LCT's key characteristics including *gently rolling, lowland landform, a planned enclosure pattern, arable farming, an open landscape with views through scattered hedgerow trees, and strips of linear tree cover along watercourses*.
- 2.3.7 It is a very good representation of the LCT, and the various landscape elements and features are healthy and in good condition, making a small but important contribution to both local and wider landscape character.
- 2.3.8 In the vicinity there is also evidence of *urban development and modern agricultural / industrial structures which have caused localised visual impacts and a degree of clutter in this open landscape*.
- 2.3.9 At the local landscape scale, the Area makes an important contribution to the rural setting and context of the northern side of Welland village, although it has little or no association with the landscapes north of the California Lane ridgeline.
- 2.3.10 There is a fairly high degree of association with the undulating landscapes to the east and south east, but limited interinfluence between the Area and the village and wider landscapes to the south and south west, including the Hills south of British Camp, due to the fact that the bulk of the settlement west of the B4208 lies south and west of the Area.
- 2.3.11 There is a fairly high degree of interinfluence and association between the Area and the Malvern Hills' ridges and east-facing slopes to the west / north west. The summit of British Camp (Iron Age hillfort and Scheduled Monument) is a prominent and iconic feature on the skyline, and lies c. 3.5km west of the Area.
- 2.3.12 The degree of interinfluence / association reduces with distance, although the Area is intervisible with the Worcestershire Beacon which lies c. 5.5km to the north west (see visual baseline below).

### HERITAGE

- 2.3.13 In terms of Scheduled Monuments, the Area lies c. 3km from the Shire Ditch, c. 3.2km from British Camp, and c. 2.5km from Little Malvern Priory. There is a fairly high degree of interinfluence and association between these features and the Area.
- 2.3.14 There is also interinfluence between the Area and Grade I listed Church of St Giles / Grade II\* Little Malvern Court, both associated with Little Malvern Priory.
- 2.3.15 The degree of interinfluence / association between the Area and the local Grade II listed buildings is relatively small, although higher with the Church of St James which lies at the

crossroads c. 200m south east of the Area, and potentially Woodside Farmhouse which lies c. 620m to the north east.

- 2.3.16 In terms of historic landscape character, the Area is categorised as 1800 - 1914, and the existing field boundaries were probably created in the mid-19<sup>th</sup> century. However, in the locality, evidence of medieval farming practices remains, and it is possible that the Area contains ridge and furrow. In comments made about the current application for development on the Area, Wychavon and MHDC's Archaeology and Planning Advisor said: '*The environs are rich with evidence of medieval agricultural activity in the form of ridge and furrow (R&F). Satellite images from 2007 show cropmarks which likely represent R&F, the 2006 image shows some rectilinear cropmarks.*'
- 2.3.17 An 1828 - 32 map shows 'Welland Race Course' at the southern end of 'Welland Common' (enclosed later than other parts of the area). The race course encircled the California Lane ridgeline, its southern section running just north of Marlbank Brook near the Area's northern boundary.

#### BIODIVERSITY

- 2.3.18 Mutlow's Orchard SSSI lies c. 280m south east of the Area, and Castlemorton Common SSSI is c. 700m to the south west.
- 2.3.19 The closest LWS to the Area is Welland Cemetery (c. 90m to the south west); the cemetery is also a PHI site (Lowland Meadows)<sup>9</sup>. Other LWSs which lie within 1km of the Area include Mutlow's Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons; Drake Street Meadow; and Pool and Mere Brooks.
- 2.3.20 Many protected / notable species have been recorded within 500m of the Area, including several species of bat, and badger, otter and hare.
- 2.3.21 The woodland to the north of the area is a PHI site (Deciduous Woodland), and is recorded on the NFI (both categorised post-2015).
- 2.3.22 The hedgerows may be species rich and thus HPBIs, and could potentially be 'Important'.

### **2.4 Social / Visual Amenity Baseline**

#### RECREATION & ACCESS

- 2.4.1 Castlemorton Common Open Access Land lies c. 720m to the south west of the Area.
- 2.4.2 No public footpaths or bridleways cross or run adjacent to the Area, and in the vicinity of the village, there are none in the 2015 LSCA North to West sector.
- 2.4.3 It is likely that the public footpath which ends at the B4208 c. 120m north east of the Area is part of what was once a longer and probably ancient route between Hanley Castle and Castlemorton / the Malvern Hills / Little Malvern. The route may have crossed the Area or run nearby, but was probably closed or diverted post-Enclosure.
- 2.4.4 There are two other public footpaths east of the B4208. Both run north east / south west and merge where they cross Marlbank Brook, connecting to the A4104 (Drake Street).
- 2.4.5 Spitalfields recreation area lies adjacent to the Area, on the east side of Welland Brook. It is currently proposed as Local Green Space (LGS) in the draft NP.

#### VIEWS AND VISUAL AMENITY

- 2.4.6 There are several residential properties adjacent to / in the vicinity of the Area with views of it, including houses along California Lane c. 170m north of the Area, houses along the B4208 to the east, and the recently-constructed houses on Cornfield Close which are adjacent to the Area's southern boundary.
- 2.4.7 To the north, the Area's visual envelope is restricted by the California Lane ridgeline, which acts as a visual screen in views towards Welland from beyond it. The envelope opens up to the north east where the Marlbank Brook has incised, and closes again to the east and south east,

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<sup>9</sup> In the 2015 LSCA, the cemetery was noted as being a designated Site of Regional or Wildlife Importance, and thus the subject of Malvern Hills District Local Plan (2006) Policy QL17; this policy was replaced in the 2016 SWDP by SWDP Policy 22.

mainly due to localised topographical variations on the outskirts of the village, but also built form and mature vegetation (although the latter only filters in winter, and in any case, cannot be relied upon to screen in the longer term).

- 2.4.8 Dense built form south, south west and west of the Area, and the western end of the California Lane ridgeline north west of the Area (see photos above), result in the visual envelope being relatively tight in views from lower-lying land; however, as the land rises towards the Hills, the envelope extends accordingly, its outer edge being the Hills' ridgeline.
- 2.4.9 The Area is visible from the Worcestershire Beacon, which lies c. 5.5km to the north west. At this distance it only forms a small part of the overall panorama; however, the angle of view is such that it is seen as part of a green gap in between the densely-settled parts of the village, which if filled with built form would lose its function. It is also important to note that such green gaps perform a similar function at night, by preventing coalescence of lighting.
- 2.4.10 Travelling south along the ridgeline and upper hill slopes, the Area remains visible except where dense mature tree cover currently filters or screens views (generally, more so in summer than winter).
- 2.4.11 The Area is clearly visible from Jubilee Hill, Pinnacle Hill and Black Hill (c. 3.5km, 3.1km and 2.9km north west of the Area respectively). The degree of visibility is relatively high due to the fact that from these locations, it is seen along its long side (all the photographs below are zoomed-in).

*View of Area 1 from Jubilee Hill*





*View of Area 1 from Pinnacle Hill*



*View of Area 1 from Black Hill*



2.4.12 The Area is also visible from British Camp (c. 3.5km to the west), the summit of which is the location of 'Exceptional' AONB viewpoint no. 49. However, although clearly visible, from this angle of view it does not appear to extend so far into open countryside, given the visual context of the existing housing estate west of the Area.

- 2.4.13 The photograph below was taken in the spring of 2015, before the Cornfield Close and Lawn Farm developments were constructed. Note the glare from the non-matte roof tiles along the B4208 to the south.

*View of Area 1 from British Camp*



- 2.4.14 On the Hills' ridges and upper slopes south of British Camp, the degree of visibility is relatively low due to a) distance and b) the fact that the bulk of the settlement lying west of the B4208 visually 'intervenes' between the Hills and the Area.

## **2.5 Area 1 Conclusions**

- 2.5.1 The 2015 LSCA categorised the level of capacity of what was then a larger parcel of land (LSCA Parcel 41) as 'Low to Moderate'.
- 2.5.2 It concluded that there was some potential for new built form to be introduced, but only along a narrow strip contiguous with the existing settlement edge to the south of the parcel.
- 2.5.3 Since then, 24 no. residential properties have been built of the southern half of LSCA Parcel 41.
- 2.5.4 The baseline landscape and visual situation of the Area's wider landscape context has also changed, with the construction of housing estates on large swathes of land east of the village. This has adversely affected nationally-important views from the Malvern Hills' ridges and upper slopes, and locally-important views towards the Malvern Hills from the once-rural outskirts of the village.
- 2.5.5 In the light of these changes, the 2019 LSCA concluded that whilst the Area's level of landscape character sensitivity was still 'Moderate to High', its level of visual sensitivity was now higher (increased from 'Moderate' to 'Moderate to High').
- 2.5.6 This is mainly due to the adverse visual effects that would arise from the construction of new built form on the Area, including i) in views from the Hills, development would appear as a long urban extension into good quality open countryside; ii) the cumulative effects when seen in combination with the recently-constructed developments east of the village; and iii) the potential for high levels of adverse effects to be experienced by visual receptors at near-distance viewpoints.

- 2.5.7 In addition, the various landscape / environmental / GI functions that the Area performs and contributions it makes to landscape character, visual amenity, context and setting are now of higher value than they were.
- 2.5.8 In fact, the 2015 LSCA identified Area 41 as an ideal location for a new village community space, and that would be a fitting use for what is left of it: potentially, new footpath links could be created across the land from Spitalfields to the north side of Marbank Brook and beyond.
- 2.5.9 The 2019 LSCA concludes that Area 1's level of landscape capacity should be reduced to '**Low / Low to Moderate**'.



## 3. Area 2

### 3.1 Overview

- 3.1.1 Area 2 forms part of 2015 LSCA Parcel no. 13.
- 3.1.2 Its CFS reference number is CFS 0336. It is included in the SWDPR as a 'preferred option' for residential development (ref. SWDP NEW 99). The SHELAA concluded that the site had the capacity to accommodate up to 36 no. new dwellings. It is informally known as 'Lawn Farm 3' as it would be the third phase of the recently-constructed Lawn Farm housing estates to the north (south of Drake Street).

### 3.2 Area Location and Description

- 3.2.1 Area 2 lies in the East to South LSCA sector, in open countryside at the edge of what is now the settlement's eastern urban extension. The A4104 / Drake Street is c. 260m to the north, and the B4208 c. 270m to the north west.
- 3.2.2 It comprises the majority of a small to medium-sized broadly rectangular grassed field and a small pond surrounded by mature trees, and occupies c. 1.7ha.

*View of Area 2 (in mid-ground on hill crest) from public footpath to south east (taken in 2015, pre-Lawn Farm development)*



- 3.2.3 The topography in the vicinity of the Area is sloping / gently undulating, the landscape incised by small watercourses which drain northwards towards Marlbank Brook. The Area lies on a locally-prominent crest of land, the highest point being in the centre of the field at just over 50m AOD.
- 3.2.4 Part of the Area's northern boundary runs along an old hedgerow, intact at its western end. The wooded pond lies just south of the hedge in the Area's north-eastern corner.
- 3.2.5 The rest of the northern boundary comprises garden boundaries. The gardens belong to recently-constructed houses at the southern end of the Lawn Farm development, which, along with other recently-constructed development, now occupies what were once small to medium-sized fields of pasture between the Area and Drake Street.
- 3.2.6 Inexplicably, permission was granted for the northern boundary hedgerow to be breached: a long section was removed, and one large and several smaller houses were built in the field to



the south, on high ground. The arbitrary fenced boundary line forms an unnatural shape and disrupts the traditional landscape pattern. Furthermore, the poor quality design of the houses, especially the choice of colours and materials and the window proportions, along with the domesticated landscaping, exacerbate the overall sense of ubiquitous urbanisation.

*Recently-constructed houses at Lawn Farm, adjacent to Area's northern boundary*





- 3.2.7 The Area's eastern, southern and western boundaries are hedgerows, with fields and a few scattered residential properties / farmsteads beyond. Castlemorton Common lies c. 175m to the south.

### 3.3 Landscape Character Baseline: Key Features and Factors

#### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

- 3.3.1 Area 2 lies outside the Malvern Hills AONB, c. 270m from its eastern boundary.
- 3.3.2 It makes a small but important contribution to the AONB's setting, and in terms of the AONB's Special Qualities, forms part of the *Dramatic scenery and spectacular views arising from the juxtaposition of high and low ground*, and displays the *distinctive combination of landscape elements*. The Area is a hedgebound pasture field with a small wooded pond at its north-eastern corner, and in itself is a relatively *unspoiled 'natural' environment* which supports a *wide variety of wildlife habitats and species*.
- 3.3.3 The Area displays several of its host NCA 106's key characteristics, especially *gently undulating landscapes, a well wooded impression... provided by frequent hedgerow trees, regular pattern of parliamentary enclosure, and small pasture fields*. In this regard, the Area is a good representation of the NCA.
- 3.3.4 Several NCA 106 SEOs are relevant here, including '*Seek to safeguard and enhance this area's distinctive patterns*', '*Reinforce the existing landscape structure as part of any identified growth of urban areas*', and '*maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a coherent and resilient habitat network enabling ecosystems to adapt to climate change.*'
- 3.3.5 The Area is a good representation of its Settled Farmlands with Pastoral Land Use LCT, being part of a *small to medium scale settled agricultural landscape characterised by scattered farms. The historic, small scale, settled nature of this landscape imparts a strong strength of character.*
- 3.3.6 The Area displays the majority of the LCT's key characteristics, including *small-scale landscape defined by a prominent pattern of hedged fields, pastoral land use, and rolling lowland with occasional steep sided hills and valleys.*
- 3.3.7 In the vicinity there is also evidence of *development... eroding both the small scale and pastoral character of the landscape... Particularly just outside the AONB, this has had an impact on the integrity of the small scale enclosure pattern, where hedgerows lose their function and either*



*become neglected, or have been removed, resulting in larger fields and a change in the scale of the landscape. The loss and deterioration of hedgerows in turn threatens the survival of hedgerow trees.*

- 3.3.8 Beyond the eroded urban fringes, the various landscape elements and features are mostly healthy and in good condition, making a small but important contribution to both local and wider landscape character.
- 3.3.9 At the local landscape scale, the Area makes an important contribution to the rural setting and context of the south-eastern side of Welland village.
- 3.3.10 Due to the dense clusters of modern built form, the Area has limited interinfluence / association with the landscapes north of the A4104 Drake Street / Marlbank Road; however, it has a high degree of interinfluence and close association with the local landscapes to the east, south and west, forming a small but integral part of the characteristic and historic pattern of small to medium-sized hedgebound pasture fields north of Castlemorton Common.
- 3.3.11 The degree of interinfluence between the Area and the wider landscapes to the east / south-east is high due to topography: from the Area's 'crest', the land falls eastwards and opens up, with Bredon Hill and the Cotswold Escarpment visible on the skyline.
- 3.3.12 In an arc from south west to north west there are varying degrees of interinfluence and association between the Area and the Malvern Hills' ridges and east-facing slopes, the degree reducing with distance.
- 3.3.13 The Area is intervisible with the Worcestershire Beacon which lies c. 6.2km to the north west, but there is limited interinfluence as the settlement 'intervenes'. The Area lies c. 3.8km east of the summit of British Camp; the degree of interinfluence / association between them is relatively high (see both heritage and visual baseline below).

#### HERITAGE

- 3.3.14 In terms of Scheduled Monuments, the Area lies c. 3.2km from the Shire Ditch, c. 3.5km from British Camp, and c. 2.8km from Little Malvern Priory. There is a relatively high degree of interinfluence and association between these features and the Area, as well as between the Area and Grade I listed Church of St Giles / Grade II\* Little Malvern Court, both associated with Little Malvern Priory.

*Views of British Camp and Little Malvern Priory / Court looking west from Area 2*



- 3.3.15 The degree of interinfluence / association between the Area and the majority of the local Grade II listed buildings is small, although it is higher with the Church of St James which lies at the crossroads c. 285m to the north east (intervisibility between church spire and parts of Area).
- 3.3.16 In terms of historic landscape character, the Area is categorised as post-1945. However, this is unlikely to be correct, as the field's boundaries are shown with mature escaped trees on late 19<sup>th</sup> century maps. The field was an orchard, as were most of the fields in this sector, but apart from a small cluster near the pond, the orchard trees on the Area had been cleared by the early 1900s. The small cluster disappeared during the 1960s / 70s.
- 3.3.17 Furthermore, there is evidence of medieval landuse in the locality (probably associated with the medieval settlement along Drake Street). During site visits, what could potentially be ridge and furrow was seen in the fields east of the Area, and it is not out of the question that the Area itself contains ridge and furrow.

*Possible ridge and furrow in fields east of Area 2*



- 3.3.18 The public footpaths which cross the Area / run along its boundaries are on the lines of old trackways. The now-realigned path along the Area's northern boundary would have been used as a route from the east to the Malvern Hills via what became Welland village in the 14<sup>th</sup> century, and which lies c. 1.4km east of the Area.

BIODIVERSITY

- 3.3.19 Mutlow's Orchard SSSI lies c. 70m north of the Area, and Castlemorton Common SSSI is c. 440m to the west.
- 3.3.20 LWSs which lie in the vicinity of the Area include Mutlow's Farm Orchard; Castlemorton, Hollybed and Coombegreen Commons; and Drake Street Meadow.
- 3.3.21 Many protected / notable species have been recorded in the vicinity of the Area, including several species of bat, and great crested newts.
- 3.3.22 There is a scatter of PHI sites nearby (Lowland Meadow, Traditional Orchard and Deciduous Woodland), and some of this vegetation is recorded on the NFI.
- 3.3.23 Some of the hedgerows are species-rich and thus HPBIs, and could potentially be 'Important'.
- 3.3.24 There are yellow meadow anthills in the pasture fields east of the Area - meadow ants are indicative of undisturbed / unimproved grassland.



### 3.4 Social / Visual Amenity Baseline

#### RECREATION & ACCESS

- 3.4.1 Castlemorton Common Open Access Land lies c. 175m to the south of the Area.
- 3.4.2 A public footpath crosses the Area. It used to continue north-eastwards towards Drake Street across the adjoining field to the north, but was diverted westwards as part of the Lawn Farm proposals. To the south east, the footpath connects with other footpaths leading to Castlemorton, Birtsmorton and beyond. There is a public footpath along the Area's eastern boundary, also from Drake Street, which joins the footpath across the Area at the latter's south-eastern corner.
- 3.4.3 The public footpath along the Area's northern boundary used to run through the field / along the northern boundary hedgerow; however, the Lawn Farm development has resulted in its diversion along a road through the housing estate. It continues westwards as far as the B4208, and also connects with the public footpath leading north to Drake Street, on the east side of Mutlow's Orchard SSSI.
- 3.4.4 The Area lies c. 320m south east of Welland Village Hall (and associated Welland Park), and c. 390m south east of Spitalfields recreation area.
- 3.4.5 Several parcels of land in the vicinity of the Area are proposed as LGS in the draft NP, including Mutlow's and Mutlow's Farm Orchards; Welland Park; the village green; Spitalfields recreation area; and green spaces within the new Lawn Farm developments.

#### VIEWS AND VISUAL AMENITY

- 3.4.6 There are several residential properties adjacent to / in the vicinity of the Area with views of it, including the recently-constructed houses at Lawn Farm immediately north of the Area.
- 3.4.7 To the north, the Area's visual envelope is restricted by the new residential properties. Receptors are mainly people living in the adjacent / nearby residential properties and footpath users.

*View from Area 2 looking north*



- 3.4.8 To the east and south east, the Area's visual envelope is extensive due to the fact that from the Area's 'crest', the land falls eastwards and opens up, with Bredon Hill and the Cotswold Escarpment visible on the skyline.

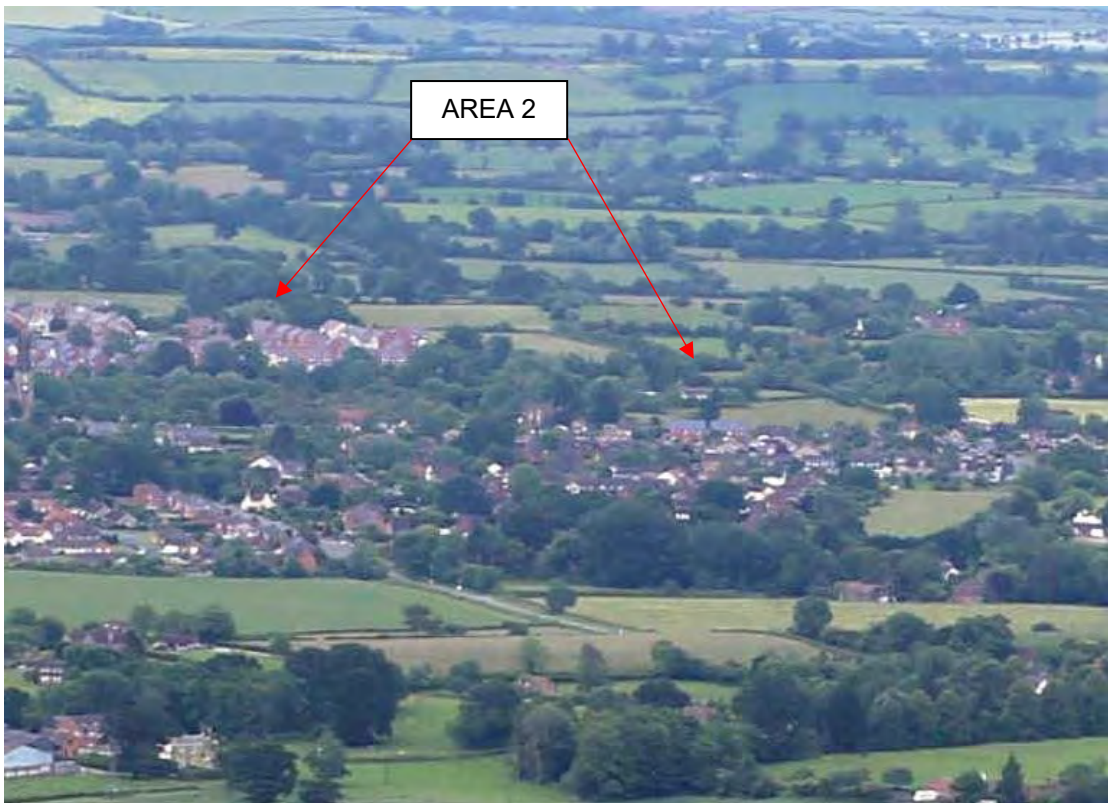
- 3.4.9 From Castlemorton Common to the south - within the AONB - the new houses north of the Area are partially visible through / over intervening mature vegetation. However, currently, the Area's southern boundary hedge is tall and infested with brambles; this means that from the public footpath running past Bakehouse Farm (and probably from the Farm itself and The Firs), views of the Area are currently quite well-screened even in winter. However, it is important to note that the hedgerow is in urgent need of (sensitive) management, and removing the brambles will increase the degree of visibility.
- 3.4.10 Although there is a relatively high degree of interinfluence between the Area and Castlemorton Common to the south west, views are currently well-screened even in winter by the dense, mature vegetation associated with Bakehouse Farm, The Firs and other properties between the Area and the Common. However, some of the vegetation is over-mature and its future screening function cannot be guaranteed. This would have a potentially significant adverse effect on views from the Common - many users are Very High sensitivity receptors.
- 3.4.11 The Area is just visible from the Worcestershire Beacon, which lies c. 6.2km to the north west, but at this distance it only forms a very small part of the overall panorama.
- 3.4.12 Travelling south along the ridgeline and upper hill slopes, the Area remains visible except where dense mature tree cover on the Hills currently filters or screens views (generally, more so in summer than winter).
- 3.4.13 The Area is visible from Jubilee Hill, Pinnacle Hill and Black Hill (c. 3.7km, 3.4km and 3.1km north west of the Area respectively). The degree of visibility is moderate from these locations: this is partly due to distance, but also because the western side of the Area currently benefits from the filtering / screening effects of mature vegetation on land adjacent to the west (although the view opens up over most of the field from Black Hill). This vegetation is also important because it visually separates the urban extension from the village core.
- 3.4.14 All the photographs below are zoomed-in.

*View of Area 2 from Jubilee Hill*





*View of Area 2 from Pinnacle Hill*



*View of Area 2 from Black Hill*



3.4.15 The Area is also visible from British Camp Iron Age hillfort and Scheduled Monument, a prominent and iconic skyline feature. The Area lies c. 3.8km from the summit, which is the location of 'Exceptional' AONB viewpoint no. 49. From this angle of view the degree of visibility

is moderate to high. New built form on the Area would noticeably increase the size of the settlement.

*View of Area 2 from British Camp*



3.4.16 On the Hills' ridges and upper slopes south of British Camp, the degree of visibility decreases with distance.

### **3.5 Area 2 Conclusions**

3.5.1 The 2015 LSCA categorised the level of capacity of the Area (which was part of larger LSCA Parcel 13), as 'Low'. This was mainly due to the fact that at the time, the Area lay in relatively tranquil rural open countryside, some distance from the settlement.

3.5.2 Now, the baseline situation has changed, with the creation of the new urban extension at Lawn Farm to the north.

3.5.3 This assessment concluded that if the Area was developed, levels of adverse effects on landscape character, visual and social amenity would be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important.

3.5.4 Development on the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills, and locally-important views towards the Malvern Hills from the once-rural outskirts of the village.

3.5.5 There would also be adverse effects on biodiversity: as mentioned in Section 1, Natural England has recently expressed significant concern about the erosion and loss of habitats on the Hills and Commons due to the year-on-year increase in use. However, locally-important habitats such as the unimproved pastures east of Area 2 are also being eroded and lost, because they now lie on the urban fringes. According to local landowners, dog-fouling is a major problem, and when dogs run loose they worry sheep.

3.5.6 This assessment concluded that Area 2's level of capacity should remain '**Low**'.



## 4. Area 3

### 4.1 Overview

- 4.1.1 Area 3 is 2015 LSCA Parcel no. 19.
- 4.1.2 Its CFS reference number is CFS 0659. It was not included in the SWDPR as a 'preferred option' for residential development, but is the subject of a "Promotion Document" produced in March 2019, which sets out proposals for a large cluster of new residential development on the land.
- 4.1.3 The brief for this (2019) study was to carry out a 'high-level' review of the Area, as opposed to the 'full' assessments required for Areas 1 and 2.

### 4.2 Area Location and Description

- 4.2.1 Area 3 lies in the East to South LSCA sector, in open countryside at the southern edge of the village. It comprises a medium-sized arable field with a total area of c. 3.4ha.

*View looking north across Area 3 from Castlemorton Common*



- 4.2.2 The Area's northern boundary is along a track leading to two properties lying east of the Area. Mutlow's Farm orchard and the village centre crossroads lie to the north of the Area.
- 4.2.3 Its eastern boundary is a hedgeline which zig-zags southwards to the hedged southern boundary. A scatter of residential properties / farmsteads lie in the open countryside beyond.
- 4.2.4 The Area's southern boundary is also the boundary between the parishes of Welland and Castlemorton. The parish boundary is characterised by highly distinctive and valuable boundary oak growing out of an old hedge with ancient trackways adjacent (although along several sections these features have been eroded / lost). The ancient landscapes of Castlemorton Common stretch away to the south west.
- 4.2.5 The southern section of the Area's western boundary is along the B4208, the northern section is contiguous with the boundary of the garden of a house at the Area's north-western corner. What used to be the bulk of the settlement lies west of the road.

#### **4.3 Landscape Character Baseline Summary: Key Features and Factors**

##### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

- Area lies outside the Malvern Hills AONB, adjacent to its eastern boundary (contiguous with Area's western and southern boundaries).
- It makes a locally-important contribution to the AONB's setting and Special Qualities.
- Is a good representation of host NCA 106 and mother LCT Enclosed Commons.
- Makes highly important contribution to rural setting and context of southern side of village.
- Key location and highly important function as southern gateway to village.
- Landscape elements and features are mostly healthy and in good condition.
- Limited degree of interinfluence / association with landscapes north of A4104.
- High degree of interinfluence / association with local landscapes to east - diminishes with distance.
- Very high degree of interinfluence / association with highly valuable and sensitive landscapes to south: Castlemorton Common (SSSI / LWS / Open Access Land etc.) is adjacent to Area's southern boundary.
- Relatively high degree of interinfluence / association with Malvern Hills to west.

##### HERITAGE

- C. 3.2km east of British Camp and Shire Ditch Scheduled Monuments, and c. 2.5km south east of Little Malvern Priory SM: relatively high degree of interinfluence / association with all three.
- High degree of interinfluence / association / intervisibility between Area and Grade II listed Church of St James (c. 360m to north east).
- Historic landscape character categorised as 1800 - 1914.
- Evidence of medieval landuse in locality - Area has strong association with ancient landscapes to south and west.

##### BIODIVERSITY

- Castlemorton Common SSSI lies c. 50m to south west.
- Mutlow's Orchard SSSI lies c. 190m to north east.
- Mutlow's Farm Orchard LWS lies c. 125m to north.
- Castlemorton, Hollybed and Coombegreen Commons LWS is adjacent to Area's southern boundary.
- Many protected / notable species recorded in vicinity.
- PHI sites (Traditional Orchards) adjacent to Area's north-western and north-eastern boundaries.
- Some hedgerows species-rich HPBIs, and potentially 'Important'.

#### **4.4 Social / Visual Amenity Baseline**

##### RECREATION & ACCESS

- Castlemorton Common Open Access Land adjacent southern boundary.
- Public footpaths along tracks to north and south of Area (c. 85m and c. 90m away respectively).

### VIEWS & VISUAL AMENITY

- Visual envelope to north and north east partially restricted by built form of settlement and mature vegetation in Mutlow's Orchard / adjacent fields.
- To east, visual envelope restricted by dense, mature vegetation associated with residential properties including the Firs, and Bakehouse Farm.
- Extensive visual envelope to south east, south and south west. Very high quality panoramic views across Castlemorton Common towards Area which is highly visible from many locations.
- Views from Common are within AONB - many Very High sensitivity receptors (also Open Access Land). From south looking north west, Area is in foreground of fine views from Common to Malvern Hills, with majority of settlement well-screened by vegetation - see photo below.

*View looking north west across Castlemorton Common and southern end of Welland village*



- Approaching from south in particular, Area's functions / contributions (village gateway, rural context and setting) visually very clear.
- Area clearly visible from British Camp to west (see photo overleaf). At this viewpoint, appears visually separated from majority of settlement including new urban extension, being integral part of surrounding rural open countryside.



*View looking east / north east from British Camp*



- Area also visible from Hills' ridges and summits to north west: villagescape 'intervenes' somewhat in views from these locations (as shown in photo from Black Hill below).

*View looking east from Black Hill*





#### 4.5 Area 3 Conclusions

- 4.5.1 The 2015 LSCA categorised the level of capacity of Area 3 (LSCA Parcel 19) as 'Low to Moderate'.
- 4.5.2 Since then, the baseline situation has changed, with the creation of the new urban extension at Lawn Farm to the north.
- 4.5.3 This assessment concluded that if the Area was developed, levels of adverse effects on landscape character, visual and social amenity would be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important.
- 4.5.4 Development on the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills' and towards the Malvern Hills from Castlemorton Common (within the AONB), and would adversely affect many locally-important views.
- 4.5.5 In relation to effects on views, it should be noted that the aforementioned March 2019 "Promotion Document" for the Area contains a plan showing the 'zone of theoretical visibility' (ZTV) of the new residential development proposed on the land (Figure 10 - ZTV Plan). Although it may be an extract from a larger plan, it is misleading, and almost certainly inaccurate: i) it does not show the ZTV in relation to the Malvern Hills, and b) although not shown on the ZTV Plan, the Area is almost certainly theoretically intervisible with Little Malvern Priory and other parts of the Hills' mid and lower slopes.
- 4.5.6 Development on the Area could also give rise and / or contribute to significant adverse effects on nationally-designated habitats: as mentioned in Section 1, Natural England has recently expressed significant concern about the erosion and loss of habitats on the Hills and Commons due to the year-on-year increase in use. The Area lies c. 50m from Castlemorton SSSI and c. 190m from Mutlow's Orchard SSSI, and is also adjacent to a LWS and PHI sites.
- 4.5.7 In the light of the above factors, this assessment concluded that Area 3's level of capacity should be reduced to '**Low**'.

## 5. Areas 4 & 5

### 5.1 Overview

- 5.1.1 In the 2015 LSCA, Areas 4 and 5 were assessed as a single parcel of land (LSCA Parcel no. 25).
- 5.1.2 Area 4's CFS reference number is CFS 0953, Area 5's is CFS 0771.
- 5.1.3 Neither Area was included in the SWDPR as a 'preferred option' for residential development.

### 5.2 Area Location and Description

- 5.2.1 Areas 4 and 5 lie in the South to West LSCA sector, in open countryside at the south-western edge of the village.
- 5.2.2 Together, the Areas comprise three relatively small grassed fields / paddocks, mostly bounded by hedgerows although the hedge separating Areas 4 and 5 appears to have been lost. The total area is c. 2.2ha.
- 5.2.3 The Area's north east- and south east-facing boundaries are contiguous with the rear garden boundaries of adjacent residential properties. The B4208 lies c. 45m to the south east at its closest point.
- 5.2.4 The southern (just south west-facing) boundary is also the boundary between Welland and Castlemorton parishes. The parish boundary is characterised by highly distinctive and valuable boundary oak growing out of an old hedge with ancient trackways adjacent (present here - see photo below, although along several sections these features have been eroded / lost). The ancient landscapes of Castlemorton Common stretch away to the south west.

*View looking east along Areas' southern boundary (parish boundary with hedge, track & oak)*



- 5.2.5 The Areas' north west-facing boundary is along the well-wooded Welland Brook (a tributary of Marbank Brook), which crosses Castlemorton Common to the south west.
- 5.2.6 Beyond the brook the landscapes open up across high quality, very sparsely-settled landscapes which stretch all the way to the Hills.

### **5.3 Landscape Character Baseline Summary: Key Features and Factors**

#### CONTEXTUAL LANDSCAPE & ASSOCIATIONS

- Areas lie within Malvern Hills AONB, c. 45m from eastern boundary at closest point.
- Areas are characterised by locally-distinctive landscape elements and features mostly healthy and in good condition, and make a small but locally-important contribution to the AONB's Special Qualities.
- Are good representations of host NCA 106 and mother LCT Enclosed Commons.
- Southern boundary vegetation in particular makes important contribution to rural setting and context of south-eastern side of village.
- Key location and highly important function as southern gateway to village.
- Apart from on boundaries, limited degree of interinfluence with settlement and landscapes beyond to north and east, although closely-associated with settlement.
- Apart from at closer quarters, moderate degree of interinfluence / association with local landscapes to south east and south - diminishes with distance.
- Very high degree of interinfluence / association with highly valuable and sensitive landscapes to south / south west: Castlemorton Common (SSSI and Open Access Land etc.) is adjacent to Area's southern boundary.
- Relatively high degree of interinfluence / association with Malvern Hills to west.

#### HERITAGE

- C. 3km east of British Camp and Shire Ditch Scheduled Monuments, and c. 2.2km south east of Little Malvern Priory SM: relatively high degree of interinfluence / association with all three.
- Limited interinfluence / association with local Grade II listed buildings, although potential intervisibility between Areas and spire of Church of St James.
- Historic landscape character categorised as 1800 - 1914.
- Evidence of medieval landuse in locality - Area has strong association with ancient landscapes to south and west.

#### BIODIVERSITY

- Castlemorton Common SSSI lies adjacent to southern boundary.
- Mutlow's Orchard SSSI lies c. 375m to north east.
- Mutlow's Farm Orchard LWS lies c. 250m to north east.
- Castlemorton, Hollybed and Coombegreen Commons LWS lies c. 50m to south east.
- Many protected / notable species recorded in vicinity.
- PHI sites (Deciduous woodland / Good quality semi-improved grassland) adjacent southern / part of north-western boundaries. Trees also recorded on NFI.
- Some hedgerows species-rich HPBIs, and potentially 'Important'.

### **5.4 Social / Visual Amenity Baseline**

#### RECREATION & ACCESS

- Castlemorton Common Open Access Land adjacent southern boundary, crossed by public footpaths.
- Public footpaths east of B4208.

### VIEWS & VISUAL AMENITY

- Visual envelope to north / north east / east restricted by settlement and dense, mature vegetation, although several residential receptors on boundaries.
- Views of Area open up in arc from south east to south west. Very high quality panoramic views across Castlemorton Common towards Area which is highly visible from many locations.
- Views from Common are within AONB - many Very High sensitivity receptors (also Open Access Land).
- Approaching from south in particular, Area's functions / contributions (village gateway, rural context and setting) visually very clear.

*View from B4208 crossing Castlemorton Common, looking north east towards village*



- Area clearly visible from British Camp to west (see photo overleaf). At this viewpoint is seen within context of existing built form to north and east, main function being rural context and setting of village.



*View from British Camp looking east*



- Area also visible from Hills' ridges and summits to north west: villagescape also 'intervenes' somewhat in views from these locations.

## **5.5 Areas 4 & 5 Conclusions**

- 5.5.1 The 2015 LSCA categorised the level of capacity of Areas 4 and 5 (LSCA Parcel 25) as 'Low to Moderate'. It also concluded that there was some capacity for built form, but only if contiguous with the existing settlement edge.
- 5.5.2 Since then, the creation of the new urban extension at Lawn Farm to the north east has significantly altered the wider landscapes. However, on a local physical level the extension is not closely-associated with Areas 4 and 5, and apart from the construction of a new house in a green gap between the Areas' eastern boundary and the B4208, the baseline situation in this part of the village has not materially changed.
- 5.5.3 The conclusion of this assessment is that if the Areas were developed - individually or in-combination - levels of adverse effects on landscape character, visual and social amenity could potentially be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important.
- 5.5.4 Development on one or both of the Areas would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills' and towards the Malvern Hills from Castlemorton Common (within the AONB), and would adversely affect locally-important views.
- 5.5.5 There could also be significant adverse effects on nationally-designated habitats including Castlemorton Common SSSI: as mentioned in Section 1, Natural England has recently expressed significant concern about the erosion and loss of habitats on the Hills and Commons due to the year-on-year increase in use. The Area's southern boundary is adjacent to the SSSI.
- 5.5.6 As with all the Areas, the level of effects would depend on the number of dwellings built, if that was decided to be an appropriate course of action, but as the Areas lie within the AONB it is assumed that a) density would be very low and b) the quality of the design would be very high, with locally-appropriate mitigation and enhancement. It is also assumed that all the boundary vegetation would be retained and protected / enhanced, and properly managed in the long term.

- 5.5.7 In the light of the above factors, this assessment concluded that combined, Areas 4 and 5's level of capacity should remain '**Low to Moderate**'.
- 5.5.8 In the event that Areas 4 and 5 were considered as separate entities, Area 5's level of capacity is marginally greater than that of Area 4 (at the higher end of 'Low to Moderate'), as Area 5 is more closely-associated with the settlement.

## 6. Summary, Conclusions and Recommendations

### 6.1 Summary of 2019 LSCA's Findings and Conclusions

- 6.1.1 The aim of this LSCA was to determine whether certain parcels of land (2019 LSCA 'Areas') on the edges of Welland village potentially had the capacity to accommodate new residential development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies.
- 6.1.2 The results of the studies will form part of the evidence-base for Welland's emerging Neighbourhood Plan, and will inform the future decision-making process.
- 6.1.3 The brief for the commission entailed checking, and where necessary, updating the 2015 LSCA baseline information, and factoring it into the 2019 sensitivity and capacity studies.
- 6.1.4 In some cases, new developments have fundamentally altered the character of the landscapes within which the Areas lie. As a result, this LSCA also had to determine what if any effects this may have had on the 2015 LSCA's judgements about levels of landscape and visual value, susceptibility to change, sensitivity and capacity.
- 6.1.5 The 2019 LSCA found that the adverse effects on landscape character and visual / social amenity arising from the new urban extension at Lawn Farm east of the village are extensive, especially due to a) the high degree of interinfluence and intervisibility between Welland and the nationally-designated AONB landscapes (Malvern Hills and Commons), and b) the erosion and loss of locally-valuable elements and features resulting from intensification of use.
- 6.1.6 The situation is that Welland now has very limited if any capacity to accept further growth without causing even greater harm, and many of the landscapes which remain are now of greater functional value and sensitivity than they were previously.
- 6.1.7 In the light of the changes to the 2015 baseline situation and the likely effects, the 2019 assessment concludes as follows:

**Area 1:** Level of capacity should be reduced from 'Low to Moderate' to '**Low / Low to Moderate**'.

**Area 2:** Level of capacity should remain '**Low**'.

**Area 3:** Level of capacity should be reduced from 'Low to Moderate' to '**Low**'.

**Areas 4 & 5:** Level of capacity should remain '**Low to Moderate**'.

### 6.2 Recommendations

- 6.2.1 Section 7.2 of the 2015 LSCA sets out a series of recommendations and future initiatives relating to Welland's landscape character, visual and social amenity, biodiversity and so on. Whilst the majority if not all of these are still relevant, and should be used to guide and inform future planning and planning-related decisions, the rapid and substantial increase in the size of the village in recent years has meant that opportunities for local environmental / social improvements have been lost.
- 6.2.2 Furthermore, the piecemeal approach to development has been extremely detrimental to Welland's landscapes and communities in many regards, due to the lack of strategic environmental and social planning. The 2015 LSCA emphasised the need to assess cumulative effects before allowing the village to expand further (para. 7.2.10), but this exercise was not carried out.
- 6.2.3 In fact, Welland village has grown by over 60% in the last five years. Had the bulk of this urban expansion been proposed as a single project, it would almost certainly have been categorised as major development, and would have required an Environmental Impact Assessment. This may have led to a different decision, or at least a different, less harmful outcome.
- 6.2.4 What has not been considered is the incremental and ultimately significant increase in adverse effects on soil, water and air quality, quality of the landscape, quality of life, and on the health and wellbeing of the environment and the human and other populations it supports.

- 6.2.5 In particular, many of the nationally-designated and other important habitats in the area are highly vulnerable to change, and have very limited tolerance of the pressures arising a) directly from the increase in the numbers of people using them, and b) indirectly through factors such as pollutants, both of which are rising year-on-year.
- 6.2.6 Natural England has recently expressed concern about significant adverse effects on these habitats and the flora and fauna they support, many of which are species protected by European / national legislation. Effects include erosion / loss of landcover and features (trampling, eutrophication from dog-fouling, pollution), noise, disturbance, lighting and so on. Suitable alternative and less sensitive recreational areas and opportunities in and around the settlement need to be provided.
- 6.2.7 If any additional development in / around the village is to be considered, the proposal should be subject to very close and rigorous scrutiny, not just 'on its own merits' but in combination with existing and future development. This will require cumulative assessments of environmental, social and economic effects to be carried out.
- 6.2.8 In terms of the latter, it is recognised that the 'outstanding natural beauty' of the area contributes significantly to economic activities and well-being through tourism and inward investment. As noted above, *'Each year, some 1.25 million visitors come to the AONB to enjoy its natural and cultural heritage. Tourism makes a significant contribution to the local economy'*. Ironically, intensification of use results in the degradation / loss of the landscape's special qualities that people come specifically to enjoy, resulting in adverse economic effects.
- 6.2.9 The relevant guidance should always be followed. For example, many of the mistakes made in terms of siting, layout and design at the Lawn Farm development (even in small details, for example the use of contrasting white trim which draws the eye to the detractor) should be avoided if the AONB's guidance on respecting landscape in views<sup>10</sup>, building design<sup>11</sup>, selection of colour<sup>12</sup>, and guidance on views<sup>13</sup> is followed. Studies such as Environmental Colour Assessment should accompany the planning application and be carried out alongside landscape / visual and other assessments, and not requested as a condition.
- 6.2.10 Significant mature vegetation makes a highly important contribution to the landscape character (historic and modern) and visual amenity of the area, including that of the Malvern Hills AONB. It also currently screens certain detractors from view, and provides a variety of wildlife habitats. However, the long-term future of the vegetation cannot be guaranteed. Some of the trees are nearing the ends of their useful lives. Old age, deliberate (authorised / unauthorised) removal, pests, diseases, pollution and accidents can result in decline and loss - the native trees and hedges in particular are highly vulnerable to change. There are currently concerns about the potentially devastating effects of 'acute oak decline' and oak processionary moth, ash dieback, horse chestnut canker, the Asian longhorn beetle and Phytophthora amongst others.
- 6.2.11 Potential effects arising from new development must be considered on the basis that there is no certainty that what is there now, or what is planted in the future, will survive, and cannot be relied upon to perform functions such as screening views.
- 6.2.12 If sites are proposed for development, consideration should be given to what level of effects is predicted without existing / proposed vegetation, as well as with it. This could affect future decisions about which sites are more suitable for development than others. It is also a relevant factor in the assessment of cumulative effects, and matters such as coalescence.

Carly Tinkler BA CMLI FRSA MIALE December 2019

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<sup>10</sup> <https://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/08/64339-MHAONB-Guidance-on-Respecting-Landscape-in-Views-v09.pdf>

<sup>11</sup> [https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernBuildingDesignGuideLoRes\\_001.pdf](https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernBuildingDesignGuideLoRes_001.pdf)

<sup>12</sup> [https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance\\_on\\_colour\\_use\\_screen.pdf](https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen.pdf)

<sup>13</sup> [https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite\\_000.pdf](https://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite_000.pdf)




# APPENDIX A

## Figure 1 - 2019 LSCA Areas Location Plan

(see separate document)





KEY  
 LSCA Areas

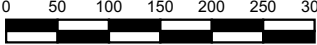

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 NTS at A3 

Figure 1 - 2019 LSCA Areas Location Plan



Welland Neighbourhood Plan

# Landscape Assessment



## REPORT

On behalf of Little Malvern and Welland Parish Council

June 2015

Consultation Draft

## Document Version Control

Version	Date	Author	Comment
Draft V4	21.06.2015	CT	Draft issued to Parish Council for comment
Consultation Draft	20.07.2015	CT	Issued to Parish Council for public consultation
Consultation Draft	22.07.2015	CT	Minor edits. Re-issued to Parish Council for public consultation



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**NOTE:** All the figures are at 1:5000 scale when printed at A1 apart from Figure 1 which is 1:25,000 scale at A3. The information on the A1 plans can also be read if printed at A3 size (and A4 is acceptable as a general overview)

**Figure 1:** Location Plan and Overview

**Figure 2:** Study Area

**Figure 3:** Landscape Baseline

**Figure 4:** Historic Landscape Baseline

**Figure 5:** Biodiversity Baseline

**Figure 6:** Visual Amenity

**Figure 7:** Recreation & Amenity Baseline

**Figure 8:** Landscape Capacity

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## Foreword to the Report

This landscape assessment was commissioned by Little Malvern and Welland Parish Council. Its purpose is to determine the potential capacity of 43 parcels of land in and around the settlement to accept new residential development, from a landscape and environmental perspective. The findings will be used to guide Welland's Neighbourhood Plan (NP) for the plan period up to 2030, and will assist with determining the line of the future settlement boundary. They will also be used to help fulfil the Parish Council's objective of developing a detailed landscape strategy for the local area as part of its work towards the NP, with recommendations for future environmental and recreational projects / initiatives in and around the village.

The issues involved in this study are complex, and a variety of published methods of landscape assessment have been combined in order to provide the fine-grained, evidence-based and objective results which are needed here. Other issues, such as physical constraints to development, have also been factored in.

The results are presented in this report. It is important for those relying on the information to be able to see clearly how the conclusions were reached. For this reason, the baseline studies have been written up in full. The methods used have been described in some detail, and an explanation of the main technical terms and phrases used have been given to ensure that the process is fully understood.

It is not necessary to read the entire report in order to find the levels of capacity and constraints which apply to each parcel: the results are set out on a plan and in tables in Section 6 Overall Sensitivity and Capacity.

In the UK today there is an urgent need to build new houses. In 2007 the Government set a target of increasing the supply of housing to 240,000 additional homes per year by 2016. The National Housing and Planning Advice Unit (now defunct) advised that up to 290,500 additional homes may be needed **in each year** to 2031 (the government has now abolished national and regional planning housebuilding targets).

Every city, town and village is therefore under pressure to find suitable sites for future residential development. Welland, an historic and once small village in an area associated with the Manor of Welland as early as the 9<sup>th</sup> century, is a desirable place to live and has been (and still is) under pressure to accept new development, although its capacity to do so is becoming increasingly limited. This means looking afresh at existing settlement boundaries or creating new ones, and the neighbourhood planning process is one of the best ways for local communities to influence where they are drawn.

A settlement boundary is defined as the dividing line or boundary between areas of built / urban development (the settlement) and non-urban or rural development (the countryside). Boundaries are usually drawn around whatever is determined to be the integral core of a settlement. Typically included within them are built form and land associated with existing employment areas, community facilities and services, and the bulk of a settlement's 'housing stock'. Land outside them is defined as 'open countryside' and is usually oriented towards agriculture, tourism or outdoor recreational uses, although it may include parts of gardens, orchards, paddocks and other land not normally perceived as 'countryside'.

In planning terms there is a presumption in favour of built development within the settlement boundary whereas, beyond the boundary in open countryside, development is much more tightly controlled. The purpose of the settlement boundary is to act as a distinct, defensible line between these areas, determining where certain types of development may be acceptable or, where protection of land is required, for a wide variety of reasons.

European conventions, national and local planning policy and various guidance, make it clear that the protection and enhancement of landscape character and visual amenity are highly important factors in the decision-making process at all levels. They are an essential component in determining the future location of settlement boundaries, for example, especially if, like parts of Welland, the landscape is designated as an Area of Outstanding Natural Beauty. Understanding the area's history, value, landscape character, and the contribution each individual parcel of land makes to that character, is a fundamental part of the process. The health and wellbeing of both the community and the environment are also of paramount importance, and landscape makes a significant contribution to this.

In order for it to be of most use to the village, the landscape assessment process used for Welland applied evolving (and some new) methods. Feedback from the community on the study is therefore welcomed, as it will help to shape future assessments of this type.

I am very grateful to the people who provided background information for, and assistance with, this study. Any errors in the text are likely to be mine, so if spotted, please let me know. Feedback can be via the Parish Council representatives, or directly to the author of this report ([carlytinkler@hotmail.co.uk](mailto:carlytinkler@hotmail.co.uk)). Thank you.

Carly Tinkler June 2015

## Foreword by the Parish Council

Little Malvern and Welland Parish Council commissioned this report in January 2015 in support of its emerging Neighbourhood Plan. The report presents the position at 31 May 2015.

Before the report was commissioned, while the appraisal work was under way and subsequently, several planning applications for new housing development have been registered, some have been determined but none of those schemes have been implemented at the date of publication. The actual impact of new, unbuilt developments on the landscape and environment can only be properly assessed when those plans are fully implemented so this report has been restricted to a factual appraisal of the status quo.

The Welland Neighbourhood Plan will consider the potential and cumulative impact of new development on the Parish, including its influence on landscape and the environment using this report as an objectively assessed baseline.

The Parish Council expects to continue to monitor the impact of new development on the landscape and environment of the village and will publish updates to this baseline appraisal from time to time.

MJD 19 July 2015



## Acronyms

Below is a list of the acronyms most frequently used in this report and the accompanying schedules:

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
BRC	Biological Records Centre
EIA	Environmental Impact Assessment
ELC	European Landscape Convention
EPS	European Protected Species
GCN	Great Crested Newt
GI	Green Infrastructure
GLVIA	Guidance for Landscape and Visual Impact Assessment
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
LCA	Landscape Character Assessment
LDU	Landscape Description Unit
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSCA	Landscape Sensitivity and Capacity Assessment
LVIA	Landscape and Visual Impact Assessment
LWS	Local Wildlife Site
MHDC	Malvern Hills District Council
NCA	National Character Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NVC	National Vegetation Classification
OS	Ordnance Survey
PC	Parish Council
PHI	Priority Habitat Inventory
PRoW	Public Right of Way
SAM	Scheduled Ancient Monument
SEO	Statement of Opportunity
SSSI	Site of Special Scientific Interest
SWDP	South Worcestershire Development Plan
SWS	Special Wildlife Site
TPO	Tree Preservation Order
WCC	Worcestershire County Council
WFD	Water Framework Directive
WWT	Worcestershire Wildlife Trust
ZVI	Zone of Visual Influence

# 1 Introduction

## 1.1 Background

- 1.1.1 Welland is a village in south west Worcestershire, in the combined civil parish of Little Malvern and Welland. It is situated c. 15km south west of the city of Worcester and c. 6km south east of the town of Great Malvern. It also lies c. 2.5km east of the Malvern Hills, which form a highly distinctive feature in the region, running north – south for some 12km between North Malvern and Chase End. The Hills' ridgeline forms the boundary between Worcestershire and Herefordshire, and at Chase End, the boundaries of Worcestershire, Herefordshire and Gloucestershire meet.
- 1.1.2 The eastern boundary of the Malvern Hills Area of Outstanding Natural Beauty (AONB) runs through the village, along the B4208.
- 1.1.3 In January 2015 Carly Tinkler CMLI was commissioned by Little Malvern and Welland Parish Council to carry out a landscape assessment in and around the village. The aims of the commission were a) to determine the potential suitability or otherwise of land for new residential development, from a landscape and environmental perspective; and b) to provide recommendations for future landscape and recreational opportunities. The findings will be used to guide Welland's Neighbourhood Plan (NP) for the plan period to 2030, and will assist with determining the line of the future settlement boundary.
- 1.1.4 Public consultation carried out in the village indicates the value that the community places on the environment in which they live. In a 2014 survey, 80% of respondents said that protecting and enhancing the landscape was important for the village; 68% said that historic and natural features should be protected; and 65% said that local wildlife should be positively managed.
- 1.1.5 As a result of this, one of the community's aims is to develop a detailed landscape strategy for the area as part of its work towards the NP. In order for the landscape strategy to be both appropriate and effective, it needs to be informed by objective, robust and evidence-based studies.
- 1.1.6 It was concluded that a landscape assessment could help to fulfil both of these aims. The most appropriate form of study for the landscape-related work required to inform the strategy and NP was considered to be a combination of what are called Landscape Character Assessment (LCA), Landscape Sensitivity and Capacity Assessment (LSCA), and Landscape and Visual Impact Assessment (LVIA). These are explained in more detail in the report, but to summarise, LCA describes the factual baseline situation, LSCA evaluates the 'sensitivity' of the landscape and its 'capacity' to accept certain types of change, and LVIA assesses potential effects on landscape character and visual amenity arising from proposed development.
- 1.1.7 In order for the assessments to be of most use to the future landscape strategy, it was agreed that the study would make broad recommendations for future environmental and recreational projects / initiatives in and around the village. This would build on the results of a preliminary landscape study carried out in 2014 in collaboration with the Malvern Hills AONB Unit, which set out suggestions for future landscape improvements and other projects. They would need to be the subject of further work once the community has reviewed the study and decided which of the projects to take forward. Some could potentially be funded by development monies or grants.
- 1.1.8 The brief for the commission emphasised that the assessment should consider in particular the landscape and scenic beauty of the area, as it is either within, or forms part of the setting of, the AONB. The consultant was expected to make reference to key local documents including the AONB Landscape Strategy and Guidelines, and to carry out the landscape assessments in accordance with published guidance and current best practice. The study was to be objective and evidence-based, and carried out by a suitably qualified and experienced practitioner.

## 1.2 Qualifications and Experience

- 1.2.1 In terms of qualifications and experience relevant to the scope of this commission, I am a Chartered Landscape Architect. I undertake the planning, design, co-ordination and management of both large and small scale landscape and environmental projects in the UK and abroad.
- 1.2.2 For the last twenty five years I have specialised in landscape and environmental assessment, carrying out Environmental Impact Assessments (EIAs), LCAs, LSCAs and LVIAs. Clients include foreign, national and local governments, and I act as a consultant to bodies such as the Malvern Hills AONB Unit, Historic England, Natural England and the Highways Agency on landscape matters. I

also act as an expert witness at planning inquiries and appeals on behalf of both local planning authorities and private / commercial developers, often for residential developments.

1.2.3 Many of the LSCAs I do are for community Neighbourhood Development Plans; I am also a member of the team which recently completed landscape assessments of 300 sites in villages throughout Herefordshire which came forwards during the latest Strategic Housing Land Availability Assessment (SHLAA) review.

1.2.4 I have lived and worked in the Malvern area for most of my life, so am very familiar with the natural, physical, historic, cultural and social aspects of the landscape and villages in and around the area.

### 1.3 Structure of Report

1.3.1 This report is broadly structured in line with the rather linear assessment processes described in Section 3, and is set out as follows:

1.3.2 In **Section 2**, definitions of the main terms used in both planning policy and the assessment process are provided for reference.

1.3.3 **Section 3** explains the landscape assessment methods.

1.3.4 **Section 4** describes the current baseline landscape and visual situation, including matters such as landscape character, landscape history, heritage assets, cultural associations, biodiversity, visual, public and social amenity.

1.3.5 **Section 5** summarises the findings of this assessment. Judgements and conclusions about landscape quality, landscape character and visual sensitivity, and value are set out. Potential effects and key constraints are also described in this Section.

1.3.6 In **Section 6**, judgements about landscape sensitivity and capacity are set out. Table 1A sets out the capacity of the individual parcels in the order in which they were assessed and reported in the text and on the plans. Table 1B provides the same information, but in order of each parcel's capacity, from high to low.

1.3.7 **Section 7** sets out the assessment's conclusions. The various recommendations arising from the study are also summarised.

1.3.8 Appendices are bound separately.

1.3.9 Appendix A contains a summary of the National Character Areas, Regional / County Landscape Character Types, and Landscape Description Units found in the study area.

1.3.10 The summarised findings for each parcel are in Appendix B: Schedule 1, which sets out the landscape baseline, and the levels of the landscape's overall sensitivity and capacity, and where relevant, comments and recommendations.

1.3.11 Appendix C sets out the criteria applied to judgements made in this assessment.

1.3.12 The baseline information was firstly hand-drawn onto 1:25,000 and 1:5000 scale Ordnance Survey (OS) maps, and then transferred into digital format. These are also available separately, as are the plans showing Landscape Capacity and Recommendations.

1.3.13 The figures comprise:

**Figure 1:** Location Plan and Overview

**Figure 2:** Study Area

**Figure 3:** Landscape Baseline

**Figure 4:** Historic Landscape Baseline

**Figure 5:** Biodiversity Baseline

**Figure 6:** Visual Amenity

**Figure 7:** Recreation & Amenity Baseline

**Figure 8:** Landscape Capacity

**Figure 9:** Recommendations

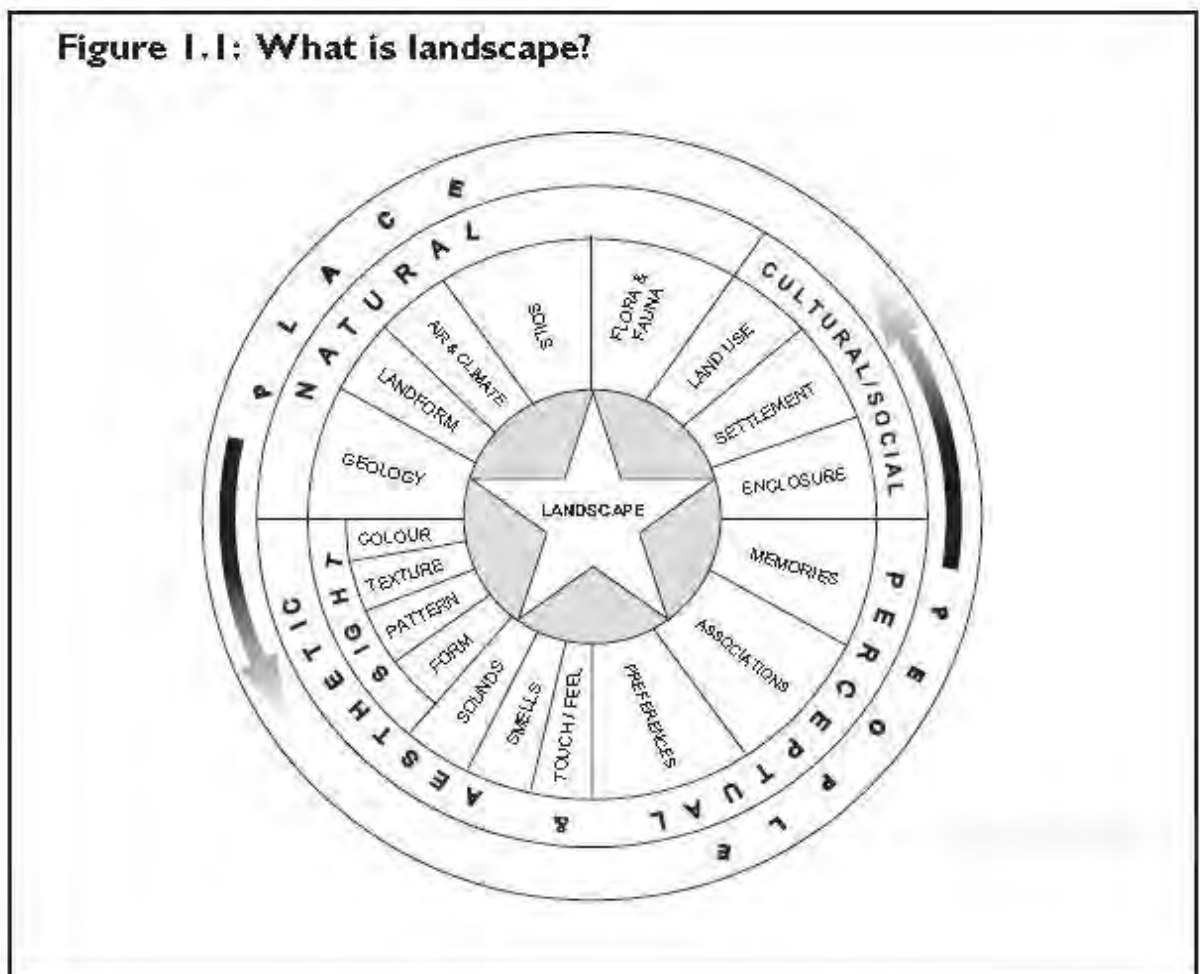
1.3.14 All the figures are drawn at 1:5000 scale when printed at A1 apart from Figure 1 which is 1:25,000 scale at A3. The information on the A1 plans can also be read if printed at A3 size (and A4 is legible for most people as a general overview).

## 2 Definitions

- 2.1 The words, terms and phrases used throughout environmental and landscape assessments are usually the same, as this makes it easier to compare like with like across a range of disciplines and topics. Often, the terms are derived from international directives issued by bodies such as the European Union, so it makes sense to use the same ones in planning policy and guidance, and thus in assessments.
- 2.2 Whilst the terms themselves may be familiar, their true meaning is not always fully understood. Sometimes there are widely-accepted definitions of the terms, but in other cases the person carrying out the assessment has to set out their own definitions, and explain the criteria which will be applied in the study.
- 2.3 This is important because the assessment process must be 'transparent'. The reasoning behind the assumptions and judgements which are made, and the conclusions drawn at the end, must be clear and easy to follow. There may not be agreement on the assumptions, judgements and conclusions themselves, especially as some of the areas covered may be considered 'subjective' (this is dealt with later in this report), but how they were arrived at should be obvious.
- 2.4 The definitions of the terms which are widely-used in both planning policy and this assessment are set out below.

### Landscape

- 2.5 The diagram below, taken from The Countryside Agency and Scottish Natural Heritage's *Landscape Character Assessment Guidance for England and Scotland* (2002), illustrates the complex and multi-faceted aspects that contribute towards our understanding of landscape, all of which need to be considered in a landscape assessment.





2.6 In its Preamble, the European Landscape Convention (ELC) states: *"the landscape... is a basic component of... natural and cultural heritage... A landscape, within the meaning of the convention, is an area as perceived by people, namely, a subject of public evaluation and aspirations"*.

2.7 Landscape is defined in The Countryside Agency and Scottish Natural Heritage's guidance as follows: *"Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) - interact together and are perceived by us. People's perceptions turn land into the concept of landscape"*.

### **Landscape Character**

2.8 LCA guidance defines landscape character as *"A distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Particular combinations of geology, landform, soils, vegetation, land use, field patterns and human settlement create character. Character makes each part of the landscape distinct, and gives each its particular sense of place"*.

2.9 The diagram 'What is landscape?' above is used as the starting point for the LCA process, and reminds us that landscape character is not only reflected in an area's natural and physical attributes, but also in its cultural history, and in the way it influences people's perceptions and emotions.

2.10 It should be noted that landscape character assessment can be applied to town-, village- and seascape character as well.

### **Landscape Quality**

2.11 From a landscape character assessment perspective, LCA guidance states that *"Landscape quality (or condition) is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place."*

2.12 The term 'Quality' also reflects *"... the value that is placed on landscapes which appeal primarily to the visual senses, but this value is not absolute and tends to reflect prevailing ideas about which landscapes are of special value. Although quality is a separate issue from evaluation it is often linked because landscapes of higher quality may be more valued and more likely to be designated."* [Scottish Natural Heritage]

2.13 Quality in landscape terms may reflect a place which is considered beautiful because it is unspoilt, or because it is well-managed and cared-for, and the features which make it special are in good condition and intact. It may also be a judgement, varying from person to person, about the aesthetic and / or perceptual quality, or qualities, of the landscape, and how it 'makes them feel'.

2.14 Inevitably there is a certain amount of subjectivity in evaluating Landscape Quality, but methods have been developed to quantify it. In Table 1 Appendix C the criteria applied to determine levels of Landscape Quality in this assessment are set out.

### **Landscape Character Sensitivity**

2.15 *"Landscape sensitivity... relates to the stability of character, the degree to which that character is robust enough to continue and to be able to recuperate from loss or damage. A landscape with a character of high sensitivity is one that, once lost, would be difficult to restore; a character that, if valued, must be afforded particular care and consideration in order for it to survive."* [LCA Guidance Topic Paper 6]

2.16 LCA Guidance also emphasises that *"A landscape is sensitive if it is likely to be adversely affected by the type of change proposed"*.

2.17 A judgement concerning sensitivity is an **outcome** resulting from the testing of proposals against natural, cultural and aesthetic factors and features which may be sensitive. It is not a 'baseline attribute' but a combination of baseline factors.

2.18 Small changes in a landscape of high sensitivity could be very damaging, whereas large changes in a landscape of low sensitivity may be acceptable.

2.19 In Table 2 Appendix C the criteria applied to determine levels of Landscape Character Sensitivity in this assessment are set out.

### **Visual Sensitivity**

- 2.20 Visual Sensitivity refers to both places and people, but it is the people who are the 'receptors', sensitive or otherwise.
- 2.21 Judging the visual sensitivity of the landscape involves considering its general visibility and the potential scope to mitigate the visual effects of any change that might take place. Visual sensitivity is also reflected in the numbers of people who are likely to perceive the landscape and any changes that occur in it, whether they are 'ordinary' residents or visitors. The more highly valued a particular view or viewpoint is, and the more people who visit it for the purpose of enjoying the view, the more sensitive it is likely to be.
- 2.22 In Table 3 Appendix C the criteria applied to determine levels of Visual Sensitivity in this assessment are set out; visual receptor sensitivity criteria are in Table 4.

### **Overall Sensitivity**

- 2.23 In the context of this study, 'Overall Sensitivity' refers to the outcome of the first part of the LSCA process. Once the levels of Landscape Quality and baseline 'desktop' Landscape Value are established, a judgement about Landscape Character Sensitivity is made. Then, Landscape Character Sensitivity and Visual Sensitivity are combined to arrive at a judgement about the Overall Sensitivity of the landscape.

### **Landscape Value**

- 2.24 Understanding Landscape Value is essential, as it plays a major role in most environmental, landscape and social planning policies.
- 2.25 Para. 109 of the NPPF sets out how the planning system should contribute to and enhance the natural and local environment. The first item on the list is "**protecting and enhancing valued landscapes**".
- 2.26 Para. 110 states: "*In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework*".
- 2.27 Landscape Value has been defined in LVIA guidance<sup>1</sup> as "*The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons*".
- 2.28 The Council of Europe has published a useful document (Naturopa No. 98 2002) which explains the concept of Landscape Value and why it is so important. It describes the different types of Landscape Value, including economic, social and heritage. The function or role that a particular area or site performs in the wider landscape context, and the contribution it makes, is also a factor in establishing its value.
- 2.29 As with Quality (and the two are related), there will always be a degree of subjectivity in value judgements, but again, methods have been developed to quantify Landscape Value objectively, such as the Quality of Life Capital (QoLC) approach<sup>2</sup>. In Table 5 Appendix C the criteria applied to determine levels of Landscape Value in this assessment are set out.
- 2.30 Guidance for landscape assessments set out in some detail methods for establishing Landscape Value; however in LVIA, Landscape Value determines Landscape Sensitivity, whereas in LSCA, it is also used to determine Landscape Capacity.

### **Landscape Capacity**

- 2.31 The term 'Capacity' can be defined as "the maximum amount that something can contain". If something has reached 'Capacity' it is full, and cannot take any more.

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<sup>1</sup> Landscape Institute / Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition* Routledge, Oxon, UK; Scottish Natural Heritage / The Countryside Agency (2002) *Landscape Character Assessment, Guidance for England and Scotland*. Usually referred to as "GLVIA3".

<sup>2</sup> QoLC approach guidance was developed jointly by the Countryside Agency, English Nature, English Heritage and the Environment Agency to 'provide a consistent and integrated way of managing for Quality of Life'. (<https://www.google.co.uk/#q=Quality+of+life+capital+overview+report+2001>).

- 2.32 'Capacity' in this context refers to the amount of change a particular landscape type (or area, or zone, or individual site, or town / village) can tolerate without there being unacceptable adverse effects on its character, or the way that it is perceived, and without compromising the values attached to it (see also Landscape Effects below).
- 2.33 It is important to note that the assessment of a landscape's capacity to accept change will vary according to the type and nature of change being proposed. The nature of the proposed form of change must be defined before undertaking an LSCA.
- 2.34 It is more likely, but not certain, that a landscape of low sensitivity will have a higher capacity to accept change.
- 2.35 Judgements about Capacity are made by combining Overall Sensitivity with Landscape Value (based on both 'desktop' and 'on-the-ground' assessment findings).

#### **Landscape Effects (and Impacts)**

- 2.36 The word 'effect' is often used interchangeably with 'impact', but I use the terms as defined in GLVIA3. 'Impact' is 'the action being taken'. 'Effect' is the 'change resulting from that action'.
- 2.37 Consideration of potential effects which could arise from new development is part of the process of determining a landscape's sensitivity, and its capacity to accept this change; judgements must be based on an understanding of how change could affect the landscape's character.
- 2.38 LVIA's are the most appropriate form of assessment to use in evaluating landscape effects arising from a specific development in depth, but LSCA's identify the main landscape and visual receptors which are likely to be affected and which would need to be taken into account if more detailed analysis is required.

#### **Green Infrastructure**

- 2.39 'Green infrastructure' (GI) is "*...the planned and managed network of green spaces and natural elements that intersperse and connect our cities, towns and villages. GI comprises many different elements including biodiversity, the landscape, the historic environment, the water environment (also known as blue infrastructure) and publicly accessible green spaces and informal recreation sites.*" [Source: Worcestershire Green Infrastructure Strategy 2013 – 2018 (Worcestershire County Council (WCC))]
- 2.40 Amongst its many benefits, GI has a vital role to play in peoples' health and wellbeing (see also Quality of Life above). According to WCC's GI Strategy, residents who live near nature generally cope better with the stress of everyday life and are considered happier than those who do not have easy access to green spaces. "*Proximity to greenspace is generally associated with increased levels of physical activity. This effect is particularly marked in the under 25's, who are more likely to be obese if they do not have access to greenspace. Regular participation in physical activities has been shown to improve physical and mental health. Increasing physical activity through access to high quality greenspace has the potential to save the NHS £2.1 billion a year... The green infrastructure approach therefore integrates consideration of economic, health and social benefits to ensure that delivery against both environmental and socio-economic objectives is central to the planning, management and delivery of these spaces.*" [Ibid]
- 2.41 GI can improve the community's experience and understanding of natural and historic places. Integrating access to green spaces with natural, cultural and heritage value into peoples' everyday lives can help to develop a connection with the local area and increase community participation. It can provide learning opportunities, reduce crime and encourage social activity. Education involving the natural environment and green spaces can positively influence the functioning of communities through reducing anti-social behaviour, increasing self-esteem and improving skills. It can also benefit the natural and historic environment by creating and enhancing biodiversity, connecting wildlife corridors and networks, protecting and enhancing landscape character, and improving the quality of rivers and streams as well as conserving and enhancing heritage assets such as historic landscapes and archaeological features, and improving the setting of historic buildings and monuments.

## 3 Method and Process

### 3.1 Landscape Assessment

- 3.1.1 The issues to be considered in this study are complex and wide-ranging. As a result, a variety of landscape assessment methods have been used for different parts of the study and combined, in order to meet the commission's objectives.
- 3.1.2 The three main forms of assessment used here are LCA, LSCA and LVIA. The detailed methods are not included in this report, but are summarised below. Where necessary, further clarification is provided in the text.
- 3.1.3 In its recent publication *An Approach to Landscape Character Assessment* (October 2014), Natural England defines LCA as "... the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive (Fig. 1. What is Landscape?)... By setting down a robust, auditable and transparent, baseline, [LCA] can not only help us to understand our landscapes, it can also assist in informing judgements and decisions concerning the management of change."
- 3.1.4 The information recorded in the LCA informs all aspects of the other types of landscape assessment. It is necessary to understand what is there and how valuable it is before making judgements about potential effects and their level of significance, or levels of sensitivity and capacity.
- 3.1.5 LSCA is a systematic, evidence-based process. It provides an objective, impartial and transparent system for assessing the sensitivity of the landscape and its capacity to accommodate change, whilst also retaining the aspects of the environment which – for a variety of reasons – are valued. Such change is usually in the form of social and / or economic expansion, although the method can be applied to other forms of development such as polytunnels, or changes in landuse, for example commercial forestry.
- 3.1.6 It has been developed in response to the growing need for people, communities and planning authorities to make informed decisions about the allocation of land for development.
- 3.1.7 It also responds to an increasing public interest in, and awareness of, what the term 'landscape' really means, as set out in Section 2. There is also a desire to understand for oneself how new development can change the landscape, and what the effects and subsequent implications of this might be, both on the landscape itself and those who experience and use it.
- 3.1.8 Landscape assessments should be carried out by a qualified professional with experience in the field. There is published guidance for LSCA practitioners (*Landscape Character Assessment Guidance for England and Scotland - Topic Paper 6: Techniques and criteria for judging sensitivity and capacity* The Countryside Agency and Scottish Natural Heritage (2002)). Whilst this still underpins the overall LSCA approach, over time more specific methods have evolved for commissions such as this, where the findings are required to inform a neighbourhood plan, for example, and will be used as a tool in future planning decisions.
- 3.1.9 This study therefore also considers the likelihood of new development giving rise to adverse (or beneficial) effects on the landscape and visual receptors identified. This is factored in to the conclusions about Landscape Capacity, and follows the principles of GLVIA3.
- 3.1.10 It also takes into account Green Infrastructure (GI) assets such as access to nature and informal recreation, energy and food production, and water resource management. Biodiversity is factored in at the desktop stage, recording designated areas of nature conservation interest. Habitats which are likely to have high potential for biodiversity are also noted during the on-the-ground surveys. The value and sensitivity of heritage assets is also considered, in terms of the assets' landscape context and setting, in line with published guidance (for example English Heritage [now Historic England]'s *The Setting of Heritage Assets* (revised June 2012)).
- 3.1.11 Where appropriate, recommendations are given to help take forwards the opportunities identified in the study.
- 3.1.12 The process followed for this commission is set out below:



Step 1 = Define objectives, scope, brief and output of the commission

- 3.1.13 These were developed and agreed over the course of a few weeks during meetings and discussions with representatives from the Parish Council and the AONB Unit (the aims and objectives are set out in Section 1).
- 3.1.14 The findings were to be presented in the form of an illustrated report, with tabulated summaries and plans / figures. The baseline information collected during the study was to be made available to the Parish Council and AONB Unit (the various designations and landscape-related features are recorded on 1:25,000 and 1:5,000 scale maps). Where appropriate, broad recommendations for following up opportunities identified in the study were to be set out.

Step 2 = Establish commission-specific method and criteria, define study area boundaries

- 3.1.15 A combination of the LCA, LSCA and LVIA methods was agreed to be the best way of fulfilling the aims and objectives of the brief.
- 3.1.16 It was also agreed that the assessment needed to adopt a more fine-grained approach than the simple three-point 'traffic light' capacity scale (red = no development, amber = development possible but potential for adverse effects, and green = development acceptable in principle) used in some LSCAs. In this case, the sites' sensitivity and capacity for development (in landscape terms) is graded on a five-point scale from Very High to Very Low with the possibility of 'split' categories in between, which means that small variations in sensitivity and capacity are taken into account and a clear hierarchy of sites can be established.
- 3.1.17 Prior to starting the work, an informal meeting was held at the Village Hall. The landscape assessment process was explained, questions invited, and the boundaries of the study areas were refined and marked on a 1:5,000 base map (see Figure 2 – Study Area).
- 3.1.18 It was agreed that the inner edge of the study area would be the line of the existing settlement boundary. The outer boundary of the landscape character assessment study area was defined by the wider 'landscape context' of the village, and its 'area of influence'. This is partly determined by the 'visual envelope', i.e. the places from which the 'target' is visible, but also takes into account the characteristics of a particular landscape type, the extent of which is not limited by visibility. The assessment covers several parishes.
- 3.1.19 The study area boundaries for relevant features or places of interest such as sites of nature conservation interest and heritage assets were drawn with consideration given to the potential area of influence of the individual feature.
- 3.1.20 The original basis for the outer edge of the LSCA (capacity) study area boundary was that the assessment would only include parcels of land within the Parish which were adjacent to the existing settlement boundary. However, other areas were identified beyond it which could potentially attract interest from commercial developers in the future (see for example new residential development permitted at Drake Street which is 200m from the settlement boundary and in open countryside). In determining whether new residential development is 'sustainable', the planning authority takes into account how far the site is from facilities such as schools and shops, and whether it is possible to reach them without using a car. The maximum distance is usually around 800m. To be on the safe side, the LSCA study area boundary was therefore expanded to an area within approximately 1km from the village centre.
- 3.1.21 The study area was divided into four geographical sectors (North to East, East to South, South to West, and West to North) using the Welland crossroads as the centre point, and the A4104 / B4208 roads as the dividing lines (see Figures 1 and 2).
- 3.1.22 Each area was then subdivided into individual 'parcels' which were numbered. This numbering is consistent throughout the study, and is used on the plans and in the tabulated summaries. Some of the parcels are individual fields and / or buildings such as houses and farms (with garden curtilages if appropriate). Other parcels comprise several fields which share similar characteristics and / or landuse. Parcels which are currently the subject of planning applications were also assessed.
- 3.1.23 It should be noted that the study was limited to land within Little Malvern and Welland Parish. However, the Welland / Castlemorton parish boundary cuts through land associated with properties which lie on both sides of the boundary. Where this is an issue, it is noted in the text.

Step 3 = Desktop baseline study to establish constraints, landscape and visual amenity value

- 3.1.24 This step entails researching and recording (on maps, schedules and in note-form) background material in order to gain a full understanding of the baseline of the area. Sources of information

include government and other websites, published books, reports and studies, historic maps and documents, local archives and historians etc.

- 3.1.25 The baseline study takes into account national and / or local landscape-related designations, strategies, policies and guidance; the landscape's natural history and cultural heritage; its character; settlement and land use patterns; key views; public rights of way (PRsoW); recreation; hydrology; topography; significant vegetation and so on, in order to establish its value.
- 3.1.26 If any of these has the potential to be affected by, or act as a constraint to, development on a particular parcel of land, it is noted in the schedules, and carried forward for verification through the on-the-ground assessment.

Step 4 = 'On-the-ground' baseline survey and analysis of sites and surrounding areas

- 3.1.27 This part of the process involves a combination of driving and walking around the area. In this case, both publicly-accessible and (where possible / accessible with permission) privately-owned parcels were visited.
- 3.1.28 The purpose of this step is to 'test' the mapped desktop baseline findings 'on-the-ground' and refine them in the light of what the landscape reveals. Landscape 'zones' or 'sectors' are established, constraints checked, landscape characteristics, quality and value are noted, the extent of the areas of influence and visual envelopes is modified, visibility checked, and the quality and value of views recorded. The potential for both adverse and beneficial effects is considered further, and scope for mitigation is also factored in.
- 3.1.29 Firstly, the wider area is visited and the information gathered is processed. This sets the context for the 'on-the-ground' visits to each parcel. The information for each parcel is then entered in the schedules.
- 3.1.30 Once the baseline stage is complete, the findings are used to make judgements about each parcel's sensitivity and capacity. The following steps are described in more detail later in this report:

Step 5 = Evaluate landscape character sensitivity

Step 6 = Evaluate visual sensitivity

Step 7 = Evaluate landscape value

Step 8 = Summarise key constraints

Step 9 = Summarise potential effects

Step 10 = Evaluate overall landscape sensitivity

Step 11 = Evaluate landscape capacity

- 3.1.31 The criteria which have been used to define the levels of landscape quality, value, sensitivity and capacity are contained in Appendix C. Not all the criteria need to be met in order for a parcel to be categorised at a certain level: they simply indicate the factors which need to be taken into consideration, and professional judgement must be applied when deciding which ones are relevant.
- 3.1.32 It should be noted that the AONB designation confers what is usually categorised as either 'Very High' or 'High' level of value, but does not automatically mean that the landscape is in good condition or of high quality (although it should be borne in mind that these are amongst the reasons that the designation was made in the first place), nor that it necessarily has a high sensitivity to change. The purpose of the LSCA is to 'go beneath' these broadly-applied value judgements and consider each parcel on its own merit, although the weight of the designation is still factored in.
- 3.1.33 Once the summary schedules are complete and preliminary sensitivity and capacity values determined (see Appendix B), the information is transferred onto the overall capacity plan (see end of Section 6), and summary tables (see Tables A1 and A2 also at the end of Section 6). At this point, each parcel and its level of overall sensitivity and capacity is looked at again in the context of the values ascribed to the other parcels. The schedules are set out in ascending / descending order of capacity, to ensure that they have been assessed on a like-for-like basis. Again, professional judgement must be applied at this point: for example, if two parcels are of equally high capacity, they should be compared, and the level of capacity adjusted if it is concluded that they do not have equal potential for development, as defined by the criteria.
- 3.1.34 As set out above, it does not necessarily follow that parcels with low sensitivity have high capacity for development and *vice versa*: other factors must be considered and professional judgement applied. For example, parcels which are currently in poor condition, which may reduce their level of

sensitivity, should be assessed for their potential for improvement; this could increase sensitivity, especially within the context of better quality landscapes in the area. The likelihood and feasibility of such improvement taking place also has to be considered. Similarly, if a parcel in poor condition performs an important function in the landscape, such as forming part of a setting or a strategic gap, its overall sensitivity is likely to be higher, despite its current condition.

- 3.1.35 It is important to note that the assessment of a landscape's capacity to accept change will vary according to the type and nature of change being proposed. The nature of the proposed form of change must be defined before undertaking the LSCA.
- 3.1.36 In this case, the assumption is that within the AONB, new residential development would be of high quality, and that buildings would be sensitively designed using traditional building techniques and materials, especially those which reflect the local vernacular and key characteristics. It is also assumed that there would be a strong, locally-appropriate and effective landscape framework, with siting, access, layout, scale, design and engineering work being landscape-led.
- 3.1.37 Outside the AONB, even adjacent to its boundary, it is possible that design requirements may be less stringent, unless it is demonstrated that development would have an adverse effect on the AONB's setting, but the assumption is still that care will be taken to integrate built form into its surroundings.
- 3.1.38 Low-quality development would be very likely to reduce a parcel's level of capacity.
- 3.1.39 Step 12 = Set out recommendations
- 3.1.40 Issues identified in the study which may require further survey / study / clarification / action are noted. Any opportunities for community projects and other initiatives which were identified during the assessment are set out.
- Step 13 = Reporting / publication
- 3.1.41 It is not always necessary to present the full findings of a landscape assessment in a detailed report format as well as summarising them in schedules, tables and plans. In this case, the baseline situation and factors to be taken into account in and around Welland are complex, but they must be understood properly if the judgements made are to be fully objective. The findings have therefore been written up in full and illustrated with photographs, so that if more detailed information about a specific area is needed, or if one wants to follow the reasoning behind the judgements arrived at, the information is there, backed up by the various plans.
- 3.1.42 For ease of reference, the report sets out the descriptions and findings in terms of their orientation. It begins in the North to East sector of the study area (i.e. north of the A4104 and east of the B4208) and continues clockwise, returning to the north.

## 4 Baseline Situation

### 4.1 Key Designations, Features and Receptors

- 4.1.1 The location of Welland village, the settlement boundary, and the extent the LSCA study area are shown on Figure 1 - Location Plan and Overview. The wider LCA study area covers most of the area on the map.
- 4.1.2 The study areas have been divided into geographical sectors starting at the north, and are described in a clockwise direction; the sectors radiate out from the centre of the village at Welland crossroads. The sectors are shown on Figure 2 - Study Area (which also shows the locations of the individual parcels assessed in the LSCA).
- 4.1.3 The landscape baseline information is shown on Figure 3, historic landscape baseline on Figure 4, and biodiversity baseline on Figure 5. Figure 6 identifies key viewpoints and other visual amenity baseline factors, and the recreation and amenity baseline is shown on Figure 7.
- 4.1.4 For ease of reference, the baseline information set out in this section has been summarised in tabulated schedules of the individual parcels of land, which are contained in Appendix B.
- 4.1.5 The key landscape-related designations, features, receptors and constraints identified at the desktop stage for further consideration 'on-the-ground' are described in more detail in the sections which follow, and also in the individual parcel schedules where relevant, but a summary is given here:
- 4.1.6 Note that distances are measured from Welland crossroads ('village centre') unless stated otherwise, and are 'as the crow flies'. The geographical sectors within which the features lie are abbreviated as N, E, S and W.

#### Landscape Designations

- Malvern Hills AONB (S to W and W to N - eastern boundary runs along A4104 through centre of village).

#### Landscape Features

- Ancient Semi-natural Woodland (W to N) - single remnant in study area at Upper Welland.
- Tree Preservation Orders (TPOs): along E side of B4208 (N to E – c. 200m); along N side of Drake Street (N to E – c. 750m); on land S of church (E to S close to village centre); at Welland Primary School (S to W – c. 100m); along Lime Grove (W to N – c. 250m) and along S side of California Lane (W to N - c. 550m).
- Three sites on National Inventory of Woodland and Trees (one at St. Wulstan's LNR, two in N to E sector, c. 100 and c. 800m).
- Several traditional orchards. Designated wildlife sites are also considered landscape features – see Biodiversity below for information on both.
- Village green (with area of green-winged orchid).

#### Landscape History, Heritage Assets and Cultural Associations

- Scheduled Ancient Monument (SAM) (Iron Age Hillfort) and viewpoint at British Camp (S to W - c. 3.6km).
- SAM (Iron Age Hillfort) and viewpoint at Midsummer Hill (S to W - c. 4.3km).
- SAM at Little Malvern Priory (the site of the remains of a medieval preaching cross situated within the monastic precinct to the south of Little Malvern Priory) (S to W - c. 2.7km).
- SAM at Castlemorton (Medieval motte and bailey) (E to S – c. 2.8km).
- Grade I listed building Church of St. Giles at Little Malvern Priory (church, formerly part of Benedictine Priory founded in 1171. C14 and late C15 with some Norman remains). (S to W - c. 2.7km).
- Grade I listed building Church of St. Gregory in Castlemorton (early C12 with C13 and 14 additions, arcade re-built mid-C17, restored 1879-80) (E to S – c. 2.7km).



- Grade II\* listed building Bannut Tree House, Castlemorton (House. 1890, by C F A Voysey) (S to W – c. 2.6km).
- Several Grade II listed buildings in and around Welland including Church of St. James (at village centre).
- Ancient Semi-natural Woodland (W to N – c. 2km) - single remnant in study area at Upper Welland.
- Records of undesignated heritage assets identified in the parish were obtained from Worcestershire Archive and Archaeology Service's Historic Environment Record (HER), and can be made available if required. (It should be noted that there will be areas where features exist but evidence has not yet been uncovered.) Those of particular interest include:

#### MONUMENTS

- Concentration of medieval features in the northern part of the parish closer to Hanley Swan, especially north of B4208 and road to Hook Bank (W to N and N to E sectors). This includes a high number of ridge and furrow records (the majority for the parish) and the site of a deserted medieval settlement.
- Concentration of old track ways and holloways in the eastern part of the parish (especially east of B4208 and south of B4208 to Hook Bank Road: N to E and E to S). These date variously from medieval / post-medieval times.
- Scattering of medieval watermill sites, especially around the Marlbank Brook.
- Concentration of former orchard sites (C11 – C19) in the west of the parish, including alongside the Marlbank Road (A4104).
- Monuments associated with Welland Court in far south east of parish: Medieval ponds, church.

#### FARMSTEADS

- Several farmsteads / farm buildings recorded: large majority are C19, fairly widely-distributed.
- 5 no. C18 buildings / complexes – 80% in W to S and S to E sectors.
- 1 no. C16 and 4 no. C17 complexes – mainly in W to N and N to E.

#### BUILDINGS (some overlap with farmsteads above)

- Majority of historic buildings date from C19. Concentrations along A4104 and in W to N sector.
- Far fewer C18 buildings - scattered but associations with A4104 and in W to N and N to E.
- Very small nos of C16 / C17 and earlier buildings. Almost all in N to E and concentrations along A4104.
- Vast majority of buildings are agricultural: farmsteads, farmhouses, barns / outbuildings. Others include cottages, detached houses (manor house, vicarage).
- Cultural associations: Elgar's music was inspired by the landscapes through which he cycled, including those around Welland. The Malvern Hills are associated with William Langland, Tolkein and C.S. Lewis.

#### **Biodiversity**

- Sites of Special Scientific Interest (SSSIs): Malvern Hills (S to N - c. 2.8km) and Castlemorton Common (S to W - c. 600m) are both SSSIs. Most of the LSCA study area is within SSSI Impact Risk Zones<sup>3</sup>.
- SSSI Mutlow's Orchard (E to S - c. 60m). Reasons for Notification [extract]: *An old orchard, from which most of the fruit trees have gone, which has the finest population of wild daffodil *Narcissus pseudonarcissus* in Worcestershire... In addition to wild daffodil the associated herb flora in the meadow is characteristic of grassland where hay making followed by grazing has been the traditional management.*
- SSSI Malthouse Farm Meadows (E to S - c. 1.2km). Reasons for notification [extract]: *A group of three adjacent hay meadows [which] have become much rarer in Worcestershire as well as*

<sup>3</sup> SSSI Impact Risk Zones are used to assess planning applications for likely impacts on SSSIs / SACs / SPAs & RAMSAR sites – see <http://magic.defra.gov.uk/MagicMap.aspx>

*throughout Britain in recent years.... The meadows are some of the richest in the county and contain one of the largest colonies of the southern marsh orchid *Dactylorhiza praetermissa* in Worcestershire... The meadows have one of the longest lists of species for any meadow in the county... The hedgerows contain some fine old trees, including oaks... suitable habitat for birds such as curlew *Numenius arquata*, snipe *Gallinago gallinago* and lapwing *Vanellus vanellus*.*

- Several UK Biodiversity Action Plan (BAP) Priority Habitats / Priority Habitat Inventory (PHI) sites<sup>4</sup>.
- Local Nature Reserve (LNR) St. Wulstan's (W to N - c. 1.6km).
- Local Wildlife Sites (SWS) (those within the LSCA study area are described in more detail in the sections which follow):
  - Castlemorton, Hollybed and Coombe Green Commons LWS Complex (S to W - c. 600m)
  - Welland Cemetery (W to N c. 300m) – also protected under MHDC Policy QL17 'Sites of Regional or Local Wildlife Importance'
  - Mutlow's Farm Orchard (close to village centre, N end adj. church). Note: this site is better known locally as 'Purser's Orchard'.
  - Drake Street Meadow (N to E – c. 700m)
  - Brotheridge Green Disused Railway (W to N & N to E – c. 1.6km)
  - Pool and Mere Brooks (system of watercourses north of village)
- Notable / rare species of plants, mammals, birds, insects and amphibians: Several habitats and species in Little Malvern and Welland Parish which are of principal importance for the conservation of biodiversity in England and the subject of The Natural Environment and Rural Communities (NERC) Act<sup>5</sup>. Rare species of birds included on the "Red List"<sup>6</sup>, including linnet and lesser-spotted woodpecker, as well as other protected, nationally-scarce and UK BAP species.
- Records of species found in the parish were obtained from Worcestershire Biological Records Centre, and can be made available if required.
- Watercourses including Marlbank Brook and an unnamed brook (called "Welland Brook" in this study) run through the study area. Although not designated they may provide habitats for wildlife including protected species. New development has the potential to adversely affect water quality and may result in erosion / loss of habitat.
- Significant vegetation: this is noted in the 'landscape elements and features' sections of the schedules. Where significant vegetation exists, it is likely to provide habitats for wildlife which may include protected species.

### **Views and Visual Amenity**

- The study area lies within several view corridors identified as 'Exceptional' in the Malvern Hills AONB Unit's publication '*Guidance on Identifying and Grading Views and Viewpoints*'.
- The Malvern Hills, AONB and Welland / Castlemorton areas are frequented by tourists and visitors which are categorised as High or Very High sensitivity receptors.
- Open Access / Common Land on Castlemorton Common (E to S and S to W - c. 600m from centre of village. All in Castlemorton Parish).
- Several public rights of way including the Three Choirs Way long distance trail (passes by Herefordshire Beacon).
- Several published walking, cycling and driving trails (for example Malvern Hills AONB's '*A Literary Trail Around the Malverns*' which runs through the centre of the village along the A4104).

<sup>4</sup> The UK BAP was succeeded by the UK Post-2010 Biodiversity Framework in July 2012 but remains an important source of reference for priority habitats: see <http://jncc.defra.gov.uk/page-5718>

<sup>5</sup> <http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>6</sup> Birds on the Red List face extinction, globally and / or in the UK: see [http://www.rspb.org.uk/discoverandenjoynature/discoverandlearn/birdguide/status\\_explained.aspx](http://www.rspb.org.uk/discoverandenjoynature/discoverandlearn/birdguide/status_explained.aspx)

### **Public and Social Amenity**

- Open Access / Common Land on Castlemorton Common (E to S and S to W - c. 600m from centre of village. All in Castlemorton Parish).
- Several public rights of way including the Three Choirs Way long distance trail (passes by Herefordshire Beacon).
- Several published walking, cycling and driving trails (for example Malvern Hills AONB's '*A Literary Trail Around the Malverns*' which runs through the centre of the village along the A4104).
- Two sites currently<sup>7</sup> designated as 'Open Space Protection' in Malvern Hills District Council's (MHDC's) Local Plan Policy CN13 (S to W: school playing field. W to N: sports pitches ('Spitalfields'). Both at village centre).
- Several key destinations for visitors in and around the village including Little Malvern Priory and Court, Welland Steam Rally, Lovells Vineyard, pubs and restaurants, campsites and B & Bs,

4.1.7 In accordance with the criteria in Table 5 Appendix C, the above designations, features and receptors are judged to give rise to the following range of values at the desktop study stage:

- Land within AONB = **Very High**
- Land adjacent to, or within setting of, AONB = **High to Very High**, and **Very High** in places
- Land within, or in close proximity to, other designated feature = **High**

4.1.8 Many of the designations and features identified are constraints to development at one level or another. Other likely physical constraints to development were identified as:

- Land with steep or very steep slopes (greater than 1:10 – this is because building on steep slopes is likely to require large-scale engineering works which could give rise to significant adverse effects)
- No direct access from public highway
- Land in Flood Zones 2 and / or 3.

4.1.9 Other factors which are relevant to the assessment include:

- Land used for recreation and protected by planning policy.
- Planning applications / permissions / appeals etc. Note that the baseline schedules (Appendix B) are a record of the situation at the end of May 2015. Such issues will need to be monitored and the schedules updated as required (see Recommendations).

4.1.10 The following receptors were identified as having the potential to be affected by new development of the type proposed:

- Malvern Hills AONB (directly or indirectly)
- Landscape character (national)
- Landscape character (county)
- Landscape character (local)
- Historic landscape character
- Villagescape (character, setting etc.)
- Function / value
- Green Infrastructure assets and Ecosystem Services
- Heritage assets / cultural heritage
- Trees with TPOs, on National Inventory of Trees, certain PHI sites and other significant vegetation
- Biodiversity

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<sup>7</sup> Spring 2015: the current Local Plan will be superseded by the South Worcestershire Development Plan once it has been adopted, so new policies will need to be checked and recorded.

- Water quality
- Visual amenity
- Visual receptors (e.g. road users / tourists; residents; users of PRsoW; users of recreational open spaces)
- Public / Social amenity.

## 4.2 Landscape Designations

- 4.2.1 The Malvern Hills AONB boundary runs through Welland village along the west side of the B4208, with the western half of the village lying within it.
- 4.2.2 AONBs are of national importance (and indeed of international importance, being recognised as Category V protected landscapes by the International Union for the Conservation of Nature). They are designated solely for their special landscape qualities. They are considered to be of such outstanding natural (or 'scenic') beauty that they require, and enjoy, a high level of protection through European, national and local planning policies and plans, in order to "*secure their permanent protection against development that would damage their special qualities, thus conserving a number of the finest landscapes in England for the nation's benefit.*"
- 4.2.3 The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape; this includes flora, fauna and other elements and features. Public appreciation is a key component of natural beauty, and the secondary purposes of AONB designation include meeting the need for quiet enjoyment of the countryside, and having regard for the interests of those who live and work there. The natural beauty of these areas is recognised as contributing significantly to economic activities and well-being through tourism and inward investment. The Malvern Hills AONB Partnership's Management Plan 2014 - 2019 (published April 2014) states that "*Each year, some 1.25 million visitors come to the AONB to enjoy its natural and cultural heritage. Tourism makes a significant contribution to the local economy.... Local authorities in Herefordshire and Worcestershire support tourism strategies that recognise the importance of AONBs as special landscapes and as important destinations for people seeking the natural environment*".
- 4.2.4 Even though AONB landscapes are designated because they are considered to be of high quality, within them there may be places where, on a site-or area-specific basis, the quality of the landscape is assessed as moderate or even low. However such an area must be considered within the context of the nationally important and valuable landscape, and seen as an integral part of the whole regardless of the level of its contribution.
- 4.2.5 Also, some areas are only of low quality because they are in poor condition, for example through lack of management or loss of traditional landcover such as grassland, orchard or woodland. It can be argued that this condition is temporary, and such areas could be restored. It is thus not always reasonable to use a low condition baseline as the context for evaluating the effects of new development.

## 4.3 National and County Landscape Character

- 4.3.1 The complexity of the landscape in this part of Worcestershire is reflected in the number of different landscape areas and types which cover it.

### **National Landscape Character**

- 4.3.2 Nationally, the country is divided into National Character Areas (NCAs)<sup>8</sup>. These are shown on Figure 1 Location Plan and Overview.
- 4.3.3 NCAs are the responsibility of Natural England. They are "*... areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.*"
- 4.3.4 Importantly, NCA profiles are "*... guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature*

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<sup>8</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>



*Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.”*

4.3.5 The NCA profiles contain specific ‘Statements of Environmental Opportunity’ (SEOs) for each area, which offer guidance on the critical issues identified, and which can “... *help to achieve sustainable growth and a more secure environmental future*”.

4.3.6 A description of the relevant NCAs in the study area is provided in Appendix A.

#### **Regional and County Landscape Character**

4.3.7 NCAs are relevant to this study for the reasons set out above, and it is important that the assessment evaluates whether the landscapes are good representations of landscape character at a national level. However, the NCA descriptions usually cover large areas, so for more county-specific detail it is necessary to look at the landscape character ‘types’ which have been surveyed and categorised by both Worcestershire County Council<sup>9</sup> and the Malvern Hills AONB Unit<sup>10</sup>. These are shown on Figure 3, and more detailed descriptions are provided in Appendix A.

4.3.8 The WCC LCA has also evaluated the inherent sensitivity of the landscape types, and it is therefore an important source of reference for this study. Indeed, it should be a reference for any landscape assessment carried out in the county. Landscape character sensitivity issues are set out in Section 5.2.

4.3.9 WCC’s LCA includes a more localised assessment of the county landscape types, sub-dividing them into Landscape Description Units (LDUs). LDUs are “... *discrete and relatively homogenous units of land within which the constituent physical and cultural elements occurred in repeated patterns and shared certain visual characteristics. These units of land are the Landscape Description Units (LDUs) and are the building blocks of landscape character. They form the basis on which all subsequent classification and evaluation takes place*”.

4.3.10 The LDUs are shown on Figure 3 and summary descriptions are provided in Appendix A. The on-the-ground assessment found that whilst the surveys for the LCA were done in 2008 and 2009, there had been few changes to the general baseline situation in the intervening years, apart from some new built development and changes in landuse. The LDU information in the LCA is therefore a good reference for the landscape of the wider study area. WCC further sub-divides the landscape into smaller Land Cover Parcels (LCPs), the boundaries of which are shown on Figure 3. However, the level of detail available for the LCPs is not sufficient for the purpose of this more fine-grained assessment, and has been supplemented with the on-the-ground findings of the LSCA, within the LSCA study area. This provides a more detailed description of the local landscape character in each geographical sector within which the parcels lie, and is set out in the sections below.

4.3.11 Before going into the field, however, it is necessary to complete the desktop baseline and inform the on-the-ground assessment by carrying out a study of the area’s history, as this provides an understanding of how the landscape has evolved and developed into what we see and experience today.

#### **Historic Landscape Character**

4.3.12 This part of the assessment was informed by WCC’s Worcestershire Historic Landscape Characterisation (HLC) (2012)<sup>11</sup>. It is an important and valuable source of reference, especially in terms of considering the effects of future development in the area.

4.3.13 The aim of the project was to record, map and interpret the current historic landscape character of the County, dividing it into parcels of land which share similarities through time. The information shows how places have developed over the centuries, and demonstrates how the past is present in today’s landscapes.

4.3.14 The document’s introduction explains the purpose of the study in more detail:

*“The information from this project has many applications but its greatest potential will be as a powerful and flexible tool to manage and enhance Worcestershire’s historic landscape character, especially for those with responsibility for setting frameworks for change or making decisions that might affect the County’s historic landscape character, such as County Council or District Council strategic planning or conservation staff.*

<sup>9</sup> Landscape Character Assessment Supplementary Guidance Technical Handbook August 2013 Worcestershire County Council. See also <http://gis.worcestershire.gov.uk/website/LandscapeCharacter/>

<sup>10</sup> Malvern Hills Area of Outstanding Natural Beauty Landscape Strategy and Guidelines 2011

<sup>11</sup> [http://www.worcestershire.gov.uk/info/20230/archive\\_and\\_archaeology\\_projects/1062/historic\\_landscape\\_characterisation\\_hlc](http://www.worcestershire.gov.uk/info/20230/archive_and_archaeology_projects/1062/historic_landscape_characterisation_hlc)

*“The purpose of HLC is to provide relatively objective material to inform direction and guidance on how the different landscapes can be managed in respect of its historic character and sustainability. HLC seeks to identify the valued characteristics of the County's landscapes, whether it is field patterns, settlements or other elements, so that they can be effectively managed into the future, providing benefits for residents and visitors alike. Information contained within the HLC is also relevant to land-owners, land estate managers, or for commercial developers and others whose plans might result in landscape change. The HLC information can also be applied to many other areas of interest and research avenues”.*

- 4.3.15 It goes on to say, *“The historic landscape is sensitive to change and needs to be properly understood before change is planned, to ensure its effective management and enhancement, so that it can make its full contribution in shaping sustainable communities”.*
- 4.3.16 The HLC of the study area (within Little Malvern and Welland Parish) has been used to inform Figure 4 – Historic Landscape Baseline. This provides a broad illustration of time-depth visible in the landscape today, although there are often other layers and features underlying the current historic character types.
- 4.3.17 What is interesting to note is where the landscape has retained its pre-Enclosure characteristics (1540 – 1799 – ‘Enclosure’ is explained in more detail in the Landscape History section below). This is an important factor in evaluating landscape value and sensitivity, since such landscapes tend to be much more vulnerable to change.
- 4.3.18 The majority of the areas thus categorised lie in the North to East sector, covering a large area north of Drake Street from the road to Hook Bank to the eastern side of Lovells Vineyard; they also extend along the south side of Drake Street from Brookend Farm to the Old Post Office, with a swathe running south in the vicinity of the sewage works, and covering some of the fields south of Church Farm.
- 4.3.19 The areas displaying characteristics of the period 1800 to 1914 are concentrated around the village centre, north of Danemoor Cross and north west of the village around Marlbank. There are very few areas characterising the period 1914 – 1945 (none in the LSCA study area), but large-scale changes to the landscape post-1945 (both new residential development and modern landuses) are in evidence in and around the village.

#### **4.4 Landscape History**

- 4.4.1 The LCA found that the landscape of the area has significant time depth, and a great deal of this is visible in and around Welland. It identified key historic assets, elements and features, many of which are important characteristics of the local and wider landscape. It also identified a number of cultural associations. All these contribute to Welland’s landscape character, and must be factored in to judgements about Landscape Value and sensitivity.
- 4.4.2 A detailed survey and analysis of the various heritage assets identified (see Section 4.1 above) is beyond the scope of this study, but factors which are likely to need careful consideration in the event of a planning application coming forward are noted in the schedules.
- 4.4.3 The Malvern Hills and surrounding areas have been a focus for human activity and settlement since the Bronze Age, and possibly earlier (a Neolithic Stone axehead was found at Danemoor Cross, just north of the LSCA study area)<sup>12</sup>.
- 4.4.4 Between the post-glacial period and the start of the Iron Age (c. 700 BCE), the east side of the Malvern Hills were less favourable for settlement, being predominantly poorly-drained brackish marshland in contrast to the more favourable conditions on the west side of the Hills. However, the large reed beds would have contained an abundance of mammals, birds and fish and would have provided good hunting grounds; the area would later provide rough grazing for domesticated herds in summer.<sup>13</sup>
- 4.4.5 The Iron Age (700 BCE – CE 43) brought the construction of strategically-placed hillforts. In the local area these included British Camp and Midsummer Hill; it is likely that Drake Street was originally an

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<sup>12</sup> *Historic Environment Record Search: Welland and Little Malvern*, Worcestershire Archive and Archaeology Service, (19/03/2015) WSM 05927

<sup>13</sup> Cradley LSCA 4.3.3 and Millers Court LVIA 5.2.19 respectively

ancient trackway, connecting a river crossing near Upton-on-Severn to British Camp<sup>14</sup>. The eastern part of the parish contains a number of old trackways and holloways.

- 4.4.6 The Hills are visible from distant viewpoints, and also command exceptional views. They are an abundant source of spring water, and the lower-lying areas are fertile and sheltered. The Hills are also believed to have been an early sacred site, of importance for religious and cultural practices. As a result of this, and the increase in trade of valuable raw materials such as salt, many of these trackways and pilgrims' trails criss-cross throughout the area, with Welland forming a small but strategic focal point where many of them intersected.
- 4.4.7 Potteries were established near Malvern during the middle Iron Age, with distinct types of clayware being manufactured on both the east and west sides of the Hills<sup>15</sup>.
- 4.4.8 During the Roman period, as demand increased, the potteries on the east side of the Hills became of increasing importance. Kilns were situated on the Mercia Mudstone, probably within a short distance of coppice woods (for fuel) and streams. It is therefore likely that woodlands were a significant part of the local landscape in and around Welland from at least 400 BCE<sup>16</sup>.
- 4.4.9 After the Roman period it appears that the pottery industry declined. By the early 7<sup>th</sup> century the Malvern Hills are known to have formed the boundary between the subordinate Mercian kingdom of Hwicce to the east and the Magonsaetan to the west. The main centres of administration eventually became established; boundaries were drawn which either followed features such as watercourses, ridgelines and established trackways, or were marked by ditches, stones and planted trees.
- 4.4.10 With the conversion of Mercia to Christianity in the later 7<sup>th</sup> century, the seats of the Bishops of Hereford and Worcester were created. Bishop's Wood in Welland is described as an 'extensive area of woodland' held by successive Bishops of Worcester, who would have used it for hunting long before the Norman invasion. Well-wooded parishes in the area, such as Welland, would also have provided summer pastures and autumn pannage to estates to the east in the more cultivated Severn and Avon valleys.<sup>17</sup>
- 4.4.11 The manor of Welland formed part of the inheritance of King Coenwulf, and is said to have been given in 889 with Upton-on-Severn to the see of Worcester by Ealdorman Athulf, kinsman of King Coenwulf<sup>18</sup>.
- 4.4.12 The Malvern Hills and surrounding areas certainly formed part of a system of linked 'estates' which may have evolved from a form of transhumance. Very few landscape elements from this period, such as hedgeline boundaries, survive, but there are ancient semi-natural woodlands in the area which are almost certainly remnants of post-glacial wildwoods and the later medieval chases.
- 4.4.13 William the Conqueror established a Royal Forest (an area of land used by a monarch for hunting deer) in the area after 1066. Forest law was established at the same time, with the intention of protecting the deer and the woodland itself. Towards the end of the 12<sup>th</sup> century, Richard I allowed the Bishop of Worcester to extend his forest clearings by 300 acres. This clearing, or 'assarting', gave its name to Assarts Road in Upper Welland.<sup>19</sup>
- 4.4.14 A motte and bailey fortress was built on British Camp in the 11<sup>th</sup> century. In 1085, building works commenced on Great Malvern Priory in a spot chosen by the Benedictine monks for its remoteness. The Hills had been widely renowned for the quality (and qualities) of their natural spring water for millennia, hence it made sense to develop communities there. The area's 'wilderness' was also said to have appealed to the hermit-like existence which the monks practiced.
- 4.4.15 Little Malvern Court and Priory lie c. 2.7km west of the village and just north east of British Camp. The Priory was a smaller Benedictine monastery, formed in c. 1125 and associated with the Worcester Church. It is now a SAM, the monument being the site of the remains of a medieval preaching cross. The C15 Grade I listed Little Malvern Priory church, dedicated to St Giles, is adjacent.
- 4.4.16 In the mid-13<sup>th</sup> century, hunting rights in the Royal Forest were transferred from the monarch, and the Royal Forest became Malvern Chase. The Chase is described as being 'densely wooded' and containing wolves and wild boar, though it was also characterised by open 'lawns' and commons (used for a variety of purposes), as well as patches of open field around scattered settlements. The

<sup>14</sup> Hurle, Pamela. *Beneath the Malvern Hills: A history of the village of Welland* (1973)

<sup>15</sup> Bowden, Mark. *The Malvern Hills: An ancient landscape* (2005)

<sup>16</sup> *ibid*

<sup>17</sup> *ibid*

<sup>18</sup> <http://www.british-history.ac.uk/vch/worcs/vol3/pp554-557>

<sup>19</sup> *ibid*. p. 15

Chase remained for 400 years until disafforestation in the 17<sup>th</sup> century. Although the total area of forest is unknown it was very extensive and covered thousands of acres across three counties<sup>20</sup>. Hanley Castle, north of Welland, was the administrative point for the forest, which places Welland near to the central rather than outer activities of the Chase<sup>21</sup>.

- 4.4.17 In fact, the 'heart' of Welland village was originally around Welland Court, some distance off the main road between Upton and the Hills, and c. 1.8km south east of the present Welland crossroads. The current Church of St. James was built at the crossroads in 1875; however, the original (probably C13) Church of St. James was situated at the end of Welland Court Lane. It was adjacent to Welland Court, which was the seat of the manor of Welland. Welland is not mentioned in the Domesday Survey, and at that time probably formed part of the manor of Bredon, which it was until the 16<sup>th</sup> century. The present building dates from c. 1450, and there was also later a vicarage there (shown on the 1886 map). Parishioners were buried at the old church until the new one was built, at which point it was demolished – only the gravestones remain.
- 4.4.18 By 1580 at least 13 parishes, of which Welland was one, had land in the Chase. The medieval name for Welland was *Wenlond* and the woodland was considered valuable enough to keep a woodward, with the land bringing in rents for successive bishops<sup>22</sup>.
- 4.4.19 Arable fields in Chase parishes such as Welland were likely to have been used to grow crops like wheat and barley. These fields were divided into strips and managed in common<sup>23</sup>. Evidence of the medieval ridge and furrow farming method is scattered around the parish, and significant concentrations are recorded to the east and west of what is now Danemoor Cross (close to the site of a deserted medieval settlement) and east of Lawn Farm<sup>24</sup>. Whilst not protected *per se*, the national importance of ridge and furrow is recognised by bodies such as Historic England<sup>25</sup>.
- 4.4.20 Drake Street is shown on a 1633 map, and Historic Environment Record (HER) data suggest that nucleated row development along the street dates from the post-medieval period, making it one of the oldest settled parts of the parish and some distance from Welland Court. It seems likely that this area would have been the focus of activity for travellers and traders rather than 'old' Welland, being on the main east – west route and also much closer to the main route to and from the south. Although the existing building probably dates from the 19<sup>th</sup> century, the Pheasant Inn is known to have existed in 1787, and would no doubt have been a well-frequented establishment at this key location. Local author Pamela Hurle notes that 'The Pheasant' has a long history in the village: the Inn provided various functions for the community such as public and vestry meetings<sup>26</sup>. This indicates that a greater shift from 'old' Welland to what is now the village centre was happening around this time.
- 4.4.21 After disafforestation in 1632, enclosure of parts of the Chase proceeded rapidly (although the common lands in Welland were not enclosed until the mid-19<sup>th</sup> century). King Charles I sold one third of the Chase ('the Kings Third'), and those who had bought newly-enclosed areas from him gradually leased and sold off parcels of land. Some of this occurred in Welland, and it is likely that Marlbank Farm dates from this period, shortly after disafforestation<sup>27</sup>. Clearance and cultivation took place, and squatter settlements developed along the foot of the Hills and along the roads which lead towards them. The disafforestation decree stated that rights of common would remain in perpetuity over the two thirds of the Chase not sold by the king. In 1676, Welland's population is recorded as being 72, although this figure excludes women and children.
- 4.4.22 A number of farmsteads in the parish display considerable time depth, and are indicative of the way the parish was evolving. These include Hill Court Farm and Hook Bank Farm in the north east of the parish where property (including farmhouses and outbuildings) date from 17<sup>th</sup> and 18<sup>th</sup> centuries. The house at Woodside Farm (also to the north east) is dated from the 16<sup>th</sup> – early 17<sup>th</sup> century. Lawn Farm House, a 17<sup>th</sup> and 18<sup>th</sup> century Grade II Listed building, features on an 1831 OS Map<sup>28</sup>.
- 4.4.23 Marlbank is shown on the 1772 map as Wood Hill, probably the location of Wood Farm, with a windmill at 'Wellins'. Garrett Bank (once known as Garrett Pool) is shown on the 1633 map. The area had probably been cultivated for a long time before this date.<sup>29</sup>

<sup>20</sup> Hurle, Pamela. *The Forest and Chase of Malvern* (2007)

<sup>21</sup> *Ibid.*

<sup>22</sup> *Ibid.* p 23

<sup>23</sup> *Ibid.*

<sup>24</sup> HER WSM17628

<sup>25</sup> <http://historicengland.org.uk/images-books/publications/turning-the-plough-loss-of-a-landscape-legacy/>

<sup>26</sup> Hurle, Pamela. *Beneath the Malvern Hills: A history of the village of Welland* (1973) p. 40

<sup>27</sup> Hurle, Pamela. *Beneath the Malvern Hills: A history of the village of Welland* (1973) p. 16

<sup>28</sup> DrakeStHeritage.pdf

<sup>29</sup> Hurle, Pamela. *Beneath the Malvern Hills: A history of the village of Welland* (1973) p. 41



- 4.4.24 Much of the land now covered by the centre of the village and to its west remained common land until the mid-19<sup>th</sup> century: 'Welland Common' (part of the Bishop's Wood) at one time stretched from Castlemorton to Hanley Swan. Encroachment of the commons became a problem from the early 18<sup>th</sup> century, with settlers 'grabbing' a few yards at a time.<sup>30</sup> Most examples of this are found south of the parish boundary, but a small section remains in Welland between The Firs and Knight's Farm.
- 4.4.25 As part of the systematic enclosure of land in the 19<sup>th</sup> century, the Enclosure Act for Welland was passed in 1847 and the Award was completed in 1853. Land was either distributed to those who had formerly had common rights, or was sold to private owners for domestic or farming purposes. A few acres were set aside for parish purposes such as one acre for a burial ground, three acres for recreation, and an allotment field for the labouring poor; but common land on which to graze animals no longer existed<sup>31</sup>.
- 4.4.26 Disafforestation, enclosure, and the loss of common land, together with new farming methods and techniques, resulted in major and dramatic changes in Welland's landscape. In many areas, enduring and familiar features of the parish over many centuries – including a mosaic of open commons, marshes, mature trees and woods – were replaced with the more planned and intensively managed landscape with which we are familiar today, and which sustains far less biodiversity. It is clear that Welland and Castlemorton parishes adopted different approaches to land-ownership, land use and management; this has resulted in the abrupt change in character between Castlemorton Common and Welland village which is clearly visible along the parish boundary.
- 4.4.27 It is interesting to compare the modern road layout in the parish with the routes shown on the 1772 map; whilst the accuracy of the latter cannot be fully relied on, it does show how in Welland, the decision to create new, direct and efficient connections between the main towns and villages changed and shaped the landscape.
- 4.4.28 Enclosure (and 'new' money) resulted in roads being constructed in straight lines across the organic grain of the landscape. In some cases, old trackways were simply upgraded: what is now the A4104 directly connects the strategically important river crossing at Upton to the Malvern Hills and the west, and it is almost certainly an ancient route. Other routes remain as footpaths and farm tracks (although not all are public rights of way).
- 4.4.29 There was no 'Welland crossroads' in 1722, only a T-junction where the road (now the B4208) from the south intersected with the A4104: the road to the north was built later to provide a direct connection to Hanley Swan. Danemoor Cross became a crossroads at around the same time, connecting to the other new grid-like roads such as the B4208 south of the Three Counties Showground and Blackmore Park Road.
- 4.4.30 Originally, there was little settlement in what is now the main village other than along Drake Street. However, by 1800, the population in this part of the parish had increased (in 1801 the population was around 334, including women and children), and the old church was deteriorating. It seems likely that the 'working centre' of the village also evolved here as enclosure of the commons created the need for a larger working population. In 1831 the population was 490, but by 1862 it had increased to 802. Pamela Hurle's opinion is that this significant rise was due to enclosure. It is also evident that the 'Victorians' decided to respond to the community's increasing needs by building the new church and a year later, a school.
- 4.4.31 Allotments were created, along with a new burial ground and recreation areas. Pamela Hurle also says that "*Near the boundary of Knight's Farm is the site of three cottages, now demolished, which were once used to house poor families. Other such houses existed in Drake Street.*"
- 4.4.32 The 1886 Ordnance Survey map shows extensive orchards in the parish, particularly on the east and south-eastern side of the village and around Marlbank. The HER data for Welland, however, only records a concentration of former orchard sites (11<sup>th</sup> - 19<sup>th</sup> centuries) around Marlbank Farmhouse, Juniper Farm, and further along the Marlbank Road, so it seems likely that the orchards were associated with enclosure, and established as part of the move from the old village to the new one.
- 4.4.33 The 1904 Ordnance Survey map remains largely the same as its predecessor, with orchards still dominant on the western side of the village and around Marlbank and Marlbank Farm. Subsequent OS maps (1927, 1930 and 1954) also show very little change to the landscape, although some residential development has occurred south of Marlbank Brook in the 1954 map.

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<sup>30</sup> Hurle, Pamela. *The Forest and Chase of Malvern* (2007) p. 99

<sup>31</sup> Hurle, Pamela. *The Forest and Chase of Malvern* (2007)

- 4.4.34 By the time of the 1970 OS map, the area covered by orchards, while still extensive, has decreased significantly north of Drake Street and around Marlbank Farm, mostly merging into larger arable fields. Residential development has also expanded south of Marlbank Brook and south along the B4208. The village today is still largely characterised by these mid-20<sup>th</sup> century developments on the west side of the B4208 and the more sparsely populated eastern side. The orchard at Mutlow's Farm and a small area near The Orlons to the south are the only remaining orchards in the heart of the village today.

#### **Cultural Associations**

- 4.4.35 Although no evidence was found to suggest that Welland village is directly associated with any notable individuals, Malvern and the Hills have many important cultural associations. Authors including Tolkien and C.S. Lewis walked the Hills on their visits, and their writing was influenced by the area's landscape.
- 4.4.36 William Langland's Middle English allegorical narrative poem *Piers Plowman* (c. 1370) opens on the Malvern Hills. Langland was educated at Little Malvern Priory, and scholars say he incorporated the imagery around him in his work<sup>32</sup>. Langland was a contemporary of Chaucer, and *Piers Plowman* has an important place in the English canon, akin to *The Canterbury Tales*.
- 4.4.37 Edward Elgar would have cycled through and around Welland, particularly while living at Craeg Lea (86, Wells Road) between 1899 and 1904 – he frequently rode to Castlemorton, Hanley, Upton-on-Severn and Longdon Marsh<sup>33</sup>. In her diary, Elgar's wife Alice commented, "*There cannot have been a lane within 20 miles of Malvern that we did not ultimately find.*" The Malvern and Worcestershire landscape influenced his music, with melodies often arising while he was cycling.
- 4.4.38 Elgar chose a room on the upper floor for his study at Craeg Lea, giving him tremendous views across the Severn Valley and the Worcestershire countryside<sup>34</sup>. His piece *Caractacus* was influenced by British Camp (according to legend, Caractacus fought against Roman invasion from the hillfort at the Camp).
- 4.4.39 Elgar and Alice are buried at St. Wulstan's RC Church on the Wells Road, at the edge of Little Malvern and Welland parish.

### **4.5 Local Landscape Character**

- 4.5.1 The Malvern Hills exert a strong influence on the landscape in all directions. From the highest of the summits strung along their length (the Worcestershire Beacon at 425m AOD), it is believed that there is intervisibility between them and up to nineteen historic counties, the furthest point visible being Shining Tor in Cheshire, 130km away. The Hills' 13km long, distinctive humpbacked ridgeline is oriented north-south, so the silhouette changes relative to the location of the viewer.
- 4.5.2 The area's geology, topography and hydrology are very complex; they also give rise to abundant springs, fertile soils and wooded hills which, as set out above, were exploited by the communities which settled here. The landscape of the study area is characterised by a pattern of richly-contrasting elements and features shaped by nature and culture. It provides a highly valuable and valued resource for visitors and residents, as well as flora and fauna.
- 4.5.3 The landscape character of the local area reflects this complexity, forming part of the transition zone between the Hills' upstanding Precambrian rock formations and the low-lying, flat Severn Plain.
- 4.5.4 The specific landscape character descriptions of the individual parcels are set out in the tabulated schedules of the individual parcels (Schedule 1 Appendix B). These schedules also summarise the desktop baseline findings set out above, and the on-the-ground study findings (designations, features, receptors, function, quality, and other potential constraints to development).
- 4.5.5 The character of the village centre is described first (more detailed information about the individual parcels is set out under the relevant sector headings). The landscape character descriptions of the LSCA study area in each sector are set out in a clockwise direction, beginning with the North to East sector, and broadly follow the numbering order of the parcels. (These character descriptions form part of the visual baseline study, although more information on visual amenity is set out in Section 4.7.)

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<sup>32</sup> malvernmuseum.co.uk/Langland

<sup>33</sup> *Elgar the cyclist: A creative odyssey*, Kevin Allen, 1997

<sup>34</sup> elgar.org/2houses.htm#craegleap

### **Village Centre**

- 4.5.6 The centre of the village lies at Welland Crossroads.
- 4.5.7 Four relatively modern and very different buildings mark the four corners of the crossroads: the former Pheasant Inn pub (North to East); the Grade II listed Church of St. James (East to South); the Village Hall (South to West); and the sports pavilion (West to North).
- 4.5.8 There is a large grassed area with scattered ornamental trees north of the village hall. This is the village green, or 'the Green'.
- 4.5.9 Apart from The Pheasant Inn (known to have existed in 1787, although the current building was probably built in the 19<sup>th</sup> century), until 1875 when the church was built, there was no significant built form to mark the points where the main routes intersected at what is now the crossroads. The character of the landscape and villagescape here reflects the marked changes which have occurred in the village over the last 200 years: the B4208 leading north from the crossroads was probably constructed in the early 19<sup>th</sup> century. Welland Primary School, which is situated west of the village hall, was built in 1876, a year after the church and as a result of the earlier shift of Welland's 'centre' from near Welland Court: the Post Office east of the church is shown on the 1886 map along with several wayside cottages along Drake Street, some of which was extant in the 16<sup>th</sup> century. However, Welland remained a small village until the 1960s.
- 4.5.10 In or around 1978, the alignment of the crossroads was altered, with the original straight line of Marlbank Road retained to form an access to the village hall and school.
- 4.5.11 The village hall was built in its current position in 1992, although it replaced the parish hall which first appears on maps in c. 1927 and was rebuilt c. 1953. The sports pavilion was built in 2010, reflecting the needs of the increasing population.
- 4.5.12 There is no residential development at the village centre crossroads: three of the buildings are for community use, and the pub once was (and may be again – see below). The closest houses are adjacent to the pub and church along a short stretch either side of Drake Street to the east. This is set to change, of course, with the proposed residential development at the pub and new residential development approved adjacent to the houses south of Drake Street.
- 4.5.13 The church is the focal point of the village and its community, and the most dominant and attractive of the four buildings marking the crossroads (see photo overleaf). Its spire is a highly distinctive feature in both the local and wider landscape, punctuating the skyline in views from most directions apart from higher-level viewpoints on the slopes and ridges of the Malvern Hills.

*Church of St. James at Welland crossroads looking south*



- 4.5.14 The pub closed several years ago, and has been left to fall into some disrepair. However, it is currently the subject of a planning application (see schedules in Appendix B).

*The Pheasant Inn*



- 4.5.15 The village hall is the focus of community activity and administration, and is associated with the village green and the playing fields to the south.



*Welland village hall*



- 4.5.16 The sports pavilion also provides an important facility for the village community, and adjoins the sports pitches (these are known as ‘Spitalfields’, which is apparently derived from ‘Hospital Fields’; in the last century there was an isolation hospital at the western end of California Lane, so this may be the derivation of the name).

*Sports pavilion at Welland crossroads looking south*



- 4.5.17 The setting, character, style and materials of the four buildings are quite different, and the relationship between them is not always comfortable. However, which buildings are seen – either in isolation or

in association with the others – and in what context, varies considerably depending on the location of the viewpoint.

4.5.18 Travelling towards the village centre from the north, the pavilion is the first building which becomes visible: the pub and the church are well-screened by tall roadside vegetation, and the village hall is partly-screened (more so in summer than in winter).

4.5.19 Closer to the crossroads, all four buildings are seen together (again, the village hall is more visible in winter). The church is the primary focus of the view, although from this viewpoint, the spire is in competition with two Lombardy poplar on the village green. The Pheasant Inn is well-screened by mature vegetation in the foreground until a point quite close to the crossroads.

*Welland crossroads from north*



4.5.20 Apart from these buildings, very little built form in and around the village is visible, and nor is the wider landscape to the east and south. The flat land and often dense vegetation scattered throughout the village form a dense screen, especially in summer. Instead, the eye is drawn to the Hills, which are an integral and highly important part of Welland's character.



*View across sports pitches to Hills from B4208*



- 4.5.21 The village hall is less visible in the landscape than the other buildings. As it is single-storey it does not break into key views of the Malvern Hills on the skyline until the viewer is in quite close proximity. Also, the building has been sensitively-designed, and the materials used are dark: this means it integrates relatively well with the church, does not 'compete' with the other buildings, and is also well-integrated into the surrounding green open spaces.
- 4.5.22 Travelling towards the village centre from the south, the hall and the church are seen together, and the association is complementary. They also partially screen views of the pub and the pavilion, as do the trees when in full leaf. Again, the wider landscape is screened from view, apart from the Malvern Hills.

*Village hall and church at crossroads, from south*



4.5.23 The site of the Pheasant Inn, and the mature trees behind, form the focus of the view along this route. Any future development on the site must take this highly important factor into account, especially its relationship with the other buildings – most importantly, the church.

*Pavilion and Pheasant Inn site at crossroads, from south*



4.5.24 From the east, topography, built form and vegetation screen views of the church (although the spire is visible) and the pub, until a point almost opposite them. The village hall, village green and pavilion



are also visible from the crossroads, but there is a fine vista beyond, over a high quality, apparently unsettled, well-treed landscape towards the Hills.

*View from crossroads looking west*



4.5.25 From the west of the village and travelling towards the centre, apart from the church spire, views of the four buildings are screened by built form and vegetation until a point quite close to the crossroads. Along this route, views of the spire are screened by trees at some points; closer to the centre, the two tall Lombardy poplar on the village green and conifers nearby compete with it. At the northern side of the crossroads, the differences between the four buildings and the relationship (or lack of it) between them can be seen as they come into view. Also, as there are no hills on the skyline to draw the eye, and views of the wider landscape are very limited, the visual focus is on the buildings. However, very little built form is visible in views to the east, and beyond the buildings along the B4208, the tops of trees can be seen: this helps to reinforce the sense of the rural character, setting and context of the village.

*Approach to village centre from west*



- 4.5.26 This view will change when the former Pheasant Inn is redeveloped: the new buildings will be the focal point of the view at the crossroads, so it is important that the design approach addresses this, and the treatment of the road frontages.

*Site of former Pheasant Inn at crossroads looking east*



- 4.5.27 If the appeal for residential development on the arable field west of the sports pitches is allowed (see West to North sector descriptions below), the view and the character of the village centre would change as a result, introducing urbanising elements (signage, lighting, ornamental planting etc.)



especially at the access point. This would be seen in combination with new residential development at The Pheasant, and the change from rural to urban is likely to be very noticeable.

- 4.5.28 The buildings can also be seen in juxtaposition from the sports pitches, although views vary from one part of the field to another. The red brick pavilion dominates the foreground of the view and competes with the church, although it does screen the pub from some parts. The village hall is less visible in summer, when screened by vegetation.

*View across sports pitches looking south east*



#### **North to East: Parcels 1 – 8**

- 4.5.29 This sector comprises land lying between the B4208 to the west and Drake Street (A4104) to the south, and extending north and north-eastwards to Hook Bank and beyond towards the River Severn between Hanley and Upton.
- 4.5.30 The major part of this sector lies within the 'Settled Farmlands with Pastoral Landuse' landscape character type. Sandwiched between two blocks of this character type, on either side of the Danemoor Cross to Upton road, lies a broad swathe of land within the Enclosed Commons landscape type. This runs in a roughly east-west direction as far east as The Hook. A strip of land running north-south to the east of the B4208 is also classed as Enclosed Commons (see Figure 3 – Landscape Baseline).
- 4.5.31 The key characteristics of the Settled Farmlands with Pastoral Landuse type are well-represented in this sector. They include a prominent pattern of hedged fields and tree cover comprising scattered trees in hedgerows. A number of hedgerow field boundaries have grown out to form lines of trees, or may possibly have arisen from the practice of historical assarting. Along water courses such as the Marlbrook, dense, broadleaved vegetation comprising mature oak, ash, crack willow and field maple is present. A dispersed settlement pattern of scattered farmsteads and (small groups) of wayside dwellings is also in evidence, along with the characteristic pastoral land use. Topography is flat in places but gently rolling in others, with occasional undulations and hummocks. A maximum height of c. 50m Above Ordnance Datum (AOD) is reached south of Woodside Farm and just north of the LSCA study area.

*View looking east from Hook Bank towards Bredon Hill*



- 4.5.32 Whilst the small-scale landscape comprising small to medium-sized fields is still present in many places, in other areas field amalgamation dating from the post-medieval period has led to the creation of some larger and irregular field units which are less characteristic of the landscape type. This is especially the case in the central and south eastern parts of the sector on land used for the Welland Steam and Countryside Rally.
- 4.5.33 Agriculture is the dominant land use across the sector, with the majority of land currently under improved or semi-improved grass. A small, irregular block of mature woodland lies to the south east of Woodside Farm, whilst a more recent, dense plantation wood including ash, cherry and oak occupies a larger block of land to the south of the sector, one field unit to the north of Drake Street. Whilst this is likely to provide some biodiversity benefit, such woodland blocks are not characteristic of this landscape type and contribute to a localised deterioration in condition. North of Woodside Farm occasional planting of mixed ornamental and native trees in singles and small groups are also atypical of the landscape type. The presence of sections of coursed stone walls (possibly sandstone) and occasional heavy machinery and infrastructure associated with the Steam Rally are also incongruous.



*Large-sized fields and incongruous elements in fore- and middle-ground*



4.5.34 Significant evidence of 'horsiculture' and smallholding activity exists in the LSCA study area at various points just to the north of Drake Street. Modern sheds and agricultural outbuildings, caravans, temporary and permanent field subdivisions, poaching and the planting of incongruous field trees all compromise local landscape condition. However, the effects and duration of such activity are variable, and the use of land for these activities adjacent to properties along Drake Street may not be atypical in historical terms. Occasional paddocks, isolated barns and ornamental tree planting associated with properties reduce the quality of the local landscape west of Woodside Farm.

*Looking west from footpath north of Drake Street*





- 4.5.35 Key characteristics of the Enclosed Commons landscape type are also in evidence in this sector. These include a planned, ordered pattern of large fields, native hedgerows (often dominated by hawthorn, but with species such as elm and field maple also present), and wide grass verges bordering straight roads. Hedgerow trees are less in evidence than in the neighbouring Settled Farmlands landscapes, although occasional mature oaks are present, for example, west of Hill Court Farm. Small, 19<sup>th</sup> century plantation woodlands dominated by oak and ash lie to the south east of Danemoor Cross and in the angle made by the B4208 and the PRow to Woodside Farm, opposite the roadside properties at Garratts Bank. Such woodland blocks are characteristic of this landscape type and are likely to provide biodiversity interest. Large fields are currently under grass but show evidence of arable cropping.

*Looking west from Hook Bank*



- 4.5.36 The Enclosed Commons landscape within the sector is generally in good condition, with key elements present and intact. However, in places this condition is compromised. For example, east of the B4208 near Danemoor Cross, occasional hedged field boundaries have been eroded / lost. West of Woodside Farm, characteristic hedgerow field boundaries have been compromised by the planting of hedgerow trees in quantities and with species which are uncharacteristic of the area.
- 4.5.37 From Danemoor Cross the Upton road climbs a spur of higher ground to the high point at Hook Bank. Views south from the road towards the village are largely restricted either by local topography or by high, native hedges of elm and hawthorn alongside the road. Close to Hook Bank, occasional medium-long distance views do open up towards the village. Intervening vegetation and local changes in topography mean that only the spire of St James' Church is visible in these views, alongside occasional farmsteads and dispersed dwellings in the foreground.
- 4.5.38 To the north of the Upton road, the land drops away to the tree-lined dismantled railway line that used to connect Upton to Malvern, before rising in gentle undulations and prominences. This topography and the presence of considerable tree cover means that to the north, views are largely restricted to the short and middle distance in the neighbouring parishes of Malvern Wells and Hanley Swan. The ridge of higher ground running east-west with the road and the hedgerows which bound it means that there is little intervisibility between the northern and southern parts of this sector.
- 4.5.39 The higher ground in this sector does afford some fine views to Bredon Hill and the Cotswold Escarpment to the east. However, such views are generally hidden by land form and vegetation away from these occasional high points. The proximity and scale of the Malvern Hills makes them dominant in views to the west. Impressive, expansive and sustained views are available across the open fields (Enclosed Commons) east of the B4208, towards the Hills' slopes and ridges. To the south of the

sector, views towards the Malvern Hills are more fleeting and filtered as a consequence of the more intimate landscape with its greater concentration of trees and high hedges. Some westerly views include significant lengths of the Malvern Hills ridge and iconic features of the area such as British Camp, Little Malvern Priory and May Hill (the latter some 18km away), making them of considerable significance. Low voltage and high voltage electricity transmission infrastructure acts as a significant visual detractor in some westerly views from this sector, especially from the Danemoor Cross – Hook Bank road.

*Looking west to British Camp from Danemoor Cross area*



- 4.5.40 One of the high points of the sector at Hook Bank contains a small, C20 'semi-retirement park' of static caravans. The geometric layout of the 'park' contrasts sharply with the pattern of scattered farmsteads and dispersed wayside dwellings which characterise built development in this sector. The site commands views to the south and west and is visible as a small, low but densely-settled area in views from the south east and centre of the sector.



*Semi-retirement caravan park at Hook Bank from footpath to S*



4.5.41 A small number of remnant traditional orchards exist in this sector. These include small scale 'domestic' orchards attached to wayside dwellings north of Drake Street and south of the Danemoor Cross to Upton Road, and larger, once commercial orchards attached to farms, such as at Hill Court. Some of the remnant orchards in this sector show signs of care, others of neglect. There is some evidence of new orchard planting west of Brookend Farm on Drake Street.

*Traditional orchard associated with roadside dwelling, Drake Street*





- 4.5.42 The majority of the northern boundary of the LSCA study area follows the Marlbank Brook which is densely vegetated on either side. The maturity of the vegetation (including old oak, willow, ash and field maple), and the water course corridor it contains is likely to be of considerable importance for wildlife. This corridor provides a very effective screen in views towards the village from the north, and in views north from Drake Street. The trees along the Brook on the north side of the road are covered by a TPO, although there are currently gaps in the treeline.

*TPO trees along Marlbank Brook looking north west from Drake Street*



- 4.5.43 The majority of development in this sector is close to what is now the main crossroads in the village, along the line of an ancient route from the River Severn to the Malvern Hills. The original Pheasant Inn dates from at least 1787, although the current building is 19<sup>th</sup> century, probably rebuilt when the village centre was shifting from Welland Court. Apart from the cluster of wayside dwellings lying east of the Pheasant, along the north side of Drake Street there is very little residential development in the sector. That which does exist comprises isolated and, in one place, a small cluster of, modest wayside dwellings. Most of this settlement reads as part of the rural rather than the modern village landscape.
- 4.5.44 The B4208 north of the crossroads is a more recent addition to the landscape, built in the 19<sup>th</sup> century to connect the new village centre with Hanley Swan. A number of larger, detached properties dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries are loosely scattered in the sector to the east of the road. The scale of the buildings and their curtilages, the fact that they are set back from the road, and the presence in places of mature ornamental planting suggests that some at least are higher status properties (mature Corsican pine along the road are protected by TPOs). Lovells Vineyard is associated with one of these properties. The same factors, allied with the relative absence of development on the opposite side of the road, help to explain why development in this area appears to have a relatively loose association with the present day village.
- 4.5.45 The routes of Marlbank and Welland Brooks have been altered in the last 200 years. Old maps show that Welland Brook used to meander through the village in the same way as it does as it crosses Castlemorton Common. At some point in the 19<sup>th</sup> century – probably when the village centre was growing around the crossroads – it was canalised from the parish boundary to the point where it crossed under the new B4208 north of the crossroads. Marlbank Brook was also straightened west of the road at this point.
- 4.5.46 At this time, the watercourses were separate, crossing under the road several metres apart. East of the road, Marlbank Brook's course followed a curving channel to a mill. Welland Brook was not canalised beyond the road, and continued to meander south of Marlbank Brook until being joined by Marlbank Brook just south of the mill.

- 4.5.47 Since then, it appears that the course of Welland Brook has been altered where it crosses under the road, and may have been truncated to allow Marlbank Brook's course to divert into it. Localised flooding issues are reported here. The original Marlbank Brook course is now dry, but is still visible as a feature in the landscape, as are the remains of the mill.

**East to South: Parcels 9 – 23**

- 4.5.48 This sector comprises land lying between the B4208 to the west and Drake Street (A4104) to the north, extending south-eastwards over Longdon Marsh, with the Vale of Gloucester beyond.
- 4.5.49 Bredon Hill lies c. 15km due east of Welland, and forms a distinctive feature on the distant skyline. It is within the Cotswolds AONB, and the edge of the Cotswolds can also be seen from certain viewpoints. The impression is that the intervening landscape is relatively flat, but there are distinct, localised undulations and ridges around Welland and beyond, for example the spur along the northern edge of Longdon Marsh. Although there is very little woodland between Welland, Longdon and Castlemorton, strong tree cover along watercourses and field boundaries screens most lower-level views to the east and south (more so in summer than winter). The area is very rural in character, predominantly agricultural and grazing land, and is sparsely-settled, with scattered farmsteads and wayside dwellings. On the whole, the land is in good condition, and the landscape is of moderate to high quality.
- 4.5.50 Welland Stone lies in this sector: as set out in the Landscape History section above, the original centre of the settlement was in this part of the parish, and remained so until the 19<sup>th</sup> century.
- 4.5.51 The landscape character in this sector is the most complex in the LSCA study area. It comprises three different landscape character types. Settled Farmlands with Pastoral Land Use predominates on the east and south sides of Welland, and includes land around Castlemorton. The area is a good representation of the type, which is described as "... *small-scale, rolling, lowland, settled agricultural landscapes with a dominant pastoral land use, defined by their hedged fields*".
- 4.5.52 The Enclosed Commons type is characterised by "... *ordered patterns of large fields of regular outline*". Whilst this is mainly to the north and west of Welland, there is a small area covering the fields on the east side of the B4208 as it runs through the village.
- 4.5.53 Castlemorton Common is classified as Unenclosed Commons and is a very typical example, but this landscape type also extends northwards, covering an area from the north eastern edge of the Common as far as the village centre. This landscape does not display the key characteristics of unenclosed land and rough grazing, but its pattern fits the type's description which states: "*There is frequently an element of settlement associated with these commons, the style, scale and pattern of which is particularly distinctive, typically being small, wayside cottages, often white-washed, set in small plots of irregular shape. In many cases, tree cover is largely restricted to the plots and gardens associated with these cottages*".
- 4.5.54 Castlemorton Common ends abruptly at the parish boundary, which also forms the southern boundary of the LSCA study area. The different characteristics of the local landscapes in both parishes, and those of the boundary itself, are described in more detail in the relevant LSCA study area sections. However it is interesting to understand why these differences occur. The two parishes and landowners within them took diverging approaches to land-ownership, landuse and land management, which led to the contrasts in the landscapes seen today, as described in the Landscape History section above.

*Change in landscape character between Castlemorton and Welland at parish boundary*



- 4.5.55 The parish boundary's most significant visible feature is the belt of mature 'parish oak' which marks it. It is possible that there would have been oak along most of its length at one time; today there are several long gaps, especially where the boundary runs through properties near Bakehouse Farm, and alongside fields to the south east. 1885 maps show that there were few oak remaining south of the village even then, but to the south east, the belt was far more intact than it is today. Many of the trees would have occurred naturally in the long-since cleared forests and along the watercourses; those which remain are either remnants of the forest edge left to mark the boundary, or were planted for the same purpose. A particularly fine section of the parish oak can be found west of the village, east and north of Hancock's Lane (most clearly seen on Google Earth).
- 4.5.56 The northern boundary of the LSCA study area in this sector follows Drake Street eastwards as far as the 'gateway' to the village, which is marked by a sign and 30mph zone posts just east of Brookend Farm. However, the edge of the village is, in reality, indicated by properties at the crossroads further east: a former public house (The Anchor, now a restaurant 'The Inn at Welland') on the north side of Drake Street, and Lake Farm to the south. In between this point and the gateway, there are a few properties at intervals along the road. Travelling west, a long, panoramic view of the Malvern Hills' ridges and slopes open up over good quality landscape, characterised by fields and mature hedgerow trees. The Hills are an integral part of the village's character, context and setting. Although the outlook is rural, signage, telegraph poles, a caravan site and occasional domestication of frontages leads to a slight loss of quality and erosion of character at this point.



*Gateway to village from east*



*Approach to village looking south east from crossroads at lane to Hook Bank*



- 4.5.57 There is a cluster of properties at the eastern end of the study area. Apart from three properties on the north side of Drake Street, the rest extend along the south side for a stretch of approximately 500m, and include houses along the south side of a narrow lane which bisects the cluster.
- 4.5.58 A wide range of periods and styles are represented in the buildings in this part of the study area. They include late C18 Brookend House (Grade II listed), half-timbered, Victorian and modern red brick cottages and houses, as well as C19 Brookend Farm.



- 4.5.59 Marlbank Brook runs under Drake Street from the north east and through the grounds of Brookend House. At one time this was one of the largest Nerine nurseries in the country, and the plants were grown under polytunnels (these have been removed in recent years). There is significant, dense, mature vegetation associated with the Brook at this point, and it strongly influences the character of the approach to the village. This stretch of the road is enclosed by trees, roadside hedges, and mature ornamental vegetation associated with the properties. Views beyond the road corridor tend to be glimpses of properties and gardens through gaps, although occasionally, long views to the Hills open up.

*Looking west along Drake Street near Brookend Farm*



- 4.5.60 A small sloping hay meadow bisected by a stream ditch lies at the western end of the cluster of properties; it is a LWS known as Drake Street Meadow, and a Worcestershire Wildlife Trust Nature Reserve. The grassland is a traditional, species-rich neutral hay-meadow sward (Unimproved Lowland Neutral Grassland (NVC: MG5a)), and there are said to be over 80 species of plants (one of which is the green-winged orchid – rare in Worcestershire, and which could perhaps be the source of the orchids on the village green, through accident or design). The meadow is also a PHI site (meadow) and there is also a PHI 'additional habitat' adjacent to the east.



*Drake Street Meadow Nature Reserve*



- 4.5.61 The eastern boundary of the LSCA study area follows the line of the narrow lane southwards. It soon turns into an unsurfaced farm track, bounded by native hedgerows and escaped trees. Many of the trees are good, mature oak which make an important contribution to both local and wider landscape character; however some are in decline, probably due to damage. The track leads to two modern agricultural / storage buildings at Southend.

*Track off Drake Street leading to Southend*





*Damaged oak along track to Southend*



4.5.62 1885 maps show the track turning north-westwards at this point, along what is now an unsurfaced PRow to a property which is no longer standing, but which was possibly associated with the clay pits (the clay was used for manure<sup>35</sup>) which are scattered throughout the area. These were also linked by tracks, most of which are still PRsoW. Many of the pits now form ponds and are recolonised with mature vegetation, providing good opportunities for wildlife (evidence of badger and dormice was seen during the assessments), as well as having local historic interest and contributing to the area's landscape character.

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<sup>35</sup> <http://www.british-history.ac.uk/vch/worcs/vol3/pp554-557>

*Old clay pit near Southend*



- 4.5.63 On the west side of the track, south of the properties at the northern end, there are two PHI sites (woodland and orchard, the latter apparently in good condition).

*Orchard / woodland west of Brookend House*



- 4.5.64 The landscape in the central part of this sector is characterised by a distinct spur of land with quite steeply-sloping sides. The spur lies east of the settlement and west of the track, and adds to Welland's sense of containment, forming part of a chain of localised plateaux and spurs which almost completely encircles the village. This particular spur runs north east to south west, and its north-eastern end slopes down to the properties on the south side of Drake Street. It creates a strong



physical division between this part of the study area and the village: there is little or no intervisibility or physical connection between them at lower levels. The area is relatively tranquil. On the south east-facing slope there are four rectangular fields bounded by native hedgerows and a few escaped trees including mature oak. Whilst some of the fields have been enlarged, and some of the hedges are eroded / lost, the overall pattern makes an important contribution to local landscape character.

*Field pattern on south east side of spur*



4.5.65 At lower levels along the track, there is very little intervisibility or influence between this part of the study area and the wider landscape. As the land rises, however, the Malvern Hill's ridgeline can be glimpsed at certain points (see photo above), and at the top of the spur, there are panoramic views in an arc from the north east to the south west. Bredon Hill is visible on the skyline to the east.

*Looking north east and east across eastern end of village from PRow along spur*



- 4.5.66 A PRow leads off the track, climbing the spur in a north-westerly direction along the boundary of the orchard and an adjacent field. This boundary comprises a tall, unmanaged hedgerow with a few escaped trees, including a good mature oak. Although gappy in places, it marks a distinction between the properties and associated ornamental landscapes, and the (mostly) good quality open countryside beyond.
- 4.5.67 A tall, unmanaged, mixed native species hedgerow with occasional escaped trees runs along the ridge of the spur for most of its length. This acts as a visual screen to views to the west, although vistas open up through gaps, and on the other side of it, there are fine views across the rural landscape beyond the village to the Malvern Hills.

*Hedge / treeline along top of spur with orchard / field boundary along PRoW*



- 4.5.68 The PRoW from the track to the east turns south-westwards along the spur, and continues to a point east of Bakehouse Farm on the parish boundary, at which point it crosses Castlemorton Common. It is likely that this is an old trackway: there are several very good, mature wild service trees (*Sorbus torminalis*) in the hedgerow / tree line – these are indicators of ancient woodland and old boundaries. The 1885 maps show the track continuing to Drake Street to the north east via the orchard and Brookend House, but this right of way no longer exists.
- 4.5.69 The landscape elements, features and landcover at the south-western end of the spur north of the parish boundary are eroded and in poor to moderate condition, and a section of the central hedgerow is lost.



*View looking south along spur and PRow (parish boundary is on skyline)*



- 4.5.70 On the north-western side of the spur there is currently a good quality, rural, undulating landscape of fields, hedgerows and trees. This will, however, soon be lost to new housing. Two sites along the south side of Drake Street have been granted permission for residential development (see schedules in Appendix B for more information).

*View over fields to be developed for housing on north west side of spur (Drake Street in mid-ground)*



- 4.5.71 These developments will result in the closure of the green gaps between the properties west of Brookend Farm, the farm buildings along Drake Street, and the village centre, and their replacement with a housing estate and associated urbanising elements. Although local topography and vegetation



reduce the area of influence of these sites somewhat, the landform on which they will be sited is in parts visually prominent. There will be a significant change in local landscape character at this point, with the loss of the rural context and setting of the village at the approach from the east. How many of the characteristic elements and features of the landscape will be left remains to be seen. Several PRsoW run through, or adjacent to, these sites.

*Site of new housing development along Drake Street*



*Site of new housing development along Drake Street looking east towards village centre*



4.5.72 Mutlow's Orchard SSSI lies adjacent to (west of) the new residential development site on land between The Old Post Office and Church Farm. In the Reason for Notification it is described as "...an

*old orchard, from which most of the fruit trees have gone, which has the finest population of wild daffodil Narcissus pseudonarcissus in Worcestershire... In addition to wild daffodil the associated herb flora in the meadow is characteristic of grassland where hay making followed by grazing has been the traditional management".*

- 4.5.73 The orchard is associated with Mutlow's Farm, a traditional property set in mature, ornamental gardens. Although it is not highly visible, Mutlow's Orchard is nonetheless a highly important feature in both the local and wider landscape. As well as being an SSSI and thus of national importance, it is a remnant of the orchards which used to characterise the village. Although there is no public access onto the land, a PRoW runs along part of its eastern boundary. It is possible that the increase in footfall and use arising from the new houses when built could cause erosion and / or loss of these very sensitive habitats and the species they support.

*Mutlow's Orchard (SSSI) with church spire beyond to north west*



- 4.5.74 Beyond the fields allocated for new residential development, to the south west, the land remains elevated but forms a plateau which is bisected by the parish boundary.
- 4.5.75 To the south east of the village, the parish boundary follows the line of a well-wooded watercourse which runs just south of Welland Court (and through a medieval fishpond). It then runs north-westwards along the line of a track which diverges from the parish boundary line just east of Bakehouse Farm, crossing the Common in a westerly direction towards the Hills and cutting through property curtilages at this point.
- 4.5.76 The change in landscape character is distinct here. A tapering section of Castlemorton Common extends eastwards along the south side of the parish boundary, and a narrow road across it leads to a cluster of farms and dwellings. The majority lie in Castlemorton parish to the south, and in terms of character are more closely associated with the open landscape of the Common. They comprise mostly traditional / converted brick / render farm buildings and cottages, set in gardens with both native and ornamental vegetation (including a few parish oak). This area makes a highly important contribution to the character of the landscape, forming an integral part of the context and setting of both the village and the Common.



*Parish boundary from Castlemorton Common looking east (Bredon Hill just visible on skyline)*



- 4.5.77 Only a small part of the built complex at Bakehouse Farm lies within the study area. The condition of the landscape near to the farm is moderate. A PRoW runs through the farm – it is part of the wider footpath network and an important link between the village and the countryside.

*View along PRoW north of Bakehouse Farm*



- 4.5.78 The agricultural fields on the plateau (which has localised undulations) south west of the spur are mostly semi-improved pasture. The field boundaries are robust and in good condition, and are characterised by mixed native species hedgerows with some good, mature escaped oak. There are several small clumps and blocks of mature woodland (one mixed with conifers, another associated

with a large pond); these, along with the undulating topography and hedgerow vegetation, create a sense of intimacy in places, although the church spire and Hills are visible beyond. PRsoW criss-cross through the area, providing important links to and from the village centre through good-quality rural landscapes. It is very likely that the sense of tranquillity and the unspoilt nature of the area will reduce once the new housing developments to the north are built. The houses will be visible from some of the PRsoW beyond their boundaries.

*View from PRow east of village looking west*



4.5.79 One of the PRsoW leads to Welland via Knight's Farm / Cider Mill Farm. Here, the character of the landscape changes, being more closely associated with the village centre. This area is described in more detail later in this section, but the photograph below is taken from the PRow along the spur, illustrating the rural context and setting of the village in views from the west, and the defining influence of the Malvern Hills.



*View of Hills from PRoW east of village (Bakehouse Farm in mid-ground)*



- 4.5.80 To the south west, the southern boundary of the LSCA study area in this sector continues to follow the parish boundary along the north-eastern edge of the Common as far as the B4208 at the southern gateway to the village.
- 4.5.81 The land here slopes away from the plateau, and to the south and west, fine vistas opens up across Castlemorton Common to the Malvern Hills. The contrasts between the landscapes of Castlemorton and Welland are clearly visible at this point. The Common is semi-wild and naturally-beautiful, whereas Welland is more functional and domesticated, for the reasons set out in the Landscape History section above, and as illustrated in the photographs.
- 4.5.82 The gateway to the village from the south in this sector is marked by a residential property on the east side of the B4208. This has recently been restored (it exists on the 1885 map, as does the house on the opposite side of the road). At that time, the buildings stood in isolation on the edge of the Common, with fields, orchards and scattered wayside dwellings to the north. Today, the east side of the road beyond the gateway has retained its rural character, and development along the west side of the road is relatively well-screened from the Common in summer, though less so in winter.

*Houses at gateway to village from south*



- 4.5.83 The property on the east side of the road lies at what once would have been the Common's northernmost tip, at the junction of the B4208 and the lane leading south-eastwards to Little Welland. The property has a relatively small garden (probably reflecting the fact that it is restricted to Little Malvern and Welland parish), bounded by mixed native and ornamental vegetation. Tall conifers in the garden help to screen views from the east.

*View of house at gateway to village from lane to south east*



- 4.5.84 As well as the house, a large, flat arable field lies at the south-western corner of this sector. The field lies within the Enclosed Commons landscape character type and displays those characteristics,



whereas the land to the east, including the fields north of The Firs and Bakehouse Farm are an extension of the Unenclosed Commons type of Castlemorton Common. A low native hedge runs along the field's southern (and parish) boundary, with a single parish oak remaining. Topography, vegetation and built form screen longer views to the north, east and south, but there are fine views of the Malvern Hills, especially when seen with the Common in the foreground. There are also localised detractors, including domestic treatment of boundaries, a building with a very white roof which is highly visible from certain viewpoints, and telegraph poles.

*Arable field north of Common and parish boundary (with single parish oak)*



- 4.5.85 The 1885 map shows that there were open fields and orchards on both sides of the B4208 between the house and the church at this time; whilst the west side is now residential, the east side has retained its traditional rural character. Only one property was shown to exist on the east side in 1885, although another has since been built, along with associated buildings (including the one with the white roof). Although the landscape is generally of good quality, with key elements and features intact, the hedge along the east side of the B4208 / arable field is eroded.

*Eroded hedge along B4208 at village gateway from south*



- 4.5.86 Travelling north towards the village centre, views to the north east are screened by dense vegetation (native / ornamental trees) in the gardens of the first property (more so in summer than in winter). The native roadside hedge is predominantly intact as far as the church, and is a locally-important feature in the village, making an important contribution to its character.

*Native species hedge and ornamental vegetation along east side of B4208 through village*



- 4.5.87 North of this property, an unsurfaced track bounded by hedges leads to residential properties north of The Firs. These are set in large, ornamental gardens with associated paddocks, a tennis court



and a large pond. There are many good, mature trees both in the grounds and along the boundaries, and an area of traditional orchard (a PHI site).

- 4.5.88 A second unsurfaced track bounded by gappy hedgerows lies north of a large, flat hay meadow in between the two properties. There are fine views across the meadow, although they are not extensive, and limited by the treelines to the east. The track is a PRoW and the access to Knight's Farm and Cider Mill Farm, the latter being visible across the meadow.

*PRoW along track leading to Knight's Farm and Cider Mill Farm*



- 4.5.89 The farms form clusters of buildings in open countryside. The land is gently undulating, and there is significant mature tree cover in and around the complex. As well as the residential properties, there are various old red brick outhouses, timber and metal storage sheds, and various farm-related materials and equipment in the yard. Although the area is cluttered and untidy, it has a certain amount of charm.



*Knight's Farm / Cider Mill Farm*



4.5.90 The PRoW continues eastwards, through an old orchard and onwards through fields, joining the PRsoW which criss-cross the spur of land to the east of the village and providing access to the wider countryside beyond. The area is very enclosed even in winter, and there are several small fields bounded by hedgerows, what appears to be unimproved grassland and ponds. Although these are in mixed condition, they are likely to provide very good opportunities for wildlife including protected species.

*Old orchard in winter at Knight's Farm / Cider Mill Farm*





- 4.5.91 The old orchard is part of a larger and locally-significant area of trees north of the PRow and east of the B4208. It extends northwards as far as the church, and its eastern boundary is contiguous with Multow's Orchard SSSI.
- 4.5.92 The trees comprise fruit and nut orchards, a group of good, mature oak and field maple, and a belt of mature deciduous woodland along the boundary with the SSSI. The tree groups are covered by a TPO, and the orchard / woodland is a designated LWS called 'Mutlow's Farm Orchard' (although the orchard is known locally as Purser's Orchard). The general description states: "*This moderately large orchard of over 150 trees of various fruit varieties was well established by the 1930s but is certainly much older than this. There are some excellent mature-age trees including Laxton superb, Newton wonder, Bramley apples, Conference and Perry pear, Victoria plum and Pershore egg-plum and a number of damson varieties, as well as 2 large walnuts and some ancient coppice-grown hazel trees*". It is considered to be in good condition and well-managed. It is likely (although yet to be confirmed at May 2015) that the orchard supports the Noble chafer (*Gnorimus nobilis*), a rare beetle which relies on old orchard habitats for its survival. The wild daffodil *Narcissus pseudonarcissus* also grows in the grassland under the trees.
- 4.5.93 As well as its importance for biodiversity, the orchard / woodland makes a significant contribution to Welland's historic and rural character, context and setting, including the setting of the church. It is a highly valuable and irreplaceable asset.
- 4.5.94 North of the track leading to the farms is a red brick C19 property with outbuildings set in ornamental gardens. Beyond this, the woodland and old orchard extend along the road as far as the church, behind the roadside hedge which is in very good condition along this section. Both the woodland / orchard and the meadows also form significant green gaps along the road within the centre of the village, further increasing the value of these areas in terms of the functions they perform.

*Woodland and old orchard close to village centre*



- 4.5.95 The church and graveyard occupy a small area of land at the crossroads. The road frontages comprise a low Malvern stone wall, and there are several ornamental trees in the grounds, some of which would almost certainly have been planted around the time the church was built (1875).

*Grounds at front of Church of St. James*



**South to West: Parcels 24 – 28**

- 4.5.96 This sector lies wholly within the AONB. It comprises land lying between the B4208 to the east and Marlbank Road (A4104) to the north, and extending south-westwards as far as the ridgeline of the Malvern Hills. The landscape character types in this sector reflect both topography and history, and they have contrasting key characteristics.
- 4.5.97 The Herefordshire Beacon, or British Camp, lies c. 3.6km west of the village centre. It forms a highly distinctive feature on the skyline due to the terraced earthworks which were created during the Iron Age. British Camp is a Scheduled Ancient Monument (SAM). It is also one of the most important viewpoints on the Malvern Hills (this is described in the Visual Baseline section below). There is another Iron Age hillfort and SAM on the Hills - Midsummer Hill, which lies c. 4.3km south west of the village.
- 4.5.98 The central section of the Hills' steep-sided, east-facing slopes in this sector are predominantly unwooded, although there are dense woodland blocks on the slopes east of British Camp and a belt around the hillfort at Midsummer Hill.
- 4.5.99 The land south of the A4104 is typical of the Enclosed Commons type, in agricultural land use and with strong, often geometric patterns created by field boundaries. There are small woodland blocks on the Hills' lower slopes, and a remnant belt of woodland associated with Marlbank Brook at Dingle.
- 4.5.100 Little Malvern Court and Priory lie in this sector, c. 2.7km west of the village and just north east of British Camp.



*Little Malvern Priory from A4104 by Marlbank Inn*



- 4.5.101 At this elevated position on the hill slopes, the buildings are intervisible with Welland. The village can be seen from areas around the Priory including the car park. In summer, the village is relatively well-integrated into the landscape: this is because the level of the viewpoint is lower, which means that the mature vegetation in and around the village is more effective as a screen. Views from the Priory itself are screened by trees in summer, but in winter the views are likely to be more open.

*View from A4104 adjacent Little Malvern Priory looking east across Severn Vale towards Bredon Hill*



- 4.5.102 The majority of Castlemorton Common (Unenclosed Commons type) lies within this sector, and south of this the character type is Settled Farmlands with Pastoral Use, which also characterises most of the landscape east and south of the village.
- 4.5.103 Beyond the village, settlement is scattered. It comprises farmsteads predominantly associated with the modern, agricultural landscapes, and small cottages and landholdings around the edges of the Common north of Hancock's Lane.
- 4.5.104 Both Marlbank Brook and Welland Brook rise in, and flow north-eastwards, through this sector, the latter – canalised in the 19<sup>th</sup> century – bisecting the settlement and forming the boundary to rear gardens. Both are also well-wooded along much of their length.
- 4.5.105 The majority of Welland's homes lie in this sector, extending to form a densely-settled triangle on the land between the village centre, its gateway to the south, and the Marlbank Brook to the north. 1885 maps show that there was very little built development here, apart from the school (founded 1876) and a few scattered wayside cottages. The school has since been sympathetically extended, and the cluster of buildings sit comfortably in the village centre's landscape context. The pinky-brown colour of the materials used particularly helps to integrate the built form into its surroundings.

*Welland Primary School beyond playing fields*



- 4.5.106 Most of the residential development in this part of the sector was built in the 1960s and 70s. Today, the field which lies between the school and the church is used as a playing field and for community events; the village hall was built in its current position in 1992, although it replaced the parish hall which first appears on maps in c. 1927 and was rebuilt in c. 1953.
- 4.5.107 The village green lies north of the village hall. It was created when the road and junction at the crossroads were realigned in c. 1978, in the space between the old and new roads. The line of the old road was truncated and now forms the access to the school, village hall and playing fields, with associated parking areas. The villagescape has absorbed the change relatively well; the Green provides an area of well-managed open space which, although not traditional in style, has become an integral part of the character of the village centre. It has been planted with ornamental trees (birch, horse chestnut and poplar). These are uncharacteristic in the rural landscape, but not entirely out of keeping with the immediate context of the village. Features include a war memorial (dedicated 8<sup>th</sup> May 2005), paths, seats and a flagpole (the area was laid out at the same time).



*Welland village green*



- 4.5.108 Of particular note are the green-winged orchids (*Anacamptis* [or *Orchis*] *morio*), which flower abundantly on the Green between mid-April and mid-May. They are protected and managed by the Parish Council, and are a beautiful sight when in flower.

*Green-winged orchids on village green*



- 4.5.109 WCC owns part of the Green (the area required to maintain sightlines, which includes the green-winged orchid area), the Parish Council owns the rest.



- 4.5.110 In winter, the screening effect of vegetation, including the trees on the Green, is far less, and longer views open up, with properties along California Lane visible on the crest of the spur to the north.

*Winter view from village green looking north*



- 4.5.111 The view along the B4208 looking south from the crossroads is of the village hall, which breaks the skyline of the Hills at this point. Beyond, the west side of the road is characterised by young / semi-mature ornamental trees (including chestnut and copper beech), some on the wide roadside verge and others in the playing fields. The boundary of the playing fields is an old, estate-style metal fence.

*Looking south along B4208 from village centre*





- 4.5.112 The southern gateway to the village is at the parish boundary, which crosses the road at this point. A 19<sup>th</sup> century house, a modern feature stone wall and signs mark the west side of the gateway, but the fields and mature trees along both sides of the road, and the belt of vegetation to the west, add to the rural context and setting of the village in this sector.

*West side of southern gateway to village*



- 4.5.113 Just beyond the gateway, the parish boundary comprises a well-managed native hedgerow (with a couple of gaps in places), and there is a very fine, mature parish oak which forms a distinctive feature in the area (a smaller oak and a mature native black poplar<sup>36</sup> are also growing on close by).

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<sup>36</sup> Black poplar (*Populus nigra ssp. betulifolia*) is one of Britain's rarest trees.

*Oak and hedge along parish boundary west of southern gateway to village*



- 4.5.114 North of the parish boundary, the land is relatively flat, although there is a gentle slope down to Welland Brook. East of the watercourse lie several grassed fields / paddocks which are subdivided by fences and gappy hedges, although there are some good mature escaped trees in places. There is also significant vegetation along the watercourse, part of which is PHI deciduous woodland. The fields are relatively well-screened by vegetation from the south and west, and by built form to the north and east (residential properties which are visible through gaps / over the top of the hedge).

*Fields / paddocks north of parish boundary*





- 4.5.115 An unsurfaced track runs alongside the parish boundary, at the northern end of the Common. Travelling west, the land slopes down to the watercourse, where there is a small, dense area of native woodland (parts of which are also PHI deciduous woodland). The boundary between Welland and Castlemorton is strongly-defined at this point: the track dog-legs away from the parish boundary alongside a tall, dense hawthorn hedge, leaving a narrow strip of woodland (PHI) / orchard / grassland between the two. The vegetation along the parish boundary is tall and unmanaged (no parish oak could be seen). This means that there is very limited intervisibility between the field (Welland) and the Common (Castlemorton), even in winter.

*Field between parish boundary (left side of photo) and hedge at north end of Common*



- 4.5.116 An isolated C19 residential property lies along the north side of Welland Brook, which is accessed off the track: it is well-screened by vegetation from most directions apart from to the west, with views towards it from the PRow which runs along the western side of a large field of semi-improved grassland lying west of the property. A large, modern agricultural shed has been constructed in this field, which has been subdivided with fencing. There is also a smaller shed, storage and parking areas which add to the visual clutter. The larger shed is clearly visible from the Hills, intruding into open countryside.

*Field north of parish boundary and agricultural building (from PRow to west)*



- 4.5.117 The field to the west of the PRow (outside the LSCA study area) is used for horse-keeping and equestrian activities – there is hardstanding and a fenced manège with lighting, jumps etc., and fences either side of the PRow. The close association with the adjacent field means that users of this PRow experience an eroded and cluttered landscape.

*PRow along west side of LSCA study area (looking south towards parish boundary)*



- 4.5.118 A complex of buildings and several fields associated with Welland Farm lie south of the settlement. The pale-coloured / reflective roofs of two of the buildings are highly visible from the Hills (see Section 4.7).



4.5.119 The land in this part of the sector is relatively flat. Closer to the settlement, the fields (meadow / pasture) are divided into long, narrow strips. These are bounded by hedgerows in varying condition: some are robust and intact with a few mature, escaped trees, whereas others, including the boundary along the settlement edge, appear gappy / eroded. Landcover is also eroded in localised areas. Rooftops of residential properties at the western edge of the village are visible over the top of the hedges, through gaps in the trees.

*South-western edge of settlement*



4.5.120 The PRoW follows the track north west of Welland Farm before turning northwards and sloping down to Marlbank Brook, which is densely vegetated. Despite some loss / erosion of hedges on the village fringes, the quality of the landscape quickly improves, with a fine outlook towards the southern end of the Malvern Hills and no built form visible, in summer at least.



*View towards Hills from PRow west of village*



- 4.5.121 The track / PRow runs past half-timbered and red brick properties screened by mature vegetation and crosses the Brook; the watercourse is hidden from view for much of its length, and this is one of the few places where it can be seen meandering through its wooded setting.

*Marlbank Brook near Marlbank Farmhouse*



- 4.5.122 The woodland belt extends to form a scrubby, overgrown area lying between the track and the residential properties to the east: this appears to be used as a cut-through from the houses to the footpath.



- 4.5.123 The track passes Marlbank Farmhouse, a C17 Grade II listed building (with early C18 barn). Most of the buildings in this part of the sector were in existence before the mid-C19 (the half-timbered property was a smithy). The fields surrounding the properties were orchards, although larger areas beyond had already been cleared and enclosed for agricultural use. Marlbank Farmhouse is red brick with some half-timbered outbuildings. The house is surrounded by mature, predominantly ornamental vegetation apart from the north west-facing side, which is open.

*Track past Marlbank Farmhouse*



- 4.5.124 To the north and west of the farmhouse, the land rises more steeply towards a spur of land which crests at Marlbank. There are fine views of the Hills across the good quality, unsettled landscape from the PRoW, including the remnant woodland in the valley at Dingle through which Marlbank Brook flows eastwards – the mature trees are in good condition and form a locally-important feature in the landscape.



*View of woodland and Hills from track near Marlbank Farmhouse (British Camp in centre of photo)*



- 4.5.125 On the east side of the track there is a small, grassed field which is enclosed by vegetation. The track continues as far as Marlbank Road (there is no onward footpath, but a footway on the north side of Marlbank Road gives access to PRsoW at Marlbank / Upper Welland).
- 4.5.126 From the lower sections of the A4104, the southern side of the village and Castlemorton Common are screened even in winter by the dense vegetation associated with Marlbank Brook and areas around Marlbank Farmhouse (visible in the mid-ground).

*Dense vegetation at south-western edge of village*





**West to North: Parcels 29 – 43**

- 4.5.127 This sector comprises land lying between the Marlbank Road (A4104) to the south and the B4208 to the east, extending north-westwards as far as the Malvern Hills' ridge, from just north of British Camp to North Hill.
- 4.5.128 The landscape character type here is Enclosed Commons, which extends northwards from Welland and Castlemorton Common as far as Blackmore Park. It includes Little Malvern, the Three Counties Showground, and the west side of Hanley Swan. Scattered, large farmsteads and equestrian establishments are characteristic, with a few wayside dwellings.
- 4.5.129 The wider area is flat / gently-undulating, rising towards the Hills. There is little or no woodland cover apart from a long remnant belt (Danemoor Coppice) which lies close to the northern boundary of the LSCA study area. C19 maps show that the woodland was twice the size at that time. A small watercourse runs through the woodland from the south west, and a large pond has been formed at the eastern end of the wood. A line of pylons crosses the area north of the village, detracting from some fine views of the Malvern Hills.
- 4.5.130 Landuse is predominantly arable, but there are also several horse-keeping establishments with associated erosion of elements, features and landcover, and paraphernalia such as stables, tape / timber fencing, jumps, feeding clutter etc. Otherwise, the landscape is well-managed and in relatively good condition.
- 4.5.131 Despite the lack of woodland in the area, there is dense, mature vegetation along watercourses and field boundaries, and occasional copses and plantations. These, along with localised undulations, provide a high degree of screening across the landscape at lower levels; however above them, the Malvern Hills, Bredon Hill and the edge of the Cotswolds are visible, resulting in a high degree of openness in many places.

*Enclosed Commons landscape type north of Welland looking south east*



- 4.5.132 In this sector, the LSCA study area extends westwards as far as the track / lane west of the Marlbank Inn. This forms a loop, leading to Wood Farm and adjacent residential properties.
- 4.5.133 The northern boundary of the study area runs along the track west of California Lane, and the area includes residential properties, gardens and fields north and south of California Lane and west of the B4208.
- 4.5.134 There is a large triangular block of C20 residential development within the settlement boundary north of Marlbank Road, on the edge of open countryside. This is associated with linear built form along

the road to the east, the cemetery in between, and a large, Victorian Malvern stone building (plus extensions) which used to be a vicarage but is currently a care home for the elderly (Welland House). Access to this is via Lime Grove, along both sides of which there is also recent residential development.

- 4.5.135 There are also arable / pasture fields, small blocks of traditional orchards, and sports pitches in this sector. Marlbank Brook runs north east to east through the centre of the sector, and Welland Brook runs north-eastwards across Castlemorton Common and through the settlement, discharging into the Marlbank Brook east of the B4208.
- 4.5.136 The topography in this sector is complex. The area forms part of the broad transition zone in which the steep-sided slopes of the Malvern Hills merge into the flatter landscapes of the Severn Vale. Small watercourses influence the landform, creating localised and often distinct undulations, steep slopes, domes, spurs, ridges and shallow valleys. These features also reflect changes in the underlying geology and soils.
- 4.5.137 This part of the LSCA study area lies wholly within the Malvern Hills AONB. The landscape and peoples' perception of it are strongly influenced by the Hills, which are visible throughout the area apart from a few places which are either east-facing or enclosed / screened by topography, built form and / or dense vegetation. The nature of the views varies, with the Hills either forming the backdrop to fine vistas across the landscape, being glimpsed through trees, or peeping above them. The Iron Age hillfort at British Camp is a particularly distinctive feature in views from the east.
- 4.5.138 The cluster of buildings at the west side of the LSCA study area (pub, farm and residential development) are isolated and physically-separated from the village, lying 1km from the centre. The area is situated on higher ground and forms the gateway to the Hills, with fine views across a good quality, unsettled landscape. It is more closely associated with the settlement at Upper Welland, although there are views eastwards towards the Cotswolds above the ridgeline. There is a fine view of Little Malvern Priory nestled into the wooded hill slopes below British Camp to the west.

*Malvern Hills from A4104 looking west from Marlbank Inn*



- 4.5.139 A mature avenue of ornamental trees (mostly lime) forms a strong buffer between Marlbank and Upper Welland (more so in summer than winter). The buildings in the area are of relatively recent construction, or 19<sup>th</sup> century (possibly earlier) which have been restored / rebuilt. There is parking and a campsite adjacent to the pub with ornamental planting including an uncharacteristic, tall Leylandii hedge. Grazed paddocks lie behind, with some very good, mature trees around a large pond.



*Paddocks north of Marlbank Inn with Bredon Hill on skyline*



*Mature trees around pond in paddocks north of Marlbank Inn*



4.5.140 The loop road is a narrow stone track bounded by hedgerows / fences on both sides. Wood Farm agricultural complex lies to the north, comprising a stone farmhouse and several modern farm buildings. The influence of the Hills is strong here as the land rises towards them. 18<sup>th</sup> century maps show that the only the east side of the loop road existed at that time, providing access to 'Garret Pool' and then turning eastwards, leading to Hanley Swan. No vestige of this route appears to remain, having been superseded by the grid-like roads constructed in the 19<sup>th</sup> century. The west side of the loop road was constructed in the 1970s or 80s.



*Wood Farm looking north west towards Malvern Hills*



- 4.5.141 The residential properties east of the loop road are large, predominantly brick-built, and have sloping, ornamental gardens. Although some are of 20<sup>th</sup> century construction, others are shown on the 1885 maps, associated with orchards around the farm. The 1772 map shows a mill in this location, and a windmill just north of the old road, so it is likely that this small settlement cluster has existed for some time in one form or another.

*Residential properties on high ground at Marlbank*



- 4.5.142 The area is in fair to moderate condition, with localised loss and erosion of features especially hedges. Small remnants of traditional orchards (three of them are PHI sites) exist on the slopes east



of Marlbank, including one which comprises a few trees uncharacteristically marooned in a large field (a PHI site, but there is no orchard shown in this location on the 1886 map).

*Remnant orchard trees in fields west of village*



- 4.5.143 The open rural landscape here is generally well-managed, and elements and features are in good condition, although one of the fields on the slopes has been enlarged and there is a line of telegraph poles and wires.
- 4.5.144 The fields west of the village perform several key functions in the landscape. This includes acting as an integral and highly important part of the rural setting of the Malvern Hills along one of the main approaches from the east along the A4104. This makes them highly sensitive to change.

*Fields west of village looking west towards Malvern Hills*



- 4.5.145 Travelling east from the Hills towards Welland, the village is visible on the plain below, although the view is momentarily lost due to the localised ridgeline south of the pub. Just past the pub, the land slopes steeply away and a fine, long vista across the Severn Plain opens up over the rooftops of the settlement, with Bredon Hill on the skyline. The road has been cut into the ridge at this point, with steep banks either side.

*First view of village from west (VP just east of Marlbank Inn)*



- 4.5.146 Further down the slope, the village and its wider landscape context to the east come into clearer view. The distinctive spire of the Church of St. James now begins to form a distinctive feature on the



skyline, along with mature, ornamental conifers within the settlement. At this point, the fields west of the village form an integral and highly important part of its rural context and setting. They also lie at the western gateway to the settlement: its edge at this point is characterised by modern residential development lying behind Marlbank Brook, which is sparsely-vegetated along this section.

*Fields west of the village looking east at village gateway*



*Village gateway from west*



4.5.147 California Lane runs along the eastern end of a distinctive spur which creates a strong sense of enclosure to the northern and north-western sides of the village. The spur has steep-sided south-facing slopes which fall to Marlbank Brook.



*Spur of land / California Lane north of village*



4.5.148 California Lane is a narrow, stone-surfaced track off the B4208 leading to land east of Wood Farm, providing access to several properties and associated buildings (residential / agricultural / horticultural uses). It was not possible to find out how and when it got its unusual name, but the track is shown on 19<sup>th</sup> century maps. It rises up the slopes of eastern end of the spur and runs along its ridge. At its western end, the landscape is of good quality despite the pylons and telegraph poles, with fine unsettled rural views towards the Hills.

*Western end of California Lane looking north west*





- 4.5.149 In the 19<sup>th</sup> century there was no built form along the lane, but an avenue of trees is shown as a feature on the old maps. Today, no (significant) trees remain along the north side (these would probably have been oak). Along the south side however, there is a line of fine, mature oak. The old maps show these interspersed with conifers (Scots pine), although only one or two of the latter remain – the others may have been removed to allow the oak to grow on, or reached the end of their lives.
- 4.5.150 The oak are predominantly intact apart from a group of four which are in decline, probably as a result of severe damage (the trees are covered by a TPO). This treeline is a highly distinctive feature in local views at lower levels, especially from the north and the south, and their loss would render built form on the skyline much more visible. In winter, views of built form are not screened, but filtered by the trees.

*Tree line along California Lane on skyline from north in summer*



*Tree line along California Lane on skyline from north in winter*



*Tree line along California Lane on skyline from south*



- 4.5.151 The slopes either side of California Lane would once have been grassland, but as various types of built development have been allowed along the lane, the land has been subdivided into gardens, paddocks and orchards with both native and ornamental vegetation. Horse-keeping and other landuses / activities have resulted in some erosion of elements, features and landcover, with associated clutter. The character is domesticated, and on the south side, this is thrown into prominence by the aspect of the slope. Several buildings are visible on the ridge from the south, and are unscreened year round.



*Buildings and slopes south of California Lane from B4208*



- 4.5.152 The eastern side of this part of the LSCA study area runs along the B4208. This area forms the gateway to the village from the north, and from this direction the eastern end of the spur forms the skyline, screening the main part of the village from view. The pylons and cables which cross the landscape north of the village are a significant detractor in the local area, and reduce the visual quality of the landscape.

*View towards northern edge of village from B4208 near Danemoor Cross*



- 4.5.153 Travelling south towards the village centre, the road crests the eastern end of the spur and dips down to the Marlbank Brook valley floor. There is significant, dense vegetation along the road (including a



fine, mature oak) which creates a strong sense of enclosure, especially in summer when it partially screens views of the residential properties and ornamental gardens along the west side of the road. Some of the frontages are domestic in character, with hedges replaced by timber fencing.

*Approach to village centre from B4208 looking north*



4.5.154 The topography of the Brook valley and dense vegetation also create enclosure, although the spire of the church forms the focal point of the view at certain points.

*Approach to village centre from B4208 looking south*





- 4.5.155 The meadows south of the Brook allow fine, long views towards the Hills' ridgeline. In the photograph below the view is framed by dense vegetation along the watercourses (Marlbank Brook with significant willow along the toe of the spur slopes, and Welland Brook running through the meadows).

*View to west across meadows south of Brook*



- 4.5.156 Further south, the road rises again and the village centre comes into view, marked by a wayside brick cottage with the Hills as a backdrop to the view across the meadow. Telegraph poles and overhead wires are detractors in these views.

*View to west from B4208, north of crossroads*



- 4.5.157 The meadows perform an important function as a green, open gap near the heart of the village, contributing to its rural context and setting. The landscape elements and features are generally intact and make a good contribution to local landscape character, although parts of the road frontage and gardens are domesticated, and there are several bright yellow conifers in one garden which draw the eye.
- 4.5.158 At the centre of the village, the land flattens out and views of the Hills open up, as described in the Village Centre section above.
- 4.5.159 The sports pitches occupy a flat, open grassed field at the junction of the B4208 and A4104, and the brick pavilion lies at the field's southern corner at the crossroads. The pitches are an important and well-used community asset, making a highly valuable contribution to both formal and informal recreation in the village and beyond. As well as the pavilion, there is a surfaced car park, a surfaced and part-fenced multi-use games area, and several pieces of play and sports equipment.



*Sports pitches from car park looking east*



- 4.5.160 There is a low native species roadside hedge along the B4208, with a wide grass verge, a timber-gated entrance to the pitches, and a locally-distinctive old timber bus shelter next to it. The hedge continues around the boundary of the pitches as far as the access to the car park off the A4104.

*View adjacent sports pitches along B4208 looking north*



- 4.5.161 Welland Brook runs along the north-western boundary of the pitches in a straight, steep-sided valley, having been canalised in the 19<sup>th</sup> century. It is well-vegetated along most of its length, although the more mature and significant vegetation is at its north-eastern end. The vegetation along the south-western section of the pitches is more of an unmanaged hedge, but does allow fine views of the Hills



(although native trees and shrubs have been planted on the slopes along the south side of the watercourse). A timber post and rail fence marks the boundary of the pitches along the edge of the car park and the length of the watercourse, and there is a footpath alongside. A bench seat is provided close to the car park.

*Sports pitches from car park*



- 4.5.162 Access to the car park is via set-back timber gates. At this point, the vegetation along the watercourse and adjacent to the road is taller and more dense, helping to screen or filter views of residential development further west. However Welland House care home is visually prominent in views from the east and south (as are properties along the south side of California Lane). Also, the screen is less effective in winter.

*View from village green looking north west*



*Winter view of houses along Marlbank Road / Lime Grove from sports pitches*



- 4.5.163 Beyond the car park, the hedge on the north side of the road is tall and unmanaged. It forms the road frontage to an arable field which lies west of the watercourse. The southern portion of this field is currently the subject of a planning appeal (see Parcel 41 Schedule 1 for details).
- 4.5.164 The field is flat / gently-sloping towards the Marlbank Brook which forms its northern boundary. There is significant mature vegetation in a wide belt along the Brook at this point. The western boundary adjoins a field, the care home, and residential properties at Lime Grove. It is a predominantly native species hedgerow with some escaped trees, although there is also some domestic treatment.



Condition is poor in places, with some damaged / eroded sections. The arable field is not highly visible in the local landscape, but it forms an integral part of the village centre's rural context and setting.

*Arable field north west of sports pitches*



- 4.5.165 West of the arable field, south of the Marlbank Brook, there is a small field which appears to be, or to have been, associated with the care home to the south. The field is enclosed by the spur and dense vegetation along the Brook to the north, by the field boundary to the east, and by the mature ornamental vegetation around the care home to the south. To the west, however, there are residential properties adjacent, and the Hills' ridge and Worcestershire Beacon are visible to the north west.
- 4.5.166 The field is currently used for keeping horses. The grassland is severely eroded and poached, and there is damage to trees and hedgerows. The field is very cluttered, with various materials and paraphernalia stored on site, tape and other impromptu types of fencing. Telegraph poles and overhead wires are also detractors.



*Field north of Welland House*



4.5.167 There are several other detractors in the area between the field and the care home, including static caravans, sheds, storage tanks and bins.

*Area north of Welland House*



4.5.168 The care home was once a vicarage. It sits in a setting of mature trees including lime, which presumably gave their name to the adjacent and relatively recent housing development at Lime Grove. There are also locally-distinctive mature conifers such as Scots pine in the grounds. The new houses lie on either side of the access road to the vicarage / care home, with an avenue of ornamental trees (mostly horse-chestnut) framing the view of the house. It has been extended over

the years and is now an extensive built complex; however the colour of the stone, brick, render and tiles is a muted pinky-brown, which works remarkably well in this landscape and helps to mitigate the prominence of the building in local views, especially those towards the Hills.

*Welland House from south east*



- 4.5.169 South of the care home and north of Marlbank Road, there is a small, tidy cemetery. It has a brick, timber and tile lychgate at the entrance, and is framed by mature vegetation with occasional views of the adjacent houses through trees. The road frontage is a good hedge with some escaped trees.
- 4.5.170 The cemetery is a LWS, designated for its grassland plant species (Unimproved Lowland Neutral Grassland (NVC: MG5/5b)). The green-winged orchid used to be abundant here but this plant, along with other important species such as cowslip and adder's-tongue fern, is in decline.
- 4.5.171 It is also a PHI site (lowland meadow), and is currently designated by MHDC as a 'Site of Regional or Local Wildlife Importance' (MHDC Policy QL17). It is anticipated that this level of protection will be maintained when the South Worcestershire Development Plan (SWDP) is adopted, replacing the current local plan.
- 4.5.172 As well as its importance for wildlife, the cemetery plays an obvious and essential role in the village and its community. It also functions as a small and intimate but important green gap at the heart of the village.



### *Welland Cemetery*



#### **4.6 Biodiversity**

- 4.6.1 'Biodiversity' issues are an important factor in the assessment of landscape effects, as different habitats have different characteristics and features which are visible in the landscape and contribute to its character. Loss or erosion of habitats can therefore lead to adverse effects on landscape character and visual amenity. Changes to landscape features, elements and landcover can also result in changes to these habitats and the species of flora and fauna they support.
- 4.6.2 GLVIA3 notes that "... *the presence of features of wildlife... can add to the value of the landscape as well as having value in their own right.*"
- 4.6.3 In its guidance document *A Handbook on Environmental Impact Assessment* (4th edition 2013), SNH sets out its belief that "...*all landscapes, everywhere, are important as [inter alia] ...an environment for plants and animals, the condition of which directly affects biodiversity conservation.*"
- 4.6.4 The baseline information which needs to be gathered and considered in landscape assessments is set out in LCA guidance; the list includes "literature on wildlife" such as relevant Natural Area Profiles, Biodiversity Action Plans, and Phase 1 habitat surveys.
- 4.6.5 On-the-ground ecological surveys are beyond the scope of landscape assessment, and that level of detail is not normally required at this stage (proposals for future development should include an ecological survey in accordance with best practice – see Recommendations). However, this assessment has taken into account data kindly provided by the Worcestershire Biological Records Centre (BRC), and identifies designated sites, notable / protected sites, and key species if relevant. If significant potential for biodiversity is noted during the surveys, it is recorded and incorporated into the judgements about value and sensitivity / capacity. The information is shown on Figure 5 – Biodiversity Baseline; it is also summarised in Section 4.1, and on the individual parcel schedules in Appendix B.
- 4.6.6 Key biodiversity-related factors are set out below:
- 4.6.7 Several SSSI Impact Risk Zones extend across the study area. These zones indicate where proposed planned change to the environment could result in significant damage to a SSSI, and / or where future projects could require more planning and consultation in order to avoid affecting those sites.



- 4.6.8 The most notable wildlife site in the village itself is Mutlow's Orchard SSSI: *"An old orchard, from which most of the fruit trees have gone, which has the finest population of wild daffodil Narcissus pseudonarcissus in Worcestershire... In addition to wild daffodil the associated herb flora in the meadow is characteristic of grassland where hay making followed by grazing has been the traditional management"*.
- 4.6.9 19<sup>th</sup> century maps show a great concentration of orchards in the parish. The majority have now been cleared, and those that remain provide a living link with the landscape of the past as well as a nationally important habitat for wildlife. Several are PHI sites. The legacy of orchard activity in the area can occasionally also be found in some hedgerows in the form of perry pear trees. Some of the remnant orchards in the area show signs of care, others of neglect.
- 4.6.10 Traditional orchards are highly important features in the landscape, and are of great value in terms of what they contribute to landscape character, landscape history, and of course, biodiversity. They are a Biodiversity Action Plan priority habitat and support a variety of species including noble chafer, lesser spotted woodpecker, various saproxylic beetles and many species of fungus. Active management of these habitats is crucial for their long term survival.
- 4.6.11 Unimproved grasslands are a particularly important feature of Worcestershire's landscape, with the county accounting for some 20% of England's lowland neutral meadows and pastures. These nationally-important habitats still survive within the parish, usually in very small patches. It is estimated that 97% of all unimproved grassland pastures and meadows disappeared from the UK in the 20<sup>th</sup> century, and the conservation and expansion of those that remain should be considered a priority. Species-rich, unimproved pastures can be associated with traditional orchards, and the history of orcharding activity in Welland may, inadvertently, have helped to safeguard some of the small areas of grassland that remain.
- 4.6.12 There are several Local Wildlife Sites in the village, including Mutlow's Farm Orchard, Drake Street Meadow Nature Reserve and Welland Cemetery, and several PHI sites including some good, traditional orchards.
- 4.6.13 There is currently a good network of wildlife corridors, foraging areas and other habitats throughout the study area, some of which have high potential for the presence of a wide variety of flora and fauna, including European Protected Species (EPS) (bats, dormice and great crested newts amongst others). The various watercourses in the area, including Marlbank Brook and Welland Brook, offer diverse aquatic and terrestrial habitats which make an important contribution to both local and wider biodiversity. They provide vital connections to the wider ecosystem, and their protection and appropriate management is essential. The Water Framework Directive (WFD) introduces a holistic approach to the management of water quality, and establishes a system for the protection and improvement of all aspects of the water environment, including water quality and ecological quality. The Directive requires all inland and coastal waters to reach at least "Good" status by 2015.
- 4.6.14 However, erosion and loss of habitats such as hedgerows, woodlands, orchards, ponds and unimproved grasslands have resulted in the connectivity between them being broken in places. These are also highly valuable elements and features in the landscape; their erosion and loss leads to adverse effects on landscape character and visual amenity.
- 4.6.15 There are differences in levels of management from parcel to parcel which affect the potential for biodiversity. Intensive farming methods, horse-keeping and other activities can reduce opportunities for flora and fauna; conversely, unmanaged habitats, or ones which are managed for biodiversity, are likely to be highly valuable.
- 4.6.16 Residential development can have direct and indirect effects on the landscape: the effects of loss of habitat may be quantifiable, but indirect effects arising from increased human activity (noise, lighting, disturbance, pressure on sensitive habitats and species, pollution, domestic pets preying on birds and small mammals etc.) can also arise, especially on the settlement fringes.
- 4.6.17 It is also important to note that gardens can provide very good opportunities for wildlife, and may offer more diverse habitats than improved arable fields, for example, so long as wider connectivity is maintained.

## 4.7 Visual Amenity

- 4.7.1 The assessment of visual amenity is a separate process, distinct from, but related to, the assessment of landscape character. The Landscape Institute's guidance (GLVIA3) explains that the two distinct components of landscape and visual assessment are:

1. Assessment of landscape effects: assessing effects on the landscape as a resource in its own right [i.e. regardless of how visible it is, or who can see it]
  2. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.
- 4.7.2 LSCA guidance (Topic Paper 6) reminds us that effects on factors such as landscape quality can change the way in which the landscape is perceived. This also affects its value.
- 4.7.3 LVIA is normally used to assess the effects which could arise from a specific development with defined parameters. LSCA determines an area's Visual Sensitivity, identifying places where it is likely that change in the landscape would be visible, and to what degree. It may take into account whether there is scope to mitigate adverse effects – for example by planting trees to screen views – and whether such mitigation would be appropriate or not, in terms of landscape character.
- 4.7.4 The visual baseline assessment relies heavily on the findings of the landscape character and historic landscape assessments set out and illustrated above, as well as the mapping of designated sites, heritage / cultural assets, settings / areas of influence, landscape functions, important wildlife habitats, PRsoW and so on. These inform the 'nature' of the view, which is influenced by what condition the landscape is in, how well-cared for and / or well-used it is, and what its character 'tells' us about the area's sense of place and what it contributes. Other aspects of landscape character, such as its aesthetic and perceptual qualities, add to the understanding of the quality, value, function and importance of that view. The numbers of people experiencing the view is also taken into account, and their 'sensitivity as receptors' is established in accordance with the criteria set out in Table 4 Appendix C.
- 4.7.5 At the desktop stage of the visual assessment process, any other issues which need to be factored in are identified, such as important views identified in published guidance. The Malvern Hills AONB Unit's study on views and viewpoints (which informed its publication '*Guidance on Identifying and Grading Views and Viewpoints*') was used to map key viewpoints and note view corridors on the base plans (see Figures 1 and 6). The guidance emphasises that 'key views' and their associated view corridors are a material consideration in planning decisions, and that their protection is a priority in this respect. It also makes clear that effects on the AONB can arise, and therefore must be considered, beyond its boundaries as well as within them.
- 4.7.6 The majority of the study area, including the village itself, lies within a zone where several view corridors categorised as 'Exceptional' in the guidance overlap. These extend from viewpoints on the Malvern Hills' ridges in a line from north west to south west of the village. The closest 'Exceptional' viewpoint (and view corridor start-point location) on the Hills is VP49 on the Herefordshire Beacon at British Camp, which lies c. 3.7km from the centre of the village.
- 4.7.7 Exceptional VP47 (North Hill) lies c. 6.8km to the north east, VP48 (Worcestershire Beacon) c. 6km to the north east, and VP50 (Chase End Hill) c. 5.8km to the south west.
- 4.7.8 These viewpoints are of national importance, and the fact that they are so elevated means that there are extensive and panoramic views across the landscape as far as the distant horizon. Areas at the foot of the slopes closest to the Hills are especially visible, as they are seen in plan-form, not at an oblique angle, and screening by way of topography, vegetation and built form tends to be very localised.
- 4.7.9 There is also an 'Exceptional' viewpoint from a point near Little Malvern Priory looking west and up towards the Hills.
- 4.7.10 The AONB Unit's guidance also identifies views towards the AONB from outside its boundaries. These viewpoints and view corridors range from 'Representative' to 'Exceptional'. All of the viewpoints lie outside the study area (they include locations near Worcester, Strensham, Croome Court, Bredon Hill and Cleeve Hill), and although the view corridors extend across the study area, there is either no intervisibility between them and the areas around the village or, the distance between them means that even large-scale change in the landscape is unlikely to be visible (unless very tall structures). These viewpoints and view corridors have therefore been discounted in the assessment of sensitivity and effects.
- 4.7.11 The AONB Unit's guidance on views only provides an indication of the theoretical visibility within the view corridors. Actual visibility must be determined through on-the-ground assessment.
- 4.7.12 Firstly, the approximate 'Zone of Visual Influence' (ZVI) of the village was drawn onto the base maps by analysing topography on the OS maps, and marking the areas which would be screened from view by high hills and ridges.

- 4.7.13 The ZVI does not take into account the screening effect of very localised topography such as ridges and stream valleys. Nor does it factor in vegetation or built form. These have to be checked on-the-ground by driving and walking around the study area.
- 4.7.14 The landscape 'functions' assigned to the various parts of the study area (gateway / gap / buffer / setting etc.) also apply to the visual assessment, and are assessed from the visual receptor's perspective. Areas of built form which are physically separated on the ground may appear to coalesce from certain viewpoints, whereas at others, the contribution made by an open, rural gap to the landscape is very clear and visually important.
- 4.7.15 Please note that the landscape character descriptions in Section 4.5 above form an integral part of the visual baseline study; however these focus on the LSCA study area and surrounding landscape character. This section describes and illustrates views towards the LSCA study area from longer-distance viewpoints in each geographical sector, and provides an overview of views and visual amenity generally (see also Figure 6 – Visual Amenity).
- 4.7.16 In assessing views and visual amenity, it is important to take the landscape context into account. Views from the Malvern Hills are characterised by extensive panoramas across the complex and diverse landscapes below, which extend to the far-distant horizon. As a result, the viewer tends not to focus on individual features unless they draw the eye for some reason. Examples include tall structures (e.g. church spires and wind turbines); large blocks of forms / colours / patterns / textures which contrast with the surrounding landscape; and surfaces / materials which glint and glare (water, glass, plastic, metal etc.). White and / or reflective roofs are a particular culprit, with several examples in and around Welland.

*Pale / reflective roofs are highly visible in views from higher levels*



**North to East**

- 4.7.17 There are no long-distance views of Welland from the north as a result of the spur of land north of the village. A localised spur at Hook Bank screens views from the north east, but parts of the village are visible from a high point on the lane along the spur leading to Danemoor Cross (May Hill in Gloucestershire can also be seen at this point, lying c. 18km to the south east). These are also visible from the highest section of the PRoW which leads to the village via Hill Court Farm (however views are screened when the hedgerow is higher). Properties at the eastern end of California Lane are visible from here, as is the spire of the church, Bakehouse Farm, and land along Drake Street. Otherwise, both topography and dense vegetation in and around the settlement screen most views of built form, although the latter more so in summer than winter. As mature, ornamental trees are characteristic in many parts of the village, however, the eye is drawn to the dark green (and



occasionally purple) clusters they form, which contrast with the more 'natural' colours and textures of the surrounding rural landscape.

*View from lane at Hook Bank looking south west*



#### **East to South**

- 4.7.18 To the east and south, there are no long-distance views of built form in the village. The ridges and domed hills immediately to the east screen views from the lower-lying land beyond. Although Bredon Hill is visible from parts of the village, it lies c. 15km away, and Welland could not be seen with the naked eye from there. The chain of spurs continues to the south along the south side of Castlemorton Common.

#### **South to West**

- 4.7.19 South west of the village, Castlemorton Common opens up, a flat, open expanse of land with little tree cover but of very high quality and intrinsic beauty. Beyond the Common, the land slopes away and topography screens views, but at the edge of the Common from the south, there is a key view of the village, north of the Plume of Feathers pub.

*First view of Welland from south across Castlemorton Common*



- 4.7.20 The view is maintained along the B4208 all the way to the village gateway, with built form becoming increasingly more visible, although the mature vegetation along the parish boundary described above softens views, especially in summer. In winter, there are glimpsed views of properties along California Lane, which lies on the elevated spur of land north of the village.

*View across Common towards village in winter*



- 4.7.21 As with the views of the village along the road, visibility of built form increases with proximity (views close to the edge of the village from the Common are described in Section 4.5 above).



- 4.7.22 The Malvern Hills' ridge forms the limit of the visual envelope in this sector, from the southernmost summit at Chase End Hill to British Camp. In theory, Welland is visible from Chase End Hill; however, it lies almost 6km from the village, making it difficult to discern individual features with the naked eye. Even the church spire is hard to identify, being similar in form to the conical evergreen trees growing nearby.
- 4.7.23 Travelling north along the ridge, views are occasionally screened by woodland on the upper slopes. The most important viewpoint on the Hills in this sector is at British Camp. It is categorised as 'Exceptional' in the AONB Unit's guidance on views, is a Scheduled Ancient Monument, is widely accepted to be amongst the finest views in England, and is visited by tens of thousands of people throughout the year; it is also one of the closest 'Exceptional' viewpoints to the village (c. 3.7km from the centre).
- 4.7.24 The whole of the LSCA study area is visible from British Camp, with the exception of a few small parcels of land, or parts of them, which are screened by adjacent built form and / or dense vegetation.
- 4.7.25 As is the case in views from the north east at Hook Bank, the change in character of the urban / domesticated landscape in and around Welland draws the eye to some extent. Belts of built form and mature, ornamental vegetation with a high percentage of evergreens creates a block which contrasts with the good quality, relatively unsettled rural landscapes of the surrounding area. However, in the context of the overall panorama, Welland only occupies a small area.

*View from north of Black Hill looking east (Welland in centre of photo)*



#### **West to North**

- 4.7.26 Dense woodland screens the slopes below British Camp, so views are mostly from the higher slopes and ridgeline. However, Welland is visible (though often glimpsed through gaps in vegetation and built form) from parts of the A4104 and A449 at Little Malvern; the village is intervisible with St. Wulstan's Church, where Elgar is buried, although there are tall, mature trees around the church.
- 4.7.27 Views from Black Hill, Pinnacle Hill and Perseverance Hill (c. 3.2 – 3.7km from the village) are similar to those from British Camp, although from Black Hill, Marlbank Road is seen as a straight line bisecting the village, drawing the eye; Upper Welland forms a similar feature in the landscape but is closer to the viewer and therefore more visually-prominent.



*View from British Camp looking east (Welland in centre of photo)*



- 4.7.28 Travelling north towards the Wyche Cutting, views of the village are similar to those from south of British Camp, with specific features / individual buildings becoming more difficult to see.
- 4.7.29 The Worcestershire Beacon lies c. 6km north west of the village, and it is difficult to discern individual features with the naked eye from here, although Welland is visible. However, note the glare from the synthetic slate roofs of two recently-constructed residential properties in the village, at the centre of the photographs from the Worcestershire Beacon overleaf. (Pale-coloured roofs on various buildings can also be seen in the photo above.)

*View from Worcestershire Beacon looking south east (Welland in centre of photo)*



*Enlarged section of view from Worcestershire Beacon showing effect of reflective materials on roofs*



4.7.30 The numbers and types of visual receptors vary throughout the study area. The local roads and lanes are used by many people who live and work there on a daily basis, but are also used by tourists for whom the beauty of the Malvern Hills and their associated landscapes may be the primary purpose of the visit. In this sense, the former are classified as 'Low' sensitivity' receptors, and the latter as 'High' if walking, riding or cycling, and 'Moderate to High' if travelling at speed (for receptor sensitivity criteria see Table 4 in Appendix C).

### **Key Views and Viewpoints**

- 4.7.31 Several 'key views' and viewpoints looking towards and away from the village were identified in the study. All of the main roads which intersect at the crossroads are key view corridors, and there are similarities between the visual experiences along them. All have an 'outer' gateway: from the north this is close to the village centre at Garratts Bank, where the road dips down towards the Brook. From the east, the 'official' gateway is at the start of the 30mph zone, although there are other candidates for this position. From the south, although not technically a gateway, the view from just north of the Plume of Feathers across the Common is the first view of the village. From the west, the Marlbank Inn acts as the outer gateway point.
- 4.7.32 From each of the outer gateways, there are sequential views along the approaches to the 'inner gateway'. The northern inner gateway is approximately where the road rises from the Brook valley floor and the church becomes visible. The inner gateway from the east is not clearly-defined, as there has been scattered settlement along the route for several hundred years; however until recently it can be said to have been close to the church and pub – perhaps in the vicinity of the old post office. New development proposed along the road raises the question about how the approaches and gateways from the east should be defined (and what they will say about the character of the village).
- 4.7.33 From the south, the inner gateway is clearly defined at the parish boundary, where the Common ends and built form begins. Similarly, from the west, the inner gateway is clearly defined by the edge of the settlement.
- 4.7.34 Views at the village centre, from the crossroads and the village green, are highly important and sensitive to change. Although not all are of high quality or greatly scenic, they are an excellent illustration of Welland's history and time-depth, and make a significant contribution to the visual amenity of both villagers and visitors.

### **4.8 Public and Social Amenity**

- 4.8.1 This section summarises the various features which have been identified and described in the sections above, and notes others, which contribute to the public and social amenity of people living in and around the village (many of these are also used by people from outside the area, including tourists). It has also been informed by the findings of various public consultation events held in the village, and questionnaires. The key features and 'destinations' are shown on Figure 1 (wider overview) and Figure 7 – Recreation and Amenity Baseline.
- 4.8.2 One of the community's aims is to develop a detailed landscape strategy for the area, as part of its work towards the NP. This will include proposals for new recreational opportunities. The potential for some future recreation-related initiatives and projects in and around the village were noted during the assessment, and are set out in Section 7.2.
- 4.8.3 Most of the village is well-served by a network of footpaths which connect to the wider area, some of which are ancient trackways to and from the Malvern Hills. Only the West to North sector has no PRsoW running through it, although the loop road at Marlbank provides connections to other PRsoW, and people can walk along California Lane as far as the properties at its western end.
- 4.8.4 Most of the PRsoW appear well-managed and well-used, although some were reported as being inaccessible at times, with problems for walkers with small children and dogs due to dense vegetation and the design of the stiles.
- 4.8.5 The PRsoW are a very valuable community asset, contributing to the health and well-being of local people. As the paths are also popular with tourists, they may contribute to the area's economy such as bed-and-breakfast establishments. The lack of traffic means that the lanes are also well-used for walking, horse-riding and cycling. The Malvern Hills AONB Unit and others have published various walking, cycling and driving route maps which include Welland and the surrounding countryside (the AONB Unit's 'Literary Trail' runs through the centre of the village). However, there are no bridleways within the LSCA study area; those in the wider study area are shown on Figure 7. Horse-riding is, however, permitted on Castlemorton Common.
- 4.8.6 The PRsoW allow access to several local places and features of historic interest and nature conservation importance. Several villagers said that they walked to St. Wulstan's Local Nature Reserve in Upper Welland, for example. Although most said it was unlikely that anyone would walk into Great Malvern (c. 6.6km as the crow flies), others said they regularly walk to Hanley Swan and the Three Counties Showground (c. 3.3 and 2.6km respectively). Some people with small children



said that they would occasionally do a 2 – 3km walk together. Village walks are held on a weekly basis, with distances of up to 8km often covered. The PRsoW are also used by runners.

- 4.8.7 The difficulty of walking along the B4208 north of the village was widely reported, and it is considered to be potentially dangerous at some points.
- 4.8.8 Cycling appears to be an increasingly popular activity for villagers of all ages and abilities, with several regularly-used cycle routes identified at the consultation events.
- 4.8.9 Other valuable recreational / community assets in the village include the sports pitches and playing fields, which are currently protected open spaces (MHDC Local Plan at May 2015).
- 4.8.10 Key destinations for visitors as well as locals in the study area include the Malvern Hills, Castlemorton and other local commons, Little Malvern Priory and Court, Welland Steam Rally, Lovells Vineyard, pubs and restaurants, campsites and B & Bs.
- 4.8.11 The Common is crossed by a PRow, but it is also Open Access Land and is managed by the Malvern Hills Conservators in accordance with the Malvern Hills Acts 1884 - 1995. Walking, horse-riding, running, watching wildlife and climbing are permitted throughout. Activities such as camping are not allowed.

## 4.9 Green Infrastructure

- 4.9.1 A definition of Green Infrastructure, or GI, is given in Section 2. To summarise, it is an interconnected network of many different elements including the landscape, biodiversity, the historic environment, and the water environment (also known as blue infrastructure). GI assets are the features and elements, GI functions are the roles the assets play. GI makes an important contribution to judgements about Landscape Value.
- 4.9.2 GI functions include the provision of:
- Access, recreation, movement and leisure
  - Habitats for, and access to, nature
  - Landscape setting and context for development
  - Energy production and conservation
  - Food production and productive landscapes
  - Flood attenuation and water resource management
  - Cooling effects.
- 4.9.3 The landscape assessment naturally includes a description of the area's GI assets, so they are not specifically covered here. However GI should form an integral part of planning for the future, and should be the subject of focused studies if and when required, especially as part of planning applications.
- 4.9.4 For reference, some locally-relevant examples of GI assets are given below:
- Natural and semi-natural rural and urban green spaces – includes woodland and scrub, grassland, meadow, heath and moor, wetlands, open and running water, brownfield sites, bare rock / geological habitats (for example cliffs and quarries).
  - Parks and gardens – urban and country parks, formal / public and private gardens, and institutional grounds (for example schools).
  - Amenity green spaces – informal recreation spaces, play areas, outdoor sports facilities, housing green spaces, domestic gardens, community gardens, roof gardens, village greens, commons, living roofs and walls, hedges, civic spaces, and highway trees and verges.
  - Allotments, 'urban' farms, orchards, suburban and rural farmland.
  - Cemeteries and churchyards.
  - Green and blue corridors – watercourses (including their banks and floodplains), road verges and rail embankments, cycling routes, and rights of way.

- Sites of nature conservation value / importance (statutory and non-statutory) including SSSIs, Local Wildlife Sites and Priority Habitat Inventory sites; also Local Geological Sites.
- Green spaces (designated / undesignated) selected for historic significance, scenic beauty, recreation, wildlife, tranquillity etc.).
- Archaeological and historic sites.
- Functional green spaces such as sustainable drainage schemes (SuDS) and flood storage areas.
- Built structures – living roofs and walls, bird and bat boxes, and roost sites within existing and new-build developments.

## 5 Summary of Findings

### 5.1 Landscape Quality

- 5.1.1 Landscape quality (as defined by the Criteria in Table 1 Appendix C) varies throughout the study area. There is some loss of condition resulting from certain management practices or lack of them: this needs to be factored in to the landscape's overall sensitivity, but it is important to note that a) unmanaged places can be valuable for biodiversity; and b) in many cases, such loss of condition is potentially reversible.
- 5.1.2 The condition of the landscape in the parcels is noted in the summary schedules. However, even if condition is noted as being moderate or poor, eroded / lost elements and features can be restored and improved. It is therefore necessary to take into account the level of quality of the landscape within which the parcel lies: whilst the same issue also applies to larger areas, they tend to reflect more general trends in land use and land management, and thus the overall quality which forms the context for each parcel.
- 5.1.3 The landscape character descriptions in Section 4.5 above include comments on overall condition and management in each sector of the LSCA study area. Generally, the landscape of the area is of higher quality where settlement is scattered or absent and the land is well-managed, with most of the Malvern Hills and common land being categorised as between High and Very High. Quality tends to deteriorate along the main roads, around some of the farmsteads, and on the modern residential fringes in most places but, with a few exceptions, the effects do not extend far from them. The greatest loss of quality occurs where eroded areas 'coalesce', forming a larger area which gives rise to greater adverse effects.

#### **North to East**

- 5.1.4 Overall, the level of Landscape Quality in this sector is categorised as between Moderate and High. However, along the north side of Drake Street and west of Woodside Farm, intensive land use and associated clutter are localised detractors which reduce the level of Landscape Quality to Moderate.

#### **East to South**

- 5.1.5 The quality of the majority of the landscape in this sector is categorised as between Moderate and High, although there are a few small pockets where tree and hedgerow damage, erosion and / or loss have occurred, and where there is visual clutter; this results in localised Moderate levels of Landscape Quality.

#### **South to West**

- 5.1.6 In this sector, Landscape Quality overall is at the lower end of Moderate to High as a result of intensification of land use, modern agricultural sheds and loss of hedges. However some of the elements and features are in good condition and well-managed.

#### **West to North**

- 5.1.7 Landscape Quality in this sector varies, with the arable fields, meadows and their boundaries generally being of higher quality (Moderate to High) than the areas associated with farms, residential properties and recreational uses (Moderate). There are exceptions on a parcel-by-parcel basis, with one small field being categorised as between Low and Very Low, and the cemetery as Moderate to High.

### 5.2 Landscape Character Sensitivity

- 5.2.1 The level of landscape character sensitivity of each parcel is set out in the tabulated schedules of the individual parcels (Schedule 1 Appendix B).
- 5.2.2 As set out in Section 2, "A landscape with a character of high sensitivity is one that, once lost, would be difficult to restore; a character that, if valued, must be afforded particular care and consideration in order for it to survive."
- 5.2.3 The model for analysing landscape character sensitivity is based on the following assumptions:
- i) Within each landscape type, certain attributes may play a more significant role than others in defining the character of that landscape;



- ii) Within each landscape type, certain attributes may be more vulnerable to change than others;
- iii) Within each landscape type, the degree to which different attributes are replaceable, or may be restored, may vary; and
- iv) The condition of the landscape – the degree to which the described character of a particular landscape type is actually present 'on the ground' – will vary within a given area of that landscape type.

- 5.2.4 This assessment concludes that whilst there is evidence of some localised loss and erosion of landscape elements and features in the study area, others are in good or very good condition, and are very good representations of the landscape type. These elements and features make a highly important contribution to the overall setting and context of the Malvern Hills AONB, as well as the villagescape. Some of these features are part of this area's ancient historic heritage as well as reflecting its more recent landuses and practices described earlier. Together they illustrate the considerable time depth which is both evident and buried in and around Welland.
- 5.2.5 Many of them are extremely vulnerable to change. Modern farming methods can result in loss of hedgerows and enlarged fields, uncharacteristic shelterbelt planting, intensification of crop-growing and erosion of natural habitats. Intensive horse-keeping can also give rise to adverse effects on landscape character and visual amenity.
- 5.2.6 Increasing the amount of residential development in an area means more human activity which can give rise to similar effects, especially on urban fringes (see Biodiversity above), disrupting the landscape's traditional and complex patterns and textures.
- 5.2.7 New developments require safe access built to exacting standards, and some of the parcels have no direct access from a public highway. Whilst it is possible that in certain cases access could be achieved via adjacent land which does have direct access, some parcels are accessed via narrow lanes and tracks. These 'informal' roadways add to the rural character of the area. Surfacing, breaks in hedges for new entrances and / or to achieve sightlines, engineering works to achieve maximum gradients, signage and other paraphernalia, all can have significant adverse effects.
- 5.2.8 Sometimes changes are on a very small scale and in the wider context, barely noticeable. The problem is that many small changes over a wide area accumulate incrementally, until there comes a point where the inherent character of the landscape is changed altogether. This is why attention to detail when selecting materials is so important.
- 5.2.9 The term 'Biodiversity Offsetting' is used to describe measures intended to compensate for the loss of elements and features such as those described above. For example, it can be argued that the loss of a small area of traditional orchard or even a veteran tree can be compensated for by planting several hundred trees elsewhere. However most of them are irreplaceable simply because of the conditions which existed at the time they began to evolve, and how they were used and managed. It may be possible to plant native bluebell bulbs in a new woodland, for example, but the complex biological and other processes and relationships which give ancient woodland habitats such high value is the result of factors which would be almost impossible to replicate in modern times.
- 5.2.10 There is, however, high potential for the successful restoration of elements and features such as hedges, orchards, ponds, woodlands, grasslands and so on.
- 5.2.11 Apart from the effects of modern residential development, there are few significant detractors in the study area. The line of pylons has limited influence on the village as it is well-screened by topography in views from the south. Telegraph poles signify human settlement, but they are a common feature in these rural areas and can be said to be characteristic. Horse-keeping and other recreational / commercial / agricultural activities have changed the character and reduced the quality of the landcover in places, and introduced clutter into otherwise well-managed areas.
- 5.2.12 The key attributes that define the landscape character of the study area, their important functions and the contributions they make to both the local and wider area mean they are of high significance. As set out above, they are at risk of erosion and / or loss. This means that these are landscapes with Moderate to High, and in places, High, vulnerability to change.
- 5.2.13 They also have a Moderate to Low, and in places Low tolerance of change in the form of new residential development, which could cause a high degree of irreparable damage to the essential components that contribute to the area's landscape character. Many of these could not be restored or replaced if lost.
- 5.2.14 The county-wide landscape types in the study area have varying levels of tolerance of change; this is also factored in to judgements about sensitivity, capacity and potential effects:

Settled Farmlands with Pastoral Landuse: Characterised by a pattern of scattered / dispersed farmsteads and wayside dwellings in association with a dense network of lanes. The integrity of the dispersed pattern of settlement should be retained.

Enclosed Commons: Characterised by wayside dwellings and scattered farmsteads. In principal, these landscapes can accept additional wayside dwellings if the proposals are in accordance with policy, but the density should remain low and any new building must respect the style, materials and the small scale of the traditional cottages.

Unenclosed Commons: Unsettled, but with wayside dwellings of distinctive scale and style, located on the perimeter of commons. Conserve and enhance the spatial pattern, scale and specific character of wayside dwellings associated with commons.

- 5.2.15 Using the criteria in Table 2 Appendix C, none of the 43 parcels was judged to have Very High landscape character sensitivity, and only 4 were categorised as High. The majority (68%) were categorised as Moderate to High, and 9 as Moderate. None were any lower than this.
- 5.2.16 The fact that so many parcels are categorised as having a Moderate to High level of landscape character sensitivity and none were lower than Moderate reflects the quality and value of the surrounding landscape, and the level of importance of the functions of many of the parcels (part of setting, context, green open space, rural gap etc.).

### **5.3 Visual Sensitivity**

- 5.3.1 The level of visual sensitivity of each parcel is set out in the tabulated schedules (Schedule 1 Appendix B).
- 5.3.2 The level of Visual Sensitivity is established after the baseline assessments have been carried out and all the issues previously identified taken into account. The visual issues flagged as potentially significant at the desktop stage are adjusted in the light of the on-the-ground work.
- 5.3.3 The criteria in Table 3, Appendix C are applied, along with professional judgement. The evaluation is made on the basis of how visible a place is; whether the view is valued and by whom; whether the landscape in the view performs, or contributes to, a significant function; whether development could be accommodated into the wider landscape without unacceptable visual intrusion; and whether adverse effects could be mitigated.
- 5.3.4 In this case, other relevant factors were included, for example whether a parcel is in or outside the AONB, and whether it is within the AONB's visual setting; whether it is visible from key viewpoints; and how close to the viewpoint it is.
- 5.3.5 The Visual Sensitivity of the LSCA study area as a whole is judged to be High to Very High because it is visible from the Malvern Hills AONB and in particular, from several 'Exceptional' viewpoints. Distance from the Hills reduces the level of sensitivity by a degree. Whilst mitigating the visual effects of new development by planting trees may be successful in the long-term (depending on the density and whether evergreens are present in the mix), it is likely to take many years before it becomes effective, if at all from higher-level viewpoints from which the landscape is seen in plan-form.
- 5.3.6 The degree of Visual Sensitivity of the individual parcels varies considerably, depending on the degree of containment, screening, and whether this is permanent or seasonal. The fact that new development is proposed in the village also means that the visual baseline will change, and this has been factored in to the conclusions as far as possible.
- 5.3.7 None of the parcels was categorised as having Very High Visual Sensitivity, and only one as High to Very High (this was the parcel comprising sloping fields on the north-western side of the village). Also, only one parcel was categorised as Low (none were lower than this). The majority (60%) were quite evenly spread between Moderate and Moderate to High. 6 were Low to Moderate, and 9 were High.
- 5.3.8 Those in the High category included parcels in the village centre and those on the edge of Castlemorton Common at the southern gateway to the village. The parcels with lowest Visual Sensitivity benefitted from screening by dense, mature vegetation and / or built form.
- 5.3.9 As set out above, effects on visual amenity arising from a specific development would need to be assessed in detail if and when proposals came forward, and the feasibility, effectiveness and appropriateness of mitigation taken into account. Also, if screening relies on vegetation, existing or proposed, the possibility of the vegetation being lost in the longer term must be factored in. If the

effects without it would be significantly greater, it may affect decisions about a site's suitability for development.

## 5.4 Potential Effects

5.4.1 Part of the process of judging a landscape's sensitivity and its capacity to accept change (in this case, in the form of new residential development), is to consider potential effects, both positive and negative. Although an in-depth assessment of specific effects is beyond the scope of this study (this is normally done when preliminary details of a proposed development are known), it is possible to identify the key landscape and visual receptors which are most likely to be affected in some way.

5.4.2 The receptors identified at the desktop study stage are as follows:

- AONB
- Landscape character (county)
- Landscape character (local)
- Historic landscape character
- Villagescape (character, setting etc.)
- Function / Value (gap, buffer, gateway etc.)
- Heritage assets / cultural heritage
- Significant vegetation and trees with TPOs
- Biodiversity
- Water quality
- Visual amenity
- Visual receptors (e.g. road users / tourists; residents; users of PRsoW; users of recreational open spaces)
- Public / Social amenity.

5.4.3 The receptors which were identified as having the potential to be affected by new residential development for each individual parcel are set out in Schedule 1 Appendix B.

5.4.4 It is also necessary to consider the nature of the effects that residential development is likely to have on the environment, flora and fauna, people, views, and so on. Some are direct and obvious, such as the extension of modern built form into open countryside, the change in character from rural to urban, and the loss of landscape elements and features such as field patterns, trees and narrow lanes. Some are direct but not immediately obvious and require analysis – examples include loss of key functions which land may perform; loss of / change to key views; and changes to the setting of a building or feature, general context and sense of place.

5.4.5 Other effects are indirect, such as those described above arising from human activity and pressure which may also adversely landscape features, the quality of a view, wildlife, heritage assets, recreation, water quality and so on.

5.4.6 The study concluded that adverse effects on views from the Malvern Hills were only likely if development resulted in noticeable change. This would occur if large blocks of built or other form altered the landscape and settlement patterns and / or extended the village into open countryside, or if light / bright colours and reflective materials were used.

5.4.7 Local land- and villagescape character makes an important and valuable contribution to the overall qualities of the wider AONB and its setting, and forms an integral part of both.

5.4.8 AONBs enjoy a high level of protection through local and national planning policy. The main purpose of AONB designation is to conserve and enhance the natural beauty of the landscape. It should also meet peoples' need for quiet enjoyment of the countryside and have regard for the interests of those who live and work there. New development can affect all of these, for better or for worse.

5.4.9 Of course this designation does not preclude new development *per se*, but it does mean that change, even on a small scale, must be very carefully considered and managed in order to avoid unacceptable effects on the landscape, which could reduce its quality and value. This could in turn adversely affect other factors, such as tourism and inward investment.

5.4.10 It is also important to note that the effects of many small, seemingly insignificant changes can accumulate to erode and change the land- and villagescapes' traditional / historic characteristics to



a point where these themselves become the defining characteristic. Such change is usually permanent and cannot be mitigated.

- 5.4.11 Effects of development can arise not just during the operational phase but during construction, for example when large vehicles may be highly visible in the landscape, and may not be able to pass without damage to roadside and overhanging vegetation. In most places, road widening would result in significant adverse effects, especially if hedges have to be removed. This in itself would introduce an urbanising influence into a rural landscape, exacerbated if there were also clear views into the development site. If there is a large change in level between the site and the road, the effects could extend over a considerable area of the frontage.
- 5.4.12 Creating new housing estates on steep slopes may require significant engineering to achieve the required access gradients and plateaux to build on. This can look artificial and out of place in a softly-flowing natural landscape. Each site would have to be carefully considered in this respect.
- 5.4.13 It may only be possible to reach a site from a public highway by creating a new access road across adjacent, undeveloped land. Current road design standards are likely to result in urbanisation of such land, even if it is not being built on.
- 5.4.14 Effects arising from an increase in lighting on landscape character and visual amenity is rarely properly assessed. Around Castlemorton Common the skies are relatively dark, and this is an important perceptual quality of the area. Pockets of light are visible in the wider landscape from the Malvern Hills at night, and the dark areas in and around the sparsely-settled landscapes of the foothills are a highly important characteristic which an increase in lighting could adversely affect. The Malvern Hills AONB Unit has published *A Study of the Dark Skies of the Malvern Hills AONB in the Winter of 2012/13* by Dr. Chris Baddiley which should be referred to for further information.
- 5.4.15 Adverse effects on landscape character and visual amenity can affect the local economy: one of the main reasons why people visit the Malvern Hills AONB is its scenic beauty. They come to enjoy the tranquillity of an unspoilt, well-cared for landscape which has a strong sense of place. Ubiquitous modern houses and the associated effects of such development may not encourage tourists. There is always the need for balance, of course, and part of any landscape study should be an evaluation of both positive and negative effects, not just on the landscape but on the people who live and work there, and come to visit it.
- 5.4.16 If the baseline land- and villagescape character is properly understood, then it may be possible to mitigate some of these adverse effects through sensitive design which responds to both the wider and local areas' key characteristics. It may not be possible to mitigate others, and as stated previously, apparently insignificant, localised effects may accumulate to the point where they affect a much wider area.
- 5.4.17 In some cases, parcels which are currently visible could be screened from view with planting (so long as it was locally-appropriate). However it may not be possible to screen successfully from viewpoints on higher ground, where the land is read more in plan-form and even tall trees may be ineffective.
- 5.4.18 Potential effects must also be considered in the light of both existing and proposed vegetation and the fact that there is no guarantee that what is there now, or what is planted in the future, will survive. Vegetation which currently or potentially screens views, defines landscape character and provides habitats for flora and fauna, is vulnerable. If sites are proposed for development, consideration should be given to what significance of effects is predicted without vegetation, as well as with it. This could affect future decisions about which sites are more suitable than others. It is also relevant in the assessment of cumulative effects and coalescence.
- 5.4.19 Effects on Landscape Value are also considered as part of the assessment process, not just in terms of the function a particular parcel plays in the local or wider area's landscape character, but what it contributes to social and public amenity, and the health and well-being of both people and the environment.

## 5.5 Key Constraints

- 5.5.1 Many of the designations and features identified in the assessment and summarised in the schedules are constraints to development at one level or another. Other likely physical constraints to development were identified; whilst not precluding development *per se*, they have to be factored in to judgements about whether development of a site is feasible, and whether it can be achieved without giving rise to significant adverse effects.

- 5.5.2 Land with steep or very steep slopes (greater than 1:10): Building on steep slopes is likely to require large-scale engineering works which could give rise to significant adverse effects. There are parts of the LSCA study area where slopes are as steep as 1:5 (1:3 in very localised areas); although that is uncommon (mainly along the south side of the spur / California Lane), 1:10 slopes exist in some parcels.
- 5.5.3 No direct access from public highway: This is a constraint which applies to several parcels. Access to some may be possible through adjacent land which does have direct access, either now or in the future, but others are reached via narrow lanes / stone tracks which would require widening / 'improving' – this could also give rise to significant adverse effects
- 5.5.4 Land in Flood Zones 2 and / or 3: As well as being a constraint to development, building in the flood plain may be uncharacteristic in terms of local landscape character. However, the flood plain along Marlbank Brook is relatively localised.

## 6 Overall Sensitivity and Capacity

### 6.1 Overall Sensitivity

- 6.1.1 In the context of this study, Overall Sensitivity refers to the outcome of the first stage of the LSCA process. The assessment of the sensitivity of different landscapes' character areas and types to the change being proposed must be combined with an assessment of the more subjective, experiential or perceptual aspects of the landscape and of the value attached to it, as set out above.
- 6.1.2 Once the levels of baseline ('desktop') Landscape Value and Landscape Quality are established, they are used to inform judgements about Landscape Character Sensitivity. Then, Landscape Character Sensitivity and Visual Sensitivity are combined to arrive at a judgement about Overall Landscape Sensitivity for each parcel, taking into account its landscape context, character type, resilience to change, functions and so on. The findings are set out in Schedule 1 Appendix B.
- 6.1.3 The majority of the parcels (just over 50%) were judged to have Moderate to High Overall Sensitivity, half of them lying within the AONB. 3 parcels were between Moderate to High and High, and 6 were High (none was higher than this). 9 parcels were Moderate, and none was lower than this.

### 6.2 Landscape Value

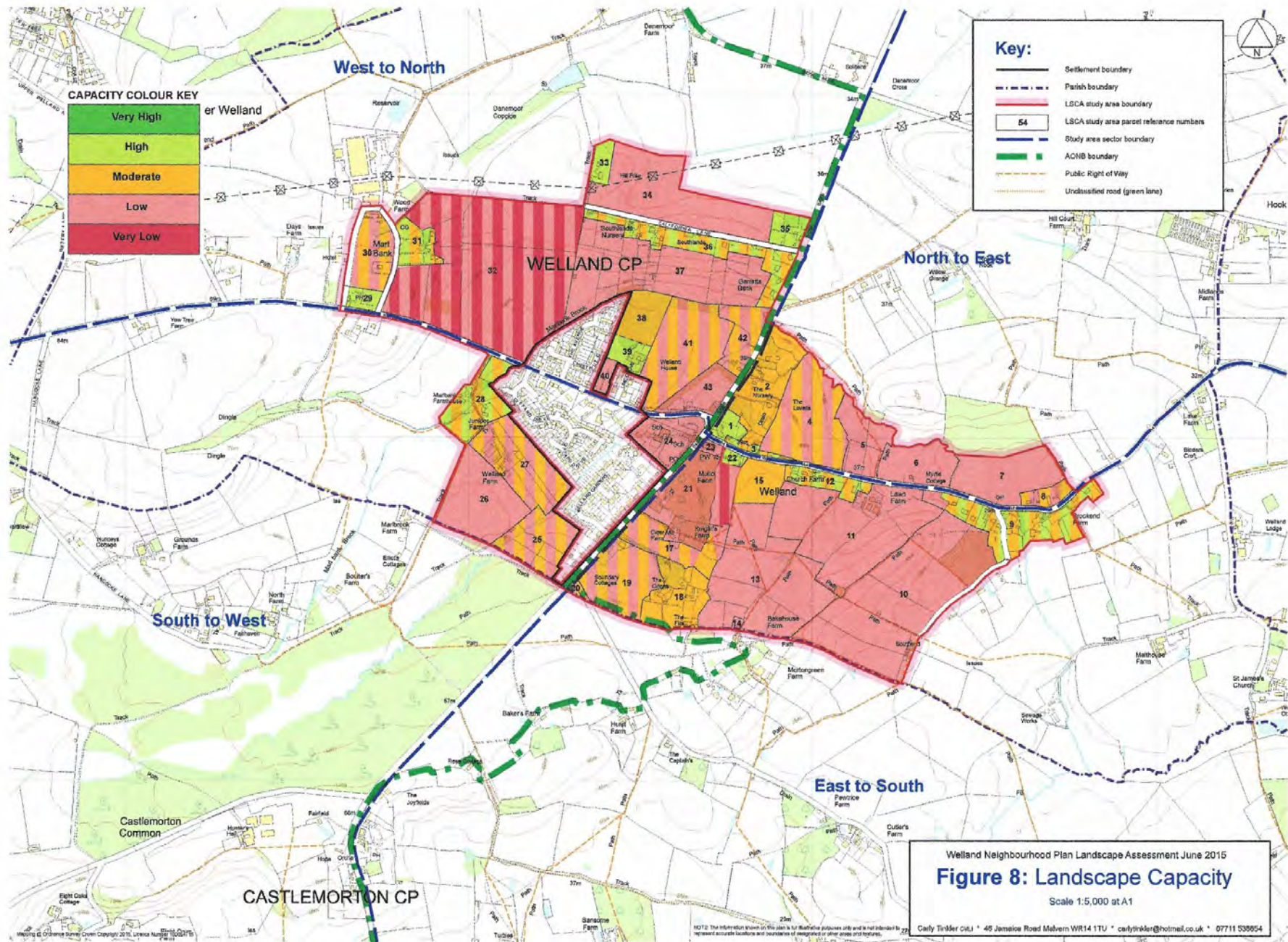
- 6.2.1 The level of the landscape value of each parcel is set out in the tabulated schedules of the individual parcels (Schedule 1 Appendix B).
- 6.2.2 As explained in Section 2, Landscape Value is a combination of many different factors.
- 6.2.3 One of the most important of these in this study is the Malvern Hills AONB designation and the Very High level of value it confers.
- 6.2.4 In accordance with the criteria in Table 5 Appendix C, only one parcel was categorised as having High to Very High Landscape Value (none were Very High). The majority of the parcels (c. 55%) were categorised as High. Almost all of these had this level of value applied because they lie within the AONB. Other parcels in this category are either adjacent to the AONB but there several other factors which, when combined, result in a higher level of value than if considered individually: one is a SSSI.
- 6.2.5 The remainder of the parcels were either of Moderate or Moderate to High Landscape Value.

### 6.3 Landscape Capacity

- 6.3.1 The level of capacity of each parcel is set out in the tabulated schedules of the individual parcels (Schedule 1 Appendix B).
- 6.3.2 It is very important to note that in judging capacity in this study, it has been assumed that in and close to the AONB, the local planning authority would expect the quality of built form to be of high quality. Residential development would be of low-density; buildings would be sensitively designed using traditional building techniques and materials reflecting the local vernacular and key characteristics. It is also assumed that there would be a strong, locally-appropriate and effective landscape framework, with siting, access, layout, scale, design and engineering work being landscape-led. This will help to ensure that the development achieves a good fit in the landscape. Reference should be made to guidance such as the Malvern Hills AONB Unit's publication *Guidance on Building Design*.
- 6.3.3 Levels of a parcel's Landscape Capacity are arrived at by combining the level of Overall Landscape Sensitivity with the level of Landscape Value. The latter is a combination of the designations and other issues identified at the desktop stage and the on-the-ground work. Professional judgement is also applied, to ensure that all the parcels have been evaluated on a like-for-like basis.
- 6.3.4 Landscapes with High Sensitivity do not necessarily have Low Capacity and vice versa. For example, if there is existing built form on a site, or it is a 'brownfield' site, its threshold for change and thus its capacity to accept new development in the form of conversion or even new-build is likely to be higher than if it was a 'greenfield' site (it is important to note that the assessment does not take into account the likelihood or otherwise of existing private residential properties becoming available for conversion or redevelopment).



- 6.3.5 There are no parcels which have a Very High, or High to Very High Capacity.
- 6.3.6 Eight are categorised as High Capacity, and six as Moderate to High: all of these already have buildings on. In some cases, the level of Capacity is High on the assumption that new development would not significantly alter the footprint of built form which exists. Also, in some cases, there is already built form on a parcel but its level of Capacity is lower because what is there makes an important contribution to landscape character.
- 6.3.7 Four parcels are categorised as Moderate: of these, two already contain built form.
- 6.3.8 Nine parcels were Low to Moderate. The majority (14 no. / 35%) were Low: most of these lie in open countryside and are divorced from the settlement boundary, although several other factors have to be taken into account in making judgements about Capacity.
- 6.3.9 Two parcels were Very Low to Low Capacity (the SSSI, and the fields north west of the village).
- 6.3.10 The plan at the end of this section illustrates the Landscape Capacity of all the parcels. It is a reduced version of Figure 8: Landscape Capacity, which was drawn at a scale of 1:5,000 (A1 size) so as to show more detail, and is available separately (the results can also be read at A3 without difficulty, and by some at A4).
- 6.3.11 The individual parcels' levels of Capacity are set out in Tables A1 and A2 which follow. Table A1 shows the results in the order in which the parcels are numbered. Table A2 shows them in order of level of Capacity, from High to Low.



## SUMMARY TABLES OF OVERALL CAPACITY

**TABLE A1: CAPACITY OF PARCELS IN ORDER OF ASSESSMENT**

**LANDSCAPE CAPACITY COLOUR CODING:**

Very High	High	Moderate	Low	Very Low
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PARCEL REF	SECTOR REF	LANDSCAPE CAPACITY		COMMENTS
1	North to East	High		High level of Capacity due to existing built form which could be redeveloped  Subject of planning application 14/00893/F for resi / community use (May 2015)
2	North to East	Moderate		Capacity Moderate due to existing (albeit sparsely) settled nature of most of parcel & dense, high screening vegetation to N & much of W boundary – density should remain low  Capacity also assumes retention of TPO, inventoried & other significant trees
3	North to East	Moderate	High	Moderate to High level of Capacity due to existing built form which could be redeveloped but properties contribute to historic character near village centre
4	North to East	Low	Moderate	
5	North to East	Low		
6	North to East	Low		Whole parcel subject of planning application (Land adjacent Myrtle Cottage, Drake Street) but not validated (01 Jun 15)  Note that any new development is likely to give rise to significant adverse effects on landscape character & visual amenity: cumulative effects with development in rest of village (esp. Parcels 11, 13 & 15) should be assessed (see paras. 88 & 89 of Appeal decision for Lawn Farm). Could set precedent for development along N side of Drake Street as far as village centre
7	North to East	Low		
8	North to East	Low	Moderate	Capacity theoretically higher as developed but value placed on this small collection of 3 properties as being typical of the type + time depth
9	East to South	Moderate	High	Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form. Capacity level of Parcel does not include LWS which is of Low Capacity
10	East to South	Low		
11	East to South	Low		Appeal allowed for residential development (up to 50 dwellings - Application Ref 12/01087/O)
12	East to South	Moderate	High	Level of Capacity on basis of some traditional existing built form but new residential development allowed either side



PARCEL REF	SECTOR REF	LANDSCAPE CAPACITY		COMMENTS
13	East to South	Low		
14	East to South	High		High level of Capacity is on basis that new development would not significantly increase area of existing built form
15	East to South	Moderate		Residential development approved (up to 30 dwellings Application Ref. 13/01526/O)
16	East to South	Very Low	Low	
17	East to South	Low	Moderate	
18	East to South	Moderate		Moderate level of Capacity on basis that new development would not significantly increase area of existing built form
19	East to South	Low	Moderate	Redevelopment of existing property would be acceptable
20	East to South	High		Redevelopment of existing property would be acceptable
21	East to South	Low		
22	East to South	High		High level of Capacity due to existing built form which could be redeveloped
23	East to South	Low		Low level of Capacity on basis of significance of building & its location. However change of use not unacceptable in landscape terms if building and grounds retained
24	South to West	Low		Low level of Capacity on basis of location, current use & policy protection. However redevelopment of existing residential properties & school not unacceptable in landscape terms (any future change of use of village hall to residential is unlikely to be acceptable)
25	South to West	Low	Moderate	Some potential for built form contiguous with existing settlement edge only
26	South to West	Low		
27	South to West	Low	Moderate	Some potential for built form contiguous with existing settlement edge only
28	South to West	Moderate	High	Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form
29	West to North	High		High level of Capacity due to existing built form which could be redeveloped
30	West to North	Low	Moderate	Existing property could be redeveloped
31	West to North	Moderate	High	Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form
32	West to North	Very Low	Low	
33	West to North	High		High level of Capacity due to existing built form which could be redeveloped

PARCEL REF	SECTOR REF	LANDSCAPE CAPACITY		COMMENTS
34	West to North	Low		
35	West to North	High		High level of Capacity due to existing built form which could be redeveloped
36	West to North	Moderate	High	Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form
37	West to North	Low		
38	West to North	Moderate		
39	West to North	High		High level of Capacity due to existing built form which could be redeveloped
40	West to North	Low		
41	West to North	Low	Moderate	Some potential for built form contiguous with existing settlement edge to S of parcel only Appeal decision pending (May 15) for residential development (24 no. dwellings - Application Ref 13/01388/F) on S part of parcel
42	West to North	Low	Moderate	Potential for redevelopment of existing properties only
43	West to North	Low		

**TABLE A2: PARCELS IN ORDER OF CAPACITY (HIGH TO LOW)****LANDSCAPE CAPACITY COLOUR CODING:**

<b>Very High</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>	<b>Very Low</b>
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PARCEL REF	SECTOR REF	LANDSCAPE CAPACITY		COMMENTS
1	North to East	<b>High</b>		High level of Capacity due to existing built form which could be redeveloped Subject of planning application 14/00893/F for resi / community use (May 2015)
14	East to South	<b>High</b>		High level of Capacity is on basis that new development would not significantly increase area of existing built form
20	East to South	<b>High</b>		Redevelopment of existing property would be acceptable
22	East to South	<b>High</b>		High level of Capacity due to existing built form which could be redeveloped
29	West to North	<b>High</b>		High level of Capacity due to existing built form which could be redeveloped
33	West to North	<b>High</b>		High level of Capacity due to existing built form which could be redeveloped
35	West to North	<b>High</b>		High level of Capacity due to existing built form which could be redeveloped
39	West to North	<b>High</b>		High level of Capacity due to existing built form which could be redeveloped
3	North to East	<b>Moderate</b>	<b>High</b>	Moderate to High level of Capacity due to existing built form which could be redeveloped but properties contribute to historic character near village centre
9	East to South	<b>Moderate</b>	<b>High</b>	Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form. Capacity level of Parcel does not include LWS which is of Low Capacity
12	East to South	<b>Moderate</b>	<b>High</b>	Level of Capacity on basis of some traditional existing built form but new residential development allowed either side
28	South to West	<b>Moderate</b>	<b>High</b>	Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form
31	West to North	<b>Moderate</b>	<b>High</b>	Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form
36	West to North	<b>Moderate</b>	<b>High</b>	Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form
2	North to East	<b>Moderate</b>		Capacity Moderate due to existing (albeit sparsely) settled nature of most of parcel & dense, high screening vegetation to N & much of W boundary – density should remain low



PARCEL REF	SECTOR REF	LANDSCAPE CAPACITY		COMMENTS
				Capacity also assumes retention of TPO, inventoried & other significant trees
15	East to South	Moderate		Residential development approved (up to 30 dwellings Application Ref. 13/01526/O)
18	East to South	Moderate		Moderate level of Capacity on basis that new development would not significantly increase area of existing built form
38	West to North	Moderate		
4	North to East	Low	Moderate	
8	North to East	Low	Moderate	Capacity theoretically higher as developed but value placed on this small collection of 3 properties as being typical of the type + time depth
17	East to South	Low	Moderate	
19	East to South	Low	Moderate	Redevelopment of existing property would be acceptable
25	South to West	Low	Moderate	Some potential for built form contiguous with existing settlement edge only
27	South to West	Low	Moderate	Some potential for built form contiguous with existing settlement edge only
30	West to North	Low	Moderate	Existing property could be redeveloped
41	West to North	Low	Moderate	Some potential for built form contiguous with existing settlement edge to S of parcel only Appeal decision pending (May 15) for residential development (24 no. dwellings - Application Ref 13/01388/F) on S part of parcel
42	West to North	Low	Moderate	Potential for redevelopment of existing properties only
5	North to East	Low		
6	North to East	Low		Whole parcel subject of planning application (Land adjacent Myrtle Cottage, Drake Street) but not validated (01 Jun 15)  Note that any new development is likely to give rise to significant adverse effects on landscape character & visual amenity: cumulative effects with development in rest of village (esp. Parcels 11, 13 & 15) should be assessed (see paras. 88 & 89 of Appeal decision for Lawn Farm). Could set precedent for development along N side of Drake Street as far as village centre
7	North to East	Low		
10	East to South	Low		
11	East to South	Low		Appeal allowed for residential development (up to 50 dwellings - Application Ref 12/01087/O)
13	East to South	Low		

PARCEL REF	SECTOR REF	LANDSCAPE CAPACITY		COMMENTS
21	East to South	Low		
23	East to South	Low		Low level of Capacity on basis of significance of building & its location. However change of use not unacceptable in landscape terms if building and grounds retained
24	South to West	Low		Low level of Capacity on basis of location, current use & policy protection. However redevelopment of existing residential properties & school not unacceptable in landscape terms (any future change of use of village hall to residential is unlikely to be acceptable)
26	South to West	Low		
34	West to North	Low		
37	West to North	Low		
40	West to North	Low		
43	West to North	Low		
16	East to South	Very Low	Low	
32	West to North	Very Low	Low	

## 7 Summary, Conclusions and Recommendations

### 7.1 Summary and Conclusions

- 7.1.1 This landscape assessment has evaluated the overall sensitivity and potential capacity to accept new residential development from a landscape and environmental perspective of 43 individual parcels of land in and around Welland village.
- 7.1.2 Overall, the sensitivity of Welland's landscape (and associated villagescape) was judged to be between Moderate and High. This reflects its location, with half of the village lying in the Malvern Hills AONB, but is tempered by the changes which have occurred in the landscape over the last 200 years. These changes have resulted in the erosion and loss of many of the traditional and diverse characteristics of the area, and their replacement with unplanned, homogenous and intensive types of land use and settlement. Sometimes the changes are well-intentioned, but they are not always well-informed.
- 7.1.3 In 2014, MHDC invited members of the public to voice their views on the proposal to designate the parish of Little Malvern and Welland as a "neighbourhood area". There is a quote on MHDC's website from Don Atkinson, Chair of Little Malvern and Welland Parish Council, who said: "*Whilst Welland village benefits from a variety of local facilities and natural assets, it currently lacks identity. In the past, piecemeal development has come forward in isolation rather than being part of a vision for the village as a whole. A neighbourhood plan will help shape the future growth of the village through a community led approach, promoting innovation and engendering a strong sense of place, making Welland an attractive place to live, work and play in*"<sup>37</sup>.
- 7.1.4 One of the landscape assessment's conclusions was that Welland does indeed lack identity in some respects, due to the village growing spontaneously over the years with no apparent guiding principles or vision. Levels of landscape quality are lower than they may have been if change had been better controlled and managed. This has led to levels of value, sensitivity and capacity being lower than might be expected given the high quality environment of much of the wider area within which it lies. However, the study also found that there are many built and natural elements and features which make a highly important and positive contribution to the village's character. These should be factored in to future design parameters and guidance, and their loss avoided as far as possible (see Recommendations below).
- 7.1.5 It is important to note that the assessment does not specify which levels of capacity are most or least appropriate for new development – it is up to the community to decide where to 'draw the line'. It does, however, provide a fine-grained analysis which can be interrogated. The results are set out in full in the text and summarised in schedules and tables so that objective comparisons and decisions can be made.
- 7.1.6 It may be agreed in principle, for example, that parcels with a capacity of **Moderate to High** and higher could be considered for development, ideally brought forward in order of their level of capacity (normally highest first); and that parcels categorised as **Moderate** and below should not. Or, if there is pressure to find more sites, that parcels in the **Moderate** category should be looked at more closely, especially in the light of the constraints identified, some of which could perhaps be overcome without giving rise to adverse effects. Much will depend on future planning applications coming in and the number of houses built during the plan period, amongst other factors.
- 7.1.7 It is possible that the sensitivity of a parcel may be reduced when new development is constructed alongside. But this does not automatically mean that the level of its capacity will therefore be higher – in Welland's case, the opposite may be true. The findings of this assessment will help to determine whether Welland has reached, or even exceeded its 'capacity' to accept new housing, although other factors such as facilities (schools, doctors, shops etc.) must be considered.
- 7.1.8 It is also important to note that physical constraints to development such as means of access, topography and flooding are not directly factored into the landscape assessments, although they may be combined with judgements about effects and capacity to inform the suitability or otherwise of a site for development.
- 7.1.9 Open countryside is normally a constraint to development in planning policy terms because it is recognised that there is the potential for significant adverse effects on landscape character and visual

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<sup>37</sup> <http://www.malvern hills.gov.uk/-/council-invites-comments-on-proposed-welland-neighbourhood-area>



amenity, and such areas are likely to have very limited capacity. Conversely, a site may have high capacity to accept new development in landscape terms, but it may not be accessible without third party agreement, or be liable to flood. These are not necessarily – in themselves or in combination – absolute constraints to development, of course, and there may be acceptable solutions for overcoming them without giving rise to adverse effects.

- 7.1.10 Where these could give rise to effects on landscape character and visual amenity, however, they are taken into account in the assessment.
- 7.1.11 In terms of planning policy, the current situation where the Council is relying on out-of-date policies will change in the not-too-distant future. However, these policies, alongside the NPPF, are the relevant ones against which new development is judged. Although consideration of planning policy is beyond the scope of this study, it is clear that the most sensitive sites, and those with least capacity, are also most likely to be in conflict with the various policies and other guidance.

## **7.2 Recommendations and Future Initiatives**

- 7.2.1 At the outset of this commission, it was agreed that the study would make recommendations for future environmental and recreational projects / initiatives in and around the village. This would build on the results of a preliminary landscape study carried out in 2014 in collaboration with the Malvern Hills AONB Unit, which set out suggestions for future landscape improvements and other projects. It would also take into account a series of suggested improvements to access in the countryside in Little Malvern and Welland Parish produced by the PC.
- 7.2.2 These recommendations will be the subject of further consideration by the community once they have reviewed the current study and decided which of the projects to take forward. Some could potentially be funded by development monies or grants.
- 7.2.3 During the landscape assessment process, several issues were identified for further consideration, some of which have formed the basis of specific recommendations. Where these relate to individual parcels, they are noted in the schedules. These are explained in more detail below, along with other suggested initiatives in the wider area. In some cases, the recommendations involve links between different parcels and other parishes.
- 7.2.4 These recommendations can also form the basis of future NP policies; for example, where key views are identified, a policy could be developed to ensure their protection, which would have to be taken into account in any future development proposals; developers could be obliged to use published guidance on colours, materials and tree species. This is also explained in more detail below.
- 7.2.5 In some cases, sites are covered by planning policies which are likely to change in future when the SWDP is adopted. However, it is expected that the level of protection afforded to public open spaces and notable wildlife sites will be maintained in the SWDP. Where appropriate, the study documents and plans will need to be updated to take this into account.

### **Future Planning and Design Guidance**

- 7.2.6 The findings of this assessment can be used to help guide decisions about where new houses (and potentially, other forms of development) would be most appropriately located in and around the village, especially in terms of the local and wider landscape context, and which areas need to be protected. It may result in the settlement boundary being redrawn. However, in time the baseline situation may change, which could affect the study's conclusions: for example, new development can affect the character, sensitivity and capacity of the surrounding landscape. (Note that this study is a record of the situation at the end of May 2015 (it was agreed with the Parish Council not to include or assess new information which became available after 1<sup>st</sup> June); subsequent planning decisions will need to be monitored, and the schedules updated as required.)
- 7.2.7 Further detailed landscape assessment of both the LSCA and wider study areas may also be required in the light of material changes in the wider landscape, and the report, schedules and figures updated accordingly. Ideally, a review of the baseline situation should take place every few years and the findings factored in to future decisions.
- 7.2.8 Problems with evaluating the effects of development can arise when planning applications are made in 'outline', to establish whether the principle of the proposed development is acceptable. Although the main constraints may have been identified at the pre-planning stage and do not give rise for concern, matters such as access, siting, layout, engineering operations and other 'details' including styles, materials, lighting, colour and landscaping are either only illustrative or have not yet been

considered in sufficient depth to be able to identify the likely effects. In most studies accompanying planning applications, only 'significant' effects are considered; but as set out above, the many smaller changes which occur can cumulatively be significant. Even if a scheme is well-designed, and urbanising influences kept to a minimum, it is not generally possible to control what happens in private gardens where domestic paraphernalia – sheds, cars, washing lines, bins, play equipment, ornamental lawns and vegetation etc. – are likely to be visible.

- 7.2.9 The baseline information in this study can therefore be used to identify the potential for effects not dealt with, or not adequately covered, in a planning application. It can also help to guide the community in terms of what types of environmental studies ought to be submitted with a planning application, and the level of assessment / nature of information required. These issues can be raised with the planning authority during the consultation period.
- 7.2.10 An assessment of the cumulative effects of the development of several sites should also be part of the studies accompanying the application<sup>38</sup>. Many parts of the study area are highly vulnerable to change, and additional residential development is likely to exacerbate the current situation, increasing the rate at which erosion and loss occur – at least until measures are put in place to conserve and protect areas and features of value. However, it is also possible for this to act as a catalyst for environmental enhancement and the introduction of better management practices, especially if made a prerequisite of new house-building schemes. The redevelopment of poor quality 'brownfield' sites can also potentially result in improvements to villagescape character.
- 7.2.11 When planning applications are submitted all these matters need to be covered in detail, especially how the long-term (ideally, 25 years +) management of the landscape will be secured, and who will be responsible for it. This is especially important where existing and / or proposed vegetation is relied on to screen and mitigate adverse landscape effects, and / or to protect and enhance biodiversity. There is no certainty that vegetation will achieve the required objectives, and it cannot be relied on in the long term; deliberate removal, pests and diseases, pollution and accidents may result in significant losses. This must be factored into the decision-making process: if the effects without it would be significantly greater, a site's suitability for development may be reduced.
- 7.2.12 A worthwhile initiative would be for the village to draw up specific and detailed design guidance and parameters for built form and landscaping which developers would be expected to take into account. This could include a more detailed study to define zones where building heights should be restricted to single-storey, for example, if there is the risk of adverse landscape and / or visual effects.
- 7.2.13 The problems associated with roof colours and materials in particular, as noted in the assessment, should be emphasised, and better solutions proposed. Attention to detail is essential, and the local planning authority should be alert to the specification of materials such as synthetic slate roofs, the glare from which is highly visible from the Hills (see photos in Section 4.7). Landowners could perhaps be persuaded to change the colour of existing pale roofs to dark, or replace reflective materials with matte ones. Developers could be obliged to select from a range of locally-appropriate colours, materials and tree species which have been selected through a detailed study.
- 7.2.14 The design parameters could be drawn up as part of the NP process, and ideally would be informed by guidance such as the Malvern Hills AONB Unit's *Guidance on Building Design*.
- 7.2.15 Other important sources of information include Natural England's National Character Area (NCA) Statements of Environmental Opportunity (SEOs), WCC's LCA, and the Malvern Hills AONB Unit's *Landscape Strategy and Guidelines* 2011, as set out in Section 4.

### **Village Centre Character**

- 7.2.16 The assessment concluded that the 'heart of the village' at the crossroads was one area where the village's identity could be better defined. Whilst the four very different buildings and associated spaces reflect the evolution of the village and are an integral and important reflection of its history,

<sup>38</sup> Determining whether an assessment of cumulative effects is required is the responsibility of the local planning authority. The EIA Regulations recently changed the thresholds for what constitutes EIA development, meaning that the threshold for Schedule 2 'urban development projects' is now development of more than 150 dwellings or an area of more than 5 hectares. The Government's Planning Practice Guidance Note on EIA states: "Each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development. There could also be circumstances where two or more applications for development should be considered together. For example, where the applications in question are not directly in competition with one another, so that both or all of them might be approved, and where the overall combined environmental impact of the proposals might be greater or have different effects than the sum of their separate parts".

[http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/screening-schedule-2-projects/#paragraph\\_024](http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/screening-schedule-2-projects/#paragraph_024)

there is the opportunity to create a greater sense of place that is characteristic of Welland. This could be achieved through the use of a selected palette of colours (which can be defined through a colour assessment) and a range of locally-appropriate materials, planting and detailing.

- 7.2.17 It was noted that certain buildings integrate well into the landscape: those which do tend to be constructed from Malvern stone, or have used materials of a similar pinky-brown or darker brown tone. Red-orange brick is less characteristic and more visible.
- 7.2.18 Styles of hard landscape elements and features such as fences, seats, surfacing, lighting and litter bins should all have a common theme (ideally one which has a 'timeless' quality so that it does not go out of 'fashion').
- 7.2.19 There could be a re-think of the design of the village green. This could be a community project; it would form part of the process of defining Welland's identity, and what people want its character to say about the village and its community.
- 7.2.20 The redevelopment of the Pheasant Inn offers an opportunity to get this right.

### **Landscape Character**

- 7.2.21 It is important to understand the nature of the landscape within which Welland lies, and what resources it offers to the community. Also, it should be borne in mind that any proposals must be designed and implemented in a manner which is consistent with, and helps to conserve and enhance, the character of the landscape. One of the main reasons for this is because much of Welland lies within or adjacent to the AONB.
- 7.2.22 The AONB designation is given to landscapes which are considered to be of national importance due to their outstanding natural beauty. The primary purpose of AONBs is to conserve and enhance these landscapes. Public appreciation is a key component of natural beauty and the AONBs' aims include meeting peoples' need for quiet enjoyment of the countryside.
- 7.2.23 Many parts of these landscapes are very sensitive to change; as set out above, even small, localised changes can accumulate and affect the character of the wider area. The AONB designation is intended to provide a high level of protection for the landscape, whilst also having regard for the interests of those who live and work there. The natural beauty of the Malvern Hills plays a fundamental role in the region's economy and the well-being of its residents. It is therefore essential to regard this as a prime consideration in any future changes proposed which could affect it.
- 7.2.24 Also, understanding the local environment and its function and value will help local people make decisions about the quantity and type of new development the area could potentially absorb, where it is best located, and how it should fit within the settlement or its surrounding landscape.
- 7.2.25 In terms of landscape character, the local area comprises several different 'zones', including open commons, orchards, woodlands and copses, gardens, traditional pasture and arable farmland. Although the landscape is generally in good condition and well-managed, there are places where elements and features have been damaged, eroded or lost, especially landcover, orchards, hedgerows, stream corridors, and some old trackways and footpaths.
- 7.2.26 The original locations of some of the lost features were identified by studying historic maps, records and photographs, as well as through public consultation. The appropriate restoration of these would have benefits for landscape character, visual amenity and biodiversity.
- 7.2.27 Strong, defensible boundaries should be created where future development sites abut open countryside. These boundaries will define not only the long-term physical edge of the settlement, but also its character, context and setting, so should reflect local and historic landscape patterns and characteristics (using locally-occurring native species and traditional forms of management, for example). They will, ideally, also act as visual screens where key views would be adversely affected.
- 7.2.28 One of the defining local landscape characteristics of Welland is the mature tree cover. The distinctive line of fine, mature oak which still exist along parts of the parish boundary is a highly important landscape feature. A future project could involve mapping the gaps and encouraging landowners to plant new oak at appropriate spacing. This could be in collaboration with Castlemorton parish. Professional advice may be required, for example from MHDC's tree officer.
- 7.2.29 Oak are a defining characteristic of other parts of the village. Some of these have suffered from damage and are dying, including a few of the TPO oak along California Lane. Their loss would result in a visible change to the distinctive feature they form in the landscape along the line of the spur.



- 7.2.30 The loss of vegetation can be the result of a wide variety of factors. Although this may be unavoidable – it could be the result of climate change, for example – the landscape will change as a result. Ideally, tree health should be monitored, and where there is cause for concern, the matter should be brought to the attention of those responsible for it.
- 7.2.31 Much of the existing tree cover in the village comprises ornamental evergreen trees in gardens, the churchyard and other spaces. It is visible even from the Malvern Hills, marking the location of the village, and provides a high level of screening. Some of these trees may be reaching the end of their natural lives, although there appears to be enthusiasm for planting new ones in gardens. A community project could be set up to survey, map and assess existing trees (their species, condition, the contribution they make to the villagescape and so on), and a list drawn up – guided by some research) for appropriate species to plant in new developments, to ensure this feature is maintained. This could encourage awareness of their landscape / historical / ecological importance and the need for good management and locally-appropriate replanting.
- 7.2.32 In the churchyard in particular, the trees may need close scrutiny, to ensure that they are appropriate in terms of future growth. There is the potential to re-think the design of the space and perhaps create community spaces and wildlife habitats.
- 7.2.33 In other places, ornamental vegetation on the skyline is a localised detractor, but it could potentially be replaced with more appropriate native planting.
- 7.2.34 If new woodlands are proposed, they should respect the traditional pattern of woodland in the area, most of which is linear, often alongside watercourses; geometric blocks are uncharacteristic in these landscapes, and are out of keeping. The effects of such blocks can be seen in the large, rectangular plantation north of Drake Street. Sculpting / softening the northern edges of the wood would help it integrate better.
- 7.2.35 To help improve the landscape through good management practices, it may be helpful to publicise sources of information and advice such as the Malvern Hills AONB Unit's *Guidance on Keeping Horses in the Landscape*. In conjunction with landowners, proposals could be developed for various environmental enhancement and management schemes to benefit the landscape and biodiversity.

### **Views and Visual Amenity**

- 7.2.36 The assessment identified several key views into and out of the village. Villagers could be encouraged to map the location of their own favourite views. Those which are deemed worthy of protection could be the subject of an NP policy.
- 7.2.37 What is also important to take into account is the fact that new development will change many views: this can be factored in once the new houses are built. In this way, if additional planting is found to be necessary to protect a key view, for example, steps can be taken to try to achieve this.
- 7.2.38 In particular, the gateway and approach into the village from the east requires careful consideration, in terms of the village's future character, identity and sense of place. The comments about developing a locally-appropriate range of colours, materials, plants and styles is especially important here, if it is not too late to influence these choices. It may be that the village gateway itself is reconsidered – not just its current design, but where it actually is.
- 7.2.39 The assessment found that many views are well-screened in summer when deciduous trees are in full leaf, but less so in winter and early to mid-spring. It is often the case that new development relies on existing vegetation to screen and mitigate adverse effects; however, as set out above, this cannot be relied on, and tree health needs to be monitored.
- 7.2.40 Also, as well as affecting landscape character and local views, loss of trees can affect visual amenity within the wider landscape; for example, the loss of the oak along California Lane would result in the houses along the lane being more visible from the north.

### **History and Heritage**

- 7.2.41 It is often the case that effects on the landscape context and setting of heritage assets is not adequately covered in studies accompanying planning applications. This is usually because it is not part of the 'scope' of the project, falling outside the remit of the archaeologist, the conservation expert and the landscape architect. Planning officers can ask for an historic landscape / heritage asset assessment to be included in an application if it is considered relevant, and should ask for it to be carried out in accordance with guidance such as that published by Historic England. (For comprehensive advice on dealing with effects on heritage assets from a landscape-related perspective, see *The Setting of Heritage Assets* (revised June 2012). This document was

superseded by *Historic Environment Good Practice Advice in Planning Note 3*<sup>39</sup> in March 2015, which should also be used for reference, but the 2012 document contains useful information.)

7.2.42 Heritage walks and trails could be developed (see below).

### **Biodiversity**

- 7.2.43 There is a diverse range of habitats and opportunities for wildlife in and around the village. Some of these habitats are nationally-important SSSIs, others are countywide / local designations which are also of great importance. Many are not designated but still play an essential role in the environment, providing vital connections to the wider ecosystem. All are highly vulnerable to the effects of new development and changes in use. Their protection and appropriate management is essential.
- 7.2.44 Mutlow's Orchard is an example of a highly sensitive feature which could be adversely affected by new development, especially as there is a PRow along the edge of the SSSI to which a direct link from the new houses has been proposed. Disturbance, increase in footfall, inappropriate activities such as den-building etc. could cause erosion and / or loss. Ideally, the area will be properly protected, and regularly monitored for evidence of adverse effects. Developers should be encouraged to bring the importance of this habitat and the need to respect and conserve it to the new residents' attention. This could be done through a management team's website, issuing leaflets to new residents, and erecting information boards, for example.
- 7.2.45 Initiatives to encourage opportunities for wildlife could be developed. Potential skylark breeding areas were identified during the study – landowners could be encouraged to create suitable habitats for these birds (which are included on the Red List).
- 7.2.46 Elsewhere in the parish there is evidence of erosion and loss of habitats such as hedgerows, woodlands, orchards, ponds and unimproved grasslands; this has resulted in connectivity being broken in places. These are also highly valuable elements and features in the landscape: their erosion and loss can lead to adverse effects on landscape character and visual amenity. Active management of all these habitats is critical to their long term survival.
- 7.2.47 Orchards and the species they support are particularly vulnerable to change and loss. Worcestershire, Gloucestershire and Herefordshire are a UK stronghold for traditional orchards, and a number of local groups and initiatives are in existence to help to conserve them. The Malvern Hills AONB Unit is currently managing a three year project to help engage local people in the restoration, management and celebration of traditional orchards in focus areas across the three counties. Whilst Welland is not amongst them, advice and support related to orchard management are available at a local level.
- 7.2.48 Unimproved grasslands are a particularly important feature of Worcestershire's landscape, with the county accounting for some 20% of England's lowland neutral meadows and pastures. These nationally important habitats still survive within the parish, usually in very small patches. It is estimated that 97% of all unimproved grassland pastures and meadows disappeared from the country in the 20<sup>th</sup> century, and the conservation and expansion of those that remain should be considered a priority. Species-rich, unimproved pastures can be associated with traditional orchards, and the history of orcharding activity in Welland may, inadvertently, have helped to safeguard some of the small areas of grassland that remain.
- 7.2.49 Whilst the dense woodlands along the watercourses make a highly valuable contribution to biodiversity (and landscape character), the local wildlife trust (WWT) recommends selective thinning of trees (and pollarding of willow) to create a variety of light conditions; this will allow native streamside vegetation to develop in places where there is currently too much shade.
- 7.2.50 Ecological surveys will be needed to determine presence / absence of species if new development / change of use and / or activity are proposed. Planning applications for future development should include an ecological survey in accordance with best practice (esp. BS 42020:2013 Biodiversity: Code of practice for planning and development).

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<sup>39</sup> <http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

### **Public and Social Amenity: Recreation and Access**

- 7.2.51 The assessment concluded that Welland is well-served by a network of PRsoW which make an important contribution to the health and well-being of local people and their environment. They are also likely to be used by visitors who may contribute to the local economy.
- 7.2.52 However, there are no PRsoW in the West to North sector, although people can walk along California Lane as far as the western end of the line of properties.
- 7.2.53 Several opportunities to create additional footpaths, or restore old ones which have been stopped-up, were identified. During consultation, many people said that they would like to see loop-walks covering short, medium and long distances. These are shown on Figure 9 – Recommendations.
- 7.2.54 The idea of themed trails was also welcomed. These could cover history, nature, cultural associations, legends and folklore, foraging, different types of exercise and so on. This may be of interest to local schools (a very good initiative for this and other projects is Learning Through Landscapes<sup>40</sup>, which helps teachers use the landscape as a resource which is in line with the National Curriculum).
- 7.2.55 Many people said they would like to see more opportunities for different kinds of cycling in the area (road, mountain, trials, toddler's routes etc.). They also said that cycle routes in the village should connect further afield. This can be the subject of further study, taking into account future initiatives such as the possibility of opening up the dismantled railway line that used to connect Upton to Malvern, and connections to Hanley Castle High School.
- 7.2.56 There are no bridleways within the LSCA study area, although riding is permitted on Castlemorton Common. During the course of the study, several people said that more bridlepaths would be welcomed. This could be the subject of future consultation.
- 7.2.57 The study identified areas which would be appropriate for village projects such as new woodlands, orchards and allotments. Obviously these would have to be the subject of further study and discussion, especially with landowners. Sources of funding would need to be secured (although a village nursery could be created where a range of plants are grown from seed and / or cuttings for example, and made available for such projects).

### **Green Infrastructure**

- 7.2.58 Welland has a good local 'Green' and 'Blue' Infrastructure network, linking to some of the most beautiful parts of the country including Castlemorton Common and the Malvern Hills via well-used public rights of way.
- 7.2.59 If not already considered, there may be opportunities to develop a Village Green Infrastructure Strategy. The European Commission has adopted a strategy for GI<sup>41</sup> to ensure that '*the enhancement of natural processes becomes a systematic part of spatial planning*'. The Commission's strategy will focus on promoting GI in the main policy areas including land use. The projects suggested above would contribute significantly towards Welland's GI assets and their essential functions.
- 7.2.60 GI should form an integral part of planning for the future, and should be the subject of focused studies accompanying planning applications.

### **Hydrology**

- 7.2.61 One of the study's findings was that the routes of Marlbank Brook and Welland Brook have been altered in the last 200 years. Old maps show that the Welland Brook used to meander through the village in the same way as it does across Castlemorton Common. At some point in the 19<sup>th</sup> century – probably when the village centre was growing around the crossroads – it was canalised from the parish boundary to the point where it crossed under the new B4208 north of the crossroads. Marlbank Brook was also straightened west of the road at this point.
- 7.2.62 At this time, the watercourses were separate, crossing under the road several metres apart. East of the road, Marlbank Brook's course followed a curving channel to a mill. Welland Brook was not canalised beyond the road, and continued to meander south of Marlbank Brook until being joined by Marlbank Brook just south of the mill.

<sup>40</sup> <http://www.lti.org.uk/>

<sup>41</sup> <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52013DC0249>

- 7.2.63 Since then, it appears that the course of Welland Brook has been altered where it crosses under the road, and may have been truncated to allow Marlbank Brook's course to divert into it. The original Marlbank Brook course is now dry, but is still visible as a feature in the landscape, as are the remains of the mill.
- 7.2.64 Local residents report issues with flooding associated with the watercourses and the road crossing: it may be beneficial to investigate whether the change caused the current problems, and whether understanding the history behind it could help alleviate them.

Carly Tinkler June 2015





# APPENDIX B

## Summary Schedule of LSCA Findings

### Consultation Draft

#### **Schedule 1:** Landscape Baseline, Landscape Capacity, Comments & Recommendations

## Document Version Control

<b>Version</b>	<b>Date</b>	<b>Author</b>	<b>Comment</b>
V6	21.06.2015	CT	Draft issued to Parish Council for comment
Consultation Draft	20.07.2015	CT	Issued to Parish Council for public consultation

## Notes for Reading Schedules:

- 1) This schedule summarises the findings and conclusions of the landscape assessment, setting out the relevant information which applies to each individual parcel of land. It should be read in conjunction with the landscape report, figures and other appendices.
- 2) The information is 'frozen' in time as of 1<sup>st</sup> June 2015: matters such as planning applications and appeals awaiting decisions, and new applications coming in, will need to be factored in as they arise.
- 3) The parcels are numbered 1 – 43 and each is on a separate page.
- 4) The study area has been divided into geographical sectors and the results are reported in a clockwise direction beginning with North to East.
- 5) Certain issues are common to all parcels:

- All parcels lie within SSSI Impact Risk Zones
- All parcels lie within 'Exceptional' view corridors which extend from key viewpoints on the Malvern Hills
- Whole of Landscape Sensitivity and Capacity Assessment (LSCA) study area lies within National Character Area (NCA) 106: Severn and Avon Vales

- 6) An explanation of the headings in schedule columns 3 and 4 is as follows:

Landscape Designations – The AONB is the only designated landscape in the study area

Landscape Features – These include traditional orchards, important wildlife habitats including Priority Habitat Inventory (PHI) sites, Tree Preservation Orders (TPOs), inventoried trees, village green etc.

Landscape History, Heritage, Culture – Monuments, listed buildings, heritage assets recorded on the Historic Environment Record (HER), Historic Landscape Characterisation (HLC), other notable historic features

Biodiversity – Designated wildlife sites, other areas of known / potential nature conservation importance / interest

Views and Visual Amenity – Visibility esp. from Malvern Hills, key views, visual function (e.g. gateway, setting of listed building), public rights of way, residential receptors etc.

Public & Social Amenity – Formal / informal recreation, key destination, community asset, social facility etc.

Landscape Character Type / Unit – As defined by Worcestershire County Council's Landscape Character Assessment: LCT = Landscape Character Type; LDU = Landscape Description Unit (see Appendix A for descriptions)

Landscape Character / Settlement Description Summary – Key factors which contribute to the parcel's landscape character

Landscape Elements & Features / Condition – Main elements & features which contribute to the parcel's landscape character, and note on condition and management where relevant (the condition of the landscape is a factor in evaluating landscape quality)

Landscape Function – The function of the parcel in the landscape and the contribution it makes (gateway, gap, buffer, context, setting etc.)

Other Constraints - Many of the designations and features identified are constraints to development at one level or another. Other likely physical constraints to development were identified as:

- Land with steep or very steep slopes (greater than 1:10 – this is because building on steep slopes is likely to require large-scale engineering works which could give rise to significant adverse effects)
- No direct access from public highway
- Land in Flood Zones 2 and / or 3

- 7) An explanation of the headings in schedule column 5 (Landscape Capacity) is as follows (see also criteria used to judge levels of quality, value etc. in Appendix C)

Sector Landscape Quality – Based on landscape baseline study results: judgements about the level of quality of the landscape in the sector within which the parcel lies. Contributes to Landscape Character Sensitivity. Apply criteria.

Landscape Character Sensitivity – Based on landscape baseline study results: judgements about the resilience / vulnerability of the landscape in the parcel to change. Apply criteria.

Visual Sensitivity – Based on visual baseline study results: how visible the parcel is, what visual function it performs, how many people can see it, from where, the importance of the viewer / viewpoint etc. Apply criteria.

Landscape Value – Based on landscape baseline study results: judgements about the level of value of the parcel. Apply criteria.

Overall Sensitivity – The level of a parcel's Overall Landscape Sensitivity is arrived at by combining levels of Landscape Character Sensitivity with levels of Visual Sensitivity

Landscape Capacity – The level of the Capacity of a parcel to accommodate new development without unacceptable adverse effects: Capacity levels are arrived at by combining levels of Overall Sensitivity with Landscape Value. Also apply criteria and professional judgement.

8) Comments & Recommendations – Other relevant information about a parcel for example planning applications, alternative means of access etc., and where potential issues / future improvements and opportunities have been identified.

9) Colour-coding:

**Red bold** = Potentially significant constraint to development: e.g. within AONB, Grade I or II\* listed building (LB), and / or Grade II LB occupying large part of parcel / area, Site of Special Scientific Interest (SSSI), Local Wildlife Site (LWS) etc.

**Red not bold** = Potential constraint to development & / or important feature: e.g. Adjacent AONB, LB on part of site, Gd I or II\* LB setting, Conservation Area, significant TPO, adjacent, SSSI, Priority Habitat Inventory (PHI) site, key views, VPs, focal points, functions etc.

**Orange** = Features with potential to be affected by development & / or possible constraint to design of future development e.g. listed buildings adjacent, undesignated heritage assets, tourist trails, visibility and function issues but not likely to be significant effects, limited area of TPOs, watercourses, ponds (Great Crested Newt (GCN) potential), road frontage etc.

**Green** = Positive contribution to public / social amenity esp. Public Right of Way (PRoW) within parcel, sports pitches, play areas etc.

**Green bold** = As above but significant

Black = Neutral comment or, may need to be taken into account

**Black bold** = Important comment which needs to be taken into account

10) N/A means Not Applicable – i.e. nothing to report.

11) For a list of the acronyms used, see the report.



## WELLAND NP LSCA: SCHEDULE 1: LANDSCAPE BASELINE, LANDSCAPE CAPACITY, COMMENTS & RECOMMENDATIONS

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
<b>SECTOR NORTH TO EAST (Parcels 1 – 8)</b>					
1	North to East	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Adjacent AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• <b>Gd II listed church opposite</b></li> <li>• HLC: Industrial</li> <li>• Old 'Pheasant' Inn (extant 1787, possibly earlier)</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills</b></li> <li>• <b>Visually prominent site / focal point</b></li> <li>• <b>Part of KEY VIEW at village centre</b></li> <li>• <b>Road frontage 2 sides</b></li> <li>• <b>Setting of church</b></li> <li>• <b>Residential receptors adj but potential future resi development site (May 2015)</b></li> <li>• Limited visibility in local / wider landscape to N, E &amp; S</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Future potential for community use</b></li> <li>• <b>Tourist trails along road to W</b></li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons (adjacent Settled Farmlands with Pastoral Use)</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Former pub (Pheasant Inn) in village centre</li> <li>• Brownfield site associated with built form at heart of settlement</li> <li>• Single storey wooden building attached to pub. Not part of original structure. Associated infrastructure inc car park, small buildings, play equipment</li> <li>• Small area of grassland</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Characteristic hawthorn boundary to W (along roadside)</li> <li>• Relatively young tree belt to N boundary, backed by close board fence (not visible)</li> <li>• Probably low-value grassland within site</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Prominent location on corner plot in village centre</b></li> <li>• <b>Heart of village</b></li> <li>• <b>Visual focal point</b></li> <li>• <b>Setting of church</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate</p> <p><u>Visual Sensitivity:</u></p> <p>High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>High</p>	<ul style="list-style-type: none"> <li>• Subject of planning application 14/00893/F for resi / community use (May 2015)</li> <li>• Future scheme design must respond to site being focal point esp. in views from W</li> <li>• Important to ensure that details of treatment of future scheme – materials, colour, style, landscape treatment esp. road frontages etc. – are sensitively considered &amp; are appropriate to local land- &amp; villagescape context &amp; character</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
2	North to East	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Adjacent AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>Part of site on National Inventory of Trees</b></li> <li>• <b>TPO (3 x pine) on road frontage</b></li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Marlbank Brook to N &amp; small tributaries run through parcel</b></li> <li>• <b>Remnant traditional orchard?</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills (dense mature ornamental vegetation in parcel)</b></li> <li>• <b>Village gateway from N</b></li> <li>• <b>Part of KEY VIEW along road</b></li> <li>• <b>Road frontage</b></li> <li>• <b>PRoW adj. (N side of Brook)</b></li> <li>• <b>Residential receptors site / opp but adj. future resi development site</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Tourist trails along road to W</b></li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons with strip of (&amp; adjacent to) Settled Farmlands with Pastoral Use on E side</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• C. 20 (&amp; possibly earlier) detached residential properties in quite large mature gardens fronting E side of B4208</li> <li>• Linear / ribbon development with properties set back from road</li> <li>• Divorced from settlement boundary at edge of village</li> <li>• Open countryside surrounding but associated with ribbon development along A4104 to W &amp; village to S</li> <li>• Flat / gently-sloping land</li> <li>• Ornamental / domestic character but with strong native components in roadside hedge &amp; remnant traditional orchards in gardens</li> <li>• N-most field is anomaly in parcel. Unsettled &amp; more typical of SFPU due to size and shape.</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along N boundary</li> <li>• Significant mature ornamental vegetation esp. pines in gardens / alongside road edge</li> <li>• Healthy native &amp; ornamental hedge boundaries provide a strong sense of containment along W edge of sector, interspersed with driveways &amp; glimpses of properties</li> <li>• Significant, mature native vegetation along Brook provides a very strong sense of containment to the N</li> <li>• N part of sector (S of Brook) contains an undeveloped, small irregular field of pasture, bounded by mature vegetation</li> <li>• More characteristic of Settled Farmlands landscape type</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>At gateway to village centre from NE</b></li> <li>• W boundary hedge &amp; undeveloped land opposite contributes to distinctive, rural approach to village centre</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>Flood zone N end of parcel</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Moderate</p>	<ul style="list-style-type: none"> <li>• Capacity Moderate due to existing (albeit sparsely) settled nature of most of parcel &amp; dense, high screening vegetation to N &amp; much of W boundary</li> <li>• Capacity also assumes retention of TPO, inventoried &amp; other significant trees</li> <li>• Density should remain low</li> <li>• Check brook courses – S brook culverted? Check historic course/s esp. to NE / mill. Cause of flooding problems? Open up?</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
3	North to East	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 70m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Industrial W &amp; Post-medieval E</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Partially visible from Malvern Hills but quite well-screened by built form &amp; vegetation</li> <li>• Gateway to village with views of church</li> <li>• Road frontage</li> <li>• Residential receptors (site / adj) &amp; opp. future resi development site</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons W side, Settled Farmlands with Pastoral Use E side</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Traditional residential properties &amp; gardens fronting Drake St. to S</li> <li>• Linear / ribbon development</li> <li>• Edwardian / Victorian properties interspersed with undeveloped areas / gaps along road frontage e.g. previous stable / paddock, ornamental planting</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Roadside boundary is mixed. Native hawthorn hedge to W gappy &amp; grown out in places. Majority of road boundary is picket fence backed variously with ornamental shrubs &amp; trees (incl. laurel, tulip tree) &amp; grass. Uncharacteristic of landscape type &amp; northern frontage to Drake Street.</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• At gateway to village centre from E</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate</p> <p><u>Visual Sensitivity:</u></p> <p>Low</p> <p><u>Overall Sensitivity:</u></p> <p>Low to Moderate</p> <p><u>Landscape Value:</u></p> <p>Moderate</p> <p><u>Landscape Capacity:</u></p> <p>Moderate to High</p>	<ul style="list-style-type: none"> <li>• Moderate to High level of Capacity due to existing built form which could be redeveloped but properties contribute to historic character near village centre</li> <li>• Gap up and extend roadside native hedge boundary</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
4	North to East	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 160m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HER: cruck-framed cottage (location uncertain)</li> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along N boundary</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• Road frontage</li> <li>• Approach to village centre with views of church ahead</li> <li>• Significant views to Hills above low roadside hedgerow</li> <li>• PRow adj. (N side of Brook)</li> <li>• Residential receptors adj / opp.</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• Vineyard = commercial enterprise with shop</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Large (enlarged) field, subdivided with S component pasture &amp; vineyard to N running up to Marlbank Brook &amp; to E of pasture field</li> <li>• Open countryside</li> <li>• Gentle slope to NE</li> <li>• Irregular, angular field boundaries &amp; regimented, intensive vine planting is uncharacteristic of the type</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along N boundary</li> <li>• Significant, mature vegetation along Brook to N,</li> <li>• E field boundary in moderate to good condition (hawthorn &amp; some bramble)</li> <li>• Roadside hawthorn hedge to S is low but continuous</li> <li>• Vineyard has introduced a regimented, structured, feel to local landscape, contrasting with sinuous, native boundaries to N &amp; E.</li> <li>• Modern field amalgamation has removed typical field shapes and internal boundaries.</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• Contributes to rural setting &amp; context of village</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• Flood zone N end of parcel</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate / Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Low to Moderate</p>	<ul style="list-style-type: none"> <li>• Lost field boundary could be restored</li> <li>• Traditional orchard planting to S of parcel (in field of pasture) would add wildlife &amp; landscape interest whilst screening views of vineyard (though this would also screen some views across to Malvern Hills). Even better if this planting could be extended across to E field boundary.</li> </ul>



PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
5	North to East	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 300m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Gd II listed building opposite</li> <li>• HER: site of medieval watermill</li> <li>• HER: Post-medieval mill or fishpond</li> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along N boundary</li> <li>• PHI woodland N of Brook</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• Road frontage</li> <li>• PRoW crossing parcel linking to wider FP network</li> <li>• Residential receptors opp.</li> <li>• High hedges &amp; field boundaries provide a strong sense of visual containment to this parcel</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRoW crossing parcel linking to wider FP network</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Field in open countryside</li> <li>• Pasture / grazing (subdivided)</li> <li>• Agricultural building &amp; caravan adj. road</li> <li>• Gentle slope to NE</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along N boundary</li> <li>• Significant, mature vegetation all boundaries esp. Brook to N, roadside hedge to S &amp; hedge to E.</li> <li>• S part of sector is square pony paddock, some temporary subdivision of fields, small number of standards planted within significant guards (inc rowan &amp; ornamentals?). Horse shelter, caravan, hose box all add to sense of clutter but no strong evidence of overgrazing</li> <li>• Remnant, mature Perry Pear (?) in middle of parcel</li> <li>• N part of sector is improved grassland with N-S boundary fence demarcating closely mown grass area to W with unmanaged pasture to E. Clump of Birch – planted in mown grassland</li> <li>• Strong sense of modification / intensive management, vans parked by brook, contrasting sharply with natural &amp; sinuous vegetation along brook to N</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• Contributes to rural setting &amp; context of village</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• Flood zone N end of parcel</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
6	North to East	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• C. 500m from AONB</li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• HLC: Post-medieval</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• Marlbank Brook along N boundary</li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• Road frontage</li> <li>• PRoW adj. to W boundary</li> <li>• Residential receptors (site) but opp. future resi development site</li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• Three fields in open countryside, associated with timber-framed property adj. Drake St</li> <li>• Significant array of modern agricultural buildings / equipment to E of house to support small-holding activity, partially obscured by hedge to S</li> <li>• Pasture / grazing / resi / gardens</li> <li>• Flat / gentle slope to NE</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Marlbank Brook along N &amp; E boundaries</li> <li>• Significant, mature vegetation all boundaries esp. Brook to N &amp; E</li> <li>• Roadside hedge slightly gappy in front of W field &amp; absent in front of house (picket fence). Mixed native species hedge in front of E field in very good condition inc blackthorn, oak, hazel &amp; mature ash trees</li> <li>• Agricultural buildings, enclosures &amp; equipment add visual clutter, mainly to E of house but also a small amount to W</li> <li>• Field sizes (small) not uncharacteristic of landscape type but boundaries post &amp; rail rather than hedges</li> <li>• Small-scale pastoral land use with evidence of rotation &amp; resting</li> <li>• Planting of occasional field trees not characteristic feature of type &amp; may sit uneasily with small scale of fields as they mature</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• Contributes to rural context &amp; setting of village</li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• Flood zone N &amp; E sides of parcel</li> </ul>	<u>Sector Landscape Quality</u> Moderate to High <u>Landscape Character Sensitivity:</u> Moderate to High (locally Moderate with buildings and clutter) <u>Visual Sensitivity:</u> Moderate to High <u>Overall Sensitivity:</u> Moderate to High <u>Landscape Value:</u> Moderate to High <u>Landscape Capacity:</u> Low	<ul style="list-style-type: none"> <li>• Whole parcel subject of planning application (Land adjacent Myrtle Cottage, Drake Street) but not validated (01 Jun 15)</li> <li>• Note that any new development is likely to give rise to significant adverse effects on landscape character &amp; visual amenity: cumulative effects with development in rest of village (esp. Parcels 11, 13 &amp; 15) should be assessed (see paras. 88 &amp; 89 of Appeal decision for Lawn Farm). Could set precedent for development along N side of Drake Street as far as village centre</li> <li>• Gap up W section of roadside hedge</li> <li>• Plant native hedge in front of residential property, to connect in with those on either side</li> <li>• Changes in horse-keeping management practices can improve landscape character &amp; biodiversity: See MHAONB's <i>Guidance on Keeping Horses in the Landscape</i></li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
7	North to East	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 700m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• TPO along S boundary (Drake St. frontage)</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Gd II building opposite</li> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along W &amp; S boundaries</li> <li>• PHI traditional orchard adjacent</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Limited visibility from Malvern Hills esp. in summer due to significant mature vegetation along Brook</li> <li>• No views from N due to rising ground &amp; plantation woodland</li> <li>• Road frontage</li> <li>• PRoW along E boundary</li> <li>• Residential receptors adj / opp</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRoW along E boundary linking to wider FP network</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Comprises 1 large field to W &amp; 3 smaller fields/paddocks of pasture to E (N of parcel 8). Most of large field is under grass at present but evidence of alternative, small scale uses e.g. new fruit tree planting (orchard), willow bank &amp; possibly domestic vegetable growing at W end</li> <li>• In open countryside (adj. resi to SE)</li> <li>• Flat / gentle slope to E</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along W &amp; S boundaries. Mature hedgerow along N boundary in front of plantation woodland</li> <li>• Significant, mature vegetation all boundaries esp. Brook to W &amp; S; mature trees (alder, ash, oak) along road to S</li> <li>• Roadside hedge (haw, self-seeded alder &amp; wild privet) gappy in places &amp; missing at E end</li> <li>• Regimented &amp; fenced subdivision of land into small plots to E is uncharacteristic of the landscape type. Evidence of small holding activity including sheds &amp; equipment creates clutter which also reduces landscape quality</li> <li>• Small scale management activities at W end create slight sense of disunity</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• Contributes to rural context &amp; setting of village</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• Flood zone W half of parcel</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Gap up hedge &amp; restore missing section of roadside hedge to E</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
8	North to East	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 950m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• PHI traditional orchard E part of parcel</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• PHI traditional orchard E part of parcel</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• Road frontage</li> <li>• PRow along E boundary</li> <li>• Residential receptors site &amp; opp</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRow along E boundary linking to wider FP network</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Cluster of C. 19 residential properties with outbuildings &amp; gardens at E edge of village c. 1km from centre. Cluster is characteristic of landscape type</li> <li>• Adj. open countryside</li> <li>• Short section of linear / ribbon development along Drake St</li> <li>• Associated with houses on S side of road (Parcel 9)</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook at SW end of parcel</li> <li>• Significant mature vegetation in gardens / on boundaries - ornamental (incl. copper beech) &amp; native trees. Mature ash trees along part of road in front of properties. Domestic road frontage in parts incl. low Malvern stone walls &amp; hedges (some ivy)</li> <li>• Cottage orchard attached to E of easternmost property, adj. open countryside &amp; recently gapped up</li> <li>• Loss of section of roadside hedge to E (orchard boundary)</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• At 'unofficial' gateway to village from E</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• Flood zone SW part of parcel</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Low to Moderate</p>	<ul style="list-style-type: none"> <li>• Capacity theoretically higher as developed but value placed on this small collection of 3 properties as being typical of the type + time depth</li> <li>• Restore section of lost roadside hedge</li> <li>• Replace some ornamental planting adj open countryside with native</li> </ul>



SECTOR EAST TO SOUTH (Parcels 9 – 23)					
PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
9	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 700m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• LWS</li> <li>• Nature Reserve (Drake Street Meadow)</li> <li>• PHI meadow / additional habitat W end of parcel</li> <li>• Several PHI habitats adjacent / close</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Gd II listed building (W side)</li> <li>• HER: C18 dwelling &amp; C19 outfarm</li> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• LWS</li> <li>• Nature Reserve (Drake Street Meadow)</li> <li>• PHI meadow / additional habitat W end of parcel</li> <li>• Several PHI habitats (woodland, orchard) adjacent / close</li> <li>• Marlbank Brook runs through centre of parcel</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Partially visible from Malvern Hills but well-screened by mature trees incl. conifers</li> <li>• Existing cluster of built form</li> <li>• Village gateway from E</li> <li>• First glimpse of Malvern Hills &amp; church on skyline</li> <li>• Road frontage Drake St. &amp; lane / track to Southend which bisects parcel</li> <li>• PRoW crosses E end of parcel</li> <li>• Residential receptors (site &amp; opp) but adj. future resi development site</li> <li>• Visual clutter at gateway</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRoW crosses E end of parcel connecting to wider FP network</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Cluster of residential properties at E edge of village between 700m – 1.2km from village centre bisected by narrow lane. Meadow at W end</li> <li>• Adj. open countryside but enclosed</li> <li>• Part of linear / ribbon development along S side of Drake St</li> <li>• Associated with houses on N side of road (Parcel 8)</li> <li>• Mainly C. 19 &amp; 20 houses to E, large late C18 &amp; other houses in centre, mixed-period houses / cottages (brick, half-timbered) set back from road to W</li> <li>• Resi / ornamental gardens / parkland / paddocks / polytunnels (no longer in use)</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Significant mature (part ornamental) vegetation esp. conifers in gardens &amp; on boundaries (Brook &amp; roadside hedge / trees)</li> <li>• High quality unimproved grassland (small meadow = LWS)</li> <li>• Domestic road frontage in parts (low stone / brick walls, railings, concrete post &amp; metal railings along Brook sections)</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• At 'unofficial' gateway to village from E</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• Some areas have no direct access from public highway (only via narrow lane)</li> <li>• Flood zone both sides of Brook in centre of parcel</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate, LWS = High)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate (LWS = High)</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate (LWS = High)</p> <p><u>Landscape Value:</u></p> <p>Moderate (LWS = High)</p> <p><u>Landscape Capacity:</u></p> <p>Moderate to High (LWS = Low)</p>	<ul style="list-style-type: none"> <li>• Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form</li> <li>• Capacity level of Parcel does not include LWS which is of Low Capacity</li> <li>• Retain / protect / enhance / manage designated wildlife habitats &amp; significant vegetation esp. trees</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
10	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 600m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• PHI woodland &amp; orchard NE part of parcel</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Important PRoW along S boundary = also parish boundary. Probably ancient trackway &amp; link from E to Malvern Hills</li> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• PHI woodland &amp; orchard NE part of parcel</li> <li>• PHI habitats adj. to N</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Elevated parts of parcel visible from Malvern Hills</li> <li>• 2 PRsoW crossing parcel, 1 along W &amp; 1 along S boundaries</li> <li>• Lane frontage to E</li> <li>• Currently few residential receptors (some adj. to NE &amp; N) but adj. future resi development site</li> <li>• Limited visibility from N &amp; E at lower levels but fine views from higher ground</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• 2 PRsoW crossing parcel, 1 along W &amp; 1 along S boundaries – connect to wider FP network &amp; village centre</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Rectangular fields / semi-improved grassland / pasture on SE-facing slope in open countryside</li> <li>• SE-facing slope away from village means parcel more closely associated with wider landscape to SE</li> <li>• Strong rural character</li> <li>• Pasture with old orchard &amp; remnant woodland in NE part of parcel</li> <li>• Occ. agricultural buildings adj. / end of track</li> <li>• Currently predominantly unsettled character but adj. proposed residential development site</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Strong landscape pattern (field shapes &amp; native hedgerow boundaries)</li> <li>• Significant vegetation incl. hedges, several good escaped trees incl. oak in hedgerows (but some damage), along lane &amp; along boundary with Parcel 11 (future resi) to NW</li> <li>• Lost section of parish boundary oak</li> <li>• Gappy / lost field boundaries, erosion of elements, features &amp; landcover</li> <li>• <i>Sorbus torminalis</i> in hedgerow along spur</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• KEY function of parcel is to act as buffer to eastward spread of village (new resi proposed to NW) &amp; avoid further coalescence with Parcel 9.</li> <li>• Will make important contribution to new context &amp; setting of village</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• No direct access from public highway</li> <li>• Steep slopes (c. 1:5 in parts)</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Low Capacity on basis of location – divorced from settlement in open countryside</li> <li>• PRsoW on / around parcel are important part of both local &amp; wider FP network esp. direct link to village centre. Ensure paths maintained / enhanced</li> <li>• Currently unsuitable access along narrow track, but may be possible through new resi development at Lawn Farm to NW</li> <li>• Retain / protect / enhance / manage designated wildlife habitats &amp; significant vegetation esp. trees</li> <li>• Restore parish boundary oak &amp; lost sections of hedge</li> <li>• Create new orchard with traditional varieties W of existing orchard</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
11	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 300m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Gd II listed building adj</li> <li>• HER: Ridge &amp; furrow</li> <li>• HER: standing stone &amp; ditch of unknown date</li> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Ponds in parcel (GCN potential)</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• Road frontage Drake St.</li> <li>• PRsoW crossing parcel &amp; along SW &amp; SE boundaries</li> <li>• Malvern Hills on skyline</li> <li>• Highly visible from road, open near-distance views across fields</li> <li>• Residential receptors (site / adj / opp)</li> <li>• Limited visibility from E but fine views to Hills across landscape from higher ground (rural views will be lost when new resi development built)</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRsoW crossing parcel &amp; along SW &amp; SE boundaries with direct links to village centre &amp; wider FP network</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Fields (semi-improved grassland) in open countryside</li> <li>• Prominent local landform</li> <li>• Sloping / undulating topography with crest to SE</li> <li>• Strong rural / farmland character</li> <li>• Farmstead &amp; associated buildings (Lawn Farm) to N = modern agricultural complex, fencing, associated clutter, garden</li> <li>• Telegraph pole &amp; cables are local detractors</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Strong landscape pattern (field shapes &amp; native hedgerow boundaries)</li> <li>• Significant vegetation incl. hedges, several good escaped trees incl. oak in hedgerows, small woodland clump, good roadside hedge</li> <li>• Hedges 'Important' (Hedgerow Regulations criteria)</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• One of 'green gaps' along road which contribute to rural context &amp; setting of village (function will be lost to new resi development)</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• Steep slopes (c. 1:5 in parts)</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Low Capacity on basis of location – divorced from settlement in open countryside</li> <li>• Appeal allowed for residential development (up to 50 dwellings - Application Ref 12/01087/O)</li> <li>• Significant vegetation along SE boundary acts as buffer &amp; screen to new development, &amp; will form new edge to village, so is highly important. This vegetation must be retained / protected / conserved &amp; properly managed for the long-term future. Increased human activity &amp; use can lead to erosion / loss of habitat with associated landscape &amp; visual effects.</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
12	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 300m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Gd II listed building at E end of parcel</li> <li>• HER: C19 – 21 farmhouse &amp; outbuildings</li> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• Road frontage</li> <li>• Approach to village centre</li> <li>• PRoW along E boundary</li> <li>• Limited visibility in wider landscape</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRoW along E boundary, links to village centre &amp; wider FP network</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Cluster of red brick / render modern / C18 residential properties / cottages / Church Farm</li> <li>• Adj. open countryside (but also adj. resi development sites Parcel 11 to S &amp; 15 to W)</li> <li>• Short section of linear / ribbon development along Drake St</li> <li>• Gardens / paddocks</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Native roadside hedge predominantly intact apart from lost section at W end of parcel</li> <li>• Ornamental vegetation / orchards</li> <li>• Overhead wires &amp; poles = local detractor</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• Approach to village centre</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate</p> <p><u>Landscape Value:</u></p> <p>Moderate</p> <p><u>Landscape Capacity:</u></p> <p>Moderate to High</p>	<ul style="list-style-type: none"> <li>• Level of Capacity on basis of some traditional existing built form but new residential development allowed either side</li> <li>• Restore lost section of native roadside hedge</li> </ul>



PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
13	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 200m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Possibly was once an old trackway along parish boundary to S</li> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Adjacent SSSI</li> <li>• Pond in parcel (GCN potential)</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• Several PRsoW crossing parcel &amp; along NE &amp; SE boundaries</li> <li>• Good views of Hills from PRsoW</li> <li>• Currently few residential receptors only to S / SE, but adj. resi. development site Parcels 11 &amp; 15 to N</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• Several PRsoW crossing parcel &amp; along NE &amp; SE boundaries with good direct links to village centre &amp; wider FP network</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use N part &amp; Unenclosed Commons S part</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Fields / semi-improved grassland / pasture in open countryside</li> <li>• Gently undulating land</li> <li>• Parish boundary along S side of parcel with distinct change in character to S (common land)</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Strong landscape pattern (field shapes &amp; native hedgerow boundaries)</li> <li>• Significant vegetation incl. hedges, several good escaped trees incl. oak in hedgerows, small woodland clumps &amp; blocks</li> <li>• Elements &amp; features in good condition but loss of some parish boundary oak</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• KEY function of parcel is to act as buffer to southward spread of village (new resi proposed to N). Will make important contribution to new context &amp; setting of village</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• No direct access from public highway</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Low Capacity on basis of location – divorced from settlement in open countryside</li> <li>• N part of parcel subject of planning application but not validated (01 Jun 15). Resubmission of refused application 14/01269/OUT</li> <li>• Note that development likely to give rise to significant adverse effects on landscape character &amp; visual amenity: cumulative effects with development in rest of village (esp. Parcels 6, 11 &amp; 15) should be assessed (see paras. 88 &amp; 89 of Appeal decision for Lawn Farm)</li> <li>• Currently no direct access from public highway but may be possible through new resi developments at Lawn Farm &amp; near Church Farm to N (&amp; proposed in current application)</li> <li>• Restore parish boundary oak</li> <li>• Research into whether trackway along parish boundary existed – potential to restore if so?</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
14	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 450m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Possibly was once an old trackway along parish boundary to S</li> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• C. 50m from SSSI</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• PRoW along E boundary connecting to common</li> <li>• Residential receptors adj</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRoW along E boundary connecting to common</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Unenclosed Commons</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Small grassed field &amp; agricultural buildings associated with Bakehouse Farm</li> <li>• Open countryside to N &amp; E</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Native hedgerow to N, scattered trees around buddings, mixed condition</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>High</p>	<ul style="list-style-type: none"> <li>• <b>High level of Capacity is on basis that new development would not significantly increase area of existing built form</b></li> <li>• Parcel possibly forms part of larger landholding to S in Castlemorton Parish which is beyond LSCA study area boundary. Capacity of rest of parcel not evaluated</li> <li>• Research into whether trackway along parish boundary existed – potential to restore if so?</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
15	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 150m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Adjacent SSSI</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• At approach / gateway to village centre</li> <li>• Green gap, rural context &amp; setting of village (will be lost when resi development built)</li> <li>• Road frontage</li> <li>• PRow along W boundary</li> <li>• Residential receptors adj to W, E &amp; N</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRow along W boundary</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Small field of semi-improved grassland close to centre of village in open countryside</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Significant vegetation on boundaries – native hedges with some good escaped trees esp. along road</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• At approach / gateway to village centre</li> <li>• One of 'green gaps' along road which contribute to rural context &amp; setting of village (NB function will be lost to new resi development)</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate</p> <p><u>Landscape Value:</u></p> <p>Moderate</p> <p><u>Landscape Capacity:</u></p> <p>Moderate</p>	<ul style="list-style-type: none"> <li>• Residential development approved (up to 30 dwellings Application Ref. 13/01526/O)</li> <li>• Note that masterplan shows direct access from development site to PRow running through SSSI (Parcel 16 adj). Increased footfall, activity &amp; disturbance may adversely affect the SSSI</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
16	East to South	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• C. 120m from AONB</li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• <b>SSSI (old orchard &amp; wild daffodil)</b></li> <li>• <b>PHI meadow</b></li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• <b>SSSI (old orchard &amp; wild daffodil)</b></li> <li>• <b>PHI meadow</b></li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• Not visible from Malvern Hills (screened by dense vegetation &amp; church) &amp; very limited visibility in local / wider landscape</li> <li>• <b>PRoW along N part of E boundary</b></li> <li>• <b>Residential receptors to N &amp; new resi to NE</b></li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• <b>PRoW along N part of E boundary</b></li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use</li> <li>• LDU: MW19.1</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• Mutlow's Farm (house &amp; garden) &amp; small field (Mutlow's Orchard) in open countryside but close to village centre</li> <li>• Adj. new residential development to NE (Parcel 15)</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Significant vegetation on parcel &amp; along boundaries, remnant orchard trees, natural grassland</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• <b>Important &amp; characteristic landscape feature</b></li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• <b>Access from public highway via narrow track</b></li> </ul>	<u>Sector Landscape Quality</u> Moderate to High (localised Moderate) <u>Landscape Character Sensitivity:</u> High <u>Visual Sensitivity:</u> Low <u>Overall Sensitivity:</u> High <u>Landscape Value:</u> High <u>Landscape Capacity:</u> Very Low to Low	<ul style="list-style-type: none"> <li>• Currently no direct access from public highway but may be possible through resi development to N / NE</li> <li>• Monitor closely for any adverse effects arising from increase in local population</li> <li>• <b>Note that Parcel 15 masterplan shows direct access from development site (adj) to PRoW running through SSSI. Increased footfall, activity &amp; disturbance may adversely affect the SSSI</b></li> </ul>



PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
17	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 150m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• PHI traditional orchard in centre of parcel</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-medieval / Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Adjacent SSSI</li> <li>• PHI traditional orchard in centre of parcel</li> <li>• Several PHIs / LWS adj. / close by</li> <li>• Ponds in parcel / adj. (GCN potential)</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Parts of parcel (W &amp; central areas) visible from Malvern Hills – rest mostly screened by mature vegetation (esp. in summer)</li> <li>• Important green gap in village centre</li> <li>• Village centre rural context &amp; setting</li> <li>• PRow crossing parcel</li> <li>• Resi receptors adj. to NW &amp; S</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRow crossing parcel with direct links to village centre</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use N part &amp; Unenclosed Commons S part</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Several small, enclosed meadows in open countryside, connecting with one larger meadow on E side of B4208. Access tracks to Knight's Farm (see Parcel 21) &amp; properties in Parcel 18.</li> <li>• Gently sloping land</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Strong landscape pattern (field shapes &amp; native hedgerow boundaries)</li> <li>• Significant vegetation incl. robust hedges, several good escaped trees incl. oak in hedgerows</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• Important green gap in centre of village</li> <li>• Contribution to village's rural context &amp; setting</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High</p> <p><u>Landscape Capacity:</u></p> <p>Low to Moderate</p>	<ul style="list-style-type: none"> <li>• Potential for new orchard planting with traditional varieties</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
18	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• C. 150m from AONB</li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• PHI traditional orchard NW end of parcel</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Possibly was once an old trackway along parish boundary to S</li> <li>• C19 barn</li> <li>• HLC: Post-medieval</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Adjacent SSSI</li> <li>• PHI traditional orchard NW end of parcel (&amp; adj.)</li> <li>• Ponds in parcel / adj. (GCN potential)</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills but built form &amp; landuses well-screened by mature vegetation</li> <li>• Visible from Castlemorton Common</li> <li>• PRow close to S</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• Campsite</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Unenclosed Commons apart from small area of Enclosed Commons at NW tip of parcel</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Cluster of residential properties &amp; small fields N of common surrounded by open countryside</li> <li>• Gardens &amp; associated uses (tennis court / paddocks / campsite?), meadows</li> <li>• Mixture of ornamental &amp; rural character</li> <li>• Parish boundary runs through parcel with distinct change in character to S (Castlemorton Common beyond property curtilage)</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Mixed native &amp; ornamental vegetation, old orchard</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• Contributes to context &amp; setting of Welland from S</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• No direct access from public highway</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Low to Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate</p> <p><u>Landscape Value:</u></p> <p>Moderate</p> <p><u>Landscape Capacity:</u></p> <p>Moderate</p>	<ul style="list-style-type: none"> <li>• Moderate level of Capacity on basis that new development would not significantly increase area of existing built form</li> <li>• Parcel possibly forms part of landholding to S in Castlemorton Parish which is beyond LSCA study area boundary. Capacity of rest of parcel not evaluated.</li> <li>• Research into whether trackway along parish boundary existed – potential to restore if so?</li> <li>• Retain / protect / enhance / manage designated wildlife habitats</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
19	East to South	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• <b>Adjacent AONB</b></li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• <b>PHI traditional orchard (block adj. property)</b></li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• HLC: Parliamentary Enclosure</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• <b>Adjacent SSSI</b></li> <li>• <b>PHI traditional orchard (small block adj. property)</b></li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills</b></li> <li>• <b>Visible from Castlemorton Common</b></li> <li>• <b>Part of KEY VIEW at village gateway</b></li> <li>• <b>At S gateway to village</b></li> <li>• <b>PRoW to N</b></li> <li>• <b>Road frontage</b></li> <li>• <b>Village centre rural context &amp; setting</b></li> <li>• <b>Adj. Open Access / common land</b></li> <li>• <b>Residential receptors all sides but not close to S across Common</b></li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• <b>Tourist trails along road to W</b></li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• Arable field</li> <li>• Includes C20 resi property with garden adj. B4208</li> <li>• In open countryside at edge of / S gateway to village but modern resi opposite (W side of B4208)</li> <li>• Adj. Castlemorton Common to S</li> <li>• Road &amp; modern residential edge to W are urbanising features which influence the local landscape</li> <li>• Flat, open landscape</li> <li>• Parish boundary along S side of parcel with distinct change in character to S (common land)</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Significant vegetation (native hedges &amp; escaped trees) on some boundaries but domestic / ornamental edge to property, &amp; some erosion</li> <li>• Area of traditional orchard adj. property (possibly replanted) but in good condition</li> <li>• Ornamental vegetation in garden</li> <li>• Roadside hedge is important landscape feature but gappy &amp; in poor condition. Adj. property, roadside hedge better (remnant native?)</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• <b>At S gateway to village</b></li> <li>• <b>Important contribution to rural context &amp; setting of village</b></li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<u>Sector Landscape Quality</u> Moderate to High (localised Moderate) <u>Landscape Character Sensitivity:</u> Moderate to High <u>Visual Sensitivity:</u> High <u>Overall Sensitivity:</u> Moderate High / High <u>Landscape Value:</u> Moderate to High / High <u>Landscape Capacity:</u> Low to Moderate	<ul style="list-style-type: none"> <li>• Redevelopment of existing property would be acceptable</li> <li>• Restore roadside hedge</li> <li>• Research into whether trackway along parish boundary existed – potential to restore if so?</li> <li>• Retain / protect / enhance / manage designated wildlife habitats</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
20	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Adjacent AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Adjacent SSSI</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills</b></li> <li>• <b>Forms gateway to village from S</b></li> <li>• <b>Part of KEY VIEW at village gateway</b></li> <li>• <b>Views from S are across Castlemorton Common</b></li> <li>• <b>Corner plot with road frontage 2 sides</b></li> <li>• <b>Adj. Open Access / common land</b></li> <li>• <b>Residential receptors to N, &amp; to S but across common</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Tourist trails along road to W</b></li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Single property and garden on corner plot at S edge of village (extant 1885 but restored C20 &amp; 21)</li> <li>• Adj. Castlemorton Common</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Ornamental planting &amp; fencing on boundaries not in keeping with character of landscape esp. common to S &amp; are detractors although well-managed</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Forms gateway to village from S</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate High / High</p> <p><u>Landscape Value:</u></p> <p>Moderate to High / High</p> <p><u>Landscape Capacity:</u></p> <p>High</p>	<ul style="list-style-type: none"> <li>• Redevelopment of existing property would be acceptable</li> <li>• Improve village gateway</li> <li>• Create more locally-appropriate planted buffer / native hedges etc. along property boundaries</li> </ul>



PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
21	East to South	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Adjacent AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>LWS</b></li> <li>• <b>PHI majority = woodland (N) &amp; smaller area of traditional orchard (S)</b></li> <li>• <b>TPO (significant area of fruit trees &amp; woodland belt)</b></li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• <b>Adj. Gd II listed church</b></li> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>LWS</b></li> <li>• <b>Adjacent SSSI</b></li> <li>• <b>PHI majority = woodland (N) &amp; smaller area of traditional orchard (S)</b></li> <li>• Adj. other PHI habitats</li> <li>• <b>Pond in parcel (GCN potential)</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills (dense tree cover in parcel)</b></li> <li>• <b>Road frontage</b></li> <li>• <b>Village centre</b></li> <li>• <b>Church setting</b></li> <li>• <b>Significant rural gap in village centre</b></li> <li>• <b>Village centre context &amp; setting</b></li> <li>• <b>PRoW crosses parcel</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>PRoW crosses parcel: direct link to village centre &amp; wider FP network</b></li> <li>• <b>Tourist trails along road to W</b></li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons W part, Unenclosed Commons E part</li> <li>• LDU: MW19.1</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Locally significant area (c. 3.5ha) of grassland, mixed woodland &amp; orchard (LWS) at heart of village adj. church. Known locally as Purser's Orchard but called Mutlow's Farm Orchard in LWS designation</li> <li>• Flat / gently-sloping land</li> <li>• Residential property C19? adj. road in W part of parcel</li> <li>• Knight's Farm C16? &amp; Cider Mill Farm C20 in S part of parcel</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• TPOs</li> <li>• Significant vegetation: scattered mature / regenerating / replanted tree cover &amp; meadow / unimproved grassland beneath. Also good boundary hedge / mature trees between woodland &amp; orchard</li> <li>• Significant vegetation along E boundary adj. SSSI</li> <li>• Good native roadside hedge to B4208</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>At heart of village</b></li> <li>• <b>Key historic landscape feature</b></li> <li>• <b>Forms significant green / rural gap in centre of village</b></li> <li>• <b>Makes significant contribution to village character, context &amp; setting (rural &amp; historic)</b></li> <li>• <b>Part of setting of church</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Retain / protect / enhance / manage designated wildlife habitats</li> <li>• Potential opportunity to use land as community space subject to constraints (esp. biodiversity)</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
22	East to South	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• <b>Adjacent AONB</b></li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> <li>• Site of old Post Office</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• <b>Adj. SSSI</b></li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• <b>Limited visibility from Hills (screened by mature trees &amp; church)</b></li> <li>• <b>Road frontage (Drake Street)</b></li> <li>• <b>Gateway to village centre</b></li> <li>• <b>Setting of church (adj.)</b></li> <li>• Limited visibility in local / wider landscape</li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Settled Farmlands with Pastoral Use (adj. Enclosed Commons)</li> <li>• LDU: MW19.1</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• Cluster of C. 19 (?) residential properties &amp; gardens (wayside cottages brick / render)</li> <li>• Adj. church close to village centre</li> <li>• Adj. open countryside</li> <li>• Linear / ribbon development along Drake St</li> <li>• Associated with houses on N side of road (Parcel 3)</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Locally significant predominantly ornamental vegetation in gardens</li> <li>• Roadside hedge remnant native, some domestic fencing along frontages</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• <b>At gateway to village centre from E</b></li> <li>• <b>Setting of church</b></li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<u>Sector Landscape Quality</u> Moderate to High (localised Moderate) <u>Landscape Character Sensitivity:</u> Moderate <u>Visual Sensitivity:</u> Moderate <u>Overall Sensitivity:</u> Moderate <u>Landscape Value:</u> Moderate <u>Landscape Capacity:</u> High	<ul style="list-style-type: none"> <li>• High level of Capacity due to existing built form which could be redeveloped</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
23	East to South	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• <b>Adjacent AONB</b></li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• <b>Gd II listed building (Church of St. James)</b></li> <li>• HLC: Industrial</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills</b></li> <li>• <b>Spire forms distinctive landmark in wider landscape</b></li> <li>• <b>Focal point</b></li> <li>• <b>Visually prominent</b></li> <li>• <b>Part of KEY VIEW at village centre</b></li> <li>• <b>Road frontage 2 sides</b></li> <li>• <b>Residential receptors to N &amp; E (&amp; future development of former pub Parcel 1)</b></li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• <b>Church / community / memory</b></li> <li>• <b>Tourist trails along road to W</b></li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons (adj. Settled Farmlands with Pastoral Use)</li> <li>• LDU: MW19.1</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• C19 (1875) stone church, graveyard &amp; grounds at heart of village</li> <li>• Prominent location at crossroads</li> <li>• Spire forms distinctive feature in both local &amp; wider landscape</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Mature trees are locally important feature</li> <li>• Low Malvern stone wall (with 'cock &amp; hen' topping) along road boundaries</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• <b>Prominent location on corner plot in village centre</b></li> <li>• <b>Heart of village &amp; integral to character</b></li> <li>• <b>Visual focal point</b></li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• <b>Consecrated ground</b></li> </ul>	<u>Sector Landscape Quality</u> Moderate to High (localised Moderate) <u>Landscape Character Sensitivity:</u> High <u>Visual Sensitivity:</u> High <u>Overall Sensitivity:</u> High <u>Landscape Value:</u> High <u>Landscape Capacity:</u> Low	<ul style="list-style-type: none"> <li>• Low level of Capacity on basis of significance of building &amp; its location. However change of use not unacceptable in landscape terms if building and grounds retained</li> <li>• Carry out survey of trees &amp; plan for future – outside areas could be designed for community / wildlife</li> </ul>

SECTOR SOUTH TO WEST (Parcels 24 – 28)					
PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
24	South to West	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>Village green</b></li> <li>• <b>Green-winged orchid on village green</b></li> <li>• <b>TPO on trees adj. school</b></li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• <b>Gd II listed church opposite</b></li> <li>• Welland Primary School founded 1876 (church = 1875)</li> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Area of green-winged orchid on village green</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills but relatively well-integrated into settlement</b></li> <li>• <b>Focal point at heart of village</b></li> <li>• <b>Visually prominent area</b></li> <li>• <b>Part of KEY VIEW at village centre</b></li> <li>• <b>Road frontage 2 sides</b></li> <li>• <b>Setting of church</b></li> <li>• <b>Residential receptors mainly to S &amp; SW (&amp; future development of former pub Parcel 1)</b></li> <li>• Good views of Malvern Hills from village centre</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Village Hall, Green, School &amp; playing fields = important community assets (includes war memorial)</b></li> <li>• <b>Tourist trails along road to E &amp; N</b></li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Village Hall &amp; Green, Welland Primary School &amp; playing fields, parking at village centre (access to buildings on old line of A4104) residential properties &amp; gardens</li> <li>• Adjacent settlement boundary 2 sides</li> <li>• School C19 (1876) Malvern stone building with modern brick extensions</li> <li>• Hall C20 (1992) single storey brick building with slate roof</li> <li>• Prominent location at crossroads</li> <li>• Green, school fields &amp; grounds are highly important areas of open greenspace at heart of village</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Includes locally-important area of grassland / 'green' between buildings &amp; road (area of green-winged orchids protected &amp; managed)</li> <li>• Mixed native &amp; ornamental vegetation, semi-mature / mature trees (incl. TPOs) esp make important contribution to local landscape character incl. historic</li> <li>• Wide grassed verges &amp; footpath along B4208</li> <li>• Metal railings along E side of playing fields</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Prominent location on corner plot in village centre</b></li> <li>• <b>Heart of village</b></li> <li>• <b>Visual focal point</b></li> <li>• <b>Recreation / education / community</b></li> <li>• <b>Important open green spaces and vistas</b></li> <li>• <b>Setting of church</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>Playing fields are protected open space (MHDC Local Plan Policy CN13 at May 2015 but likely to remain protected – see emerging SWDP Policy 38)</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (tending towards Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>High</p> <p><u>Overall Sensitivity:</u></p> <p>High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Low level of Capacity on basis of location, current use &amp; policy protection. However redevelopment of existing residential properties &amp; school not unacceptable in landscape terms (any future change of use of village hall to residential is unlikely to be acceptable)</li> <li>• Improve boundary treatments esp. metal railings along B4208 &amp; timber post &amp; rail</li> <li>• Consider future long-term design approach to village green (esp. tree species &amp; local character)</li> </ul>



PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
25	South to West	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>PHI broadleaved woodland W side of parcel</b></li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Adjacent SSSI</b></li> <li>• <b>PHI broadleaved woodland W side of parcel</b></li> <li>• Adj. PHI woodland &amp; grassland</li> <li>• <b>Welland Brook runs through parcel</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills</b></li> <li>• Associated with built form on S side of village in views from Hills</li> <li>• <b>At gateway to village from S</b></li> <li>• <b>Part of KEY VIEW at village gateway</b></li> <li>• <b>Adj. Open Access / common land</b></li> <li>• <b>Residential receptors esp. adj. to N &amp; E</b></li> <li>• <b>Context &amp; setting of village across Common</b></li> <li>• Interior relatively enclosed (built form &amp; vegetation)</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• Direct access to Common. Village centre accessible via Common (c. 600m)</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Several small grassed fields / paddocks at rear of residential properties at SW end of village</li> <li>• Residential property &amp; garden at W end of parcel (access via Common)</li> <li>• Flat area, enclosed</li> <li>• On parish boundary</li> <li>• Adjacent to settlement boundary 2 sides</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Welland Brook runs through parcel</li> <li>• Boundary along S side of parcel between Welland &amp; Castlemorton parishes marked by native hedgerow &amp; mature trees</li> <li>• Significant, fine &amp; visually-distinctive parish boundary oak along S side of parcel</li> <li>• Significant woodland / tree cover along Brook</li> <li>• Erosion / loss of inner field boundaries &amp; landcover although some good mature trees remain</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>At gateway to village from S</b></li> <li>• <b>Contributes to village's rural context &amp; setting</b></li> <li>• <b>Buffer to Common / SSSI</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (tending towards Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low to Moderate</p>	<ul style="list-style-type: none"> <li>• <b>Some potential for built form contiguous with existing settlement edge only</b></li> <li>• Restore field boundaries – replant &amp; manage native hedgerows</li> <li>• Potential for access through adjacent housing estate</li> <li>• Retain / protect / enhance / manage designated wildlife habitats &amp; significant vegetation esp. trees</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
26	South to West	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Adjacent SSSI</b></li> <li>• Adj. PHI woodland &amp; grassland</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills (esp. shed)</b></li> <li>• <b>Adj. Open Access / common land</b></li> <li>• <b>PRoW along W boundary</b></li> <li>• <b>Residential receptors = adj. farmsteads &amp; village beyond fields to N &amp; E</b></li> <li>• Well-screened from rest of village &amp; Common by mature vegetation esp. in summer</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>PRoW along W boundary – direct access to Common. Village centre accessible via Common (c. 1km)</b></li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Large, flat field of semi-improved grassland in open countryside, divorced (by c. 130m) from settlement boundary</li> <li>• Modern agricultural building, sheds &amp; hardstanding intrusive in open countryside</li> <li>• Associated with farmstead to N (Parcel 27)</li> <li>• On parish boundary</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Boundary along S side of parcel between Welland &amp; Castlemorton parishes marked by native hedgerow &amp; mature trees &amp; strip of field</li> <li>• Condition of hedge along S side of parcel unmanaged: no parish oak?</li> <li>• Native hedgerows &amp; escaped trees along E &amp; N boundaries</li> <li>• Lost hedge along W (PRoW) boundary replaced by post &amp; rail fence (both sides)</li> <li>• Clutter associated with agricultural building &amp; equestrian use adjacent: some loss of quality &amp; rural character</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Forms part of village's rural context &amp; setting</b></li> <li>• <b>Buffer to Common / SSSI</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (tending towards Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>High</p> <p><u>Overall Sensitivity:</u></p> <p>High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Replant / restock / improve condition of / manage hedges along boundaries incl. PRoW.</li> <li>• Esp. check condition of oak &amp; plant new oak if necessary</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
27	South to West	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• PRoW along part of NW boundary</li> <li>• Residential receptors site &amp; adj esp. housing estate to N &amp; E</li> <li>• Well-screened from rest of village &amp; Common by mature vegetation esp. in summer</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRoW along part of NW boundary links to Common. Village centre accessible via Common (c. 1km) or main road (c. 850m)</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Series of flat, linear / strip fields on SW side of village</li> <li>• In open countryside but settlement boundary &amp; residential properties / gardens along N &amp; eastern boundaries</li> <li>• Associated farmstead – house &amp; complex of modern agricultural buildings / equestrian use</li> <li>• Mixed semi-improved grassland / grazing</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Strong, well-vegetated boundary between field to E (adj. resi) &amp; rest</li> <li>• Other inner field boundary hedges may be declining - erosion &amp; loss</li> <li>• Significant native hedges &amp; trees along all outer boundaries apart from N, where domestic treatment, ornamental planting, erosion &amp; loss of native hedge has occurred</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• Contributes to rural context &amp; setting of village</li> <li>• Buffer to southwards spread of development</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (tending towards Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low to Moderate</p>	<ul style="list-style-type: none"> <li>• <b>Some potential for built form contiguous with existing settlement edge only</b></li> <li>• Potential for access through adjacent Parcel 28 or housing estate</li> <li>• Restore inner field boundaries &amp; plant new native hedgerow &amp; scattered trees along N boundary to resi</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
28	South to West	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• <b>Gd II listed building (c. 1700) &amp; associated Gd II barn</b></li> <li>• <b>HER: site of watermill (C11 – C17)</b></li> <li>• <b>HER: Former orchard</b></li> <li>• <b>HLC: Industrial / Post-WWII</b></li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Marlbank Brook runs through parcel</b></li> <li>• <b>Large pond (GCN potential)</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Partially visible from Hills but well-screened by mature trees esp. in summer &amp; W side partly screened by topo</b></li> <li>• <b>Gateway to village from W &amp; Malvern Hills</b></li> <li>• <b>Part of KEY VIEW at village gateway</b></li> <li>• Road frontage</li> <li>• <b>PRsoW crossing parcel &amp; along S &amp; E boundaries</b></li> <li>• <b>Setting of listed building</b></li> <li>• <b>Trees along W boundary = important screen to village</b></li> <li>• <b>Residential receptors = site / housing estate to E</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>PRsoW crossing parcel &amp; along S &amp; E boundaries: indirect walk to village centre via Common (c. 1km) or along main roads c. 700m</b></li> <li>• <b>Tourist trails along road to N</b></li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Small cluster of buildings (farmhouse / residential properties) &amp; gardens set in wooded gardens, small meadow</li> <li>• Gently-sloping localised Brook valley in flat / gently sloping landscape to E, rising to W</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook runs through parcel</li> <li>• Large pond (possibly historic feature)</li> <li>• Significant mature trees / woodland along Brook</li> <li>• Native / ornamental vegetation marks distinct boundary between open countryside &amp; village</li> <li>• Robust roadside hedge important to landscape character</li> <li>• Mixed condition but generally good with some hedgerow loss</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Gateway to village from W &amp; Malvern Hills</b></li> <li>• <b>Strong N boundary &amp; buffer between open countryside &amp; village</b></li> <li>• <b>Vegetation forms integral &amp; important part of village context &amp; setting from N</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>Narrow lane not suitable for increased access</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (tending towards Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Moderate to High</p>	<ul style="list-style-type: none"> <li>• <b>Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form</b></li> <li>• Restore lost / gappy hedges</li> <li>• Potential footpath link between PRoW &amp; residential area</li> </ul>



SECTOR WEST TO NORTH (Parcels 29 – 43)					
PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
29	West to North	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills esp. British Camp</b></li> <li>• <b>Road frontage (A4104 to S &amp; local access / loop lane on E &amp; W sides)</b></li> <li>• <b>PRoW to S</b></li> <li>• Visually divorced from village by localised rising topography to E</li> <li>• Strong mature tree belt (adj off-site) screens views from W</li> <li>• Long distance views along road adj. pub to Bredon Hill</li> <li>• W of pub, village is hidden from view by topography</li> <li>• <b>KEY VIEW = looking E along road just after pub when village first becomes visible</b></li> <li>• <b>Residential receptors opposite &amp; to NW / N / NE</b></li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• <b>Public house</b></li> <li>• <b>Campsite</b></li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• Wayside public house C19 (? – extant 1885), parking &amp; associated facilities including campsite</li> <li>• In open countryside at foot of Malvern Hills</li> <li>• Physically &amp; visually divorced from village (c. 1km from centre)</li> <li>• Property &amp; associated outbuildings / hardstanding / grassed areas</li> <li>• Associates with small cluster of residential properties opposite</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Lost roadside hedge replaced by scattered shrubs</li> <li>• Ornamental planting in grounds incl. tall Leylandii hedge = out of character in landscape</li> <li>• Strong, mature tree belt off-site to W</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• <b>Locally distinctive wayside public house</b></li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<u>Sector Landscape Quality</u> Moderate to High (localised Moderate) <u>Landscape Character Sensitivity:</u> High <u>Visual Sensitivity:</u> High <u>Overall Sensitivity:</u> High <u>Landscape Value:</u> High <u>Landscape Capacity:</u> High	<ul style="list-style-type: none"> <li>• High level of Capacity due to existing built form which could be redeveloped</li> <li>• Restore / manage roadside hedge</li> <li>• Plant alternative native evergreen screen to replace leylandii</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
30	West to North	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• Pond in parcel (GCN potential)</li> <li>• NB pond appears to be part of small watercourse draining NE through Danemoor Coppice (PHI woodland)</li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• Visible from Hills to NW</li> <li>• Local access / loop lane off A4104 on 3 sides)</li> <li>• PRoW off N end of loop road leading NW to St. Wulstan's LNR</li> <li>• Residential receptors site, adj &amp; opp</li> <li>• Bredon Hill visible on skyline</li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• PRoW off N end of loop road leading NW to St. Wulstan's LNR (key local destination)</li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• Fields, farm buildings &amp; residential property (C20? 2 properties shown 1885 map) with garden</li> <li>• In open countryside at foot of Malvern Hills</li> <li>• Physically &amp; visually divorced from village (c. 1km from centre)</li> <li>• Associates with small cluster of residential properties opposite to E &amp; large scale farm complex to N</li> <li>• Grazed fields / paddocks / hardstanding / pond surrounded by trees</li> <li>• Pylons &amp; overhead cables close to N are detractors in the landscape</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Significant mature trees around pond</li> <li>• Section of unmanaged hedge with escaped trees along W side of parcel, sections where hedge lost altogether</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> <li>• <b>Narrow lane not suitable for increased access</b></li> </ul>	<u>Sector Landscape Quality</u> Moderate to High (localised Moderate) <u>Landscape Character Sensitivity:</u> Moderate to High <u>Visual Sensitivity:</u> Moderate <u>Overall Sensitivity:</u> Moderate to High <u>Landscape Value:</u> High <u>Landscape Capacity:</u> Low to Moderate	<ul style="list-style-type: none"> <li>• Existing property could be redeveloped</li> <li>• PRoW off N end of loop road leading NW to St. Wulstan's LNR could be linked to trails from village</li> <li>• Restore / manage hedge along W side of parcel</li> <li>• Replace post &amp; rail fence around adj. field to W (A4104 &amp; loop road frontages) with native hedgerow &amp; manage</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
31	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>PHI traditional orchard NE part of parcel</b></li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>PHI traditional orchard NE part of parcel</b></li> <li>• PHI traditional orchards adj. / close by</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Limited visibility in wider landscape, views from Hills partially-screened by mature vegetation</b></li> <li>• Highest houses prominent in views of Hills from A4104 to SE</li> <li>• <b>Road frontage (access / loop road) to W</b></li> <li>• <b>Residential receptors site / opp</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Cluster of C19 &amp; 20 residential properties, associated outbuildings &amp; gardens / paddocks / fields</li> <li>• Accessed via narrow loop road off A4104</li> <li>• In open countryside on rising ground at foot of Malvern Hills</li> <li>• Physically &amp; visually divorced from village (c. 1km from centre)</li> <li>• Associates with residential property opposite to W &amp; large scale farm complex to NW</li> <li>• Undulating topography</li> <li>• Pylons &amp; overhead cables close to N are detractors in the landscape</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Outer boundaries = native hedgerows with escaped trees</li> <li>• Landscape pattern relatively intact</li> <li>• Scattered / isolated ornamental / native trees in gardens &amp; paddocks</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> <li>• <b>Narrow lane not suitable for access</b></li> <li>• <b>Sloping site (c. 1:10 in parts)</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Moderate to High</p>	<ul style="list-style-type: none"> <li>• <b>Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form</b></li> <li>• Retain / protect / enhance / manage designated wildlife habitats</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
32	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>PHI traditional orchard block in SW sector of parcel</b></li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII / Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>PHI traditional orchard block in SW sector of parcel</b></li> <li>• PHI traditional orchard adj</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visually prominent area of land esp. from Malvern Hills &amp; travelling W towards them = KEY VIEW &amp; high degree of intervisibility</b></li> <li>• <b>KEY VIEW: rural context &amp; setting of village across good quality open farmland</b></li> <li>• Poor view along road of cluttered residential edge with urbanising influences along Brook at gateway to village from W</li> </ul> <ul style="list-style-type: none"> <li>• <b>PRoW opposite</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• PRoW opposite</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Arable / semi-improved grassland fields of in open countryside</li> <li>• Adj. settlement boundary at SE corner</li> <li>• Rising / gently-undulating ground</li> <li>• Now 4 fields but previously 5 – one hedge boundary lost creating uncharacteristically larger field disturbing landscape pattern</li> <li>• Pylons &amp; overhead cables close to N are detractors in the landscape</li> <li>• Poor relationship between open countryside &amp; settlement – cluttered residential edge with urbanising influences along Brook at gateway to village from W</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along SE section of boundary</li> <li>• Well-managed native hedgerows to all boundaries, very few scattered escaped trees</li> <li>• Poor tree cover along Marlbank Brook</li> <li>• Locally distinctive isolated remnant orchard trees in field SW sector of parcel (NB no orchard shown on 1885 maps)</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Large area of good quality open countryside forms important part of rural context &amp; setting of village</b></li> <li>• <b>Approach &amp; gateway to village from W</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>Sloping site (c. 1:10 in parts)</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>High</p> <p><u>Visual Sensitivity:</u></p> <p>High to Very High</p> <p><u>Overall Sensitivity:</u></p> <p>High</p> <p><u>Landscape Value:</u></p> <p>High to Very High</p> <p><u>Landscape Capacity:</u></p> <p>Very Low to Low</p>	<ul style="list-style-type: none"> <li>• Restore lost inner field boundary hedge</li> <li>• Reinforce &amp; strengthen important village edge / boundary along NW (parcel) side of Brook with locally-appropriate planting</li> <li>• Track along N boundary at W end of California Lane could form footpath link St. Wulstan's LNR &amp; be part of wider village loop walk.</li> <li>• Retain / protect / enhance / manage designated wildlife habitats</li> </ul>



PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
33	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills</b></li> <li>• <b>Limited visibility in wider landscape: to N &amp; E, screened by topo from S</b></li> <li>• <b>Residential properties along California Lane to S &amp; adj. resi to E</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Isolated single C20 residential property &amp; garden</li> <li>• In relatively unsettled area of open countryside c. 800m from village centre (as crow flies)</li> <li>• Access via track off California Lane</li> <li>• This part of LSCA study area physically divorced from rest of village by topography (distinctive crest along line of California Lane with land falling away to N / NE)</li> <li>• Pylons &amp; overhead cables adj. to S are detractors in the landscape</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Significant mature trees &amp; hedges around boundaries</li> <li>• Scattered trees in garden</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> <li>• <b>California Lane narrow &amp; unsuitable for increased access</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>High</p>	<ul style="list-style-type: none"> <li>• High level of Capacity due to existing built form which could be redeveloped</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
34	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>TPOs along S side of California Lane (oak with remnant Scots Pine)</b></li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• <b>Limited visibility in wider landscape: to N &amp; E, screened by topo from S</b></li> <li>• <b>Residential properties along California Lane to S &amp; adj. resi to W &amp; E</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Arable field in open countryside</li> <li>• This part of LSCA study area physically divorced from rest of village by topography (distinctive crest along line of California Lane with land falling away to N / NE)</li> <li>• Undulating / sloping land</li> <li>• Pylons &amp; overhead cables crossing parcel are detractors in the landscape</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Very strong, tall, well-vegetated buffer to N edge of village along N boundary of parcel</li> <li>• Hedges &amp; a few escaped trees on boundaries contribute to strong landscape pattern in area</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Rural buffer to settlement along N side of California Lane</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> <li>• <b>California Lane narrow &amp; unsuitable for increased access</b></li> <li>• <b>Localised steep slopes (c. 1:3 – 1:10)</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Low to Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
35	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>TPOs along S side of California Lane (oak with remnant Scots Pine)</b></li> <li>• <b>PHI traditional orchard within parcel</b></li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>PHI traditional orchard within parcel</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>At gateway to village from N</b></li> <li>• <b>Limited visibility in wider landscape: screened by topo from S &amp; dense vegetation from W &amp; N. Vis from Hook Bank to NE</b></li> <li>• <b>Road frontage (B4208 to E &amp; California Lane to S)</b></li> <li>• <b>Residential receptors to W, E &amp; S</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Residential property, associated outbuildings &amp; gardens in open countryside</li> <li>• This part of LSCA study area physically divorced from rest of village by topography (distinctive crest along line of California Lane with land falling away to N / NE). However, property is linked to the village by the other residential properties to S, along W side of B4208</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Very strong, tall, well-vegetated buffer along N &amp; E boundaries of parcel</li> <li>• Pylons &amp; overhead cables to N are detractors in the landscape</li> <li>• Traditional orchard within parcel</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>At gateway to village from N</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> <li>• <b>California Lane narrow &amp; unsuitable for increased access</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Low to Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>High</p>	<ul style="list-style-type: none"> <li>• High level of Capacity due to existing built form which could be redeveloped</li> <li>• Retain / protect / enhance / manage designated wildlife habitats</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
36	West to North	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• <b>TPOs along S side of California Lane (oak with remnant Scots Pine)</b></li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• <b>Partially visible from Malvern Hills (relies on trees along California Lane to screen)</b></li> <li>• <b>Visually prominent location along top of spur esp. in views from N, S &amp; SW (A4104)</b></li> <li>• Spur screens views of rest of village from N</li> <li>• <b>Part of KEY VIEW along road (E end of Parcel only)</b></li> <li>• <b>Road frontage (B4208 to E &amp; California Lane to N)</b></li> <li>• Limited visibility along California Lane to S &amp; W due to topo, built form &amp; vegetation, good views to N &amp; NW towards Hills</li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• Linear strip of C20 properties &amp; associated buildings / gardens along S side of California Lane &amp; W side of B4208</li> <li>• Locally-prominent &amp; elevated E – W spur of land forming enclosure to village to N</li> <li>• Steep S-facing slopes to Marlbank Brook below (beyond Parcel 37), &amp; E end of spur W of road</li> <li>• Resi / gardens / paddocks / agricultural / horticultural</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Significant line of trees (mostly oak, c. 2 or 3 Scots Pine) along S side of lane</li> <li>• Mixture of small &amp; medium-sized fields divided by native hedges (some escaped trees), fences &amp; ornamental vegetation</li> <li>• Scattered ornamental vegetation &amp; fruit trees within parcels</li> <li>• Damage to several TPO oak</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• Prominent spur encloses &amp; screens village from N</li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway except properties to E</b></li> <li>• <b>California Lane narrow &amp; unsuitable for increased access</b></li> </ul>	<u>Sector Landscape Quality</u> Moderate to High (localised Moderate) <u>Landscape Character Sensitivity:</u> Moderate to High <u>Visual Sensitivity:</u> Moderate to High <u>Overall Sensitivity:</u> Moderate to High <u>Landscape Value:</u> High <u>Landscape Capacity:</u> Moderate to High	<ul style="list-style-type: none"> <li>• <b>Moderate to High level of Capacity is on basis that new development would not significantly increase area of existing built form</b></li> <li>• Check health / future of TPO trees</li> </ul>



PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
37	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII / Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Marlbank Brook along S boundary</b></li> <li>• <b>Ponds in parcel (GCN potential)</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills</b></li> <li>• <b>Visually prominent location on steep-sided S-facing slope of spur esp. in views from S &amp; SW (A4104)</b></li> <li>• Spur screens views of village from N</li> <li>• <b>Road frontage (B4208 to E)</b></li> <li>• Strong, mature vegetation along watercourses &amp; B4208 screens most views of parcel from road to E</li> <li>• <b>PRoW opp.</b></li> <li>• <b>Residential receptors to N, E &amp; S</b></li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Fields &amp; paddocks / pasture / new orchards associated with properties to N along California Lane</li> <li>• Predominantly in open countryside</li> <li>• Adj. settlement boundary along Brook (W end of S boundary of parcel)</li> <li>• Very steep-sided S-facing Marlbank Brook valley slopes</li> <li>• No buildings apart from c. 2 or 3 sheds</li> <li>• Distinctive landscape pattern of small to medium-sized fields</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook runs along S boundary</li> <li>• Significant mature native treeline along Brook</li> <li>• Fields bounded by hedges &amp; fences in various states of repair</li> <li>• Significant vegetation associated with properties along W side of B4208: mixed native incl. fine mature oak &amp; ornamental</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Spur &amp; steep-sided valley slopes form distinctive northern edge to village</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> <li>• <b>California Lane narrow &amp; unsuitable for increased access</b></li> <li>• <b>Very steep slope (1:3 in parts, 1:5 across most of slope)</b></li> <li>• <b>Flood zone along Brook</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Reinforce &amp; strengthen important village edge / boundary along NW (parcel) side of Brook with locally-appropriate planting</li> <li>• Potential for access through residential property to E</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
38	West to North	<u>Landscape Designations</u> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <u>Landscape Features</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <u>Landscape History, Heritage, Culture</u> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <u>Biodiversity</u> <ul style="list-style-type: none"> <li>• <b>Marlbank Brook along N boundary</b></li> </ul> <u>Views &amp; Visual Amenity</u> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills esp. Beacon</b></li> <li>• <b>Limited visibility to N, E &amp; W (topo, built form &amp; vegetation)</b></li> <li>• <b>Residential receptors surrounding but closest to W &amp; S</b></li> </ul> <u>Public &amp; Social Amenity</u> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<u>Landscape Character Type / Unit</u> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <u>Landscape Character / Settlement Description Summary</u> <ul style="list-style-type: none"> <li>• Enclosed field on flat / gently-sloping land S of Marlbank Brook</li> <li>• Adj. settlement boundary to W</li> <li>• Associated with Welland House care home (Parcel 39) to S but in open countryside</li> <li>• Heavily-eroded / poached improved grassland cover</li> </ul> <u>Landscape Elements &amp; Features / Condition</u> <ul style="list-style-type: none"> <li>• Significant mature native treeline along Brook to N</li> <li>• Native hedge to E</li> <li>• High erosion / loss of vegetation &amp; landcover incl. eroded residential edge to W</li> <li>• Clutter, horse tape fencing etc.</li> </ul> <u>Landscape Function</u> <ul style="list-style-type: none"> <li>• <b>Important rural buffer at edge of settlement</b></li> </ul> <u>Other Constraints</u> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway</b></li> <li>• <b>Flood zone along Brook to N</b></li> </ul>	<u>Sector Landscape Quality</u> Moderate to High (localised Moderate) <u>Landscape Character Sensitivity:</u> Moderate <u>Visual Sensitivity:</u> Low to Moderate <u>Overall Sensitivity:</u> Moderate <u>Landscape Value:</u> High <u>Landscape Capacity:</u> Moderate	<ul style="list-style-type: none"> <li>• Potential access via Lime Grove / Welland House?</li> <li>• NB Proposed residential development adj. to E currently (May 2015) subject to appeal (13/01388/F) could provide indirect access if Parcel 39 developed</li> <li>• Changes in horse-keeping management practices can improve landscape character &amp; biodiversity: See MHAONB's <i>Guidance on Keeping Horses in the Landscape</i></li> <li>• Could restore / create new orchard with native woodland to N along Brook</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
39	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• TPOs along access road (Lime Grove) to S</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Adj. MHDC Policy QL17 'Sites of Regional or Local wildlife importance' (NB to be updated when future SWDP adopted)</li> <li>• Adj. PHI lowland meadow</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Partially visible from Malvern Hills (mature trees screen esp. in summer)</li> <li>• E-facing elevation prominent in views from roads to E &amp; SE</li> <li>• Enclosed by built form &amp; mature vegetation to N, S &amp; W, but open to S side of spur to N</li> <li>• Residential receptors to N, W &amp; S</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• Currently care home</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Large Victorian Malvern stone house with modern brick etc. extensions (currently care home) &amp; garden</li> <li>• Colours of building materials integrate well into local landscape</li> <li>• Closely related to village esp. with recent resi development at Lime Grove to S</li> <li>• Access via Lime Grove</li> <li>• Settlement boundary adj. to W &amp; S</li> <li>• Good, mature ornamental trees / gardens / parking &amp; hardstanding / associated sheds, caravans, tanks, storage etc.</li> <li>• Unclear boundary between this parcel &amp; land to N (Parcel 38)</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Significant mature trees along W &amp; S boundaries – several very good lime</li> <li>• Native hedgerow field boundary to E</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>No direct access from public highway (existing access via Lime Grove to S)</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate</p> <p><u>Visual Sensitivity:</u></p> <p>Low to Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>High</p>	<ul style="list-style-type: none"> <li>• High level of Capacity due to existing built form which could be redeveloped</li> <li>• Check health &amp; future management of mature trees which make an important contribution to local character &amp; visual amenity</li> <li>• Colours of Malvern stone &amp; modern brownish brick integrate well into landscape – use as example for future built form</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
40	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• <b>MHDC Policy QL17 'Sites of Regional or Local Wildlife Importance'</b> (NB to be updated when future SWDP adopted)</li> <li>• PHI lowland meadow</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>MHDC Policy QL17 'Sites of Regional or Local wildlife importance'</b> (NB to be updated when future SWDP adopted)</li> <li>• PHI lowland meadow</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Partially visible from Malvern Hills (mature trees screen esp. in summer, several conifers)</li> <li>• Important local feature of village, green gap prominent in immediate views from road</li> <li>• Road frontage</li> <li>• Public access</li> <li>• Tourist trail to S</li> <li>• Residential receptors surrounding (not adj. to N)</li> <li>• Very limited visibility in local / wider landscape</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• Public access to cemetery</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• C20 cemetery (first burial recorded 1937. Replaced what is now 'closed' graveyard at Welland Court Lane (first burial recorded 1644, last 1891).</li> <li>• Strip of flat land within what is now residential area</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Significant vegetation (grassland / meadow / ornamental shrubs / fine, mature trees in parcel &amp; around boundaries)</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• Locally important green gap in village</li> <li>• Quiet place for remembrance, contemplation etc.</li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>Consecrated ground</b> (apart from small area)</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Low to Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Retain / protect / enhance / manage designated wildlife habitats</li> </ul>



PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
41	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• Gd II listed milestone opposite</li> <li>• HLC: Parliamentary Enclosure</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along N boundary</li> <li>• Welland Brook along SE boundary</li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• Visible from Malvern Hills</li> <li>• Road frontage (small section to S at access off A4104)</li> <li>• Adj. sports pitches (public access)</li> <li>• Contributes to rural context &amp; setting of village</li> <li>• Residential receptors surrounding but only adj. to E, SW &amp; W</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Arable field on land between village centre &amp; Marlbank Brook</li> <li>• Settlement boundary adj. SW corner</li> <li>• Flat / gently sloping to NE &amp; Marlbank Brook</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Marlbank Brook along N boundary &amp; Welland Brook along SE boundary</li> <li>• Significant native vegetation incl good, mature trees along watercourses esp. to N &amp; E</li> <li>• Native hedgerow to W</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Forms part of rural context &amp; setting of village centre</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• Flood zone along Brook to N</li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate / Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low to Moderate</p>	<ul style="list-style-type: none"> <li>• <b>Some potential for built form contiguous with existing settlement edge to S of parcel only</b></li> <li>• Appeal decision pending (May 15) for residential development (24 no. dwellings - Application Ref 13/01388/F) on S part of parcel</li> <li>• Ideal location for village community space: could create footpath link across land from sports pitches to N side of Marlbank Brook &amp; beyond</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
42	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Post-WWII</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Marbank Brook runs along N boundary</b></li> <li>• <b>Welland Brook runs through parcel</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Partially visible from Malvern Hills (mature trees screen esp. in summer)</b></li> <li>• <b>Part of KEY VIEW along road</b></li> <li>• <b>Road frontage</b></li> <li>• <b>Adj. sports pitches (public access)</b></li> <li>• <b>Important contribution to rural context &amp; setting of village centre</b></li> <li>• <b>PRoW opp.</b></li> <li>• <b>Residential receptors site / adj. to N &amp; S</b></li> <li>• Views of Malvern Hills' ridgeline</li> <li>• Mature vegetation along watercourse screens views of village from road travelling S esp. in summer</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Tourist trails along road to E</b></li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Fields / pasture / meadow, residential properties &amp; gardens</li> <li>• Flat land on valley floor (possible alluvial deposition as Brook incises slopes to N?), rising gently to N at end of spur, &amp; to S (village centre)</li> <li>• Brick wayside cottage is key feature at gateway to village centre</li> <li>• Unimproved (?) / semi-improved grassland / orchard</li> <li>• Locally enclosed by topo &amp; vegetation but views of Malvern Hills' ridgeline beyond</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Elements &amp; features make highly important contribution to landscape character &amp; visual amenity</li> <li>• Marbank Brook along N boundary (runs under road &amp; to SE at this point)</li> <li>• Welland Brook runs through parcel</li> <li>• Significant, mature native vegetation on all boundaries esp. along watercourses (distinctive willow belt along Marbank Brook)</li> <li>• important native roadside hedge (but ornamental section along road at property to S of parcel)</li> <li>• Old orchard trees</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Important contribution to rural context &amp; setting of village centre</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>Flood zone N &amp; E sides</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>Moderate</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate / Moderate to High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low to Moderate</p>	<ul style="list-style-type: none"> <li>• Potential for redevelopment of existing properties only</li> <li>• Check brook courses, culverting &amp; flooding issues</li> </ul>

PARCEL REF	SECTOR REF	KEY BASELINE DESIGNATIONS, FEATURES & RECEPTORS	LANDSCAPE CHARACTER, FUNCTION & OTHER CONSTRAINTS	LANDSCAPE CAPACITY	COMMENTS & RECOMMENDATIONS
43	West to North	<p><u>Landscape Designations</u></p> <ul style="list-style-type: none"> <li>• <b>Within AONB</b></li> </ul> <p><u>Landscape Features</u></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><u>Landscape History, Heritage, Culture</u></p> <ul style="list-style-type: none"> <li>• HLC: Industrial</li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• <b>Welland Brook runs along NW boundary</b></li> </ul> <p><u>Views &amp; Visual Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Visible from Malvern Hills</b></li> <li>• <b>Visually prominent location at village centre</b></li> <li>• <b>Part of KEY VIEW at village centre</b></li> <li>• <b>Road frontage 2 sides</b></li> <li>• <b>Sports pitches (public access)</b></li> <li>• <b>Setting of church</b></li> <li>• <b>Highly important contribution to rural context &amp; setting of village centre</b></li> <li>• <b>Extensive &amp; fine views of Malvern Hills from road across pitches</b></li> <li>• Limited visibility from N, E &amp; S due to topo, built form &amp; vegetation</li> <li>• Visual clutter</li> </ul> <p><u>Public &amp; Social Amenity</u></p> <ul style="list-style-type: none"> <li>• <b>Playing fields / community use</b></li> <li>• <b>Tourist trails along roads to S &amp; E</b></li> <li>• Bus stop adj.</li> </ul>	<p><u>Landscape Character Type / Unit</u></p> <ul style="list-style-type: none"> <li>• LCT: Enclosed Commons</li> <li>• LDU: MW25</li> </ul> <p><u>Landscape Character / Settlement Description Summary</u></p> <ul style="list-style-type: none"> <li>• Flat, open grassed area used as sports pitches ('Spitalfields' – originally 'Hospital Fields')</li> <li>• C21 (2010) brick sports pavilion adj. road</li> <li>• Wide grass verges along roads contribute to open character</li> <li>• Associated paraphernalia is detractor</li> <li>• Amenity grassland, surfaced car park, sports &amp; play equipment</li> </ul> <p><u>Landscape Elements &amp; Features / Condition</u></p> <ul style="list-style-type: none"> <li>• Native hedges to N, &amp; along roads to E &amp; S</li> <li>• Significant / mature vegetation along parts of Welland Brook</li> <li>• Timber gates / post &amp; rail fences very visible in landscape: stain dark, ideally c. 50% black &amp; 50% warm brown (e.g. 'Rosewood') to better integrate into surroundings</li> </ul> <p><u>Landscape Function</u></p> <ul style="list-style-type: none"> <li>• <b>Recreation / education / community</b></li> <li>• <b>Open green space</b></li> <li>• <b>Makes highly important contribution to rural context &amp; setting of village centre</b></li> <li>• <b>Prominent location on corner plot in village centre</b></li> <li>• <b>Heart of village</b></li> <li>• <b>Setting of church</b></li> </ul> <p><u>Other Constraints</u></p> <ul style="list-style-type: none"> <li>• <b>Playing fields are protected open space (MHDC Local Plan Policy CN13 at May 2015 but likely to remain protected – see emerging SWDP Policy 38)</b></li> </ul>	<p><u>Sector Landscape Quality</u></p> <p>Moderate to High (localised Moderate)</p> <p><u>Landscape Character Sensitivity:</u></p> <p>Moderate to High</p> <p><u>Visual Sensitivity:</u></p> <p>High</p> <p><u>Overall Sensitivity:</u></p> <p>Moderate to High / High</p> <p><u>Landscape Value:</u></p> <p>High</p> <p><u>Landscape Capacity:</u></p> <p>Low</p>	<ul style="list-style-type: none"> <li>• Integrate pavilion into surroundings with e.g. climbers / colour render / manage roadside hedge taller / plant native trees &amp; allow to escape.</li> <li>• Plant tree clumps to screen pavilion / play equipment, &amp; where sitting areas could be sited? Would require detailed assessment to ensure clumps appropriate, what spp. etc. Could associate well with ornamental gardens to E?</li> <li>• Stain timber gates / post &amp; rail fences dark, ideally c. 50% black &amp; 50% warm brown (e.g. 'Rosewood') to better integrate into surroundings</li> <li>• Use darker materials for surfacing – dark pinks &amp; browns</li> <li>• Consider planting along NW boundary: Would require detailed assessment to decide what appropriate, what spp., management etc.</li> </ul>

# ANNEX: SPECIAL CONDITIONS TO GREAT CRESTED NEWT INDIVIDUAL LICENCE



**IMPORTANT:** These special conditions are in addition to the standard licence conditions of this licence.

Where there are several options you are required to do those that are indicated by .

Natural England Reference: 2015-7820-EPS-MIT-1

## Summary of permitted activities and numbers table:

Licensable activity		Permitted	Numbers (if applicable)
Kill		No	N/A
Capture (take)			
i) Individuals		Yes	100
ii) Eggs		No	N/A
Transport		Yes	100
Disturb		Yes	Not specified
Breeding site	Damage	No	N/A
	Destroy	No	N/A
Resting place	Damage	Yes	Not specified
	Destroy	Yes	Not specified

## General:

- Persons acting under this licence must abide by the most up to date iterations of the relevant species guidance. In this context the relevant species guidance includes:
  - The advice on capture in the “*Great Crested Newt Mitigation Guidelines*” (see ‘Licence Note’ a), and
  - “*Amphibian Disease Precautions – a guide for UK fieldworkers*” (see ‘Licence Note’ b).
- The Licensee, including the Named Ecologist, Accredited Agents and Assistants (see Definitions in conditions 21-24), must adhere to the activities and timescales agreed in work schedule WML-A14a-E6a&E6b (dated **21/11/2016**) between the licensee and Natural England.
- Figures:  B1.8 -;  D dated **01/2015**;  E2 dated **12/08/2015**;  E3.1 dated **12/08/2015**;  E3.3 dated **12/08/2015**;  E4a dated **12/08/2015**;  E5.1 dated **12/08/2015**;  E5.2 dated **01/2015** and  F1 dated **12/08/2015** plus  Other as specified, -, must be complied with (see end of Annex for list of Figures).
- The Named Ecologist or an Accredited Agent must ensure that all those involved with the licensable works understand by way of a ‘tool box talk’ that great crested newts are present; the legislation relating to great crested newts; measures that will be used to protect them; good working practices; licensable activities and what to do should newts be found. This information must be provided before any licensable works commence on site. A written record that this has been undertaken, and that it covers the above points, must be kept by the Named Ecologist or Accredited Agent and made available to Natural England or any police officer on request.
- This licence does not confer any right of entry upon land.
- Damage and/or destruction of habitats (aquatic and terrestrial) will be limited to that shown in Figure D.

## Methodology and mitigation:



7. Capture and release of great crested newts must not be undertaken until the Named Ecologist has made a thorough check of the terrestrial and/or aquatic release habitats and ensured their suitability.
8. A written record must be kept of capture efforts undertaken, including weather conditions, minimum over-night temperature and rainfall.
9.  Captured newts shall be placed on the outside of the exclusion fencing, including when the fencing is installed and removed.

And/or

Captured newts shall be moved to receptor site/s as shown on Figure E2: 8 figure grid reference: **S079923971**.

10. Capture and exclusion methods licensed:

Location	Method	Minimum capture period (days), to be undertaken in suitable conditions.
At waterbody	Pitfall trapping (and refuges)	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> Other: -.
	Bottle trap	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> Other: -.
	Net	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> Other: -.
	Water body drain down	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Other: -.
	Hand search	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Other: -.
	Water body destruction	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> : -.
	Other	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> : -.
Away from waterbody	Pitfall trapping (and refuges)	<input type="checkbox"/> N/A; <input type="checkbox"/> 25; <input checked="" type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> : Other -.
	Refuges only	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> : Other -.
	Night search	<input type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input checked="" type="checkbox"/> : Other <b>3 days minimum at location of extended development area indicated in Figure E4(a) dated 12/08/2015.</b>
	Hand search	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> : <b>3 days minimum at location indicated in Figure E4(a) dated 12/08/2015.</b>
	Destructive search (following completion of other capture efforts)	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> Other: <b>10 days within fenced areas indicated in Figure E4(a) dated 12/08/2015.</b>
	Other	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> : -.
Fencing only	<input type="checkbox"/> Exclusion by permanent amphibian fencing	Additional fencing requirements: <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> : -.
	<input checked="" type="checkbox"/> Exclusion by temporary amphibian fencing	
	<input checked="" type="checkbox"/> Exclusion by temporary one-way amphibian fencing	
	<input checked="" type="checkbox"/> Drift fencing	
	<input type="checkbox"/> Ring fencing water body (as	

	referenced)	
--	-------------	--

<sup>1</sup>Pitfall trapping and night searching may only cease once the minimum capture period has been achieved, in suitable conditions, with 5 zero capture days, which may be the last 5 of the minimum capture period, but not earlier.

### Compensation:

11. Aquatic compensation to be provided as shown in Figure E3.1:

Water body reference	Water body dimensions – surface area (m <sup>2</sup> ) and depth (m).	To be created, enhanced or restored?
<b>Pond 1</b>	-	<input type="checkbox"/> N/A; <input type="checkbox"/> created; <input checked="" type="checkbox"/> enhanced; <input type="checkbox"/> restored
<b>Pond 2</b>	-	<input type="checkbox"/> N/A; <input type="checkbox"/> created; <input checked="" type="checkbox"/> enhanced; <input type="checkbox"/> restored
		<input type="checkbox"/> N/A; <input type="checkbox"/> created; <input type="checkbox"/> enhanced; <input type="checkbox"/> restored
		<input type="checkbox"/> N/A; <input type="checkbox"/> created; <input type="checkbox"/> enhanced; <input type="checkbox"/> restored

12. Terrestrial habitat compensation measures as below and as shown on Figure E3.1 and Figure F1. Any hibernacula to be created must be a minimum size of 2m in length x 1 m height x 1m width.

Compensation measure	Area (ha), length (m), number
Hedgerow planting	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> -
Grassland seeding	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> 0.85
Grassland management	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> 3.45
Scrub planting	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> -
Woodland planting	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 0.12
Hibernacula creation	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> 8
Refuge creation	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> 16
Habitat re-instatement	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> -
Other: -	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> -

### Post-development habitat management and maintenance requirements:

13. The following habitat management and maintenance features must be undertaken in line with Figure E5.1:

N/A;

- Aquatic vegetation management in water bodies referenced: **Ponds 1 and 2;**
- Clearance of shading tree or scrub cover around water bodies margins referenced: **Ponds 1 and 2;**
- Mowing cutting (to a minimum sward height 150mm) or grazing of grassland;
- De-silting or clearance of leaf fall in water bodies referenced: **Ponds 1 and 2;**
- Scrub management;
- Other as specified: -.

14. Site maintenance operations must be undertaken in line with Figure E5.1:

- N/A;
- Checking of fish presence and undertaking remedial action to remove them if found in water bodies referenced: **Ponds 1 and 2;**
- Checking water body condition and remedial action as necessary in water bodies referenced: **Ponds 1 and 2;**
- Checking for and removal of dumped rubbish (reference ponds if appropriate): **Ponds 1 and 2;**
- Re-instatement following fire, acute pollution or other major damage (reference ponds if appropriate): **Ponds 1 and 2;**
- Repair or replace fencing;
- Maintain tunnel/s and/or underpass/es or green bridges, including guide fencing, in good condition;
- Repair or replace interpretation boards;
- Other as specified: -.

15. Is a Habitat Management and Maintenance Plan required for this licence?

- YES:  NO

If Yes, all habitat management and maintenance must be carried out in accordance with Habitat Management and Maintenance Plan referenced "**Landscape and Ecological Management and Maintenance Plan' (LEMP) ref. July 2014 rev B and 'Guide to the Management of Landscape and Ecological Areas at Welland, Phase 2 ref. November 2016 rev C.**".

16. Are newt tunnels/underpasses/green bridges and guide fencing required as part of this licence?

- YES:  NO

If Yes, -newt tunnel and guide fencing, design as per Figure E3.3-, location as per Figure E3.1, of dimensions - x - x-m must be created.

### **Post-development monitoring and reporting requirements:**

17. Water bodies shown on Figure E5.2 must be monitored in years specified in WML-A14a-E6a&E6b table E6b for:

- N/A
- 2 (two) years;  4 (four) years;  6 (six) years;  10 (ten) years;  Other time period as specified - -.

By way of:  a presence absence survey;  population size class assessment survey.

An assessment of the terrestrial habitat must also be made at this time. Should survey and habitat assessment indicate compensation provided is failing measures must be taken to remedy this as soon as practically possible. Details of such actions must be included within the licence return (WML-LR-GCNANN).

18. Newt tunnel as shown on Figure E3.1 must be maintained and monitored:

N/A

-

19. It is a condition of this licence that the following reports are completed and returned to Natural England as specified:

Report of Action within 14 days (two weeks) after the expiry of the licence (which includes any 'nil' reports).

The following interim licence report/s is/are required:

**15<sup>th</sup> August 2017.**

20. Is this licence part of a phased or multi-plot development?

YES:  NO

If Yes, Master Plan reference - must be re-submitted, and updated if necessary, with any modifications to this licence and any future licence applications for this phased or multi-plot development.

#### **Definitions used in this annex:**

21. The "**Licensee**" named on the licence is responsible for ensuring that all activities carried out on site in relation to the licence comply with the terms and conditions of the licence. All persons authorised to act under the licence must comply with the licence and its conditions (see Regulation 58(1) of the 2010 Regulations (as amended)). This means that those persons authorised by the Licensee also have a responsibility for ensuring that the licence is understood and complied with.

22. The "**Named Ecologist**" is a professional ecological consultant who has satisfied Natural England that they have the relevant skills, knowledge and experience of the species concerned and is responsible for undertaking and/or overseeing the work undertaken in respect of the licensed species. The 'Named Ecologist' has a responsibility for ensuring that the licence is complied with. They are responsible for advising the licensee on the suitability and competence of any Accredited Agents or Assistants employed on site to undertake the required duties and may include the direct supervision of Assistants where appropriate.

23. An "**Accredited Agent**" is a suitably trained and experienced person who is able to carry out work under a licence without the personal supervision of the Named Ecologist. Any Accredited Agent must be appointed by the Licensee and be in possession of a letter signed by the Licensee confirming their appointment. Agents shall carry a copy of the said letter when acting under the licence and shall produce it to any police or Natural England officer on request.

24. An "**Assistant**" is a person assisting a Named Ecologist or Accredited Agent. Assistants are only authorised to act under this licence whilst they are under the direct supervision of either the Named Ecologist or an Accredited Agent. However, Natural England has placed a standard condition that only applies to great crested newt licences (see licence condition 14). This authorises the Named Ecologist to appoint persons (such as site staff or field workers) as assistants, in writing, to specifically undertake the limited unsupervised task of inspecting pitfall traps and/or artificial refuges and relocating any captured animals in accordance with special conditions 6 and 7.

## Licence notes

a. The following mitigation or compensation is being provided as part of a planning permission or other consent but is not required by Natural England to be provided as part of this licence: **N/A**. It is the licensee's responsibility to



ensure that they comply with planning permissions and other consents as necessary.

- b. The "[Great Crested Newt Mitigation Guidelines](#)" is available from the Natural England website. More general advice is given in the "[Great Crested Newt Conservation Handbook](#)", available from [www.froglife.org](http://www.froglife.org).
- c. "[Amphibian Disease Precautions – a guide for UK fieldworkers](#)" (ARG-UK Advice Note 4) is available from [www.arg-uk.org.uk](http://www.arg-uk.org.uk).
- d. You are expected to check whether this guidance has been updated and if so, to ensure that you act in accordance with the most up to date version.
- e. Post development monitoring report form (WML-LR-GCNANN) can be used for reporting purposes and sent to the above address at the each report interval.
- f. Any significant changes to a master plan should be agreed with Natural England in advance.

Wildlife Adviser signature

Information withheld  
under Data Protection  
Act 1998

Date 05/01/2017

Name

**Matt Gill**

#### Figure references:

**Those marked with an '\*\*' are mandatory for each licence, and those marked '\*\*\*' are applicable to specific licences only).** Special Condition 3 of this licence annex details which Figures form part of this licence and its conditions: they must be complied with. Figures are not sent back out to the Licensee or Named Ecologist when the licence is granted as dated and referenced copies are already held by those persons.

B1.8\*\* – Project wide master plan (mandatory for phased and multi-plot licences).

D\* – Impacts: habitat damage and/or destruction.

E2\* – Receptor site location in relation to development site.

E3.1\* – habitat creation, restoration and enhancement measures.

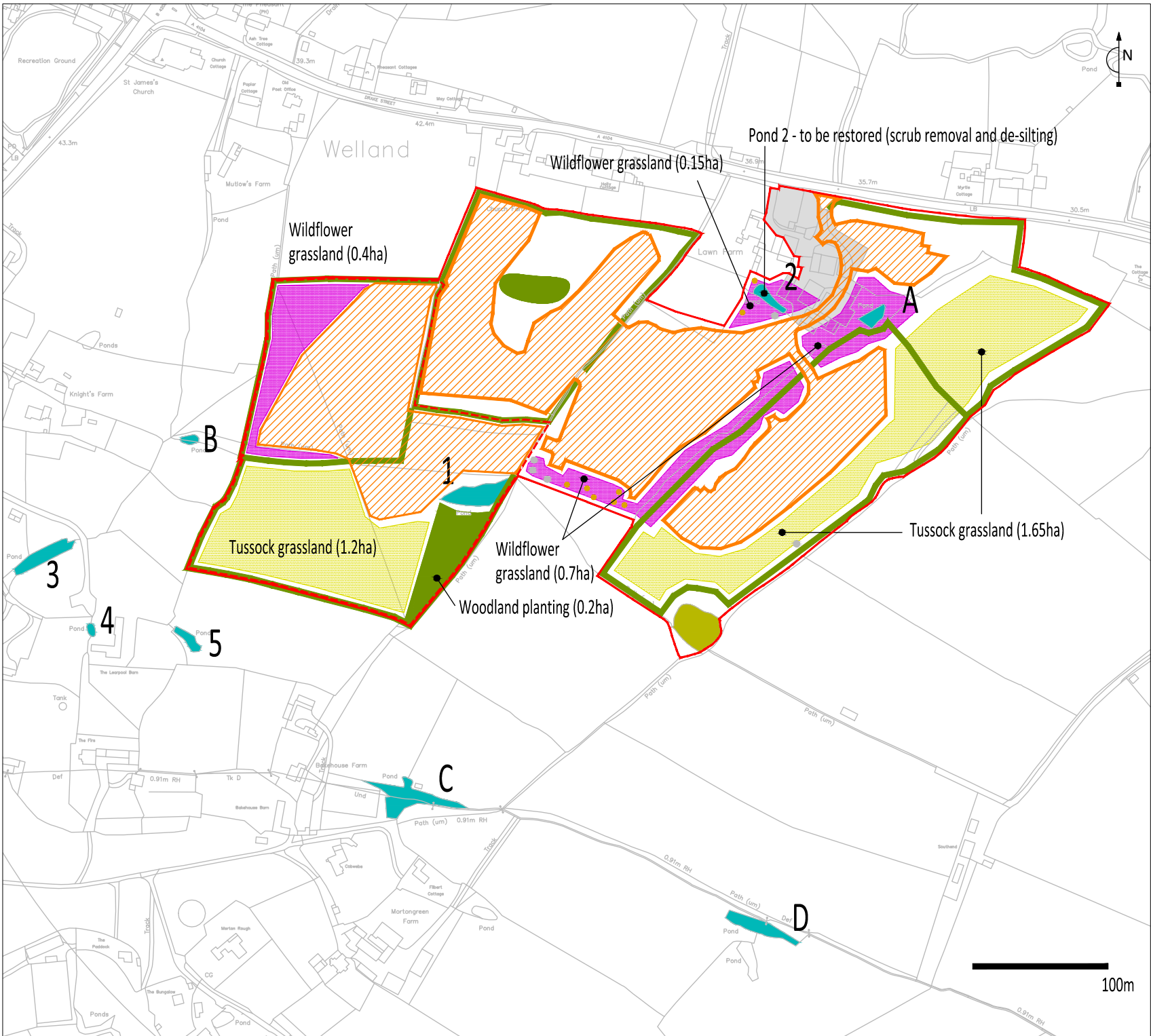
E3.3\*\* – Diagram to show mitigation connectivity measures (e.g. underpasses).

E4a\* – Capture and exclusion measure.












E5.1\*\* – Post development management and maintenance measures.

E5.2\*\* – Showing all ponds that will be surveyed as part of post development monitoring, with their pond references.

F1\* – Final layout of development and mitigation measures.

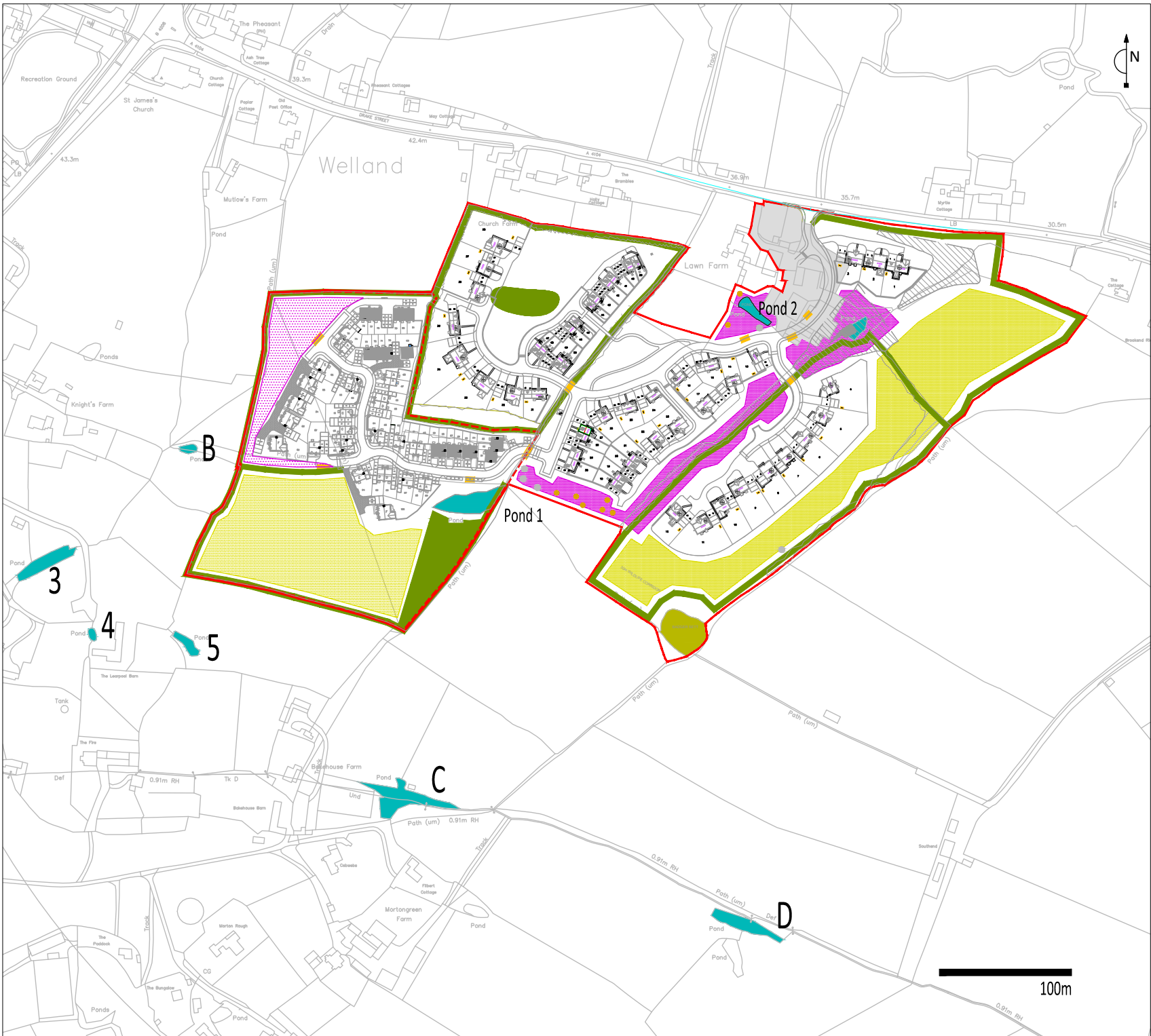


**KEY**

-  Tussock grassland
-  Wildflower grassland (to include wet meadow species)
-  Hardstanding and buildings
-  Woodland
-  Hedge
-  Waterbody
-  Site Boundary, enclosing 9 ha
-  Extended boundary (additional 3.9ha)
-  Development footprint and habitat loss (3.8 ha) comprising: Improved grassland/Pasture
-  Hibernacula
-  Refuges

**Fig. E3.1**

drawing title: Map to show all habitat creation, restoration and enhancement measures  
 client: Bovis Homes  
 project: Drake Street, Welland  
 dwg no: d373/004c  
 scale: as shown  
 date: 12/08/15 kd/rc



**KEY**

-  Tussock grassland: Light grazing or moving no more than two to three times a year for an average sward height of 150mm
-  Wildflower grassland: One mowing a year between July and September, arisings removed
-  Hardstanding and buildings
-  Woodland
-  Hedge
-  Waterbody: Vegetation management in and around waterbody and de-silting. Monitoring for fish, rubbish and pollution, with remediation as required.
-  Site Boundary
-  Extended boundary (additional 3.9ha)
-  Hibernacula
-  Refuges
-  Indicative locations of drop kerbs, required where road bisects hedge and close to Ponds. In all other areas they should be placed approx. every 25m where there is otherwise a barrier to habitat.

n.b. All gully pots to be offset from kerbs and gully pots on main roads to be modified with GCN escape ramps.

**Fig. F1**

drawing title: Map to show final layout of development and mitigation measures  
 client: Bovis Homes  
 project: Drake Street, Welland  
 dwg no: d373/009c  
 scale: as shown  
 date: 12/08/15 kd/rc

# WML-A14-E6A&E6b – WORK SCHEDULE FOR GREAT CRESTED NEWT

## ANNEXED LICENCES



**Site name and address (as stated on the application form or licence granted):** Lawn Farm, Drake Street, Welland

**E6 Work schedule for all new applications from end of April 2013:** Please ensure that this work schedule is S.M.A.R.T and appropriate timescales are provided for each activity, to fit with order of events.

**Mandatory for all projects.** Complete these schedules to show timings for all major categories of work (mitigation and compensation measures), and to show the main construction period. The most common activities are listed here, and you can add up to 6 more if needed. Leave blank if not applicable. Enter timing by stating **start and end dates, to nearest month and year** (see first line for example). Enter comments if you need to clarify timings. For very complex schemes (e.g. high impact or phased development schemes) if additional lines are needed please do add in. This work schedule will form part of any annexed licence.

<b>PLEASE INCLUDE DATE OF SUBMISSION (e.g. 1 April 2013).</b> This will be referenced in the licence →		<b>21 November 2016</b>
<b>A) Pre-development and mid-development</b>		
<b>Activity</b>	<b>Timing</b>	<b>Comments</b>
<i>Example: Receptor site pond creation</i>	<i>Nov-12 to Dec-12</i>	<i>Also plant pond up with native species in January 2013</i>
Receptor site pond creation	Na	
Receptor site pond enhancement or restoration	Oct 15 - Jan 16	(Pond 2, next to release site)
Receptor site terrestrial hab works - general e.g. reseeding, hedge planting	Oct 15 - Dec 17	Reseeding where required
Receptor site terrestrial hab works - features e.g. hibernacula, refuges	August 15 - Oct 15	Within 50m of ponds 1 and 2
Construction of permanent fences/walls	Na	
Construction of underpass/tunnel/culvert (and installation of 'guide' fencing)	Na	Guide fencing not necessary
Newt fence installation (to include drift or ring fencing if applicable – specify which)	August 15, April 17 - Oct 17	Original Licence area completed, additional one-way fence in 2017



Newt capture (pitfall trapping etc - outside hibernation/dormancy periods only)	August 15 - Sept 17	
Pond draining and pond destruction (please indicate when each will occur)	Na	
Hand searches	Sept 15 - Oct 17	Along hedges within fenced zone
Destructive searches (following completion of all other capture efforts)	Oct 15 - Oct 17	Where land is to be developed
Construction period (start and end dates)	Oct 15 - Oct 19	
Site checks & maintenance during construction	Oct 15 - Oct 19	Check of fences and parking area outside of fenced zone
Drift fence removal (not to be undertaken during hibernation/dormancy periods)	Sept 15 - Oct 15	
Newt fence removal (not to be undertaken during hibernation/dormancy periods)	Oct 19	Or before (not during winter)
Ring fence removal (not to be undertaken during the hibernation/dormancy periods)	Na	
Habitat reinstatement (for temporary impact schemes only)	Na	
Post construction mitigation/compensation on dev't site or other (provide details)	Na	
Wider enhancements: wildflower and tussock grassland	April 17 - Oct 17	Establish wildflower and tall grassland habitats
Additional area Pond enhancement	Jan 17, or Oct 17 - Jan 18	Pond 1
Additional area terrestrial habitat works - general	Jan 17- September 17	South of pond 1, leave grass uncut May to mid July.
Additional area terrestrial habitat works - features	Jan 17 - September 17	Hibernacula and refuges close to pond 1

**B) Post-development works - type a "Y" where each activity will occur for a given year and leave blank for no activity.**

Year:	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population monitoring				Y			Y					
Habitat management		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Site maintenance		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Date: 06 January 2017  
Our Ref: 2015-7820-EPS-MIT-1  
Your Ref: C184649



Customer Services  
Wildlife Licensing  
Natural England  
Horizon House  
Deanery Road  
Bristol  
BS1 5AH  
T: 0300 060 3900  
F: 0845 601 3438

Mr Adrian Winstone  
Cleeve Hall, Cheltenham Road  
Bishop Cleeve  
Gloucestershire  
GL52 8EN

Dear Mr Adrian Winstone,

**CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED)**

Your application for a Mitigation licence:

WML-A14-1 - Mitigation has been granted.

Your Licence numbered 2015-7820-EPS-MIT-1 is attached and it is valid from 06 January 2017 to 01 July 2020.

Please ensure that you have read and understand all of the conditions and notes applicable to the licence and that you comply with them at all times.

Failure to do so could result in you committing an offence. Please note that most wildlife offences carry a maximum penalty not exceeding level 5 on the standard scale (currently £5000) and/or 6 months in prison.

Please also ensure that you submit all necessary returns information. Your return is due on 15 July 2020.

If you have any queries please email [eps.mitigation@naturalengland.org.uk](mailto:eps.mitigation@naturalengland.org.uk) or call 0300 060 3900, quoting your customer ID and the above reference number.

Yours sincerely,

Emily Panter  
Customer Services,  
Wildlife Licensing  
[eps.mitigation@naturalengland.org.uk](mailto:eps.mitigation@naturalengland.org.uk)

cc: Mr Robert Craine

# Malvern Hills District Council Planning & Housing Services



Planning Ref: 14/01269/OUT  
Telephone: 01684 862 317

Please ask for :Ciaran Power  
e-mail:Ciaran.power@malvernhill.gov.uk

20 December 2018

Dear Sir/Madam

**Applicant Name:** Bovis Homes

**Proposal:** Outline application for residential development of up to 50 dwellings (40% of which are to be affordable) including details of access. All other matters reserved.

**Location:** Land at Lawn Farm, Drake Street, Welland, Malvern

Thank you for the drawings/details. In accordance with the powers delegated to me I write to confirm that the details below have been **approved** for the purposes of discharging, in part, the various conditions of planning permission 14/01269/OUT granted on 24 February 2015 as indicated below.

## Condition 20 - Enhancement of Biodiversity

The details as set out in the following plans and documents are considered acceptable to satisfy condition 20:

- LANDSCAPE AND ECOLOGICAL MANAGEMENT AND MAINTENANCE PLAN Guide to the Management of Landscape and Ecological Areas at Welland, Phase 2 REF JBA 16/182 REV G JULY 2017
- 
- JBA 16\_182\_Detailed Soft Plots and POS - REV L-JBA 16-182-01
- 
- JBA 16\_182\_Detailed Soft Plots and POS - REV L-JBA 16-182-02
- 
- JBA 16\_182\_Detailed Soft Plots and POS - REV L-JBA 16-182\_03
- 
- 0147-3500B (Ecological Mitigation)

It will be necessary for the development to be carried out in accordance with the approved details in order to comply with the remaining parts of these conditions. I look forward to receiving your additional information in relation to the other outstanding conditions in due course.

Yours faithfully

A handwritten signature in black ink, appearing to be 'C. Power'.

Ciaran Power  
**Area Planning Officer**



**MAINTENANCE SCHEDULE - 5 YEAR MAINTENANCE PROGRAMME**

YEAR 1 - Public/management company areas.

- Grassed Areas:**
  - Annually Grasscut:
  - 12m cuts per year. Assess growth patterns and grass colour and recommend suitable fertiliser/selective herbicide or fungicide applications as required.
- Wildflower meadow mix:**
  - Wildflower meadow and attenuation basin excluding spillways and access routes:
  - Year 1: regular cuts in the growing season to maintain sward height between 20cm and 60cm. All arisings removed.
  - Year 2 onwards: Cut in Oct/Nov and again in early March. All arisings removed.
- Spillways and access routes:**
  - Year 1 onwards: cut monthly during the growing season, or as required.

Refer to Ecological Management Plan and Surface Water Attenuation Basin Management Plan for full details

- Planted Areas:**
  - To be irrigated weekly during first summer growing season
  - To be weed treated
  - 1no. Glyphosate treatment - spring
  - 1no. residual herbicide application - winter
  - Check condition of plantings - autumn
  - Replace diseased, falling or dying plants as necessary.
  - Trim, prune or shape as necessary, removing diseased or damaged stems, root stock growth and any reverted growth - winter/spring
  - Strim around specimens growing in grass to maintain clear competition free environment to base of plants. Care is to be taken to prevent damage to plants. Replace damaged stock as necessary.
  - Remove self-set invasive tree species such as sycamore.
  - Top up bark mulch to 75mm.
- Hedges:**
  - To be irrigated weekly during first summer growing season
  - Prune all bare root stock following planting
  - Check rabbit guards to all bare root stock. Adjust and/or replace as necessary.
  - Clear hedge base once yearly.
  - 1no. Glyphosate treatment - spring
  - 1no. residual herbicide application - winter
  - Top up bark mulch to 75mm.
- Trees:**
  - To be irrigated weekly during first summer growing season
  - Maintain sward free mulch area around tree base.
  - Check all ties and adjust accordingly.
  - Check tree stakes and firm as necessary.

YEAR 1 - Private areas  
As above between completion and handover.

YEAR 2 - As per Year 1:

YEAR 3 - As per Year 1 with the following exceptions:  
Public and private (recommend to purchaser) areas:

- Trees:**
  - Reduce tree stakes by 50% and re-tie.

YEAR 4 - As per Year 1 with the following exceptions:  
Public areas:

- Bare root plantings:**
  - Remove rabbit guards.
- Tree staking:**
  - Loosen tree ties as necessary.
  - Remove sub canopy plants to relieve congestion to appropriate density as necessary.
  - Selectively thin to encourage dominant tree growth.

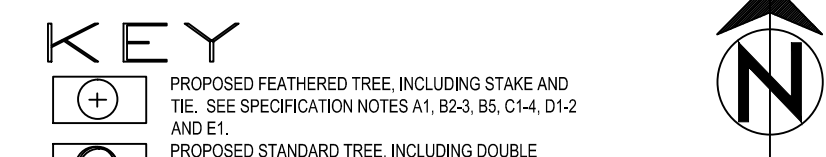
YEAR 5 - As per Year 1 with the following exceptions:

- Trees:**
  - Remove tree stakes as required.



ECOLOGICAL NOTE: TO MITIGATE FOR THE LOSS OF TERRESTRIAL HABITAT, LAND WILL BE ENHANCED THROUGH A RELAXATION IN MANAGEMENT, TOGETHER WITH ADDITIONAL WILDFLOWER AND NATIVE SCRUB PLANTING, THUS PROVIDING HIGH QUALITY FORAGING HABITATS. FOR DETAILS OF ECOLOGICAL MITIGATION STRATEGY PLEASE SEE DRAWING NUMBER 5714/MS/ASP02 BY ASPECT ECOLOGY LTD.

**FOR PLANT LIST REFER TO SHEET JBA 16/182-01**



- KEY**
- PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
  - PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
  - PROPOSED EXTRA-HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
  - SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
  - NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
  - HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, D1-2 AND E1.
  - HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). INCLUDING TIMBER BOARD EDGING TO SEPARATE FROM GRAVEL AREA. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, D1-2 AND E1.
  - WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 150mm BELOW ADJACENT SURFACE. LAY OVER COVERTEXT OVER LIGHTLY CONSOLIDATED SUBGRADE.
  - CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
  - WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
  - CLIMBING SHRUB IN SHRUB BEDS, GRASS/ GRAVEL (SEE PLAN). TWINKING VARIETIES (MARKED 'T') SEE NOTE C7. SELF CLIMBING VARIETIES (MARKED 'S') SEE NOTE C6. SEE SPECIFICATION NOTES C1-3, C8, D1-2 AND E1.
  - SPECIMEN SHRUBS IN SHRUB BEDS OR PITS PLANTED IN GRASS/GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.
  - EXISTING TREE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1.
  - EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1.
  - HOGGON OR SELF BINDING STONE PATH WITH TIMBER EDGE, SUCH AS CEDIC GOLD FOOTPATH BY CED LTD TEL: 01783 887207 OR SIMILAR AND APPROVED.
  - OAK TREE TO REPLACE T1917.

**ENCLOSURES & FURNITURE**

- 1.2m HIGH POST AND WIRE FENCE, BY DEVELOPER
- 0.45m HIGH KNEE RAIL, TIMBER POST AND METAL RAIL, BY DEVELOPER
- TIMBER BENCH, TYPE 'COXES SEAT WITH BACK REST', AVAILABLE FROM ORCHARD STREET FURNITURE. TEL: 04491 642 133 OR SIMILAR AND APPROVED. SET LEGS INTO C20/P MIX IN SITU CONCRETE FOUNDATIONS.
- METAL AND TIMBER BENCH, BARRINGTON, AVAILABLE FROM ORCHARD STREET FURNITURE TEL: 04491 642 133 OR SIMILAR AND APPROVED. SET LEGS INTO C20/P MIX IN SITU CONCRETE FOUNDATIONS.
- SQUARE SECTION HARDWOOD BOLLARD, 100mm HIGH, 150mm WITH PYRAMICAL TOP, REFLECTIVE STRIPS AND CHAMFERED EDGES, SUCH AS BOLLARDS BY WOODSCAPE TEL: 01254 885185 OR SIMILAR AND APPROVED.
- CIRCULAR TREE SEAT, FSC CERTIFIED, 2400MM DIAMETER, AVAILABLE FROM WOODSCAPE TEL: 01254 885185 OR SIMILAR AND APPROVED.

**ECOLOGY**

- BAT BOXES - SCHWENGLER 2 BAT BOXES, TO BE LOCATED 9M ABOVE GROUND LEVEL. ALL LOCATIONS ARE INDICATED ON PLAN. MANUFACTURER: NIBS (TEL: 01883 889113), OR SIMILAR AND APPROVED. FOR INSTALLATION REFER TO MANUFACTURERS SPECIFICATIONS
- HERNACULA - PARTLY BURIED MOUND OF RUBBLE AND WOOD, COVERED WITH WITH EARTH, MINIMUM 2M LENGTH X 1M HIGH.
- ECOLOGICAL MITIGATION AREA. SEE ILLUSTRATIVE LANDSCAPE & ECOLOGY MITIGATION STRATEGY BY ASPECT ECOLOGY LTD, DRAWING NO. 5714/MS/ASP02 AND POND 1 MANAGEMENT PLAN Ref: 5713.5 BY DIVERSITY ECOLOGICAL CONSULTANTS LTD.

SEE SEPARATE EXTERNAL LAYOUT DRAWINGS (BY DEVELOPER)  
**NOTE**  
FOR SPECIFICATIONS AND ARRANGEMENT OF FENCING AND OTHER HARD WORKS

**LANDSCAPE PROGRAMMING**

DUE TO NATIONAL PLANT SHORTAGE PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

REV	DATE	BY	CHKD	SCALE	DATE	DWG NO.	REV
L	16/02/17	JM					
M	18/02/17	JM					
N	18/02/17	JM					
O	18/02/17	JM					
P	18/02/17	JM					
Q	18/02/17	JM					
R	18/02/17	JM					
S	18/02/17	JM					
T	18/02/17	JM					
U	18/02/17	JM					
V	18/02/17	JM					
W	18/02/17	JM					
X	18/02/17	JM					
Y	18/02/17	JM					
Z	18/02/17	JM					

CLIENT	BOVIS HOMES WESTERN	DWG. TITLE	DETAILED SOFT LANDSCAPE PROPOSALS FOR PLOTS AND HARD AND SOFT FOR PDS
SITE	WELLAND PH2		
PURPOSE OF ISSUE	PLANNING		
DRG BY	CHKD BY	ALTD BY	SCALE
SUEZ	JBA	JBA	1:500@A1
DATE	DWG NO.	REV	
JULY 2016	JBA 16/182-03	L	

**James Blake Associates**

HEAD OFFICE  
The Black Barn, Hall Road, Lavenham, Suffolk, CO10 9QX  
Tel: (01787) 248216 Fax: (01787) 247264  
jamesblake@blakeandmarc.com www.blakeandmarc.com

LANDSCAPE ARCHITECTURE • ARBORICULTURE • ECOLOGY

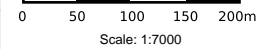
Jona Thom May - 18/11/2016 - K:\JBA\Client Projects\Bovis Homes\Bovis Western\Welland - Phase 2 - 16-182\Drawings\JBA\Western\Welland - Phase 2 - 16-182\Drawings\JBA\Western\Welland - Phase 2 - 16-182\Detailed Soft Plans and PDS - REV L.dwg



Welland

Author: D. Sharp

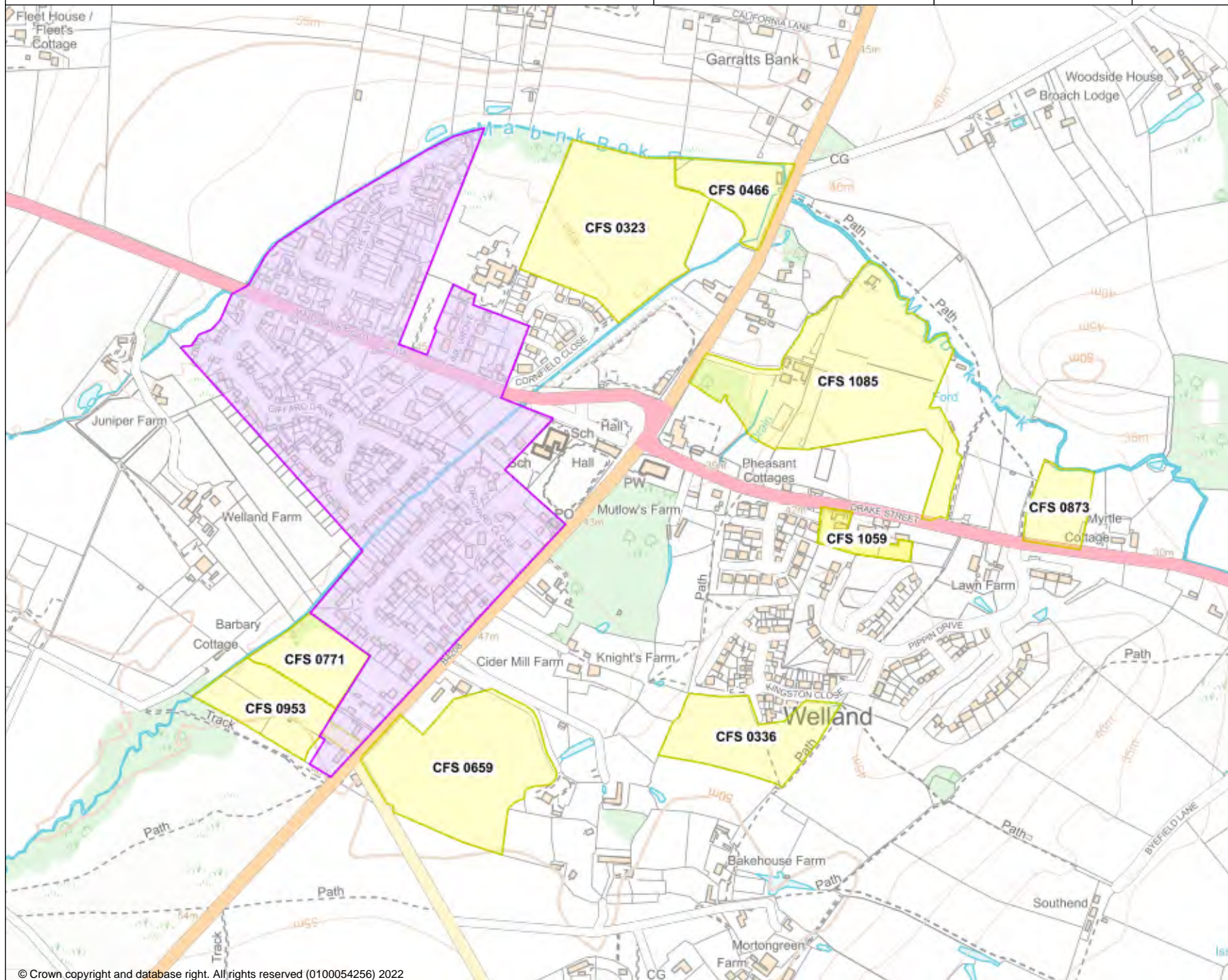
Date: 15/08/2022



SHELAA CFS 2020 01 01

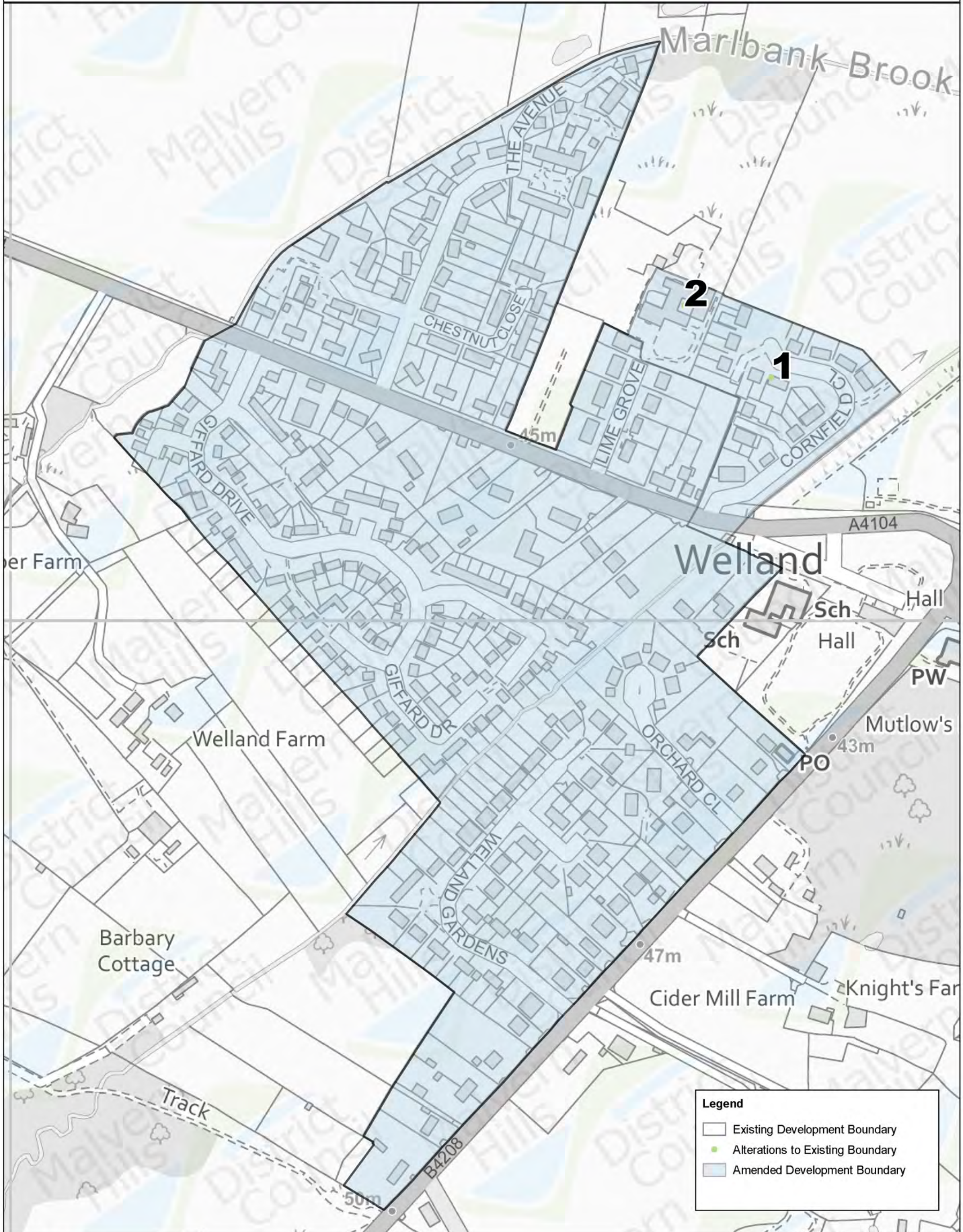


Existing development boundary within the SWDP





# SWDP Development Boundaries Review 2019

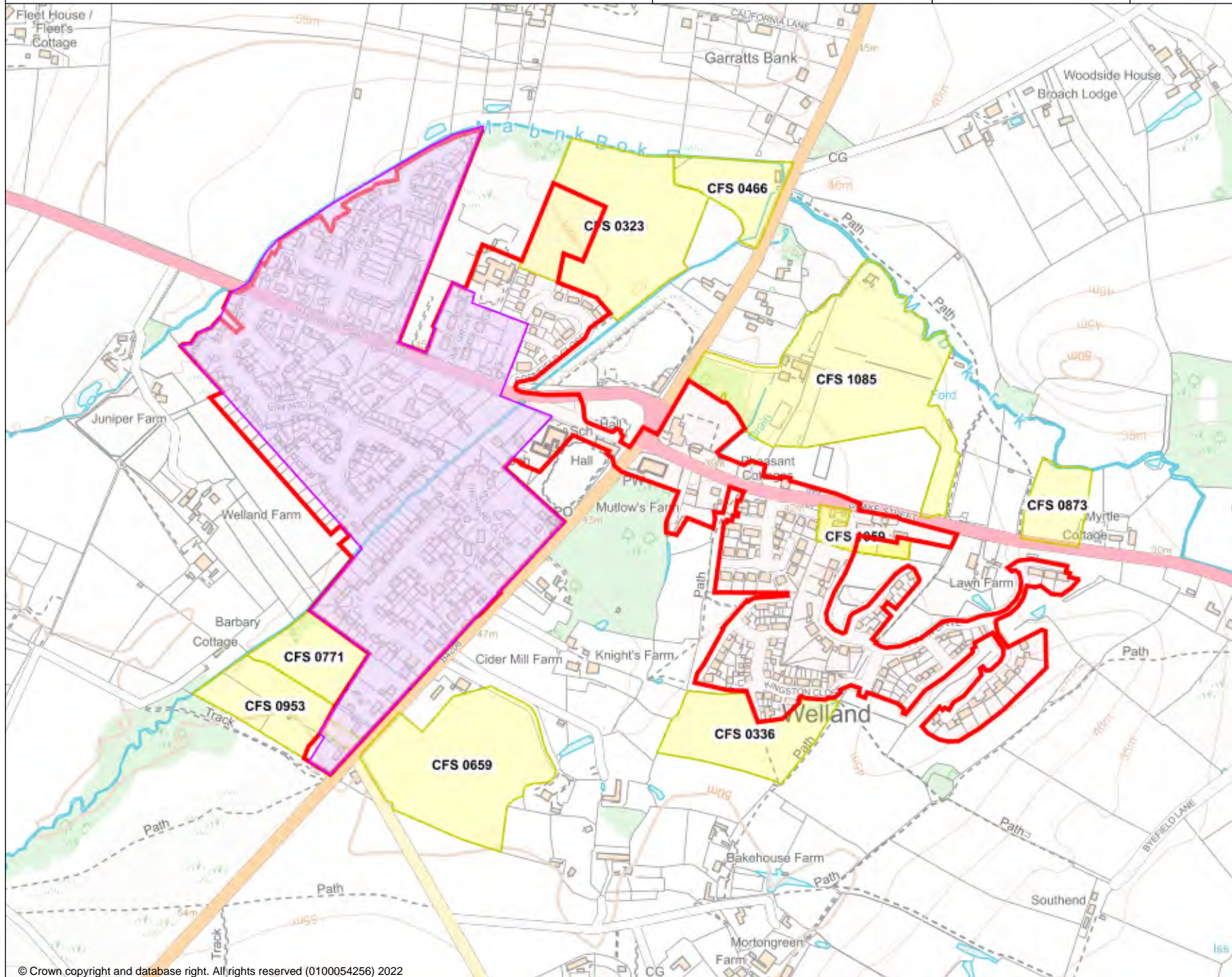
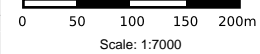




Welland


Author: D. Sharp

Date: 15/08/2022



SHELA A CFS 2020 01 01

 PROPOSED DEVELOPMENT BOUNDARY

 Existing development boundary within the SWDP







Welland				
SHELAA Site Reference and Address:		CFSH2 Land north of Welland Road, Lower Hook	CFS1059 Church Farm House, Drake Street	CFS1055 Land at The Lovells, Garrett Bank
MAJOR CRITERIA	Is the site within or adjacent to a Town, Category 1, 2 or 3 Village?	Category 1	Category 1	Category 1
	Have the landowners clearly indicated that the site is available and can be developed within the plan period, (as through SHELAA)?	N/A	Yes Availability 11-15 Years Ownership: family/singl	Yes Availability immediate/within 5 years Single Ownership
	Is the site within Flood Zone 1 or 2? If yes, state Flood Zone.	N/A	100% Flood Zone 1	Yes - Flood Zone 1 (equiv. FZ2/3 along watercourse)
	Is the site more than 400 metres of hazardous pipeline or gas compression station?	N/A	Yes	Yes
	Can the site be provided with safe access onto the public highway?	N/A	Yes	No comments received
	Are the Sewerage and Water supplies adequate in the area?	N/A	<u>Potential Impact on the Sewerage Network</u> Impact - Low Development scale is unlikely to result in any significant impact to the foul network, provided that surface water does not drain into the foul network. <u>Potential impact of surface water sewerage infrastructure</u> Impact - Low Surface water should be managed on site through SuDS or to watercourses/ponds where available.	<u>Potential Impact on the Sewerage Network</u> Impact - Medium There are 2m <sup>3</sup> 150mm and a 220mm crossing the site. These will need diversion or protection. Downstream of the site is known hydraulic flooding's which have a capital project A450063. <u>Potential impact of surface water sewerage infrastructure</u> Not known
	Would development of the site compromise Internationally or Nationally designated site of ecological importance?	N/A	Impact zone of SSSI part in Consult if >=50 units residential: part in all applications consult N/A	No
	Is the site in Green Belt?	N/A	No	No
	Is the site in the AONB, or affect the setting of?	N/A	Yes - setting of (but not part of the AONB Study area)	Yes - Setting of Land Cover Period M47 Sensitivity 'High' (5-10ha, and 10-20ha) 'High' Medium (1-5ha)
	Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what?	N/A	No	No
	Are the adjacent/surrounding land uses compatible with residential amenity? Please state what they are.	N/A	Yes - adjacent to within the 'Lawn Farm' residential development	No - The site is isolated from the built form of the village.
	Would development of the site have an adverse impact on Green Infrastructure Network?	N/A	GI Environmental Character Area: 'Protect and Enhance'	GI Environmental Character Area: 'Protect and Enhance'
	Would development of the site result in a significant net loss of protected open space?	N/A	No	No
	OTHER CRITERIA	Would development of the site have a detrimental impact on a conservation area or on archaeology?	N/A	Conservation - No (Mitigation) Archaeology - Medieval potential
Would development of the site have a detrimental impact on Listed Building (s).		N/A	Timber framed barn abutting entrance to site. Local heritage asset. Will need consideration and mitigation to protect it.	Yes
Would development of the site have a detrimental impact on a Scheduled Ancient Monument?		N/A	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?		N/A	No	No
Would development of the site have a detrimental impact on TPOs.		N/A	No	No
Would development of the site have a detrimental impact on a Significant Gap?		N/A	No	No
Would development of the site have a detrimental impact on ancient woodland?		N/A	No	No
Would development of the site have a detrimental impact on ancient hedgerow?		N/A	No	No
Has the site been subject to a surface water flooding event? If yes, to share a viable engineering solution to overcome it?		N/A	Is the site at risk of surface water flooding? Yes (0% 20yr, 0% 100yr, <1%, 1000yr) SW Land Drainage Partnership Engineers - Risk 'very low' Surface Water 'hotspot'	Is the site at risk of surface water flooding? Yes SW Land Drainage Partnership Engineers - Risk 'low' to 'high' along watercourses Refer to LFA for DS requirements Surface Water 'hotspot'
Would development of the site result in a loss of best or most versatile (Grade 1 or 2) agricultural land?		N/A	No - Grade 3	No - Grade 3
Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development?		N/A	Contaminated Land - No History of PCL activities on site. Within 250m landfill buffer. Risk assessment required. Air Quality - Standard Mitigation Measures applicable to sites of >10 residential dwellings.	Contaminated Land - No History of PCL activities on site. PCL site adjacent - within 250m of landfill buffer. Risk assessment required. Air Quality - Consult WRS on Air Quality and Standard Mitigation Measures applicable to sites of >10 residential dwellings.
Is there a bus stop or train station within 400m of the site? Please state distance.		N/A	Yes - Bus Stops approx. 250m away (indirect) The Pleasant Service: 363, 365 Post Box Service: 363, 365 No access to rail network within 400m.	Yes - Bus Stop approx. 250m away (indirect) The Pleasant Service: 363, 365 No access to rail network within 400m.
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 to travelling metres for each key service.		N/A	Welland Primary School 410m Welland Post Office 450m Village Hall 330m Upton Surgery approx. 5 km	Welland Primary School 575m (indirect) Welland Post Office 600m (indirect) Village Hall 460m (indirect) Upton Surgery approx. 5.2 km
Would development of the site result in an adverse impact on local health provision?		N/A	Public Health - No	Public Health - Yes Are employment and education sites accessible within 3 miles? Will this site be conducive to an ageing population accessing the wider community and facilities (without access to a personal vehicle)? Community facilities - will residents easily be able to access: 1) Healthcare (large and/or cumulative impact on health services including ability to register with a GP practice. Community health care may be impacted. Acute trust provision would need to be addressed (including shortfall in allocation of beds) for the financial year in which the development is built) 2) Community Village Halls 3) Recreational activities 4) Shopping/retail 5) Green space Air quality, noise, light and water: Will the proposed site link up with appropriate road capacity and continuous cycle and pedestrian routes (taking into account all surrounding developments).
Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan.	N/A	N/A	N/A	
Would the development of the site, including the creation of an access, materially affect the character of the settlement?	N/A	No	Yes - The site is not appropriate in terms of either location or scale relative to the size of the village and the current built form.	
OUTCOME	Ruled in or out of SHELAA? If out, reason?	IN (Level 2)	IN (Level 2)	IN (Level 2)
	Should the site be carried forward for potential allocation in the SWDP? If out, reason?	NO	Yes (but site is not to be allocated)	NO
	Summary	OUT Location	OUT The land is more incongruous in connectivity terms in comparison to CFS036 and provides a buffer between the Lawn Farm development and the road frontage properties. Surface water issues would require mitigation. Would also need to consider longer term availability timescale (11-15 years).	OUT The site is not appropriate in terms of either location or scale relative to the size of the village and the current built form.

## Welland Neighbourhood Planning Group.

### Housing site appraisal refresh. Landowner Confirmations

Seven sites had been assessed by the group and reported in the SITE ASSESSMENT DRAFT REPORT - 2020 08 28 as the basis for allocations in the Regulation 14 Draft Plan. In order to validate or amend the site assessment in support of the Regulation 15 submission version of the plan the assessment process was revisited in early 2022 and part of that process was seeking from landowners and promoters confirmation of the current status of the site.

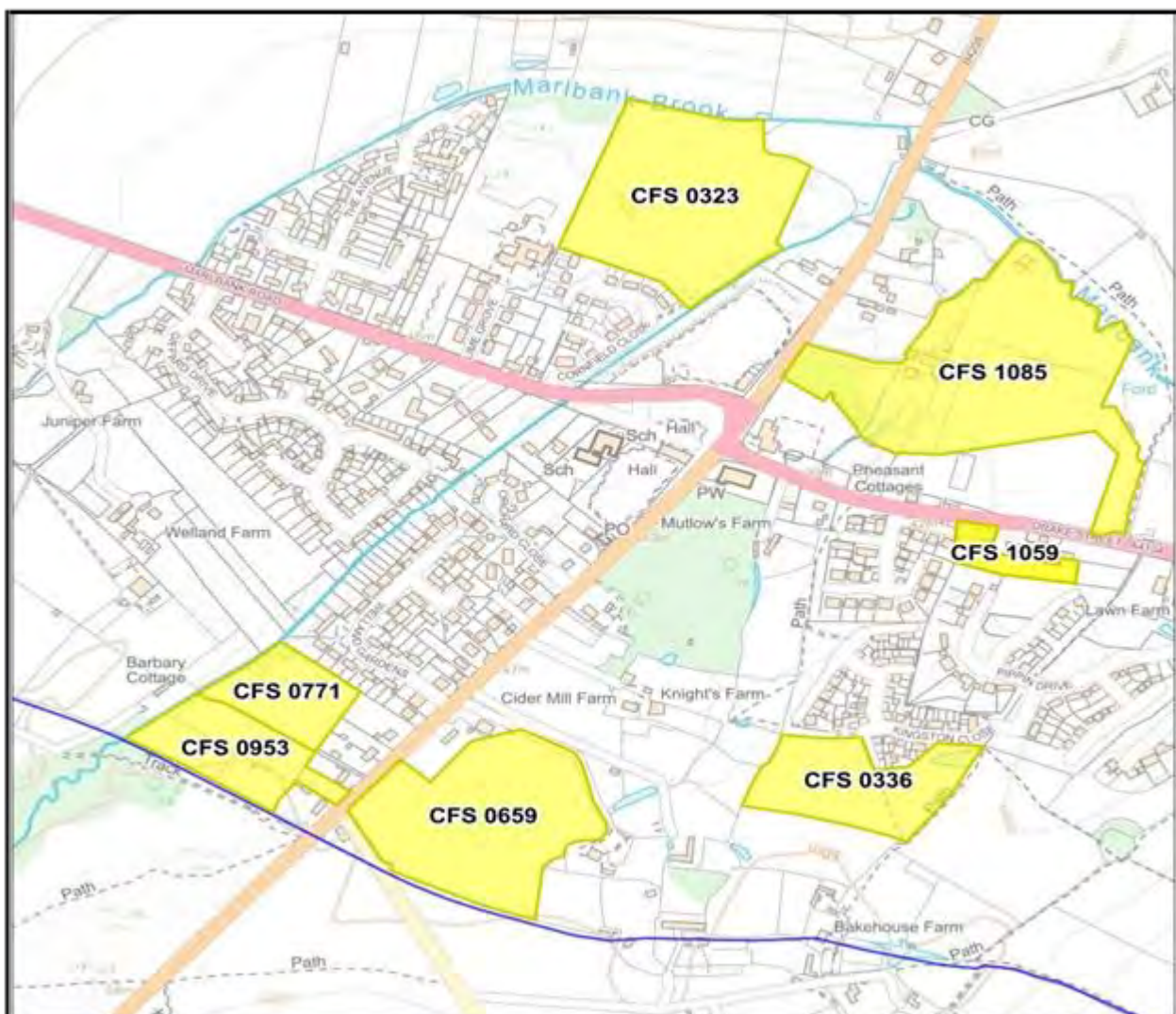
Correspondence was by email with contact with two of the sites channelled via David Clarke at MHDC because the identity of the landowners was unknown to the group. The correspondence is transcribed and set out below for each site together with a plan, where available, and a summary of the status derived from the responses.

*Enquiries from us or David Clarke are in red italics*

*Responses from David Clarke are in blue italics*

*Responses from landowner/promoter are in green Italics*

Summaries in black



## **CFS 0771 Land to the rear of the Laurels**

### Summary:

The landowner has not responded to the request from David Clarke

*I've not had any response from ..... the Trustee for CFS0771. If you've still not heard from them then I'm happy to contact them again.*

*CFS0771 – It is disappointing that there is no response from your contact, if you could try again with our form of words that would be great.*

### *LANDOWNER EMAIL.....*

*You will be aware that the South Worcestershire Councils (Malvern Hills District, Worcester City and Wychavon District Councils) are revising the South Worcestershire Development Plan (SWDP) and that in 2018 they undertook a 'Call for Sites' planning exercise, inviting landowners to submit land they have available for either housing and/or employment development to be included in the Strategic Housing and Employment Land Availability Assessment (SHELAA). During the 'Call for Sites' the land marked on the plan below was submitted for consideration in the parish of Welland.*

*You may also be aware that Little Malvern and Welland Parish Council is preparing a Neighbourhood Plan. The Parish Council's Neighbourhood Plan Steering Group, which is preparing the neighbourhood plan, is updating the evidence base to support the submission of the draft Neighbourhood Plan.*

*As it has been over two years since the last 'Call for Sites' exercise was carried out, the Welland Neighbourhood Plan Steering Group are updating their site assessment and would welcome confirmation that the site remains potentially available and confirmation of the available site boundary. Would you be able to advise the Welland Neighbourhood Plan Steering Group of this please by contacting the Chair of the Welland Neighbourhood Plan Steering Group, Mick Davies, at [mickdavies2015@gmail.com](mailto:mickdavies2015@gmail.com) or by telephone on 01684 592216.*

*Further information on the Welland Neighbourhood Plan can be obtained from the Welland Neighbourhood Plan website at <https://www.wellandparishcouncil.org.uk/>*

*In anticipation, thank you for your assistance in this matter.*



## CFS 0953 Land behind Boundary Cottage

### Summary

The Landowner has confirmed that the site is still available and that access could be created by demolition of Boundary Cottage or via 0771.

*I've had a brief one-liner from the landowner of CFS0953 to say "Thanks for your email - the land is available and has safe access". Is that sufficient for your purposes?*

*CFS0953 - The response to your enquiry is not consistent with our understanding of the situation. The bit of land adjoining the B4208 (that would provide the safe access) now has a house built on it and may be in different ownership. Ideally we would like the confirmation in bold below.*

*As it has been over two years since the last 'Call for Sites' exercise was carried out, the Welland Neighbourhood Plan Steering Group are updating their site assessment and would welcome **confirmation that the site remains potentially available and confirmation of the available site boundary**. Would you be able to advise the Welland Neighbourhood Plan Steering Group of this please by contacting the Chair of the Welland Neighbourhood Plan Steering Group, Mick Davies, at [mickdavies2015@gmail.com](mailto:mickdavies2015@gmail.com) or by telephone on 01684 592216.*

*Just to let you know that I've ..... emailed the landowner of CFS0953 seeking clarification of where access would be achieved in light of a dwelling having been built between Boundary Cottage and Candida Cottage.*

*Just to let you know that I've received the message below from the landowner of CFS0953. In brief, the landowner suggests that access to CF0953 could potentially be achieved by demolishing Boundary Cottage or via site CFS0771.*

*It looks to me like there may be a narrow alleyway between Candida Cottage and the Laurels, but it would surprise me if it could provide suitable access to either CFS0953 or CFS0771.*

*Hi David,*

*In terms of access, due to a property being built on the original planned access, we would either demolish Boundary Cottage (within our ownership) to create an access, or access via the neighbouring land (CFS 0771) which we assume would be allocated either prior to, or in conjunction with, our land (CFS 0953).*

*Thanks,  
XXX*

## CFS 0659 Land behind Chase Cottage

### Summary.

The site is available and the boundary is unchanged from the previous submission.

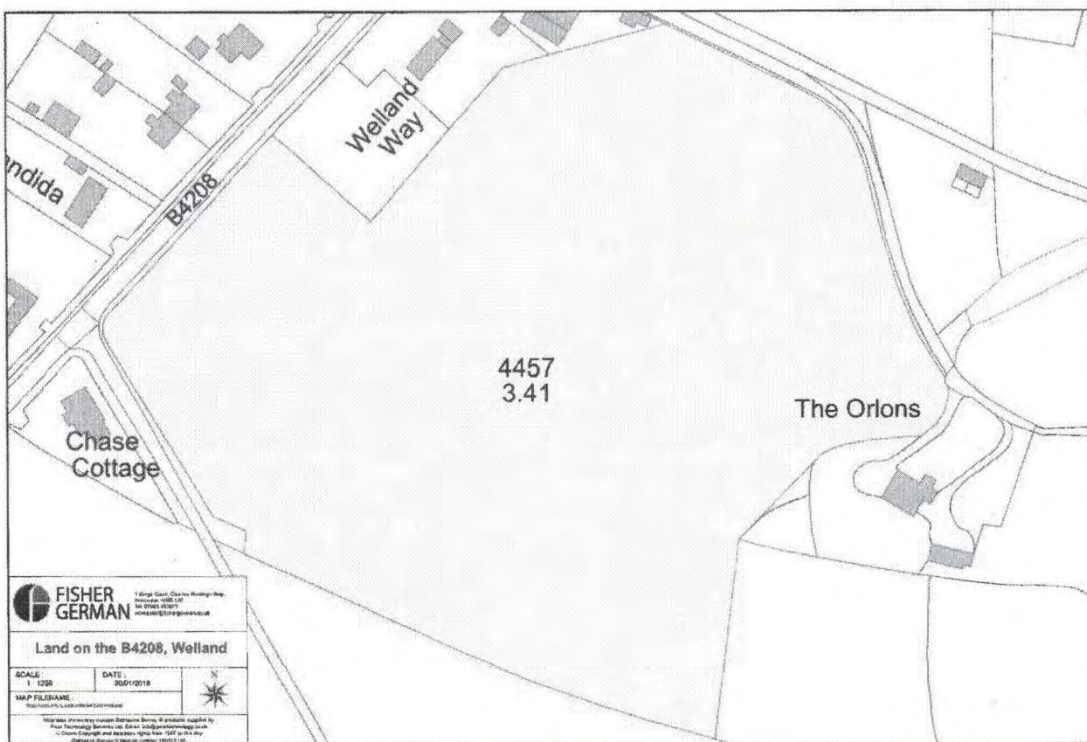
Please forward this mail to Brandon Planning/Caddick Land who, we understand, have an interest in site #CFS 0659. " .....the Welland Neighbourhood Plan Steering Group are updating their site assessment and would welcome **confirmation that the site remains potentially available and confirmation of the available site boundary.**

*Dear Mr Davies,*

*My urban designers (Nineteen47) have forwarded your email of 4th March, as you are asking for information about the land to the south-east of the B4208 which is referenced as site CFS 0659 in the SWDP Call for Sites.*

*Together with Caddick, my company is promoting the site on behalf of the landowners and you may recall my attending a meeting with several members of the Parish Council back in October 2019 to discuss our intentions for the site. As you are a Parish Councillor as well as a District Councillor, you may already be aware of the reply I sent to Mrs Sumner in her role as Vice-Chair of the Parish Councillor, accepting her offer to meet with the Parish Council and to share the various site specific investigations and reports which have been produced by the project team in advance of submitting a planning application for the site.*

*In the meantime, I can confirm that the site is available and deliverable and I am attaching the redline boundary as you have requested. Incidentally, the owners of the site are also the owners of site CFS 0323.*



## **CFS 0336 New 99 Lawn Farm III**

Summary – The site is available but confirmation of the site area is still outstanding.

*We are writing to you as a respondent to the recent Neighbourhood Plan Consultation on behalf of Kler Group Ltd understanding that you have an interest in CFS 0336.*

*As it has been over two years since the last ‘Call for Sites’ exercise was carried out, the Welland Neighbourhood Plan Steering Group are updating their site assessment and would welcome **confirmation that the site remains potentially available and confirmation of the available site boundary**. Would you be able to advise the Welland Neighbourhood Plan Steering Group of this please by contacting the Chair of the Welland Neighbourhood Plan Steering Group, Mick Davies, at [mickdavies2015@gmail.com](mailto:mickdavies2015@gmail.com) or by telephone on 01684 592216.*

*Dear Mick,*

*Thanks for the email below, the content of which is all duly noted.*

*I can confirm that this site is still available, I will reconfirm site boundaries for you during the course of next week.*

## CFS 1059 Land at Church Farm House

Summary: No response yet

*Dear Sue,*

*This is a request to formalise our understanding of the conversations and representations from yourself.*

*As it has been over two years since the last 'Call for Sites' exercise was carried out, the Welland Neighbourhood Plan Steering Group are updating their site assessment and would welcome **confirmation that the site remains potentially available and confirmation of the available site boundary**. Would you be able to advise the Welland Neighbourhood Plan Steering Group of this please by contacting the Chair of the Welland Neighbourhood Plan Steering Group, Mick Davies, at [mickdavies2015@gmail.com](mailto:mickdavies2015@gmail.com) or by telephone on 01684 592216.*



## CFS 1085 The Lovells

Summary: The site is available as submitted but the landowner has noted that the site could be subdivided.

*Dear Mr. Kane,*

*We are writing to you as the landowner of site CFS 1085.*

*As it has been over two years since the last 'Call for Sites' exercise was carried out, the Welland Neighbourhood Plan Steering Group are updating their site assessment and would welcome **confirmation that the site remains potentially available and confirmation of the available site boundary**. Would you be able to advise the Welland Neighbourhood Plan Steering Group of this please by contacting the Chair of the Welland Neighbourhood Plan Steering Group, Mick Davies, at [mickdavies2015@gmail.com](mailto:mickdavies2015@gmail.com) or by telephone on 01684 592216.*

*Dear Mr Davies,*

*Thank you for your email. I can confirm my sites availability and the boundary displayed on your map is correct apart from a small detail which I have highlighted in red.*

*Would I be able to meet with you to discuss my site further as I do have some questions about this?*

*Kind regards,*

*Ross Kane*

*Dear Mr Kane,*

*Thank you for your prompt response.*

*We are engaged in the process of revisiting the site assessment to ensure that the criteria and constraints identified in the first round are still valid or need amendment as a result of subsequent development. The call for sites originally specified only the boundaries on the ground, hence the questions in my earlier mail.*

*When we have completed our reappraisal, some of which will be informed by the many responses to the Reg.14 consultation, there may be the opportunity for further discussion and clarification.*

*Dear Mr Davies,*

*Thank you for your email. The reason I suggested meeting with you was to discuss the constraints identified in the first round.*

*I believe there were two constraints, size and loss of employment in vineyard? Please would you make note of the following.*

*- There is no affect on employment on the vineyard as it is looked after by myself.*

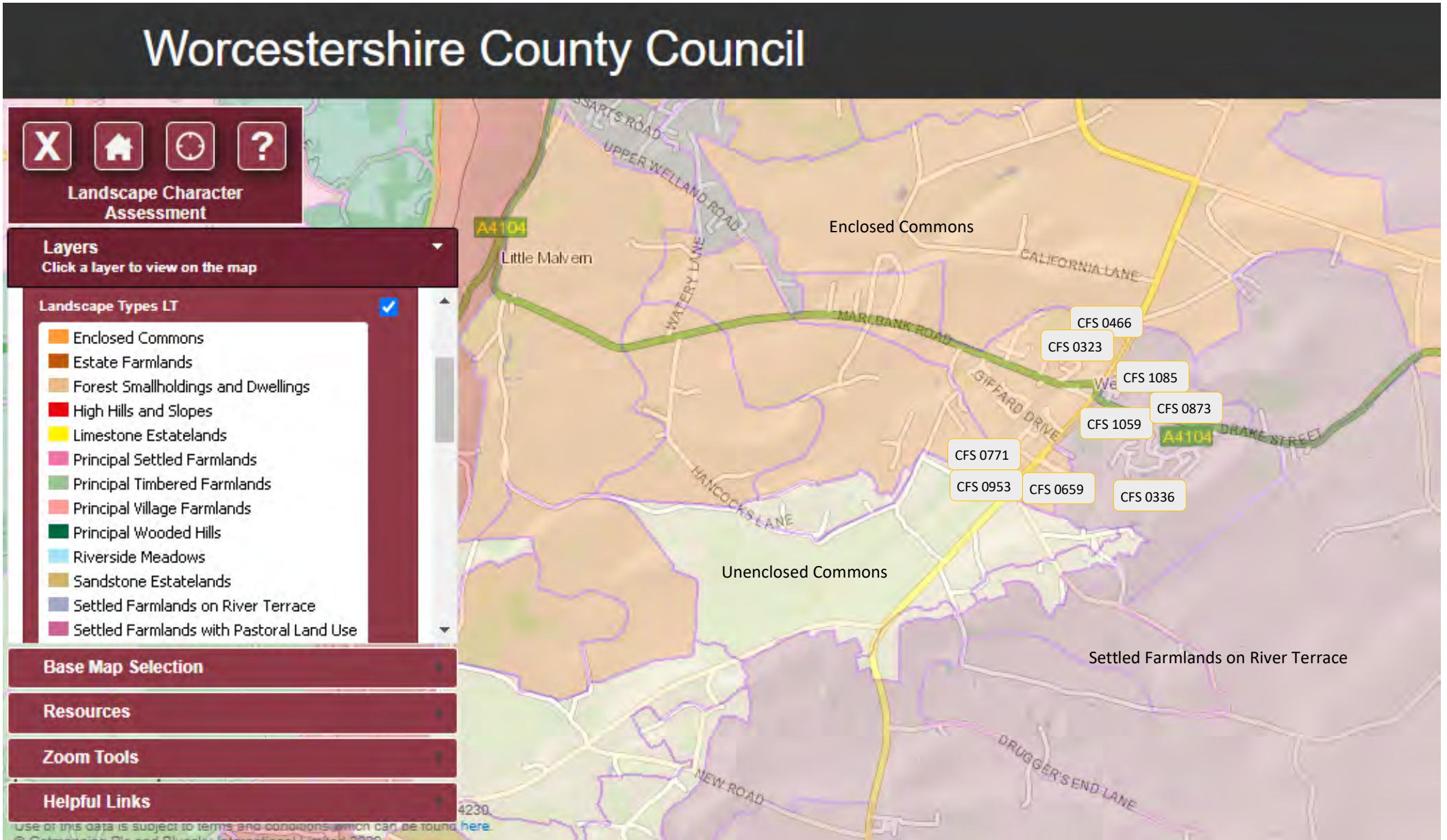
*- Our land as a whole can be divided up quite easily to accommodate all types of site that might be required for housing in Welland. If I could have some steer on housing numbers that may be needed we could provide a plan with a revised boundary if our site as a whole was too big?*

*If you have any questions let me know.*


























# A 22 APPENDIX 22 MALVERN HILLS DISTRICT COUNCIL TREE PRESERVATION ORDERS

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Layers 

-  Historical Agricultural Occupancy
-  Area of Outstanding Natural Beauty
-  Ancient Woodlands
-  Assets of Community Value
-  Brownfield Land Register
-  CIL Charging Areas
-  CIL Details
-  Conservation Areas
-  Listed Buildings
-  Section 106
-  Local Wildlife Sites
-  Tree Applications
-  Tree Preservation Orders

Search Results Found: 0 

[Please click here to view the My Local Area web service](#)

BaseMap     

















# A 23 APPENDIX 23 MALVERN HILLS DISTRICT COUNCIL LISTED BUILDINGS


[Terms & Conditions](#)






[Click here for Help](#)

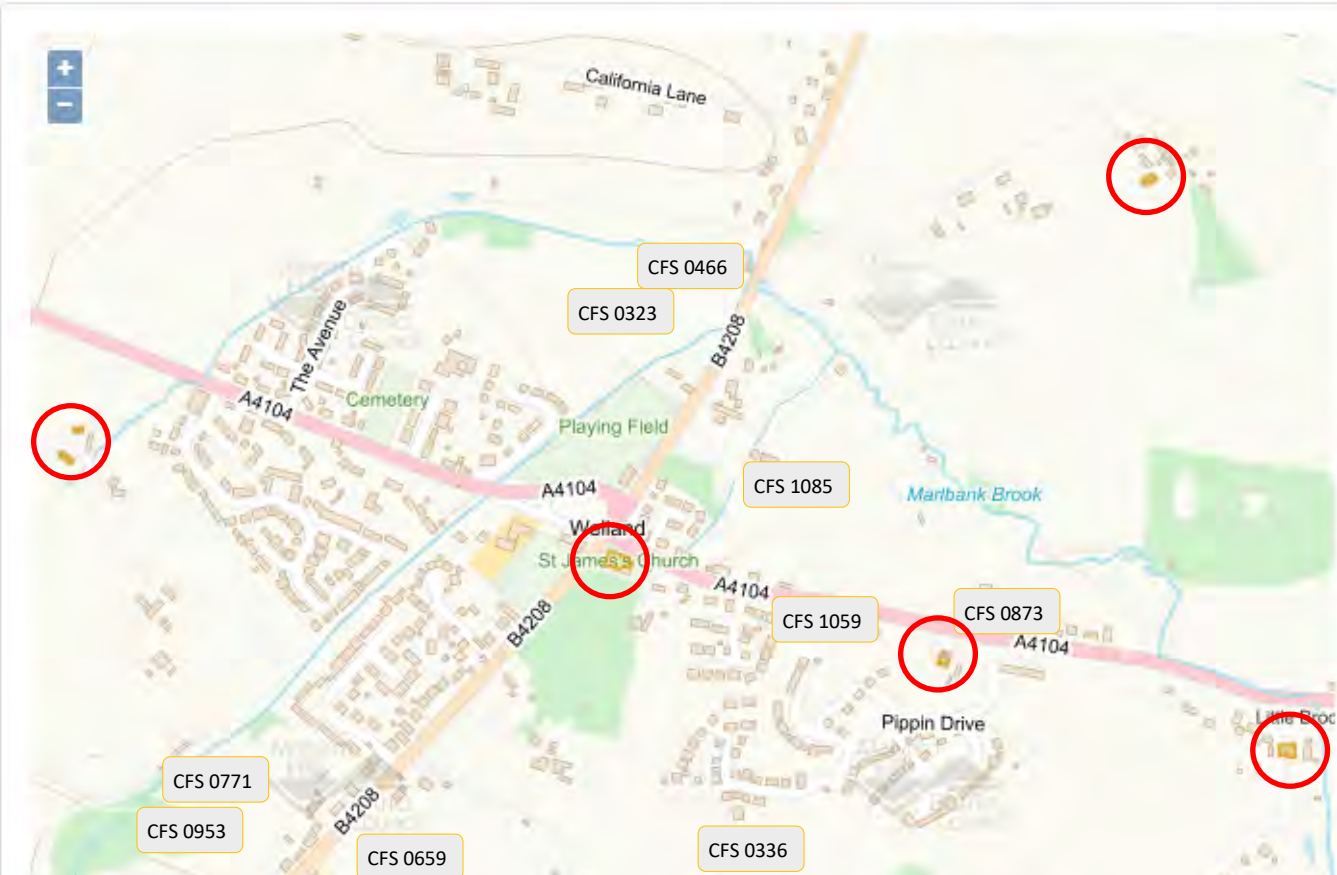
[Please click here to view the My Local Area web service](#)

Layers 

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Search Results Found: 0 

BaseMap     



## Welland Neighbourhood Plan Housing Site Constraints and Capacity – CFS 0336 Lawn Farm III – NEW 99

### Background

The South Worcestershire Development Plan Review Preferred Options Consultation publications shows two allocations for the settlement of Welland: -

SWDPR 55: Malvern Hills Allocations Housing / Mixed Use Sites

Table 29: SWDP Housing Reallocations

SWDP REALLOCATE 64 Land adjacent to the former Pheasant Inn

Table 26: New Proposed Housing Allocations - Category 1 Settlements

**SWDP NEW 99** **Lawn Farm (Phase 3) Indicative Housing Number 36**  
**Site Area ha. 2.02 Planning Ref. CFS0336**

The concern is with SWDP NEW 99.

The Parish Council responded<sup>1</sup> to the Preferred Options consultation, highlighting the excessive numbers indicated by NEW 99 and anticipating that the Welland Neighbourhood Plan Group (WNPG) would conduct a locally informed assessment to identify the allocation of one or more sustainable sites. Many residents also objected to the NEW 99 site, raising as a concern its remoteness from village facilities.

The Parish Council's WNPG has concluded its site assessment and has identified specific concerns with the stated capacity of NEW 99 as assessed by the SHELAA process. Additionally, it has identified that under the terms of a Natural England protected species licence, habitat mitigation measures apply to the whole of the site and this critical constraint was not identified in the SHELAA process.

The Parish Council, in its letter of 22 December 2020<sup>2</sup> to the South Worcestershire Councils set out its preferences for housing allocation sites including the removal of NEW 99 as an allocation, supporting that position with several factors including an assessment of the capacity of NEW 99. Those preferences may not be sustainable in the light of policy constraints on other sites but if NEW 99 is to be allocated in any plan, it must be included at a capacity that is consistent with reality and that is consistent with its context, its future sustainability and the future amenity of residents, neighbours and visitors.

The details of the protected habitat constraint and the factors influencing the real housing capacity of site NEW 99 – Lawn Farm III are set out below.

---

<sup>1</sup> Appendix 1 Little Malvern and Welland Parish Council Preferred Options Representation

<sup>2</sup> Appendix 2 Little Malvern and Welland Parish Council letter to SWC 22 Dec 2020

## Summary

In researching the constraints imposed by the Natural England Licence and the associated Landscape and Ecology Management Plan it has become apparent that the grassland across the whole of NEW 99 is to be managed as open habitat to compensate for the 3.8ha habitat loss resulting from the adjacent developments. This constraint would appear to disqualify the whole site from consideration as a housing allocation. Details of the origins of the constraint are provided in Appendix 3.

The capacity difference arises from three factors. First, the gross area of the site registered in the SHELAA is incorrect; second, the site includes a protected habitat that reduces the net area and third, the building density must be moderated to reflect local conditions and constraints. If it is considered appropriate to allocate the site, the Indicative Housing Number for the site should be a maximum of 17 dwellings, not the 36 indicated in the Preferred Options table.

The Parish Council's WNPG has commissioned a design study to respond to its concerns about the capacity of this site with an expectation that it should be limited to a maximum of 17 dwellings.



## NEW 99 WHOLE SITE CONSTRAINT

On Pages 7 & 8 of the Natural England Licence (Appendix 3) Fig E3.1 (Map to show all habitat creation, restoration and enhancement measures) and F1 (Map to show final layout of development and mitigation measures) show the area that coincides with NEW 99 to be designated as Tussock grassland (1.2ha), Woodland Planting (0.2ha) plus Pond 1 and its margins. The map also identifies the development footprint and habitat loss (3.9ha) for which the Tussock grassland and Woodland Planting is provided as compensation.

Development of NEW 99 would result in the loss of that tussock grass compensating habitat and the landowner has available no other nearby holding to provide further offsetting.

The comment in the SHELAA record “biodiversity values on site- more information required” suggests that it is probable that this constraint was not fully identified in the process that resulted in the site’s allocation in the SWDPR Preferred Options but it is a material consideration that should not be overlooked. The WNPGroup will be revisiting its site assessment report in the light of this matter.

## NEW 99 CAPACITY – Gross Site Area

The SHELAA submission (CFS 0336) identifies the site, defined by the field boundaries and states that the gross area is 2.02ha



The gross area of this site as submitted is not 2.02ha but is rather 1.72ha. This metric can be confirmed through GIS software.

## NEW 99 CAPACITY – Net Site Area

0.3ha of the site to the north west corner is designated as a protected wildlife habitat - pond and woodland – with the remainder of the site given over to tussock grassland as part of the protected species licensing invoked as a condition of the approval for development of Kingston Close (Lawn Farm II) in 2019 following the development of Lawn Farm I) in 2017. The Licence and habitat Management work compiled all the protected species and landscape considerations for both developments into one report. Details of the licence and habitat management plan are attached.<sup>3</sup> The landowner, in an email to the Parish Council dated 10 May 2021, acknowledges that “We allowed Bovis to plant trees so they could fulfil their planning obligations.”



PRW's in red

The area surrounding and to the south of the pond is coloured mid green on the map above. It measures 0.3ha. The potential developable area on the site, if the tussock grassland is not considered necessary as part of the habitat mitigation for Lawn Farm I and II, is therefore reduced to  $1.72 - 0.3 = 1.42\text{ha}$

This 0.3ha area is designated in the draft Neighbourhood Plan as one of seven Local Green Spaces. WLGS07 Natural England Ecology Zone abstract from the Local Green Space report<sup>4</sup>.

### WLGS 07 Criteria and Case for Designation as Local Green Space

#### 7.1 The site is in reasonable proximity to the community it serves

The Natural England Ecology Zone – a protected ecology zone for the great crested newt (GCN) - is next to the St James Green housing development immediately south east of the second phase. The GCN Ecology zone was a statutory requirement of Natural England at the planning stage when granting a license for the protection of GCN, a condition of planning approval.

There is a public right of way footpath close by.

<sup>3</sup> Appendix 3 NE Licence 2015-7820-EPS-MIT-1 and habitat Management Plan

<sup>4</sup> Local Green Space Report

<http://www.wellandparishcouncil.org.uk/sites/default/files/uploads/2021%2004%2015%20LGS%20REPORT%20DRAFT%20WEBSITE.pdf>

### **7.2 The site is local in character and is not an extensive tract of land**

The site sits within undulating agricultural land characterised by small fields and mature hedgerows and mature trees. The ecological requirements for the site include a 0.2 hectares woodland, eight hibernacula and numerous wildlife refuges. The woodland planting took place in March 2020.

The Natural England License, issued to Bovis plc in January 2017, and the associated Landscape and Ecological Management Plan provided the detailed requirements for the site. Note: The license, together with the MHDC approved document 'Guide to the Management of Landscape and Ecology Areas of Welland, Phase 2, ref Nov 16 rev C' provides the strict land maintenance schedule for the protection and development of the GCN ecology zone.

This proposed Local Green space is of approximately 0.25ha.

### **7.3 This site is demonstrably special and of significance to the local community**

The site is extremely significant ecologically and an important site to protect.

The importance of this habitat must be considered alongside the St James Green proposed Local Green Space's ecologically and wildlife corridors. Together, they create the 'new' habitat and wildlife corridors required to mitigate the impacts arising from the loss of habitat with the recent change in land use. A Landscape and Ecological Management Plan is in place.

The site has hibernacula and refuges for the GCN around a dedicated breeding pond that has been dredged and recreated with specific aquatic plantings for the GCN. In addition, the pond has been given the protection of buffer zone planting on the land immediately surrounding the pond together with a newly planted woodland.

On the basis that the GCN pond and buffer zone contributed, as off-site mitigation, towards the Green Infrastructure for the Lawn Farm Phase II (Kingston Close) development it should not be included as part of the GI policy requirement for the proposed Lawn Farm Phase III site. Our measurements conclude that the gross site area should be 1.42ha. With a 40% GI deduction this provides a net developable area of 0.85ha. With a density of 20dph this area supports a housing figure of 17 dwellings.

### **NEW 99 CAPACITY – Density**

The SHELAA assessment computed the Indicative Housing Number based on a standard applied to all rural site developments irrespective of location and context.

In its draft Site Assessment Report the WNPG reviewed the local context and concluded that 30 dwellings per net hectare was excessive, that with the diminishing presence of public transport and in locations remote from facilities more intense car ownership demanded reduced density if only to accommodate parking. In areas where landscape impact is a concern the softening of the transition from built form to open country is vital and is only achievable with reducing density and space for trees and vegetation. The reports says: -

## Local Housing Density

The Table below sets out the larger scale developments in Welland over the past 50 years. The developments are listed in chronological order.

Site	Gross Areaaha	Number	Density Dwellings/Ha
The Avenue	4.03	105	26.0
Welland Gardens	2.31	45	19.5
Giffard Drive	5.15	115	22.3
Lime Grove	0.68	7	10.2
Merryfields	0.48	6	12.5
Orchard Close	0.53	4	7.6
Lawn Farm I	9.20	50	5.5
Spring Meadows	1.60	30	18.7
Cornfield Close I	1.30	24	18.5
Lawn Farm II	2.10	50	23.8
Lawn Farm I + II	11.3	100	8.85
St James Close	0.51	14	27.4
Cornfield Close II	0.99	14	14.0

St James Close was an allocation in the SWDP for up to 10 houses at a gross density of 19.6 dph. The reserved matters planning permission was granted in 2019; as a brownfield site it was not subject to the 20% GI specified in SWDP 5/

Relevant local context is provided by the approval, granted on appeal, of the Lawn Farm 1 (12/01087/OUT) development where landscape and views from the hills were a principal consideration. That development has single storey dwellings at the boundary with the countryside and was built at a density of 5.5dph gross.

Lawn Farm II was approved under the Green Infrastructure Policy SWDP 5 but the developer successfully argued that the GI provided in Lawn Farm I provided sufficient mitigation for the under provision on the second phase. The combined gross area and density for both sites together is 11.3ha, 100 dwellings, 8.85 gross dph.

The recently permissioned Cornfield Close II site was approved after lengthy negotiations over the site area, density and impact on the AONB landscape. The approved development includes 20% GI and the resulting gross density is 14 dph.

The larger allocation proposed by the report is the Cornfield Close III (CFS 0323) site at 1.4Ha with a density of 20 dph net reflecting its location in the AONB

Site NEW 99 is visually prominent, standing on high ground at the southern edge of the village just 130 metres from a SSSI in the AONB, is crossed and skirted by several Public Rights of Way and is clearly visible from the chain of the Malvern Hills and from Castlemorton Common. Were it to be developed, a lower density of 20dph net would be consistent with local conditions and would be sensitive to local factors.

The Parish Council's WNPG has commissioned a design study to qualify its concerns about the capacity of this site with an expectation that, if it is to be included as an allocation, it should be limited to a maximum of 17 dwellings.

Little Malvern and Welland Parish Council Neighbourhood Plan Group.

2021 05 21



## **Appendix 1 Little Malvern and Welland Parish Council Preferred Options Representation**

*Little Malvern and Welland Parish Council considers the numbers of SWDP NEW 99 are excessive. The methodology for calculating indicative housing requirements for designated Neighbourhood Areas was approved by MHDC in 2019 and that indicates 21 dwellings would be sufficient to 2041. Welland Parish will have delivered 191 new dwellings between 2011-202. The settlement has grown by more than 60% in less than 5 years. Inspector in 2013 said the village could accommodate 100 more dwellings. We are almost now at double that while key facilities have not expanded and transport declined. Welland has made a sufficient contribution to housing supply and a more modest growth rate would be appropriate. The Neighbourhood Plan will contemplate approximately 21 allocated dwellings and a number of windfall sites to 2041. 15 Welland sites were submitted for CFS process with most discounted on technical and policy reason. The Welland NP group will conduct site appraisals of the remaining sites with specific local knowledge and details landscape appraisal meaning the NP may be at odds with the Preferred Options. The Parish Council proposes the Preferred Options sites are held over, pending conclusion of NP so co-operation between it and the SWDPR leads to a sustainable local plan.*

## Appendix 2 Little Malvern and Welland Parish Council letter to SWC 22 Dec 2020

22 December 2020  
Malvern Hills District Council  
The Council House  
Avenue Road  
Malvern  
Worcestershire  
WR14 3AF

FOA David Clarke Planning Officer

Dear Mr Clarke

Welland Neighbourhood Development Plan (WNDP) and SWDPR (Preferred Options)

I refer to our recent discussions regarding the draft WNDP and in particular the proposed housing allocations within it. As I mentioned a Site Assessment exercise (see attached) has been carried out by a sub-group of the Welland Neighbourhood Plan Group (WNPG), which includes input from a 'Landscape Sensitivity & Capacity Assessment - Review of Selected Sites' (LSCA) study (also attached) undertaken by a qualified landscape architect. The LSCA along with detailed local knowledge, is considered to inform the WNPG's Site Assessment with a more refined level of analysis than that carried out in the SWDPR's SHLEEA Site Assessment.

The WNPG's Site Assessment concludes there are two sites that are considered more appropriate than that which is currently proposed within the SWDPR Preferred Options [SWDPRPO] (SWDP NEW 99: Lawn Farm (Phase 3), Drake Street, with an indicative housing figure of 36 dwellings) to be allocated for residential development. These sites are (references taken from the SWDPR Call for Sites exercise): part of CFS0323 - Rear of Cornfield Close with an indicative housing figure of 19 dwellings and CFS1059: Church Farm House with an indicative housing figure of 5 dwellings. As such, the WNPG is formally requesting that the SWDP NEW 99 proposed allocation is replaced by the above sites CFS0323 and CFS1059 within the next draft of the SWDPR.

According to Planning Practice Guidance (PPG), a neighbourhood plan can propose allocating alternative sites to those in a local plan (or spatial development strategy), where alternative proposals for inclusion in the neighbourhood plan are not strategic, but a qualifying body should discuss with the local planning authority why it considers the allocations set out in the strategic policies are no longer appropriate (Paragraph: 044 Reference ID: 41-044-20190509).

It is considered that the substituted sites are non-strategic in nature. They are 1.4ha gross (CFS0323) and 0.32ha gross (CFS1059) and therefore relatively small in size. They have also been identified through the neighbourhood plan process. In terms of why the WNPG considers the allocation set out in the SWDPRPO is no longer appropriate is as follows:

- The site is located an extensive distance, between 1.08 and 1.2km, for pedestrians to access the core facilities within the Village (school, post office and shop, village hall, Welland Park and Spitalfields) which will lead to an excessive reliance on vehicle generated trips
- The site is considered to have 'low' capacity for development in terms of impact on landscape. The LSCA 'concluded that if the Area was developed, levels of adverse effects on landscape character, visual and social amenity would be unacceptably high. This is because the settlement has expanded so much in recent years that the landscapes which surround it, and which

form its context and setting, are even more valuable than they were before; now, the functions they perform and contributions they make to character, views and access to nature are more important. Development on the Area would increase the levels of adverse effects currently experienced from nationally-important viewpoints on the Malvern Hills, and locally-important views towards the Malvern Hills from the once-rural outskirts of the village’.

- Due to the site’s location on a ‘crest’ to the south of village and its proximity to a number of public rights of way, development would add to the footprint of built form on high ground to the south of the existing housing which intensifies the effects on views to and from the Malvern Hills.
- Part of the site includes a pond and adjacent buffer zone which is designated as habitat for Great Crested Newts. Designation was established by the Natural England licence associated with the mitigation measures conditioned in the approvals for the Lawn Farm Phase I and II developments. The WNDP is proposing the designation of this area as Local Green Space in order to protect its biodiversity and nature conservation value.
- There is concern that the vehicular access through the Lawn Farm Phase I and II development is inadequate to serve a further development particularly at the junction of Fortune Avenue and Kingston Close and at the point of access off Kingston Close where the road layout is configured to discourage excessive speed but creates consequential barriers to larger vehicles. In addition, CFS0323 and CFS1059 are considered more appropriate for the following reasons:
  - CFS0323 is located within a reasonable walking distance (approx. 350m) of the Village’s core facilities which will lead to the opportunity for fewer vehicular trips and greater walking and cycling to these facilities.
  - Vehicular and pedestrian access along Cornfield Close is considered to be adequate to serve further development.
  - Although CFS0323 is located within the AONB, the LSCA concluded that the site has ‘low to low/moderate’ capacity for development which is a higher capacity for development than the SWDPR proposed allocation.
  - CFS1059 is located within a reasonable walking distance (approx. 250m) of the Village’s core facilities which will lead to the opportunity for fewer non-vehicular trips and greater walking and cycling to these facilities.
  - CFS1059 is located within the proposed extended Welland development boundary in the Welland NDP. This seeks to extend the existing development boundary within the SWDP east of Gloucester Road to include the existing development along Drake Street including the Lawn Farm Phase I and II developments and the Spring Meadows development. As such the principle of development on the site would be acceptable subject to meeting relevant policies of the adopted development plan.

Further to the above points, the developable area of the SWDPRPO site has not been discounted by the designated GCN pond and buffer zone in the SWC’s SHLEAA appraisal and thus the indicative housing figure is overstated. On the basis that the GCN pond and buffer zone contributed towards the Green Infrastructure provision for Lawn Farm Phase II development it should not be included as the GI policy requirement for the proposed Lawn Farm Phase III site. Our estimates suggest that the gross site area should be 1.46ha. With a 40% GI deduction provides a net developable area of 0.88ha. With a density of 30dph provides an indicative housing figure of 26 dwellings. This figure is not materially greater than the capacity of the two sites that are preferred above (24 dwellings).

Therefore, the substitution of the site does not have a significant impact on Welland's contribution to South Worcestershire's overall housing provision.

The PPG states 'If a local planning authority is also intending to allocate sites in the same neighbourhood area the local planning authority should avoid duplicating planning processes that will apply to the neighbourhood area. It should work constructively with a qualifying body to enable a neighbourhood plan to make timely progress' (Paragraph: 043 Reference ID: 41-043-20140306). In carrying out its Site Assessment, the WNPG used many of the same criteria that have been used by the South Worcestershire Councils (SWC) in the SHLEEA Site Assessment. Although, there is some duplication in these processes this was considered important from the point of view of continuity and probity. However, as mentioned above the WNPG Site Assessment goes beyond the SHLEEA site assessment by including important local knowledge and the input of the LSCA which provides a finer level of analysis to identify appropriate sites for allocating for development. NPPF paragraph 65 states in establishing their housing requirement figures, LPAs should develop strategic policies which set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development. Prior to the SWDPR being adopted, the SWC produced, in March 2019, a methodology for calculating the indicative housing requirement (IHR) for designated neighbourhood areas. Following a request from Little Malvern & Welland Parish Council, MHDC provided, in September 2019, the figure for the Neighbourhood Area. This calculated an IHR for the period 2021-2041 of 21 dwellings.

NPPF paragraph 29 states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. The methodology used to calculate the IHR is based on the development strategy within the SWDP and that currently within the emerging SWDPR. On this basis, the sites proposed as substitutions for that within the SWDPR which have an indicative capacity of 24 in total does not promote less development than is required to meet the IHR which is reflective of the current overall development to 2041.

The WNPG is currently refining the draft WNDP and a number of evidence base studies following the responses to recent informal consultation including with MHDC. It is anticipated that this process will be completed by the Spring 2021 when, subject to the Coronavirus pandemic situation, the WNPG will undertake the Regulation 14 consultation. The proposed allocations as detailed above will be included within that consultation draft. This hopefully, will provide the SWC with the required level of surety in order that the current SWDPR proposed allocation can be removed.

We would appreciate confirmation of in-principal support for the principle of allocating sites CFS0323 and CFS1059 as alternatives to site SWDP NEW 99 to enable the WNDP to make timely progress and minimise any conflicts between policies in the emerging Neighbourhood Plan and those in the SWDPR. To provide a greater level of certainty and transparency on the co-operation between the Parish Council and the SWC we would also welcome the preparation of a joint Statement of Common Ground if that was considered helpful.

I look forward to hearing from you. Should you have any queries please do not hesitate to contact me or our consultant, Peter Hamilton.

Yours sincerely

Mick Davies, Chair of the WNPG

Mickdavies2015@gmail.com

01684 592216



By email

Attachments: -

SITE ASSESSMENT REPORT 2020 12 22

Appendices to Site Assessment Report

1. Parish Council Neighbourhood Plan Newsletter Feb 2020
2. WNP QUESTIONNAIRE 2
3. WNP March 2020 Consultation - Housing Summary Analysis
4. SHELAA Welland Spreadsheet
5. Landscape Capacity Assessment 2015 Report Plan and Table
6. Landscape Capacity Assessment 2019 - Summary
7. ASSESSMENT TABLE SPREADSHEET
8. Indicative Housing Requirement
9. Housing Needs Survey Report

**Appendix 3 NE Licence 2015-7820-EPS-MIT-1 and Habitat Management Plan**

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# ANNEX: SPECIAL CONDITIONS TO GREAT CRESTED NEWT INDIVIDUAL LICENCE



**IMPORTANT:** These special conditions are in addition to the standard licence conditions of this licence.

Where there are several options you are required to do those that are indicated by .

Natural England Reference:

2015-7820-EPS-MIT-1

## Summary of permitted activities and numbers table:

Licensable activity		Permitted	Numbers (if applicable)
Kill		No	N/A
Capture (take)			
i) Individuals		Yes	100
ii) Eggs		No	N/A
Transport		Yes	100
Disturb		Yes	Not specified
Breeding site	Damage	No	N/A
	Destroy	No	N/A
Resting place	Damage	Yes	Not specified
	Destroy	Yes	Not specified

## General:

- Persons acting under this licence must abide by the most up to date iterations of the relevant species guidance. In this context the relevant species guidance includes:
  - The advice on capture in the “*Great Crested Newt Mitigation Guidelines*” (see ‘Licence Note’ a), and
  - “*Amphibian Disease Precautions – a guide for UK fieldworkers*” (see ‘Licence Note’ b).
- The Licensee, including the Named Ecologist, Accredited Agents and Assistants (see Definitions in conditions 21-24), must adhere to the activities and timescales agreed in work schedule WML-A14a-E6a&E6b (dated 21/11/2016) between the licensee and Natural England.
- Figures:  B1.8 -;  D dated 01/2015;  E2 dated 12/08/2015;  E3.1 dated 12/08/2015;  E3.3 dated 12/08/2015;  E4a dated 12/08/2015;  E5.1 dated 12/08/2015;  E5.2 dated 01/2015 and  F1 dated 12/08/2015 plus  Other as specified, -, must be complied with (see end of Annex for list of Figures).
- The Named Ecologist or an Accredited Agent must ensure that all those involved with the licensable works understand by way of a ‘tool box talk’ that great crested newts are present; the legislation relating to great crested newts; measures that will be used to protect them; good working practices; licensable activities and what to do should newts be found. This information must be provided before any licensable works commence on site. A written record that this has been undertaken, and that it covers the above points, must be kept by the Named Ecologist or Accredited Agent and made available to Natural England or any police officer on request.
- This licence does not confer any right of entry upon land.
- Damage and/or destruction of habitats (aquatic and terrestrial) will be limited to that shown in Figure D.

## Methodology and mitigation:

7. Capture and release of great crested newts must not be undertaken until the Named Ecologist has made a thorough check of the terrestrial and/or aquatic release habitats and ensured their suitability.
8. A written record must be kept of capture efforts undertaken, including weather conditions, minimum over-night temperature and rainfall.
9.  Captured newts shall be placed on the outside of the exclusion fencing, including when the fencing is installed and removed.

And/or

Captured newts shall be moved to receptor site/s as shown on Figure E2: 8 figure grid reference: **S079923971**.

10. Capture and exclusion methods licensed:

Location	Method	Minimum capture period (days), to be undertaken in suitable conditions.
At waterbody	Pitfall trapping (and refuges)	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> Other: -.
	Bottle trap	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> Other: -.
	Net	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> Other: -.
	Water body drain down	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Other: -.
	Hand search	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> Other: -.
	Water body destruction	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> : -.
	Other	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> : -.
Away from waterbody	Pitfall trapping (and refuges)	<input type="checkbox"/> N/A; <input type="checkbox"/> 25; <input checked="" type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> : Other -.
	Refuges only	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input type="checkbox"/> : Other -.
	Night search	<input type="checkbox"/> N/A; <input type="checkbox"/> 25; <input type="checkbox"/> 30; <input type="checkbox"/> 60; <input type="checkbox"/> 90; <input checked="" type="checkbox"/> : Other <b>3 days minimum at location of extended development area indicated in Figure E4(a) dated 12/08/2015.</b>
	Hand search	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> : <b>3 days minimum at location indicated in Figure E4(a) dated 12/08/2015.</b>
	Destructive search (following completion of other capture efforts)	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> Other: <b>10 days within fenced areas indicated in Figure E4(a) dated 12/08/2015.</b>
	Other	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> : -.
Fencing only	<input type="checkbox"/> Exclusion by permanent amphibian fencing	Additional fencing requirements: <input checked="" type="checkbox"/> N/A; <input type="checkbox"/> : -.
	<input checked="" type="checkbox"/> Exclusion by temporary amphibian fencing	
	<input checked="" type="checkbox"/> Exclusion by temporary one-way amphibian fencing	
	<input checked="" type="checkbox"/> Drift fencing	
	<input type="checkbox"/> Ring fencing water body (as	



	referenced)	
--	-------------	--

<sup>1</sup>Pitfall trapping and night searching may only cease once the minimum capture period has been achieved, in suitable conditions, with 5 zero capture days, which may be the last 5 of the minimum capture period, but not earlier.

### Compensation:

11. Aquatic compensation to be provided as shown in Figure E3.1:

Water body reference	Water body dimensions – surface area (m <sup>2</sup> ) and depth (m).	To be created, enhanced or restored?
<b>Pond 1</b>	-	<input type="checkbox"/> N/A; <input type="checkbox"/> created; <input checked="" type="checkbox"/> enhanced; <input type="checkbox"/> restored
<b>Pond 2</b>	-	<input type="checkbox"/> N/A; <input type="checkbox"/> created; <input checked="" type="checkbox"/> enhanced; <input type="checkbox"/> restored
		<input type="checkbox"/> N/A; <input type="checkbox"/> created; <input type="checkbox"/> enhanced; <input type="checkbox"/> restored
		<input type="checkbox"/> N/A; <input type="checkbox"/> created; <input type="checkbox"/> enhanced; <input type="checkbox"/> restored

12. Terrestrial habitat compensation measures as below and as shown on Figure E3.1 and Figure F1. Any hibernacula to be created must be a minimum size of 2m in length x 1 m height x 1m width.

Compensation measure	Area (ha), length (m), number
Hedgerow planting	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> -
Grassland seeding	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> 0.85
Grassland management	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> 3.45
Scrub planting	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> -
Woodland planting	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> 0.12
Hibernacula creation	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> 8
Refuge creation	<input type="checkbox"/> N/A; <input checked="" type="checkbox"/> 16
Habitat re-instatement	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> -
Other: -	<input checked="" type="checkbox"/> N/A; <input type="checkbox"/> -

### Post-development habitat management and maintenance requirements:

13. The following habitat management and maintenance features must be undertaken in line with Figure E5.1:

N/A;

- Aquatic vegetation management in water bodies referenced: **Ponds 1 and 2;**
- Clearance of shading tree or scrub cover around water bodies margins referenced: **Ponds 1 and 2;**
- Mowing cutting (to a minimum sward height 150mm) or grazing of grassland;
- De-silting or clearance of leaf fall in water bodies referenced: **Ponds 1 and 2;**
- Scrub management;
- Other as specified: -.

14. Site maintenance operations must be undertaken in line with Figure E5.1:

- N/A;
- Checking of fish presence and undertaking remedial action to remove them if found in water bodies referenced: **Ponds 1 and 2;**
- Checking water body condition and remedial action as necessary in water bodies referenced: **Ponds 1 and 2;**
- Checking for and removal of dumped rubbish (reference ponds if appropriate): **Ponds 1 and 2;**
- Re-instatement following fire, acute pollution or other major damage (reference ponds if appropriate): **Ponds 1 and 2;**
- Repair or replace fencing;
- Maintain tunnel/s and/or underpass/es or green bridges, including guide fencing, in good condition;
- Repair or replace interpretation boards;
- Other as specified: -.

15. Is a Habitat Management and Maintenance Plan required for this licence?

- YES:  NO

If Yes, all habitat management and maintenance must be carried out in accordance with Habitat Management and Maintenance Plan referenced "**Landscape and Ecological Management and Maintenance Plan' (LEMP) ref. July 2014 rev B and 'Guide to the Management of Landscape and Ecological Areas at Welland, Phase 2 ref. November 2016 rev C.**".

16. Are newt tunnels/underpasses/green bridges and guide fencing required as part of this licence?

- YES:  NO

If Yes, -newt tunnel and guide fencing, design as per Figure E3.3-, location as per Figure E3.1, of dimensions - x - x-m must be created.

### Post-development monitoring and reporting requirements:

17. Water bodies shown on Figure E5.2 must be monitored in years specified in WML-A14a-E6a&E6b table E6b for:

- N/A
- 2 (two) years;  4 (four) years;  6 (six) years;  10 (ten) years;  Other time period as specified - -.

By way of:  a presence absence survey;  population size class assessment survey.

An assessment of the terrestrial habitat must also be made at this time. Should survey and habitat assessment indicate compensation provided is failing measures must be taken to remedy this as soon as practically possible. Details of such actions must be included within the licence return (WML-LR-GCNANN).

18. Newt tunnel as shown on Figure E3.1 must be maintained and monitored:

N/A

-

19. It is a condition of this licence that the following reports are completed and returned to Natural England as specified:

Report of Action within 14 days (two weeks) after the expiry of the licence (which includes any 'nil' reports).

The following interim licence report/s is/are required:

**15<sup>th</sup> August 2017.**

20. Is this licence part of a phased or multi-plot development?

YES:  NO

If Yes, Master Plan reference - must be re-submitted, and updated if necessary, with any modifications to this licence and any future licence applications for this phased or multi-plot development.

#### **Definitions used in this annex:**

21. The "**Licensee**" named on the licence is responsible for ensuring that all activities carried out on site in relation to the licence comply with the terms and conditions of the licence. All persons authorised to act under the licence must comply with the licence and its conditions (see Regulation 58(1) of the 2010 Regulations (as amended)). This means that those persons authorised by the Licensee also have a responsibility for ensuring that the licence is understood and complied with.

22. The "**Named Ecologist**" is a professional ecological consultant who has satisfied Natural England that they have the relevant skills, knowledge and experience of the species concerned and is responsible for undertaking and/or overseeing the work undertaken in respect of the licensed species. The 'Named Ecologist' has a responsibility for ensuring that the licence is complied with. They are responsible for advising the licensee on the suitability and competence of any Accredited Agents or Assistants employed on site to undertake the required duties and may include the direct supervision of Assistants where appropriate.

23. An "**Accredited Agent**" is a suitably trained and experienced person who is able to carry out work under a licence without the personal supervision of the Named Ecologist. Any Accredited Agent must be appointed by the Licensee and be in possession of a letter signed by the Licensee confirming their appointment. Agents shall carry a copy of the said letter when acting under the licence and shall produce it to any police or Natural England officer on request.

24. An "**Assistant**" is a person assisting a Named Ecologist or Accredited Agent. Assistants are only authorised to act under this licence whilst they are under the direct supervision of either the Named Ecologist or an Accredited Agent. However, Natural England has placed a standard condition that only applies to great crested newt licences (see licence condition 14). This authorises the Named Ecologist to appoint persons (such as site staff or field workers) as assistants, in writing, to specifically undertake the limited unsupervised task of inspecting pitfall traps and/or artificial refuges and relocating any captured animals in accordance with special conditions 6 and 7.

### Licence notes

a. The following mitigation or compensation is being provided as part of a planning permission or other consent but is not required by Natural England to be provided as part of this licence: **N/A**. It is the licensee's responsibility to

ensure that they comply with planning permissions and other consents as necessary.

- b. The "[Great Crested Newt Mitigation Guidelines](#)" is available from the Natural England website. More general advice is given in the "[Great Crested Newt Conservation Handbook](#)", available from [www.froglife.org](http://www.froglife.org).
- c. "[Amphibian Disease Precautions – a guide for UK fieldworkers](#)" (ARG-UK Advice Note 4) is available from [www.arg-uk.org.uk](http://www.arg-uk.org.uk).
- d. You are expected to check whether this guidance has been updated and if so, to ensure that you act in accordance with the most up to date version.
- e. Post development monitoring report form (WML-LR-GCNANN) can be used for reporting purposes and sent to the above address at the each report interval.
- f. Any significant changes to a master plan should be agreed with Natural England in advance.

Wildlife Adviser signature

Information withheld  
under Data Protection  
Act 1998

Date 05/01/2017

Name

**Matt Gill**

#### Figure references:

**Those marked with an '\*\*' are mandatory for each licence, and those marked '\*\*\*' are applicable to specific licences only).** Special Condition 3 of this licence annex details which Figures form part of this licence and its conditions: they must be complied with. Figures are not sent back out to the Licensee or Named Ecologist when the licence is granted as dated and referenced copies are already held by those persons.

B1.8\*\* – Project wide master plan (mandatory for phased and multi-plot licences).

D\* – Impacts: habitat damage and/or destruction.

E2\* – Receptor site location in relation to development site.

E3.1\* – habitat creation, restoration and enhancement measures.

E3.3\*\* – Diagram to show mitigation connectivity measures (e.g. underpasses).

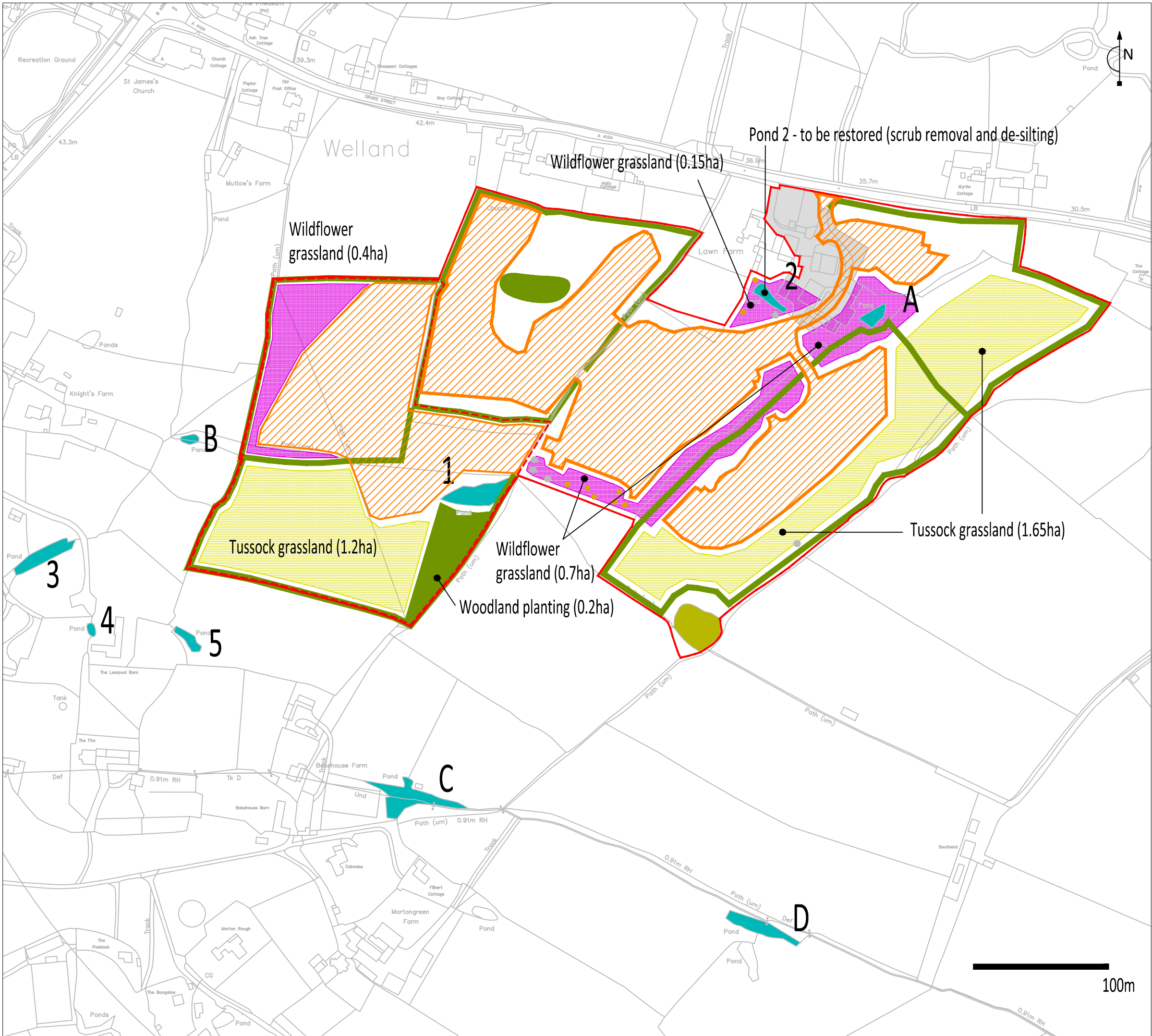
E4a\* – Capture and exclusion measure.

E5.1\*\* – Post development management and maintenance measures.

E5.2\*\* – Showing all ponds that will be surveyed as part of post development monitoring, with their pond references.

F1\* – Final layout of development and mitigation measures.



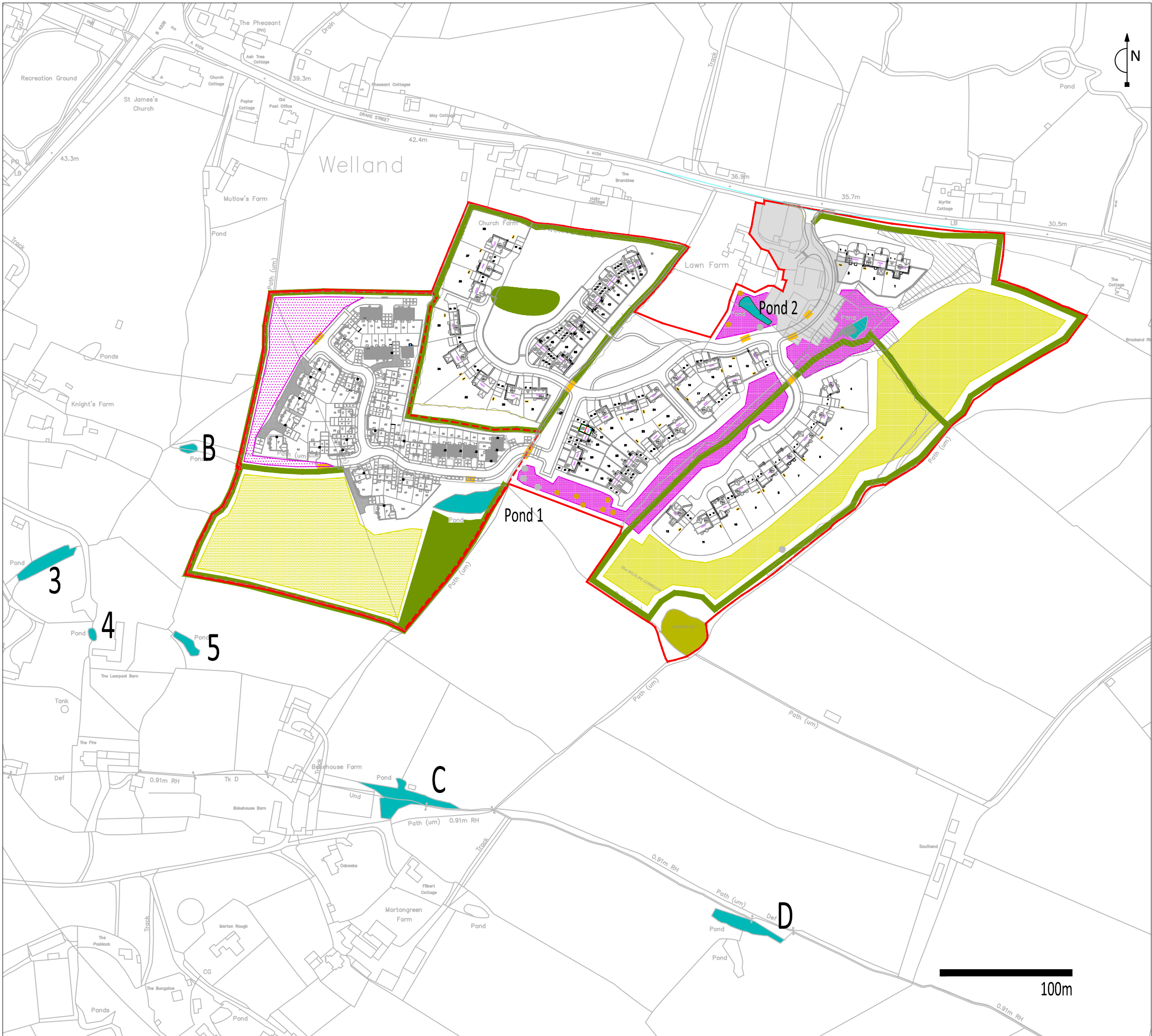


**KEY**

- Tussock grassland
- Wildflower grassland (to include wet meadow species)
- Hardstanding and buildings
- Woodland
- Hedge
- Waterbody
- Site Boundary, enclosing 9 ha
- Extended boundary (additional 3.9ha)
- Development footprint and habitat loss (3.8 ha) comprising: Improved grassland/Pasture
- Hibernacula
- Refuges

**Fig. E3.1**

**drawing title:** Map to show all habitat creation, restoration and enhancement measures  
**client:** Bovis Homes  
**project:** Drake Street, Welland  
**dwg no:** d373/004c  
**scale:** as shown  
**date:** 12/08/15 kd/rc



**KEY**

- Tussock grassland: Light grazing or moving no more than two to three times a year for an average sward height of 150mm
- Wildflower grassland: One mowing a year between July and September, arisings removed
- Hardstanding and buildings
- Woodland
- Hedge
- Waterbody: Vegetation management in and around waterbody and de-silting. Monitoring for fish, rubbish and pollution, with remediation as required.
- Site Boundary
- Extended boundary (additional 3.9ha)
- Hibernacula
- Refuges
- Indicative locations of drop kerbs, required where road bisects hedge and close to Ponds. In all other areas they should be placed approx. every 25m where there is otherwise a barrier to habitat.

n.b. All gully pots to be offset from kerbs and gully pots on main roads to be modified with GCN escape ramps.

**Fig. F1**

**drawing title:** Map to show final layout of development and mitigation measures  
**client:** Bovis Homes  
**project:** Drake Street, Welland

**dwg no.:** d373/009c  
**scale:** as shown  
**date:** 12/08/15 kd/rc



# WML-A14-E6A&E6b – WORK SCHEDULE FOR GREAT CRESTED NEWT

## ANNEXED LICENCES



**Site name and address (as stated on the application form or licence granted):** Lawn Farm, Drake Street, Welland

**E6 Work schedule for all new applications from end of April 2013:** Please ensure that this work schedule is S.M.A.R.T and appropriate timescales are provided for each activity, to fit with order of events.

**Mandatory for all projects.** Complete these schedules to show timings for all major categories of work (mitigation and compensation measures), and to show the main construction period. The most common activities are listed here, and you can add up to 6 more if needed. Leave blank if not applicable. Enter timing by stating **start and end dates, to nearest month and year** (see first line for example). Enter comments if you need to clarify timings. For very complex schemes (e.g. high impact or phased development schemes) if additional lines are needed please do add in. This work schedule will form part of any annexed licence.

<b>PLEASE INCLUDE DATE OF SUBMISSION (e.g. 1 April 2013).</b> This will be referenced in the licence →		<b>21 November 2016</b>
<b>A) Pre-development and mid-development</b>		
<b>Activity</b>	<b>Timing</b>	<b>Comments</b>
<i>Example: Receptor site pond creation</i>	<i>Nov-12 to Dec-12</i>	<i>Also plant pond up with native species in January 2013</i>
Receptor site pond creation	Na	
Receptor site pond enhancement or restoration	Oct 15 - Jan 16	(Pond 2, next to release site)
Receptor site terrestrial hab works - general e.g. reseeding, hedge planting	Oct 15 - Dec 17	Reseeding where required
Receptor site terrestrial hab works - features e.g. hibernacula, refuges	August 15 - Oct 15	Within 50m of ponds 1 and 2
Construction of permanent fences/walls	Na	
Construction of underpass/tunnel/culvert (and installation of 'guide' fencing)	Na	Guide fencing not necessary
Newt fence installation (to include drift or ring fencing if applicable – specify which)	August 15, April 17 - Oct 17	Original Licence area completed, additional one-way fence in 2017

Newt capture (pitfall trapping etc - outside hibernation/dormancy periods only)	August 15 - Sept 17	
Pond draining and pond destruction (please indicate when each will occur)	Na	
Hand searches	Sept 15 - Oct 17	Along hedges within fenced zone
Destructive searches (following completion of all other capture efforts)	Oct 15 - Oct 17	Where land is to be developed
Construction period (start and end dates)	Oct 15 - Oct 19	
Site checks & maintenance during construction	Oct 15 - Oct 19	Check of fences and parking area outside of fenced zone
Drift fence removal (not to be undertaken during hibernation/dormancy periods)	Sept 15 - Oct 15	
Newt fence removal (not to be undertaken during hibernation/dormancy periods)	Oct 19	Or before (not during winter)
Ring fence removal (not to be undertaken during the hibernation/dormancy periods)	Na	
Habitat reinstatement (for temporary impact schemes only)	Na	
Post construction mitigation/compensation on dev't site or other (provide details)	Na	
Wider enhancements: wildflower and tussock grassland	April 17 - Oct 17	Establish wildflower and tall grassland habitats
Additional area Pond enhancement	Jan 17, or Oct 17 - Jan 18	Pond 1
Additional area terrestrial habitat works - general	Jan 17- September 17	South of pond 1, leave grass uncut May to mid July.
Additional area terrestrial habitat works - features	Jan 17 - September 17	Hibernacula and refuges close to pond 1

**B) Post-development works - type a "Y" where each activity will occur for a given year and leave blank for no activity.**

Year:	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Population monitoring				Y			Y					
Habitat management		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Site maintenance		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y



Date: 06 January 2017  
Our Ref: 2015-7820-EPS-MIT-1  
Your Ref: C184649



Customer Services  
Wildlife Licensing  
Natural England  
Horizon House  
Deanery Road  
Bristol  
BS1 5AH  
T: 0300 060 3900  
F: 0845 601 3438

Mr Adrian Winstone  
Cleeve Hall, Cheltenham Road  
Bishop Cleeve  
Gloucestershire  
GL52 8EN

Dear Mr Adrian Winstone,

**CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED)**

Your application for a Mitigation licence:

WML-A14-1 - Mitigation has been granted.

Your Licence numbered 2015-7820-EPS-MIT-1 is attached and it is valid from 06 January 2017 to 01 July 2020.

Please ensure that you have read and understand all of the conditions and notes applicable to the licence and that you comply with them at all times.

Failure to do so could result in you committing an offence. Please note that most wildlife offences carry a maximum penalty not exceeding level 5 on the standard scale (currently £5000) and/or 6 months in prison.

Please also ensure that you submit all necessary returns information. Your return is due on 15 July 2020.

If you have any queries please email [eps.mitigation@naturalengland.org.uk](mailto:eps.mitigation@naturalengland.org.uk) or call 0300 060 3900, quoting your customer ID and the above reference number.

Yours sincerely,

Emily Panter  
Customer Services,  
Wildlife Licensing  
[eps.mitigation@naturalengland.org.uk](mailto:eps.mitigation@naturalengland.org.uk)

cc: Mr Robert Craine



Granville Studio  
Waterlane  
Oakridge  
Gloucestershire  
GL6 7PJ

## **DRAKE STREET, WELLAND, WORCESTERSHIRE**

### **POND MANAGEMENT PLAN**

*on behalf of*

**Bovis Homes Ltd**

**July 2018**

Report reference d373.7c

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APPENDIX 1:  
Map to show post development management and maintenance



## 1.0 INTRODUCTION

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- 1.1 This method statement is prepared by Diversity on behalf of Bovis Homes (SW) Ltd. It prescribes management for the restoration of ponds at Lawn Farm, Drake Street, Welland, in accordance with the requirements of the European Protected Species Licence (EPSL) 2015-7820-EPM-MIT-1 granted by Natural England.
  
- 1.2 Great crested newt adults have been recorded in ponds 1 and 2 at Lawn Farm. The studies, which took place in 2012, 2015 and 2017, indicate a small and, possibly, declining population. Poor habitat conditions contributed to by an over-shading of trees and a corresponding lack of aquatic vegetation, are likely to be limiting factors.
  
- 1.3 To prevent extinction of great crested newts within the local area, and to increase biodiversity at each pond, habitat management is required, A programme of management tasks to be undertaken is described at section 4.0 'Works Schedule' of this document. To avoid disturbance to nesting birds, tasks other than planting should be undertaken outside the period March to August inclusive.

## 2.0 LEGISLATION

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- 2.1 Great crested newts plus their breeding sites and resting places are cited for protection by the European Habitats Directive 1992, implemented in Britain by the Conservation of Habitats and Species Regulations 2010.
- 2.2 Bats and their roosting structures are cited for protection by the European Habitats Directive 1992, implemented in Britain by The Conservation of Habitats and Species Regulations 2010. This legislation makes it an offence to destroy or damage a roost or bat resting place.
- 2.3 Under Section 1, Part 1 of the Wildlife and Countryside Act 1981 it is an offence to take, damage or destroy the nest of any wild bird while the nest is either in use or being built.
- 2.4 Badgers are protected under the Protection of Badgers Act 1992, Schedule 6 of the Wildlife and Countryside Act 1981 and more general animal welfare laws. The Protection of Badgers Act 1992 places legal restriction on disturbance to badgers and sett destruction.

### 3.0 SITE DETAILS

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3.1 **Pond 1** sits within a steep-sided former marl pit. The bank sides support woodland habitat which includes mature trees. Around the perimeter of the basin is wire fencing. The pond is over-shaded by trees and consequently contains accumulated debris and fallen dead-wood. There is very little aquatic vegetation present, other than duckweed (*Lemna minor*).

3.2 Other considerations for Pond 1:

- Some of the trees are noted to have bat roosting potential.
- There is a badger sett at the southern bank.
- Birds may be nesting in and around the pond in spring.

3.3. **Pond 2** is a linear trench with near-vertical sides. Shallower bank access to the pond is available at the north-western end. Management of the pond, involving clearance of trees and scrub along the south side, was carried out in autumn 2015 and has improved (increased) light levels at the surface. However, the pond has thick basal sediments, contains some rubbish, and has very little aquatic vegetation other than duckweed.

3.4 Other considerations for Pond 2:

- Birds may be nesting in an around the pond in spring.

## 4.0 WORKS SCHEDULE

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### **General**

- 4.1 All management tasks to be undertaken by suitably qualified personnel. Any felling or reduction of large trees should be undertaken by a skilled arboriculture contractor in accordance with the British Standard for Tree Work, BS2998:2010. Management tasks to be undertaken are itemised at Tables 1 and 2. An aquatic planting list is given at Table 3.
- 4.2 The appointed contractors will need to provide tools, machinery, work clothing and safety equipment appropriate to the management tasks involved. Any fuel containers must be leak-proof and stored a safe distance away from the ponds.
- 4.3 All material removed as part of the management must be recycled or composted away from the site unless otherwise specified. All silt removed must be deposited at a location where any liquor produced by decomposition does not enter a waterbody or stream channel.
- 4.4 Works will be preceded with a briefing from the ecologist to ensure that contractors are aware of the constraints regarding protected wildlife. Where a particular risk to wildlife is identified, work will be undertaken with an ecologist present.
- 4.5 In addition to the measures stated in this Management Plan it is the duty of contractors carrying out the work to implement best-practice measures in order to ensure the avoidance of harm to habitats and wildlife.



**Table 1. Schedule of Management Tasks for POND 1**

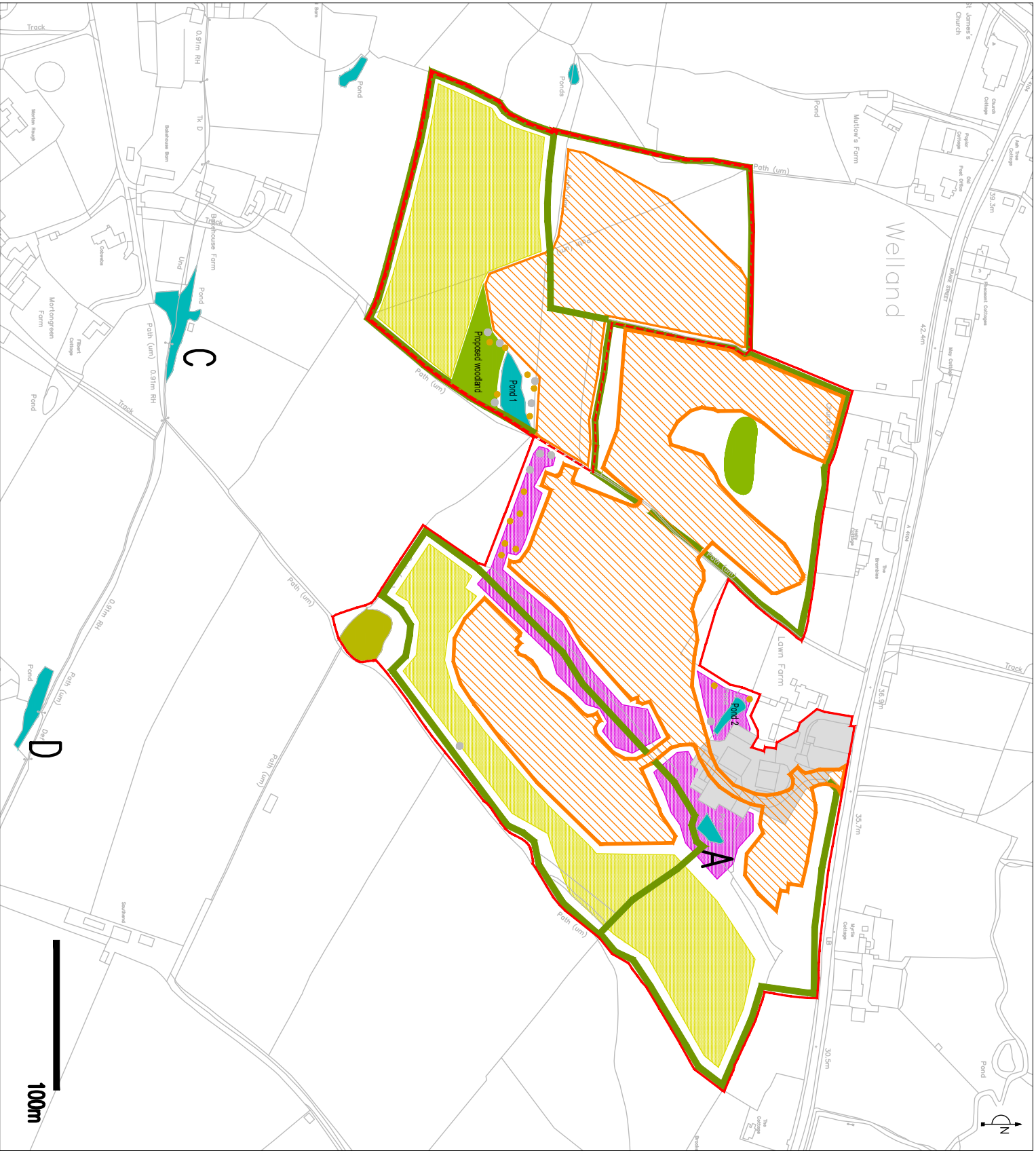
	<b>Task</b>	<b>Time of year</b>	<b>Year</b>
<b>1</b>	Pre-works briefing with ecologist. Identify and mark trees with bat roosting potential and mark out location of badger sett. The ecologist will need to be present for any work that affects these features.	October 2018	Yr 1
<b>2</b>	Create safe access point to pond at western end and agree routes for material removal.	October 2018	Yr 1
<b>3</b>	Clear bramble scrub as necessary to create access and where overhanging edges of pond. Remove for composting.	October/November 2018	Yr 1
<b>4</b>	Remove all overhanging branches and if necessary thin out tree density. Use cut timbers to create woodpile habitat around pond as per Fig E5.1 of Licence.	October/November 2018	Yr 1
<b>5</b>	Coppice approximately 1/4 of shrubs around pond basin which are suitable for coppicing (hazels, willows etc). Cut to ground level and using material create woodpiles at locations as described at task 4.	October/November 2018	Yr 1
<b>6</b>	Reduce and thin trees and shrubs as marked. Material over 100mm thickness can be cut up and left in log-piles. Install bat boxes as specified in Landscape Proposals drawing.	October/November 2018	Yr 1
<b>7</b>	Remove any visible rubbish items from pond and banks. Keep separate from cuttings and send to recycling / waste.	October/November 2018	Yr 1
<b>8</b>	Remove fallen branches from pond. Cut into logs and leave in piles as described at task 4.	October/November 2018	Yr 1
<b>9</b>	Remove as much silt as possible from pond basin. Deposit removed material onto level ground south of pond, either in piles or spread out. Remove visible litter from extracted material.	November/December 2018	Yr 1
<b>10</b>	Establish aquatic vegetation around pond margins, where possible, using submerged and floating plants selected from the species listed at Table 3. Plant at a density of 2 per m <sup>2</sup> .	April – June 2019	Yr 2

**Table 2. Schedule of Management Tasks for POND 2**

	Task	Time of year	Year
1	Pre-works briefing with ecologist.	November 2018	Yr 1
2	Create safe access point to pond at north western end and agree routes for material removal.	November 2018	Yr 1
3	Clear scrub as necessary to create access and where overhanging edges of pond. Remove for composting.	November/December 2018	Yr 1
4	Remove any visible rubbish items from pond and banks. Keep separate from cuttings and send to recycling / waste.	November/December 2018	Yr 1
5	Remove any fallen branches from pond. Cut into logs and leave in piles on level ground close to pond as per Fig E5.1 of Licence.	November/December 2018	Yr 1
6	Remove as much silt as possible from pond basin. Deposit removed material onto level ground south of pond, either in piles or spread out. Remove visible litter from extracted material.	December 2018 / January 2019	Yr 1 / Yr 2
7	Establish aquatic vegetation around pond margins, where possible, using submerged and floating plants selected from the species listed at Table 3. Plant at a density of 2 per m <sup>2</sup> .	April – June 2019	Yr 2

**Table 3. Aquatic vegetation suitable for pond planting**

Marginal herbs and rushes	Submerged plants	Floating leaved plants
Water Mint	Curled Pondweed	Amphibious Bistort
Water Forget-me-not	Water-starwort	Broad-leaved Pondweed
Lesser Spearwort	Rigid Hornwort	Small sweet-grass
Watercress	Water-crowfoot	
Fool's Watercress		
Pennywort		



KEY	
	Tussock grassland: Light grazing or moving no more than two to three times a year for an average sward height of 150mm
	Wildflower grassland: One mowing a year between July and September, arisings removed
	Handstanding and buildings
	Woodland
	Hedge
	Waterbody: Vegetation management in and around waterbody and de-silting. Monitoring for fish, rubbish and pollution, with remediation as required.
	Site Boundary
	Extended boundary (additional 3.9ha)
	Development footprint and habitat loss (3.8 ha) comprising: Improved grassland/Pasture
	Hibernacula
	Refuges

**drawing title:** Map to show post development, management and maintenance

**client:** Bovis Homes  
**project:** Drake Street, Welland

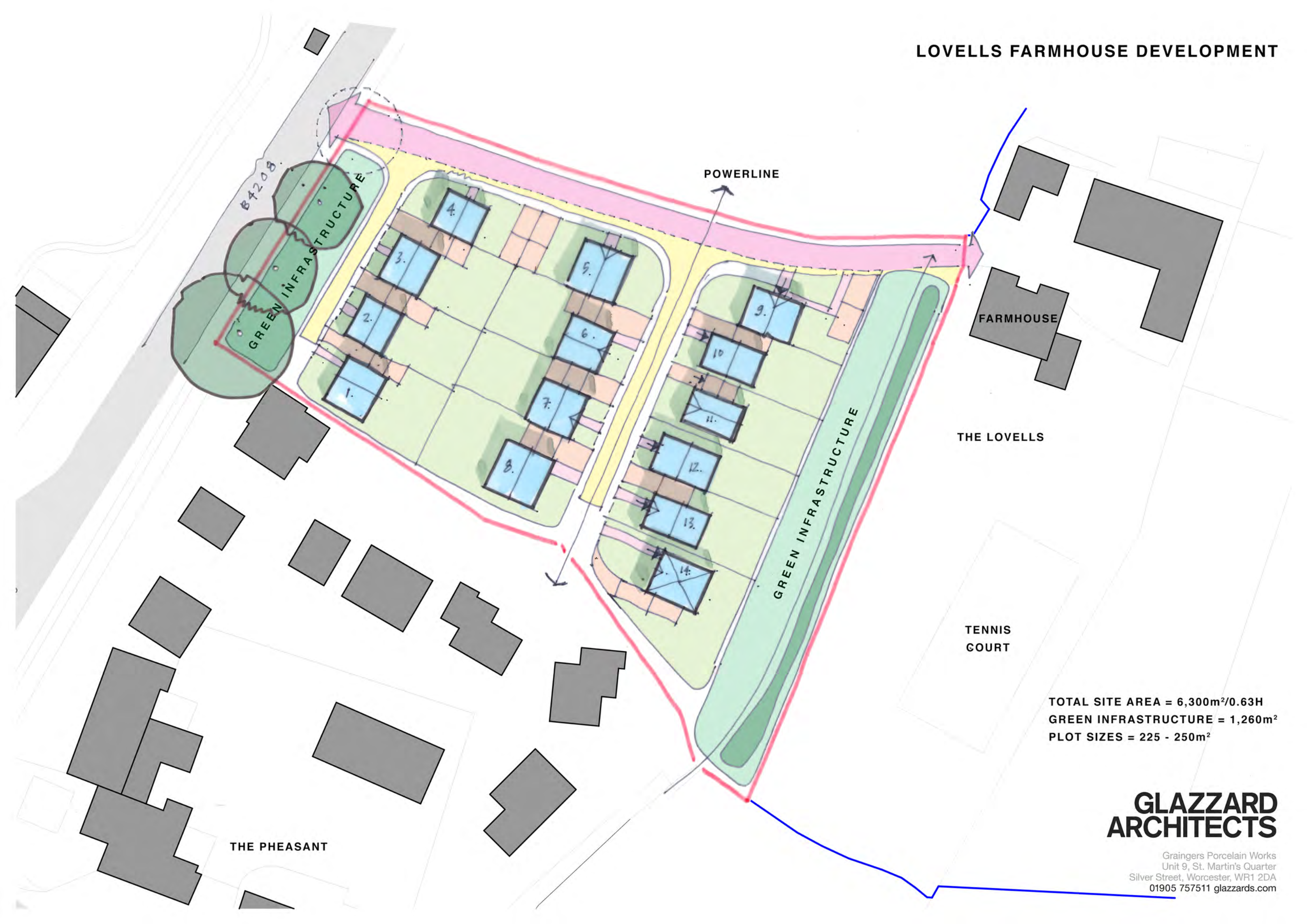
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Granville Studio, Waterlene Oakridge, Stroud GL6 7PJ  
 T 01452 77 10 10  
 e info@granville.co.uk  
 www.granville.co.uk





# LOVELLS FARMHOUSE DEVELOPMENT



TOTAL SITE AREA = 6,300m<sup>2</sup>/0.63H  
GREEN INFRASTRUCTURE = 1,260m<sup>2</sup>  
PLOT SIZES = 225 - 250m<sup>2</sup>

## GLAZZARD ARCHITECTS

Graingers Porcelain Works  
Unit 9, St. Martin's Quarter  
Silver Street, Worcester, WR1 2DA  
01905 757511 glazzards.com



# Nature Recovery Plan



March 2022

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# EXECUTIVE SUMMARY

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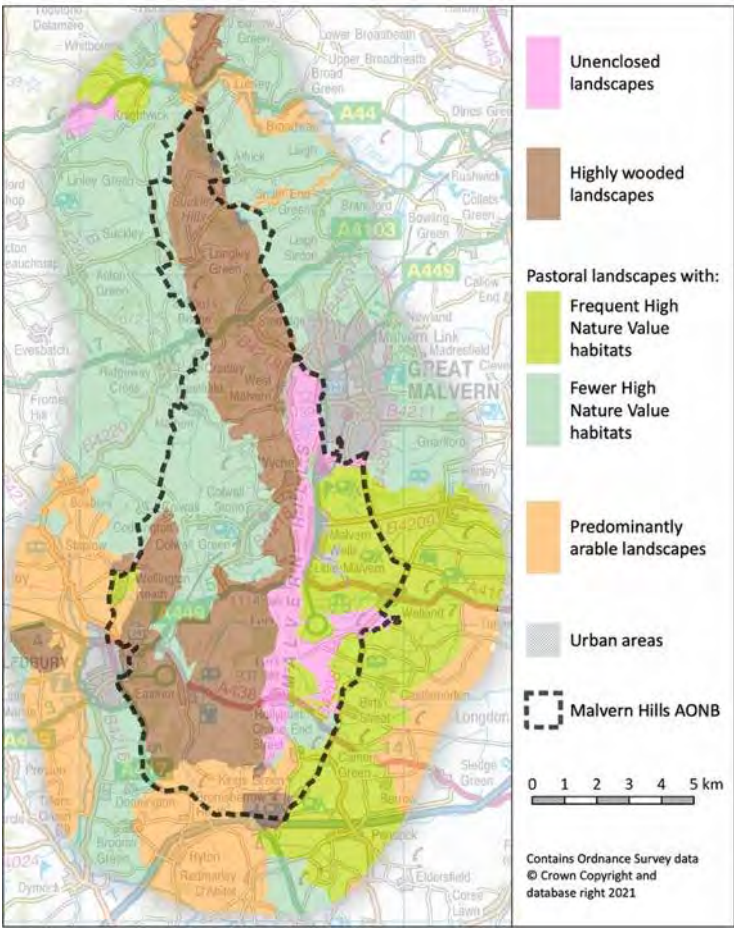
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The Nature Recovery Plan area, showing simplified landscape zones used to identify land management opportunities



## #\$%&' +!-5%+41-%three priorities for actionN!

### A. The management of land for nature in the AONBA!

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### B. Connections between people and nature in the AONBA

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### C. The importance of the AONB in the Regional Nature Network

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## INTRODUCTION

### Nature in crisis

The UK has only half of its natural biodiversity left, making it one of the most nature depleted countries in the world.<sup>i</sup> The 2019 UK wide State of Nature report<sup>ii</sup> gives a sobering picture of the UK's wildlife. The climate crisis is disrupting natural systems, shifting climatic zones and exacerbating land degradation<sup>iii</sup>, increasing pressure on nature.

Despite its outstanding landscape, the Malvern Hills Area of Outstanding Natural Beauty (AONB) has not escaped these changes. Although it retains large areas of important wildlife habitats and is an important regional reservoir of biodiversity, it has seen the same declines as many other areas and faces the same challenges.

### A plan to inspire action for nature

This Nature Recovery Plan aims to halt and reverse this decline, providing an inspiring plan for what is possible, and practical solutions for achieving it. It recognises and takes account of the other special qualities of the AONB including its historic environment.

This is a Plan for everyone who has influence over, and benefits from, nature in the Malvern Hills AONB. It seeks to guide the land management decisions of the many private landowners in the AONB and the policies and incentives provided by public bodies and environmental organisations. It also aims to influence the actions of local residents and visitors as consumers of what the countryside provides and as stewards of nature in their own gardens and neighbourhoods.

### AONBs leading nature recovery

In the light of the climate and biodiversity crises, AONBs across the country made a collective statement on nature in 2019, known as the Colchester Declaration.<sup>iv</sup> It states that AONBs should be places of rich, diverse and abundant wildlife. It also reaffirms the importance of Natural Beauty and its intrinsic value which means so much to people. It places nature recovery at the centre of the conservation and enhancement of natural beauty. A pledge was made to draw up Nature Recovery Plans for each AONB, of which this Plan is the Malvern Hills'.

In 2010 in his seminal report 'Making Space for Nature', Professor Sir John Lawton recommended that "recovering wildlife will require more habitat; in better condition; in bigger patches that are more closely connected."<sup>v</sup> The Government's 25 Year Environment Plan

aims to deliver this recommendation by "Developing a Nature Recovery Network to protect and restore wildlife, and provide opportunities to re-introduce species that we have lost from our countryside."<sup>vi</sup> This will be achieved by, amongst other things, linking existing protected landscapes, of which the Malvern Hills AONB is one.

### What do we mean by nature?

Wildlife and the habitats that sustain them represent our biodiversity. This and the soils and underlying geology of the Malvern Hills AONB, are the focus of this Plan. By protecting and enhancing these, the Plan also recognises the many benefits that local communities and wider society can gain from thriving nature (often referred to as 'ecosystem services'). These include healthy food, clean water and air, resilience to the changing climate and access for recreation and enjoyment. The Plan therefore covers nature itself as well as the many services that nature provides us with.

Figure 1: The services we receive from nature



The interacting mosaic of habitats that provides a home for so many key species forms the landscape of the Malvern Hills AONB. The special wildlife of the AONB is closely related to thousands of years of farming and forestry traditions.<sup>vii</sup> These actions and interactions between nature and people within the AONB has resulted in the distinctive character of the landscape.

This plan does not advocate 're-wilding' the AONB or wholesale change of the current landscape framework. This is because many of the special places that exist here – including ancient, unenclosed commons, traditional orchards, parklands and semi-natural

woodlands – can be rich in wildlife as well as culture. However, for nature to flourish, it will be important that land management practices that can conserve the nature-rich landscapes of the AONB, such as grazing, coppicing, and orchard management<sup>vii</sup> are reinstated and/or able to continue. Recovering nature across the AONB also requires targeted change in the spaces between these special places.

The close relationship between nature and landscape character means that throughout the Plan references and information on landscape character and nature are used interchangeably.

However, landscape character is not, and never has been static. Such are the pressures facing the AONB, from climate change, development and changing agricultural priorities, that the characteristics of land use and management that provide its outstanding natural beauty will need to be revalued and, in some cases, reinterpreted.

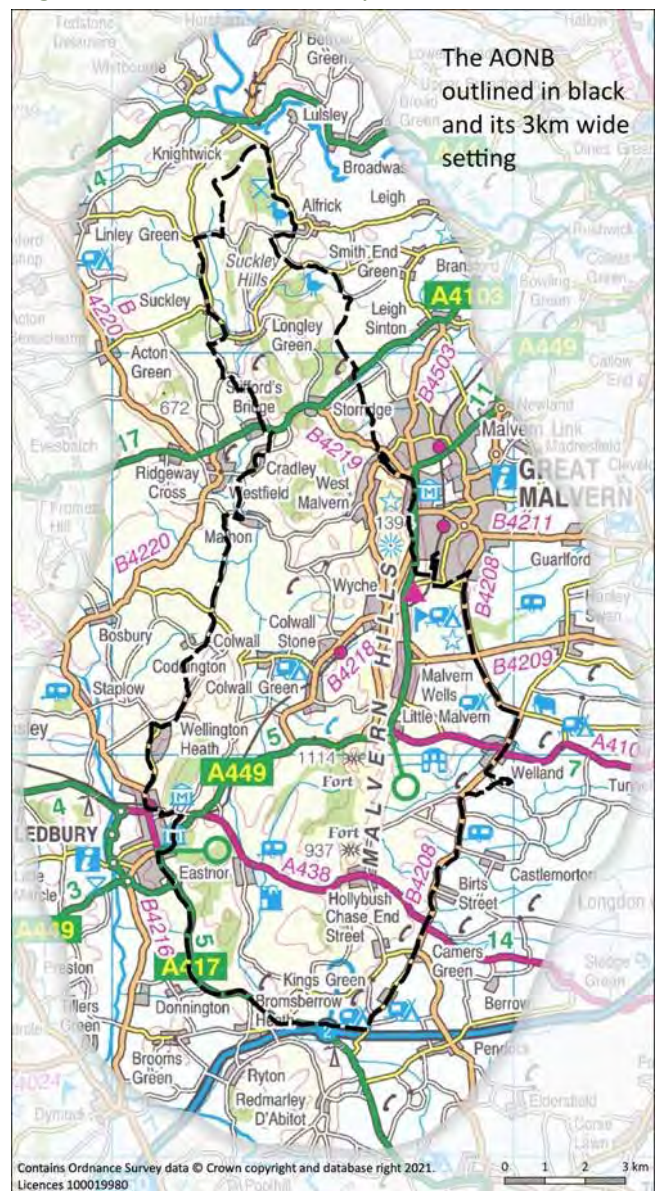
### What is the area covered by this Plan?

This Plan is centred on the designated Area of Outstanding Natural Beauty, an area of some 105 km<sup>2</sup>. It also takes account of its wider setting and connectivity, defined by a 3km-wide setting around the AONB boundary. More broadly, the Plan also recognises the broader regional context and the links for nature that need to be strengthened and extended through the surrounding countryside and urban areas. The ‘Strategies’ section of this Plan uses these three scales to describe key approaches and priorities for nature.

### Relationship with other plans and policies

This Plan builds on a number of existing documents including the AONB Management Plan (2019-24) and Worcestershire Biodiversity Action Plan. There are many new initiatives under development that will also influence this Plan. These include the preparation of Local Nature Recovery Strategies, the design of the Environmental Land Management Schemes and the requirement for Biodiversity Net Gain provision as part of new development. As these new documents are developed, there will be a need to review and revise the strategy and actions in this Plan. In time, it is expected that this Nature Recovery Plan will form an integral part of the statutory five-year management plan for the AONB.

Figure 2: The Nature Recovery Plan area





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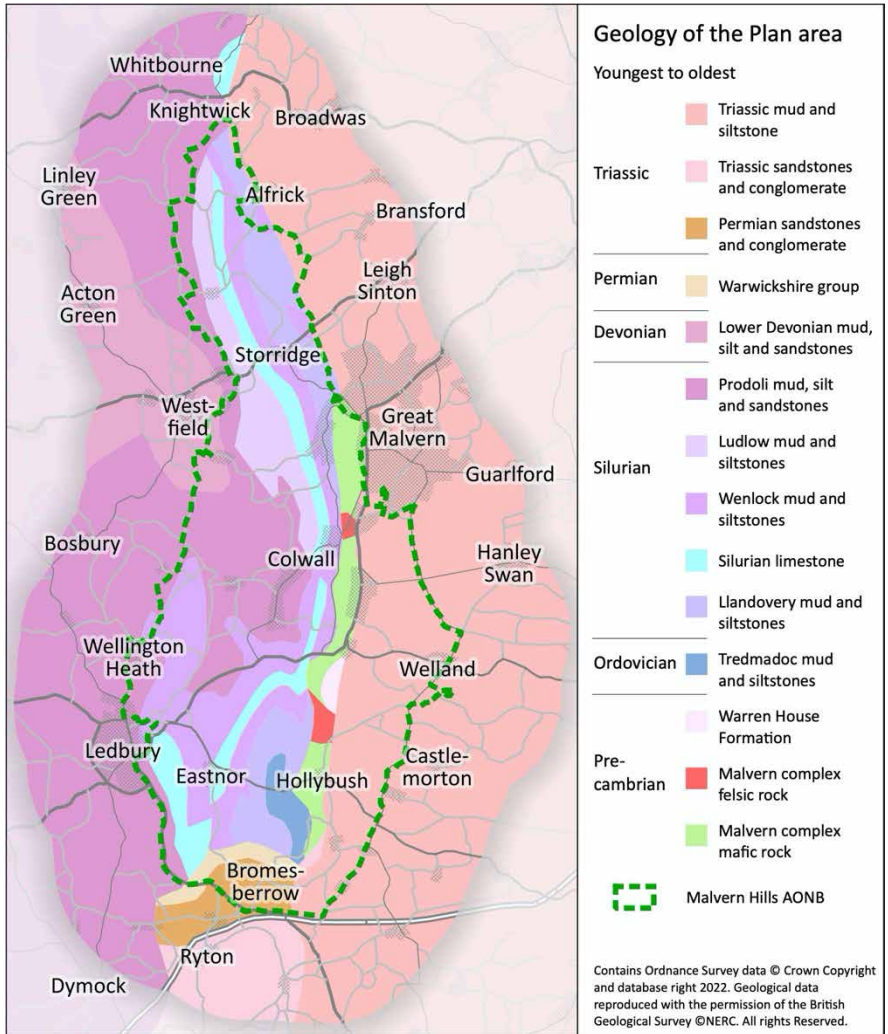
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B %\*%#! 5!50B +!+ 4\$-!.%'CB -4\$!3@.%43%+46%0(06<'(!  
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Favosites fossil near Park Wood

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4\$%!034\$A!#\$.!' %\*!>\*0)-5%.! +! = >0\*4'+4%0(06<'(!  
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/ !3\*)%9B+5%\*4J %!+!4\$%d' XKH.!' \$0B .!0)%\*DCRH\$!  
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#%d' \*%! 014\$' 5-40+' ( !6\* 1%0!0\* \$' \*5.!' \$' .!+OB !\*2  
53<%140RgH!\$'!' +5! 4\$%\*% '-++6!' \*%!'! '\*%!.0= %d01  
03\*E 0.4! = >0\*4'+4!>' (<% 110\*! 43\*%CB>>0\*4+6B -5?  
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\$% \*4' +5!-+!4\$-!' \*%!'! +5!3+<0= = 0+ @\*5.!'3<\$!'! !  
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## South of the Hills

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'\*%!' 01!+5.40+% !\*0<J.110\* = %B53\*+6! !>%\*05!01!\*-5!  
5%\*%4!+5!.' +5! 53+% 53\*+6!4\$%F%\* = -!+>%\*05A!#%d  
' +5.40+% .!\$') %d<\*%4%5!5%8%!\* <\$!0-(C6)-+6!' :%!40!  
4\$%! = 0.4!>\*053<4)%!' 6\* <3(43\* (! +5!6\* 5%!'! +5!0!  
103+5! +!4\$%F(' +! '\*%A! !/ = 0+6.4!4\$%E 0.4(9!'!@(%!  
1%45.!'4\$%d' %d' +3= @\*!014\* 5-40+' (!0\* <\$' \*5.0-+?  
<35+6!>%\*9!%\*!' +5! <\$%\*%A



Traditional orchard, Mathon



## East of the Hills

J' 4%1.4-(+!6%0(06<' (4= %C\$3\*+6!4\$%#\*! .. <↳%\*05C!  
 4\$%8%.4%\*+!-5%014\$%\$ -(.(B'!'+'!%\*!01@\*0'5± 35?  
 1('4.'!+5! B -5%!\*)%\*.!B \$<\$!>\*053<%5\$%)9! & %&#\*!<br>
 = 35.40+%0-(.'!<\*0..! = 3<\$D14\$%8%\$%\*%\*( ' %A& 3<\$!  
 = 0\*%\*%#%+4θC\$3\*+6!4\$%T@d/ 6%C!! ('9%\* D1<('9C!. -(4C  
 .' +5!' +5!6\* )%(!B' .!5%>0. -4%5!0+!@4\$!. -5%.!014\$%!  
 , -(.(A!#\$\$%\$!) %A@%+!\*%\$!>% 5!0+!4\$%8%.4%\*+!-5%!  
 @94\$%\$S-) %\*N%\$%\*+Cθ%)-+6 4%\*%<%! 011\*%5\*!-++6!  
 6\*!)(. !0)%\*4\$%\$%) -%\*!3@0-(. A!

/ 44\$%#@'.%014\$%\$ -(.(C= '+9! 014\$%\$6\*!)(4%\*%<%!  
 .3>>0\*4!>00\*!. 0-(.'! +5!\$!) %A\*%# -+ %8!'.! 3+ %<(0.0%!  
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 = 0+.;C!B -4\$%k0= = 0+!\*6\$4.!40B.%!4\$%\$' +5!\$%5!+!(0?  
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 @34<<3\*1\*%3%+4θ!\$%\*%A



The distinctive red catkins of the Black Poplar

© Bob Embleton (cc-by-sa/2.0)

& '+9!014\$%\$ = '(.(1.4\*%# .!4\$'4\*%:0+!4\$%:-.5%014\$%\$  
 , -(.(D1(0B-+6!%' .4!40!4\$%N%)%\*C.3>>0\*4! = >0\*4'+4!  
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Large white butterfly feeding on yellow rattle

© Linda Bailey (cc-by-sa/2.0)

### Habitats of Principal Importance found in the AONB\*

- !"# \$%&'0 \*,'( '-,\* '!. / ( # "" "\$ %&'
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- 6 "" " (7%4 0 (%&' (7%08\$&'
- 9\*, 0/θ&'(/40,% /
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### Species of Principal Importance found in the AONB\*

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- D"0) ". /,
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- 7\*7/40, \$ \$ (%&'A, -5/4 \*8θ

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## THE STATE OF NATURE IN THE AONB

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B %\*%40.4!@%4%+4\$%!XKH.!'+5! "XfR! '+5! XHj !01!  
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## Designated sites of national importance

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B \$0((9B -4\$+4\$%4! 2 7 8A#\$%\*%!\*%\*%+4! HXj !01!4.!  
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05-)%\*. -49!+5! = 0.4!0114\$%04\$%\$' ( !1-.!+13+1)03\*'?  
@4!@34!%0)%\*+6!<0+5-40+A!LS<0)%\*+6M!0+5-40+!  
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## Sites of local importance

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B 0\*J!>+++ +6!4\$%4! 2 7 8!'+5! 4\$%\*%\*.40\*40+C# = +?  
'6% = %4!+5! +4%\*40+!+40!! = 0\*%@05-)%\*.%4(' +5?  
<'>% !B -(!@%+! = >0\*4'+4k0+.-5\*%40+!+!5%4-) %\*+6!  
4\$%>' +!0@%4)% .A

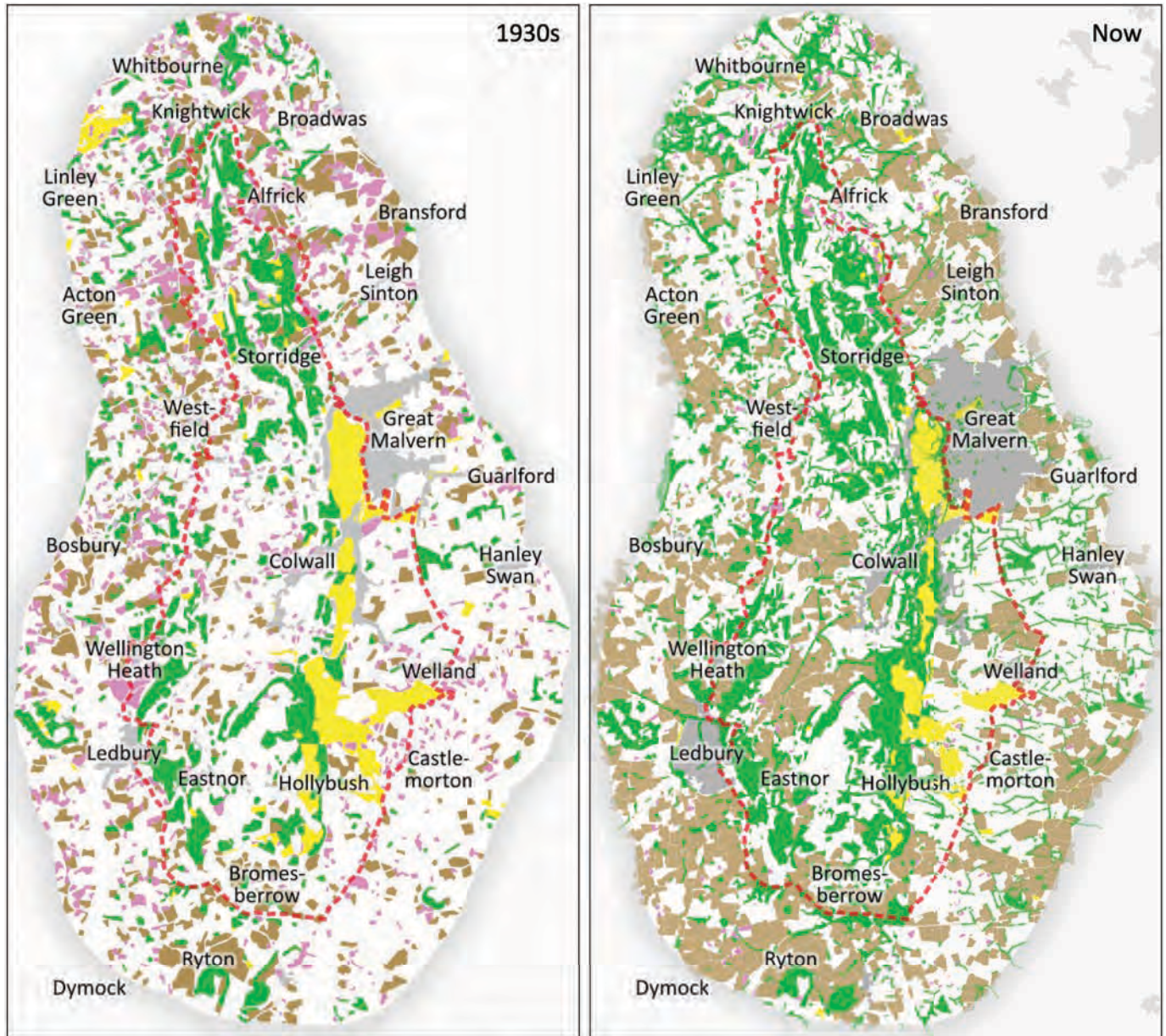


Woodland management Bromesberrow

© Malvern Hills AONB Unit



## Change in land cover between the 1930s and the present



Land cover types shown on the map (Blank areas consist mainly of agricultural grassland)



Contains Ordnance Survey data © Crown Copyright and database right 2022

### Sources for these maps

35, (HI J K/) %7/, / (35, (HIJ K/(!%&'L 4\$/%4'&(B.O.; 1"?(A0#%&NB5\*/(# %/(-%0Q\*( ".4 (. &, Q45, (\$ %, 0/5\*7"?(<0"N ? ,// "O(!ND.'\$ , 1(B4%) 7MB5, / .0.; 1\*2# %/"&, (\$02\$1>1:"\$.&4, , 0/(&-\$\* &2/-5""\$-5\*\$0, &# 5"/(5%, '() %7/("?(45, (?\* \$/ (&45, \*0/.00".&\* &2%0%NB5, ('%4%5%; , >, , &' 2\*4\*, ' (? "Q45/(<\$& 70") /-%&/("45, ("02\*&%( \$ %7/D (!ND.'\$ , 1(B4%) 7P@ "20 %75%\$<.>\$ %\*4' &/(!4F(C.'0 , 1(=ND,\$%BFR&:'0'&) , &4(C2, &-1PDRS9C(%&'@0%4A0#%&{ \*N 4' 0\*\$(@BM(

3; , (-.00, &4) %7/(>%/,' (&(%:%\$>\$( \$%& . /, (%&'5%>#4%4%(&'0 4#8, &#1(45, ( @\$. -./ 40/5\*Q( Q, &4Q) (? "O(R&:\*N 0' & ) , &4#9, - "0 /NB" . 0./ (\*&-\$ ', (45, (=4#\* &0\$S" 0/ 401TR, & 4' 01(L\$QV<0#\* 0\*41(%>4#4/(# RV!%& (Q":,0 (W%7( XKHI(UL YQR; V%&'\$-%\$5%>4#4/.0.;1/ (L6 QQ%&'( QWV)

## The condition of key natural assets

- **Agricultural soils.** Most arable soils have significantly depleted levels of organic matter and microbial activity and a poor structure, reducing their productivity and ability to hold water and carbon. This is the result of continuous cropping and the use of agrochemicals. Soils under permanent pasture are in better condition but may be locally compacted.

Many farmers are now adopting soil management and grazing practices which will improve soil health.

- **Water and wetlands.** The Environment Agency measures the status of waterbodies based on a range of measures including their ecological, chemical and physical status.

The latest (2019) data for the rivers and streams in the Plan area shows that their condition is not good, largely as a result of diffuse pollution and sediment run-off. The majority (81%) of monitored stretches of river are in moderate condition), 14% in poor condition (the Bushley and Longdon Brooks flowing into the Severn and the Sapey Brook flowing into the Teme) and 6% were in the worst, bad, condition (the Suckley Brook).

Climate change is adding to the problems facing rivers and wetlands, causing more frequent and intense flooding and also low summer flows which exacerbate problems for aquatic life.

- **Woodlands.** It is estimated that only 55% of woodland in the Malvern Hills AONB is actively managed.<sup>viii</sup> Many tree species are coming under acute stress from new pests and diseases and periods of intense weather (e.g. storms and drought). Loss of key species such as ash will accelerate change, particularly in unmanaged woodland.
- **Habitat diversity.** Variety in the structure and species composition of common habitats such as farmed grassland, hedgerows and watercourses is crucial in providing food and shelter for wildlife.

Loss of this diversity and of key habitats such as traditional orchards and meadows is one of the main reasons for the declines in diversity and abundance of once common groups such as birds, small mammals and moths.

## Current and future pressures

Nature in the AONB will face significant pressures for change over the foreseeable future.

### *Climate change*

Average UK temperatures have already increased by nearly 1°C since the 1980s and the trends predicted by climate science are proving accurate. As well as rising average temperatures, periods of low rainfall, interspersed by intense rainfall are creating difficult conditions for our native wildlife, and are testing some types of farming and forestry. In the AONB habitats most susceptible to harm are the rivers and streams, heathland and wet woods<sup>ix</sup>. Examples of the impacts on nature include pest and diseases (ash dieback being a new and highly visible example); changing timings of seasons; low summer river flows; and damage to vegetation from high winds. Many of these impacts are likely to accelerate in the short term. The longer-term effects will depend on measures by governments and individuals over the next few years.

### *Built development*

The Government has a goal of significantly increasing the rate of house building in England and of ensuring that negative environmental impacts of these developments are mitigated. The AONB itself is unlikely to see new developments at the same scale as surrounding areas. However, there is likely to be a reduction in the tranquillity that can be experienced in the AONB (for instance dark night skies) and growing numbers of recreational users, putting pressure on its natural environment. Changes to air quality, arising from traffic, industry and also agriculture, may also occur. There are also likely to be opportunities to create new habitats using funding from development in nearby areas through the proposed requirements for 'Biodiversity Net Gain' (described further below).

### *The agricultural transition*

Farming in the AONB is starting to go through a period of major change as the support schemes that were funded by the EU's Common Agricultural Policy (CAP) are replaced by a new domestic policy based on supporting public goods from land. Defra is developing three new Environmental Land Management Schemes but their content and suitability to the AONB is currently not known. Other factors that will influence how farmland is managed include the costs of agricultural inputs; the availability of labour; promotion of low carbon / net zero farming techniques; pests and diseases (including bovine TB); and changes to farming export markets.



## New opportunities

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Bumblebee on Forget-me-not flower

© Mel Mason

## Carbon Markets

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Farmers' market, Great Malvern

© Bob Emberton (cc-by-sa/2.0)

## Community interest

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## A changing place for Nature

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© Malvern Hills AONB Unit



## OUR STRATEGY FOR NATURE

This section of the Nature Recovery Plan consists of two parts.

- The first part is a set of guiding principles, describing the approaches that should be taken to safeguard and restore nature in the AONB.
- The second part contains three priorities to shape the way land is used and managed for nature. Each of these operates at a different scale.

### Part 1 - Guiding principles

The Malvern Hills AONB is fundamentally a ‘cultural’ landscape where nature and people have evolved together over thousands of years, particularly through the actions of farming and forestry. The following principles recognise that nature recovery must work with the functions and fabric of the landscape, and through the owners, managers and users of the land, many of whose livelihoods depend on it.

#### *1. Ensuring better condition of what we have*

Protecting and conserving the nature we have is the starting point for helping it to recover. Every effort should be made to limit further loss of habitats, deterioration of soils and water resources, and harm from invasive species and other external pressures. Reinstating and maintaining sympathetic management practices such as extensive livestock grazing, woodland coppicing and restoration of species-richness in grasslands can be a challenge but is essential to nature recovery in the area, supporting diversity and abundance of wildlife.

#### *2. Creating bigger, more & more joined-up habitats*

Strengthening our ecological networks is the best way to overcome the past fragmentation of habitats and give nature greater resilience to threats like climate change. A planned spatial approach, expanding and buffering existing core habitats and creating corridors for wildlife between them, will be most effective. A draft ecological network map for the AONB is shown later in this Plan (page 18).

#### *3. Harnessing community support and action*

This Plan is for everyone who lives and works in and around the AONB. Many different groups of people have a role to play, including owners and managers of land, consumers of food and drink, recreational users, regulators or advisers. Figure 3 shows how the Plan provides the means to co-ordinate appropriate actions in the area using the resources and guidance from national and local policies and schemes.

Figure 3. How the Plan joins top-down policies to bottom-up activities



Those involved in both bottom-up activities and top-down policies have to want change to happen, and this ‘will’ needs to be fostered in order for solutions to be delivered. Public interest can be a positive influence on both the policy making process and encouraging the uptake of new ideas in land management, industry and commerce. An example is changing public attitudes to road verge management which is now driving change in practice by highways authorities and others.

#### *4. Making steady and concerted progress*

Given the scale of the biodiversity crisis, nature recovery can seem like a daunting, formidable task. The first step to change can be the hardest. However, the impact everyone has in making small changes is cumulative. Individuals and organisations start at different stages of understanding, engagement, will and ability (either financial, operational or technical) to make changes. This stepping-stones approach helps to remove barriers to participation whilst inspiring a longer-term commitment to action. All need to play their part if nature recovery is to become a reality.

#### *5. The past isn't necessarily a guide to the future*

The climate crisis means that change to the wildlife, habitats and landscapes of the AONB is inevitable. A new direction must be found; one that allows nature to recover and flourish into the future at the same time as ensuring that the qualities that make the AONB special are revalued or reimagined. Our landscapes will need to be dynamic and reevaluating them for the future is essential if they are to survive as special places.

## Part 2 - Priorities for nature

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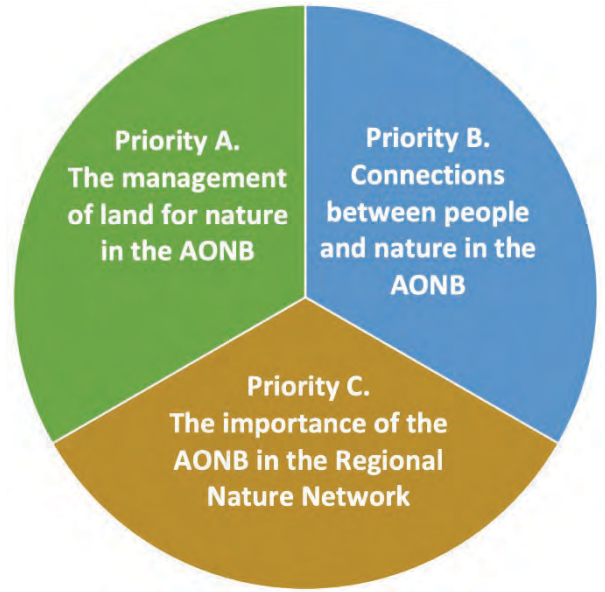
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### Priority B. Connections between people and nature in the AONB

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### Priority C. The importance of the AONB in the Regional Nature Network

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Tree planting, Mathon

© Malvern Hills AONB Unit



## Priority A. The management of land for nature in the AONB

This set of priorities provides guidance to landowners and managers on the actions they can take to conserve and enhance nature on their land.

It will involve activity with and by individual farmers and landowners to develop appropriate action for nature on their land and also collectively across landholdings to strength the nature networks.

Land management opportunities are suggested for five key landscapes which are mapped in Figure 5. These areas are based on the landscape character typology for the AONB and its surrounding areas (See Appendix 2 for details).

### A starting place for dialogue

The suggested land management opportunities are intended as a starting place for discussion with landowners and managers. Not all will be applicable, and within each landscape area, it may be that special features and relatively uncommon land holdings require

a different approach informed by available evidence. The priorities focus mainly on maintaining and enhancing existing nature value and landscape character, but they should not preclude more radical land use change where this is justified by adaptation and mitigation for climate change or the incentives that will be offered through Defra’s Environmental Land Management schemes.

### Planning for nature between habitats ...

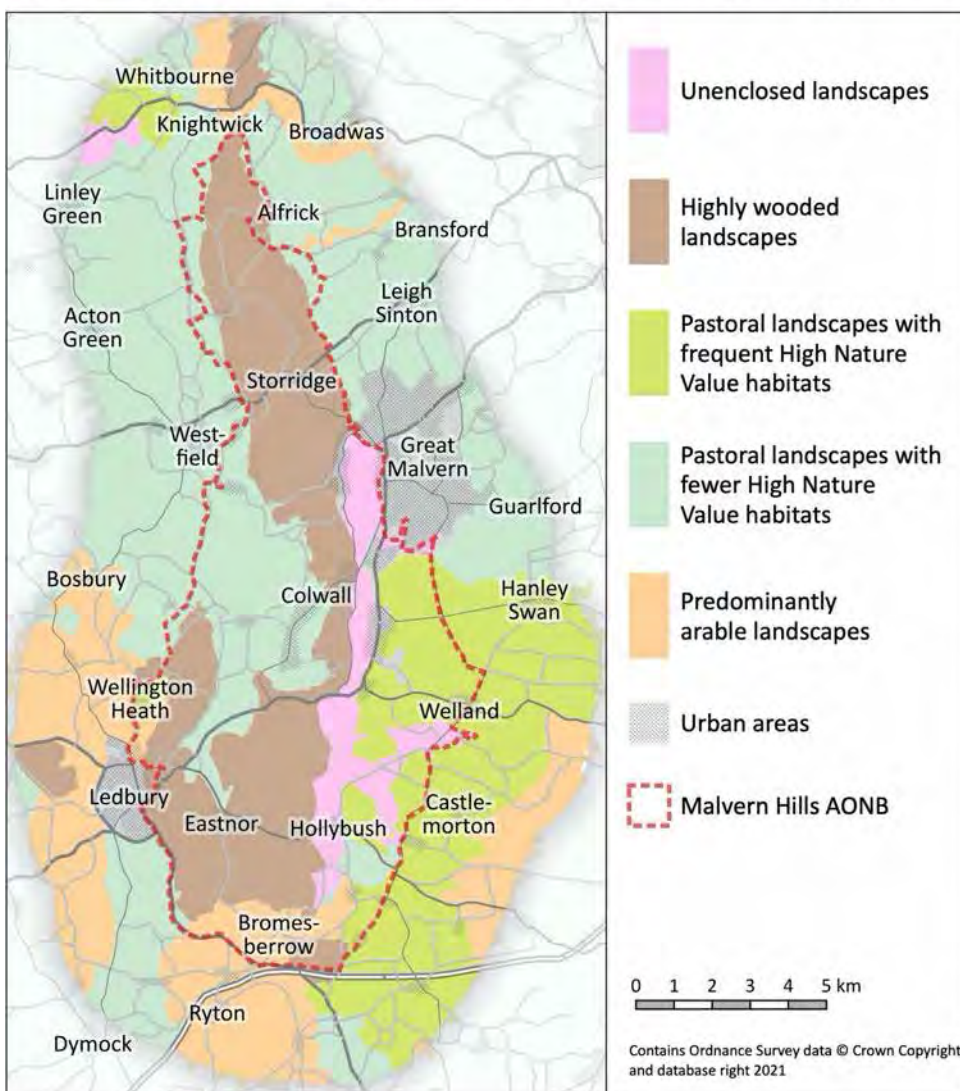
This Plan recognises the value for nature of transitions between habitats (known as ‘ecotones’) which can support different species and are an essential component of a wildlife rich landscape. Examples of these transitional areas include woodland edges and glades, wood pasture, scrub and rough grassland edges around arable fields. Helping the AONB’s biodiversity will involve enhancing and creating more of these often overlooked areas in the countryside.

### ... and across landscapes

There is a risk that, in subdividing land management opportunities between separate landscape areas, the need to enhance connectivity for nature across the whole area is overlooked. To address this, this section concludes with an ecological network map for the whole Plan area.

This map suggests priority areas for open and wooded habitats based on the distribution of core, highest value, habitat. Co-ordinated effort by groups of landowners in an area is essential to recovering nature at a landscape scale. The Malvern Hills AONB Partnership provides training, advice and support to clusters of land owners and managers for this purpose.

Figure 5. Simplified landscape types used to identify land management opportunities



## Unenclosed landscapes

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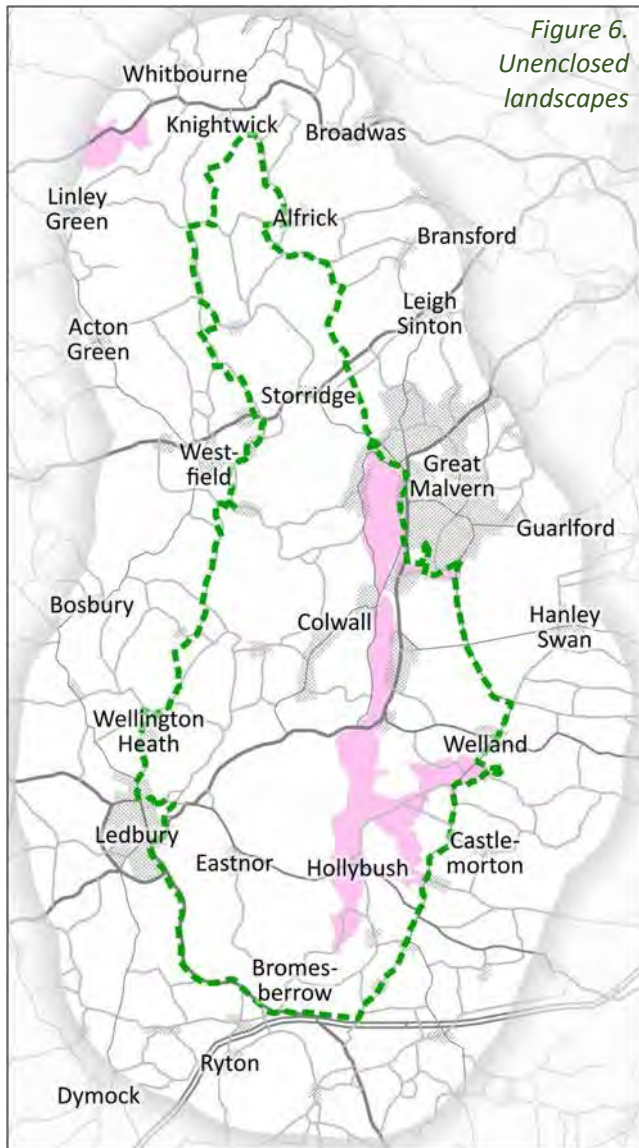


Figure 6.  
Unenclosed  
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+%4+6!' +5! 10\*6 +6!' '\*%!.! 10\*!6\*03+5!+4+6!@\*5!  
.3<\$!'! .J 9('\*J A!
- S%63(\*! = '+ '6%= %+4!B -(!'@%#%#%5%40!J%#%>'! = 0?  
' <'! .4\*3<43%\*!0+! 4\$%!. (0>%!. B\$ %\*%!'@' <J%+!' +5!  
@\*%=@%!' = ' 9!04\$%B-.%!50= + ' 4%A
- F\*04%4+6!4\$%\$%\$%\*4 6%!' (3%01!\*0<J!034-\*0>. 0J%#%>  
+6!4\$% = !<(%\*'!01. 0-(' +5!)%6%440+!. 0!4\$%9\$' +!@%!  
.435-%5!' +5!' >>\*%<' 4%50' (.0!%+ @+6!5%>%+5%+4!  
>%<%!.!3<\$!'! 4\$%\_ \*'9(+6!@344\*!4!404\$%\*)%A
- &' +4' + +6!' +! ' <<%.! .4\*!4%69!40! \*%5<%! 0-(!%\*0?  
.-0+C!) %6%4'4-0+!5' = '6 %d'+5! 5-.43\* @'+<%40B -(5(-1%  
+!.%+.-4) %d'\*%'.A!



## Highly wooded landscapes

J' \*6d' % .! +!4\$%+0\*4\$%+!' +5!.034\$B%4?  
 %\*!>' \*4 !0!4\$%/27 8!' %!\$-6\$(9!B 005%5A!  
 Y= '( (%!\*%'. !0<<3\*!034 -5%4\$%/27 8!+!4\$%!  
 KJ= !%44+6! \*% !+0\*4\$01W-6\$B <!' +5!B %4!  
 01!]5@\*9A!!

F+4\$%.%(!+5. <'>%. !+%\*' RHj !D14\$%(!+5!'\*\*'!  
 -. !<0)%\*%5! @!B0 05(' +5C= 0. 4! 0!B\$ <-\$!-. !  
 @\*0'5%) %A!#\$%B 005%5!<\$\*'<4%\*!-.! B3\*?  
 4\$%#. 4\*%+64\$%+%5 @94\$%5%+.%!+%4B0\*J!01!  
 (\*6d \$%6%\*0B.C!' +5! '\*%!.! 01!>\*'J ('+5C!  
 B 005! >!.43%\*! '+5! 4\*'5-40+'( ! 0\*<\$\*'5.A!  
 / (0+6.-5%!B 005%5!\$@'4'.!4\$%/%!\*%'. !\$')%!  
 \$-6\$!<0+<%4\* 40+. !01!%\*% = '+%4!>' .43\*%A!

#\$%!\*%!.! >\*0)-5%\$-6\$!(%)%(!01= '+9 !%<0.9.4% !  
 .%\*)-<%! +<(35-+6!@05-)%\*.-4D.<%4<' +5!\$.40\* <' (!  
 )'( 3%C0-(!\$%!(4\$C<'@+!.40\*'6%!+ 5!B '4%\*%63?  
 40+A



Glade clearance in ancient semi-natural woodland, West Malvern

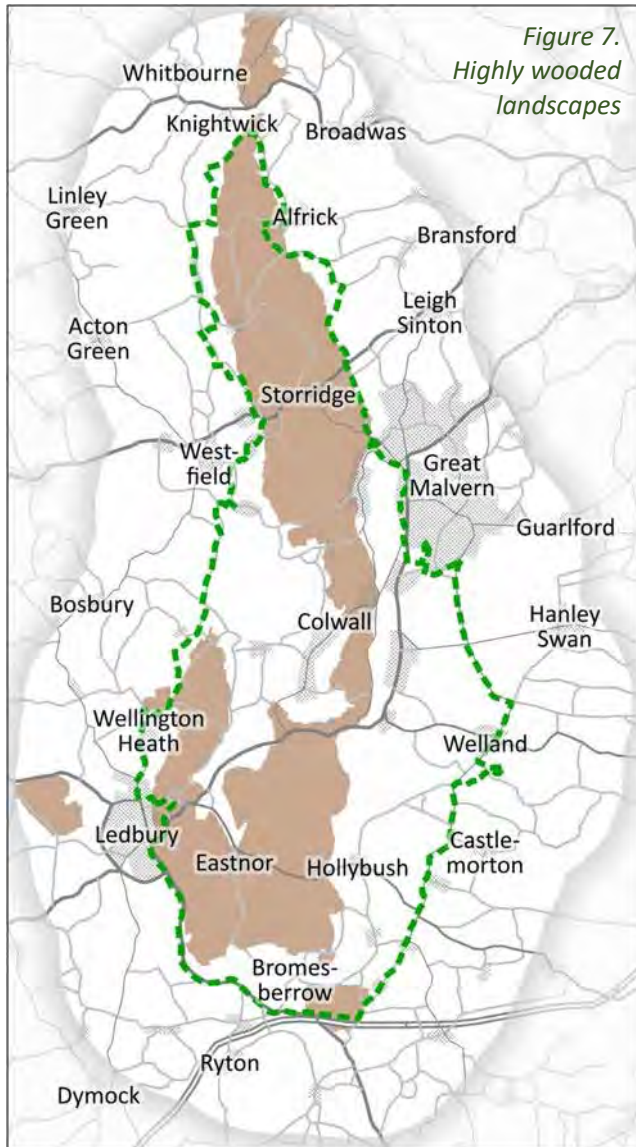


Figure 7. Highly wooded landscapes

- J' +5! = '+ ' 6% %4!>\*0\*4%!+!4\$%8!' %\* .!+<(35%A
- #5\$%+4\*053<4+!0\*!<0+4+3'4-0+!01!.3.4'- +@!10\*?  
 %4\*9>\*!<4<%!@'.%5!0+!6 \*%8&'+'6 %% %4F('+.A!!
- F+'<- %+4B 005('+5C!4\$%!\*%+4\*053<40+!0\*!<0+4+3'?  
 40+!01\$-.40\* <'(!>\*!<4<%!.3<\$!'.! <0>><+6!' +5! +B!  
 >('+4-+6!40!\*%0+ +%41\*'6= %4%5!'\*%.A!!a \$%\*%'+?  
 <%+4B 005('+5.! \$')% !@%>(' +4%5!B -4\$<0+-1%\*.C4\$%\*!  
 \*%('<% = %4B -4\$+4-)%!@\*0'5%)% .A
- P0+.%\*)+6!4\$%5-)%\*.-49!+5! <'@0+!40\*'6d>04%4-(!  
 01!('(!05%\*!>%= '+%+4!>!.43%\*!.! +5! = %50B .!3.-+6!  
 = '+ ' 6%8!(!)%40<!6\*'U+6!' +5!(! 4%!\*344+6!01!\$9A
- E+\$'+ <+6!4\$%5-)%\*.-49!+5! .>%<%! \*<\$%!.! 01!>\*%?-  
 03.(9!L= >\*0)%5M\*!.(' +5.! 4\$\*036\$4\$%+4\*053<4+!  
 01! B -5! 10B %\*!' +5! 6\*!..! .%5C!-5%( 9! 1\*0= ! (0<'(!  
 .03\* <%A
- P0+.%\*)+6! %\* ' -++6!4\*'5-40+'( !0\*<\$\*'5.CB.-+6!\*%?  
 .40\* 4)%>3++6!40>\*0(0+6!4\$%(-1%010(5!4\*%!.! B%(!  
 '! \*%40<J-+6! B -4\$!4\*'5-40+'( !)\*- %4%! 0+! .4'+5'\*5!  
 \*004.40<JA
- Y= -( \* (9C<0+. %\*+6!)%4%\*+ !4\*%!.! +!>\*J(' +5!' +5!  
 B 005!>!.43%\*!' +5! \*%.40<J+6!B -4\$+6!B!4\*%%.A
- F\*04%4+6!4\$%6%0(06<'(! \$%\*4'6d)' (3d!01!3!'\*- %C!  
 J%8+6!\*0d !1<%!<(% \*!01 0-(! +5!)%6%440+A
- ED>0\*+6!0>>0\*43+4%! 40k\*%4%!+5! = '+6 %d4\*+.-?  
 40+'( !5@'4'4!.!3<\$!'!.! .<\*3@B -4\$+' +5! 0+!4\$%8%6%01!  
 B 005%5!'\*%.A
- 831%\*+6!+'\*\*0B !0\*!. = '( !B 005(' +5. !B -4\$!+%B!4\*%!  
 >(' +4+6A
- S%+.4' 4+6!' +5! = '+ ' 6+6!!4\$%\$-.40\* <!%+<(0.3\*%d>' 4?  
 4%\*+D1\$%5%!' +5! B '4%\*<03\*.%A!#\$-!+<(35%!( (0B ?  
 +6!\$%56%.!40!6\*0B! @. \$9! +5b0\*!4( (%\*!+ 5!%+. 3\*+6!'!  
 5-) %\*.%d'6 %d .4\*3<43\*%0! \$%56%\*0B!4\*%8! 40!>\*0)-5%  
 .4\*0+6\$' @4 4k0++%40+. !@%4%+%!B0 05(' +5. ! +5!40!  
 .5%(4% D\*<\$\*'5.!+5! \$0>.A!
- &' + ' 6+6! B '4%<03\*.%)%6%4-0+! 40! >\*0)-5%!@4\$!  
 .5\$ %!+5!(-6\$4A



## Pastoral landscapes with frequent High Nature Value habitats

#\$.!( '+5.<'>% !U0+%!.!50= +4%#!@96\*..( ' +5!  
 1\*= +6!eHj l01l(' +5! <0)%\*! l>%\*=' +%+4!>. ?  
 43\*%A!T4\$'!. -6+-1<' +4!' \*%!.! 01\$-6\$! +43\*%A  
 )' (3%l0>%+! '\$' @4'4.! :>\*+<->' ((9!3+-= >\*0) %5!  
 +%34\* (! 6\* ..(' +5!' +5! .0= %l 4\* 5-40+' (! 0\*?  
 <\$'\*5.; A!T4\$'!. \*%l4-)%9!(0B !(%%(!.01!B 005?  
 (' +5! <0)%\*! :.!( 0B !.!' Rj ;!' +5! '! [3'\*4%\*!01!  
 1\*= (' +5! -. B+5%\*!' @(%l3(4)'4 -0+A#%\*%\*%!  
 = ' +9! B' 4%<03\*.%! ' +5! .4\*% = .C!' +5! 1'\* =!  
 >0+5.! '\*%!( .0!1\*%3%+4A

#\$%#! '\*%!.! 0<<3\*+!4\$%!.034\$%.4%\*+>' \*4!01!  
 4\$%F(' +!' \*%lC+!4\$%KJ= !.%4+6!40!4\$%l278!  
 '+5!' !.= '( (%\*!' \*%!.! +4\$%+0\*4\$B %4D14\$%F(' +!  
 '\*%A

#\$%#! '\*%!.! >\*0)-5%l\$-6\$!(%)%(!01! = '+9 !%<0.9.4% !  
 .%\*)-<%! +<(35+6!@05-)%\*. -4C. <%+<!'! (3%0005!>\*0?  
 )-.0+C!.0!(\$% (4\$!' +5!B' 4%!\*%63(' 40+A



Species-rich hay meadow, Suckley

] +5! = ' + 6% %4!>\*0\*4%!10\*!+ 43 %d+!4\$%%! %\* .!B -(!  
 +<(35%N

- P0+.%\*)+6!4\$%5-)%\* .49!+5! <' @0+!40\*'6%l>04%?  
 4-( !01!( (!0(5%\* l>%\* = '+%+4!>.43\*%!. '+5! = %50B .!  
 3. -+6! = ' + 6%#! (-)% 40<J ! 6\* U+6C -+<(35+6! 4\* 5-?  
 40+' ( b\*%6%\*%\*4-) %d 4%\$+[-3%.A!P'44(%d '+5! '\$\*5-%\*!  
 +4-) %d@\*%6.!01!.\$%%#! \*%6 = >0\*4'+4B \$%\*%\*036\$%\*!  
 )%6%44 -0+!-.!>%%+4b5% \*!@%A
- E+\$'+<- +6!4\$%5-)%\* .49!+5! .>%<%! \*<\$+% .!01!>\*%?  
 )-03.(9!L= >\*0) %5M%\* ..(' +5!.! 4\$\*036\$!4\$%+4\*053<?  
 40+!01B -5!l0B %\*!+5! 6\*!..! .%6C!5%( (9!1\*0=!0<' (!  
 .03\*%A
- ]0B !0\*!+0!+>34.!011%4(-.%\*!' +5!( ' 4%!\*<344+6!01\$' 9!  
 +!1(0B%\*?<\$! = %50B .!:B \$%\*%!'>>\*0>\*-.4%!.! \*%?&br/>
 0= = %5%5A
- &' +4' +>+6!4\$%5-).40\* <l%<(0.3\*%d>' 44%+ D1\$%6%!  
 '+5! B' 4%\*<03\*.%C! +<(35+6! 4B0! 0\*!4\$\*%A 9%\*(9!  
 4\* = +6!01!\$%5%!.!B\$ %%l0. .-@%! +5!%+ 3\*+6!' !  
 5-) %\* .d'6 %d.4\*3<43\*%01!\$%6\*0B!+5! 1%45!4\*%A
- F(' +4+6!+%B! \$%5%0B. !' +5! b! 0\*!' ((0B-+6! . = ' (!  
 \$%6%\*0B.! 40b\*0B!@66%\*C\*0)-5+6!+%B !<0\*%50\*!.!  
 10\*!B-(5-1%A
- S%4' +>+6!' +5!>\*04%4+6!1%45!>0+5.! ' +5!B %4( +5.C!  
 %+.3\*+6!<l%+! +43\*!' !B' 4%\*!3>>(-%!' +5! >%\*05-<!  
 <344+6!@'<J!D10)%\*\$'+6-+6!4\*%A
- #5%l <\*%4-0+! 01! '>>>\*-.4%l9!.-U%!' +%B ! B 005(' +5C!  
 <0++<4+6!D:4+6!B 005(' +5! +5! 04\$%\$' @'4'.C+?  
 4%\*4+6!4\*%!.!+40!>\*053<4)%d(' +5! 4\$\*036\$!6 \*010\*?  
 %4\*90\*!-) 0>'.43\*%A
- P0+.%\*)+6!%\* ' - +>+6!4\$\*5-40+' ( !0\* <\$'\*5.CB.-+6!\*%?  
 .40\* 4)%l>\*3++6!40!>\*0(0+6!4\$%{-1%010(5 4\*%\*! !.  
 B %(!.!' \*% .40<J+6!B -4\$4\*5-40+' ( !)'\*-. %4%.D+!4'+5?  
 '\*5!\*004.40<J.A



Figure 8. Pastoral landscapes with frequent HNV areas



## Pastoral landscapes with fewer High Nature Value habitats

#\$.!( '+5.<'>% !U0+%\$'!.! \$-6\$!(%)%!.!016\*'.(' +5!  
 1\* = +6! :>%\*='+%+4! >!. 43\*%! '<<03+4.!! 10\*!  
 +%\*(9!\$( 1101(' +5! 3. %!' +5C13+(-J%44\$%>\*%)-03.!  
 49>%C!\*(4-) %49!1%B !\*%!.! 01\$-6\$!+'43\*%4) (' 3%4  
 .3<\$! '!.! 3+ = >\*0)%&! 6\*'.(' +5! 0\*!B%4(+5.A!!  
 a 005(' +5! <0)%\*!.! '\*03+5!fj !'+5! = 3<\$!014\$-!  
 B 005(' +5! -.!' +<- % +4.% = -?+' 43\* (|-+|<\$' \* <4%\*A!!  
 / \* @%4<\*0>>+6!4'J%! >(' <%40+!! 4\$\*5!0114\$%  
 (' +5A!c-%&!@3+5' \*%!.! \*%1!%[3%+49!(0B! ' +?  
 +3' ((94\* = %5\$%56%A#%\$%\*!\*%# ' + 9B '4%?<03\*.%!' +5! .4\*% = .C!'+5! 1\* = !>0+5.!' \*%!' (.0!  
 1\*4 3%+4A#%\$%\*%4' \*%4' (.0! \*% .!01B 005>' .43\*%4  
 '+5! . = '( (4\*'5-40+' ( 10\*<\$'\*5.A

#\$.!( '+5.<'>% !U0+%\$<<3\*!.+!4\$%<%+4\* ( !B % 4?  
 %\*!>' \*4!014\$%)/27 8!@%4 %%%+& ' 4\$0+!' +5!E' .4?  
 +0\*!' +5! <0)%\*!. = 0.4!0114\$%+0\*4\$%+>' \*4!0114\$%  
 KJ = !.%44+6!' \*03+5!4\$%/ 2 7 8A

#\$%4 %<0.9.4%& !.%\*!<%! >\*0)-5%&! +<(35%4 1005!  
 >\*0) -. -0+C!<%+<!) (' 3%4' +5!B' 4%!\*%63(' 40+A



New tree planted in a broad native hedgerow, Castlemorton

© Malvern Hills AONB Unit



Figure 9. Pastoral landscapes with fewer HNV areas

- ]' +5! = ' + 6% %4>\*0\*-4-%!10\*!+' 43\*%4+!4\$%4' \*% .!B -((!  
 +<(35%N
  - P0+.%\*)+6!4\$%5-)%\*. -49!+5! <!\* @0+!40\*!6%>04%4- ( !  
 01! '( (!0(5%\*!>%\* = '+%+4!>!.43\*%! ' +5! 0\*<\$'\*5.!' 3.-+6!  
 = ' + 6%&!(-) %40<J 16\*'U+6C+<(35+6!4\*5-40+' (b\*%&#?<br>
 %\*4)%4%\$+[- 3%A
  - E+\$'+<- +6!4\$%5-) %\*. -49!+ 5!.>%<%! \*<\$+%!.! 01!>\*%)-?  
 03.(9!L = >\*0)%&M\*'.(' +5.!' 4\$\*036\$4\$%+4\*053<4+!01!  
 B -(5!1(B %!' +5!6\* ..!.%&C-5% ((9!10 = !(0<' (1.03<%<A
  - F\*04%4!'+5! .9 = >'4\$%4<(' (9! = '+6 %4\*0'5.-5%4) %\*%&!  
 4\$'4!%\*!<\$!+!B -(5!0B %\*!' +5! \*%40\*%40!>%<%! \*<\$?  
 +%!.! 4\$0.%4\$' 4!<03(5!@%0 = %!0A
  - ]0B !0\*!+0!+>34.!011%4(-.%\*!' +5!(' 4%&!<344+6!01\$' 9!+!  
 10B %\*?<\$& %50B .!-.!\*%0 = %45%5A
  - a %\$\*%>>\*0>\*-'4%&C\*%\*%4\*!'@(%4'\*%!.! 40>%\* = '+%+4!  
 >!.43\*%40\$%>!%4 -.% = 3(4>(%4%<0.9.4%& !@%4A
  - &' +4' +>+6!4\$%\$-.40\* <!%+<(0.3 %\*%>'44%\*+!01!\$%56%!  
 '+5! B '4%\*<03\*.%C!50>+6!4B0!0\*!4\$\*%49%\*(9!4\* = ?  
 = +6!01!\$%56%! B \$%\*%>0... @%4' +5! \*%4) %4' 4+6!0(5!  
 '+5! 4\*%5!\$%56%A
  - ]%') +6!' !B -5%&! = ' \*6+!' \*03+5!>' .43\*%4!1%45.!' 10\*!4\$%  
 \$%56%\*0B!40!6\*0B!034!!'+5! <\*%4%!'! <0\*50\*01!036\$!  
 6\*'.(' +5A!!
  - F(' +4+6!\$%56%0B!' +5!1%5!4\*%4%40! <\$-%)! !5-)%\*%!<br>
 '6%!4\*3<43\*03\*0)-5+6!.\$'5% !10\*!(-)%40JC%<0(06<'(!<br>
 )' \*-%4!+ 5!<0+4\* @4+6!40!(' +5. <'> %&\$\*' <4%\*A
  - S%4' +>+6C!>\*04%4+6!' +5! %D>'+5+6! B '4%<03\*.%C!  
 1%5!>0+5.!' +5! B %4'+5.!' \*%!.! D%+.3\*+6 <(%!+! +43\*!' (!<br>
 B '4%\*!3>>(-%A
- #\$%4<\*%4-0+!01!+&B !B 005(' +5! +!@0<J.!0\*!@%4.C40+?  
 +%<4+6!%D.4+6!B005(' +5!'+5!04\$%\$!' \$@44.A!T435?  
 +6!.\$\*3@b.<3@%!)%6%440+!0+!4\$%56%.!011+B!  
 B 005(' +5! '\*%!.! <\*%4%!'!)( '3@%4\*'+.-40+' ( !\$@4'4!  
 10\*! = ' +9!@5.!' +5! +.%<4.A

## Predominantly arable landscapes

/ \*%! B \$%\*%'\*!@(% 1\*= +6!-.! 4\$%50= -'+4!  
 ('+5! 3.%!:'<03+4+6!10\*\$'( 1D1!'+5! <0)%\*!+!  
 4\$%.%!'\*%'.;00<<3\*! \*03+5!4\$%!034\$%\*%#%56%01  
 4\$%/278! ' +5!' (.0!+!4\$%!)' ((%9!1(00\*!01!4\$%!  
 S-)%)#%=%40!4\$%#0\*\$!01!4\$%/ 27 8A! / 6\* <3(?  
 43\* ((9! = >\*0)%5!>%# ' +%+!>'.43\*%!'<03+4.!  
 10\*!@034!' [3\*4 %\*01('+5!<0)%\*!+5! B 005('+5!  
 -.!103+5!0+! @034fj! 014\$%!' \*% 'A

T+! = '+9! 014\$%.%!'\*%'. 01%\$!@03+5'\*%!.<0+-. 4!  
 01(0B !'++3( (9!4\* = %\$!\$%\$6%C!0!4%!'@%5%  
 B '4%\*<03\*%!.+5! .4\*% = .A

#\$%&0.9.4% !.%\*)<%!>\*0)-5%\$!@94\$-.! ('+5?  
 .<'>%1D+%#+<(35%1005>\*0)-.0+!' +5!B' 4%\*(1(0B!  
 \*%63('4-0+A



Combine harvester, Malvern parish

© Malvern Hills AONB Unit

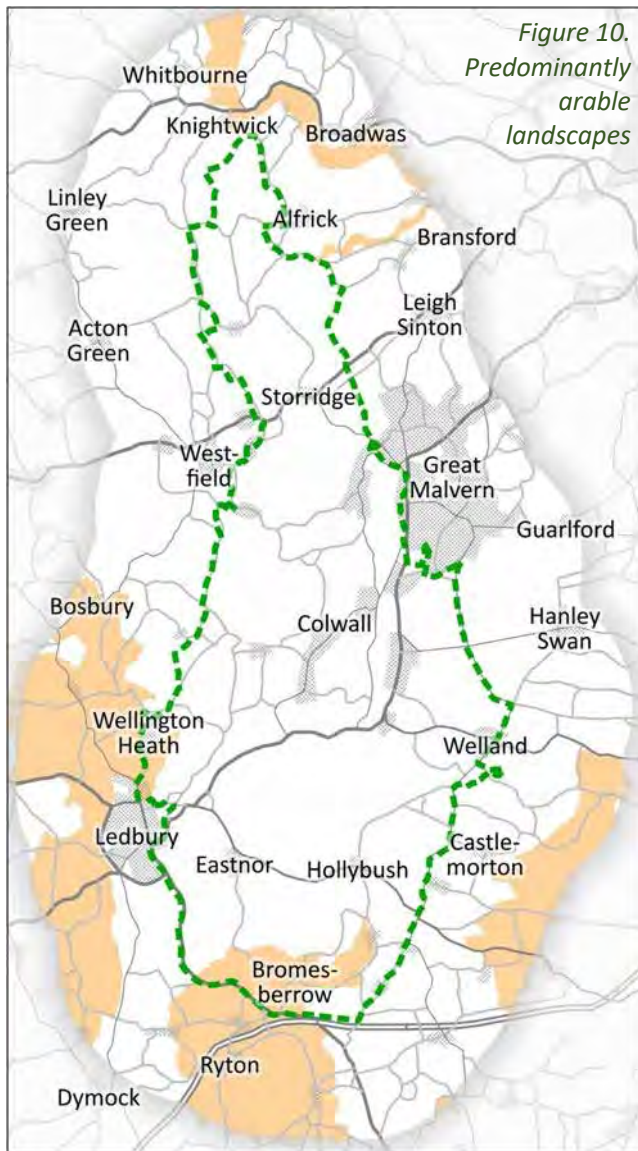


Figure 10. Predominantly arable landscapes

]'+5! = '+ 6% %4+\*0\*4%!10\*!+ 43\*d+!4\$%%!' \*% .!B -(!  
 +<(35%N

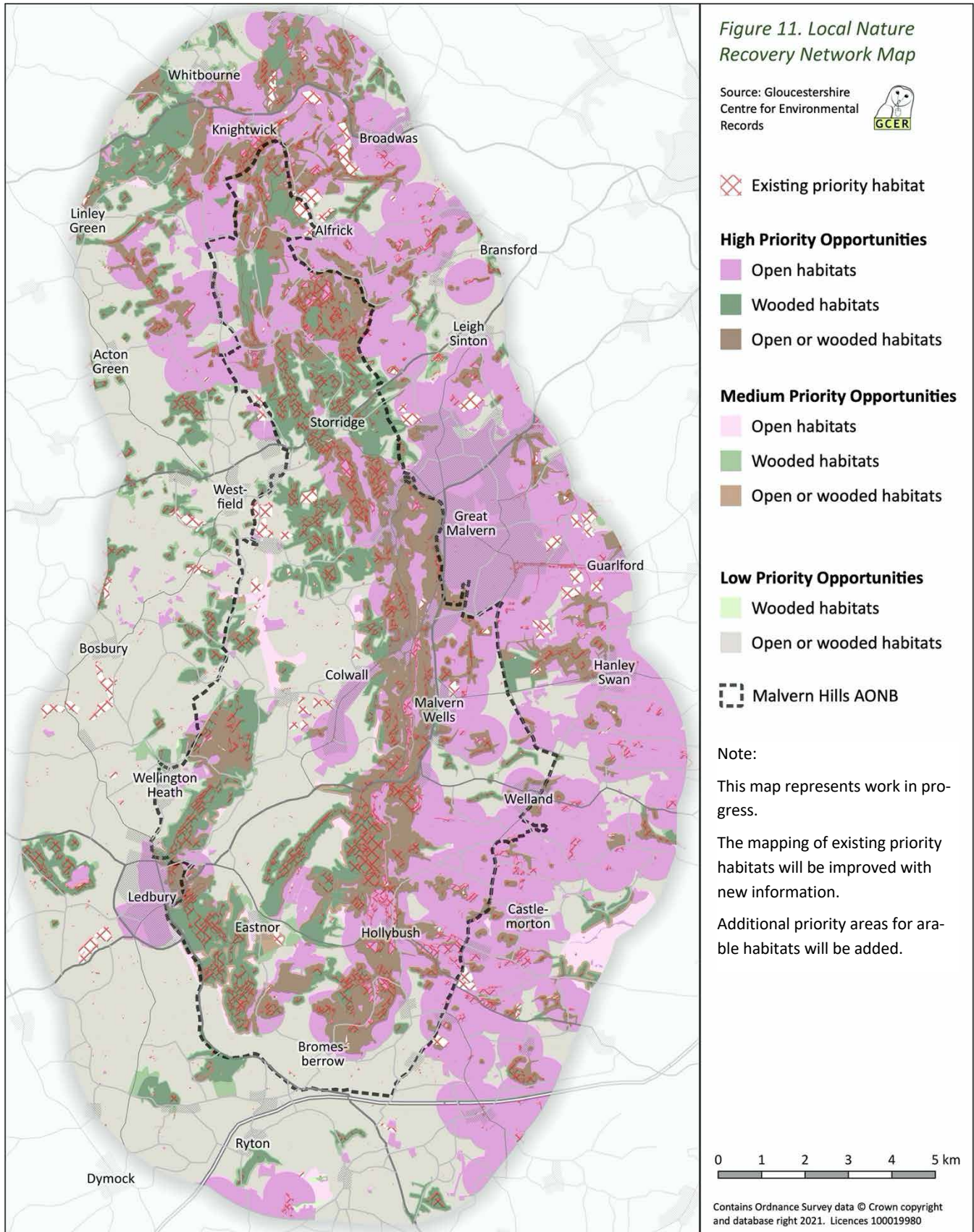
- & 0+40\*+6!0-(!\$( 4\$!+5! '50>4 +6! = %3\*% .!40!+?  
 <\*% % !.0-(!0\*6'+-<!= '44%\*!B \$%\*%+%\$%\$!+<(35+6!  
 +<0\* >0\*!4+6! .4\*B !'+5! .43@%@!'+5! 3.-+6! = +?<  
 = 3= !4(' 6%440!%4' @(\$!<\*0>.A
- ]%' )+6! 3+1%4(-.%5! \*036\$! 6\* ..! = '\*6+! :-5% ((!  
 .0B+ !B-4\$!B-(5!0B%\*!' +5!6\* ..!.%%5!' \*03+5 ' ((!  
 1%45.! 40! @11%\$%\$6%!' +5!B' 4%\*<03\*%C!>\*0)-5%  
 B -+4%!. \$%4%\*!4!B-(5-1%+5!1005!10!-+. %<4 A
- & '+4'+!0-(!<0)%\*!+!B +4%\*!' 343= +!0B +!<\*0>.C!  
 .43@%@!'+5!k0)%\*!>. ;40!\*%53<%!%0-0+C!0-('k'?<  
 >+6!+5!%# -.- 0+. 014-4\*03.0D5%4+5!>\*0)-5%1005!  
 10\*!B-(5-1%A
- & +-= -.+6!4\$%\$' \* = 13(= >' <.10+!+' 43\*%01%4-?  
 <5% '+5! 1%4(-.%\* .C%>%<'( (9!<(0.%!40!0+>?>\*0)>%!  
 '\*%!' '+5! B '4%\*<03\*%C!%53<+6!5-1B.%#0(340+A
- & '+4'++6!4\$%\$-40\* <!%<(0.3\*%>' 44%+D1\$%\$6%!  
 '+5! B '4%\*<03\*%C!'50>4+6! 4B0! 0\*!4\$\*%4 9%\*(9!  
 4\* = +6!01\$%56%.!B\$ %%#0..-@%A
- & '+4'++6!' !5-) %\*.%4 ' 6%4 .4\*343\*%01!\$%\$6%\*0B!  
 4\*%C!%4' @(-.\$+6!+%B !4\*%!' +!'+4-<>'4-0+!014\$%  
 (0..! 01!.\$! 4\*%!53%40!.\$! 5-%@'<JA
- 7 04+ (036\$+6C43(4)'4- +6!0\*!>0>+6!B+5%\*4\$%4'+?  
 0>9!01!1%5!4\*%C!>\*0)-5+6!>\*04%40+!40!4\$%.\$' (?  
 (0B !\*004.A
- Y%&+6! 0>>0\*43+4%!. 40! %\*%<'<%! = >0\*4+ 4! ('+ 5?  
 = '\*J!)%4%!' +!4\*%!' +!'+ >>\*0\*! 4%0<' 40+.A
- P\*%4+6!+%B !B 005('+5! +!@0<J.! 0\*!@%4.Ck0++%<4?  
 +6!%D-4+6!B 005('+5! '+5! 04\$%\$ \$'@4'4.A!T+<35+6!  
 . \$\*3@!0+!4\$%\$%\$6% !01+%B !B 005('+5! '\*%!. <\*%4%!  
 '!') ( '3'@%44\*'+-40+'( !\$'@4'4!0\*!# '+9!@\*5!'+5! +?  
 .%<4.A



## Enhancing the nature recovery network across the whole Plan area

The map below shows the areas where there is highest priority for expanding or creating different habitat types, based on the location of existing habitats and the way key species move between them. The AONB has large areas with a high priority as native woodland and open habitats (grassland and heathland). To the east,

there is a high priority for expanding or creating open habitats, and to the west it is either for woodland or open habitats. The map should be used, alongside the area based priorities, when considering and planning for change on the ground.



## Priority B. Connections between people and nature in the AONB

Reinforcing people's relationships with nature and the benefits they gain from it is central to achieving nature's recovery. The AONB's Colchester declaration<sup>iv</sup> recognises this and pledges to "create opportunities within AONBs for people to make an emotional connection to nature". Functional connections to nature in the MHAONB and its setting are clear from the wide range of services and benefits that local people, visitors and wider society receive from it. **Appendix 1** sets out a series of maps of how well the AONB and setting is doing at providing some of these services.

Whilst the public are at different stages in their understanding and willingness to adopt change, public awareness internationally is now at an all-time high of how our actions have harmed nature and how this is changing the world to our detriment. Even amongst the people in this AONB who are already aware of the biodiversity crisis and the need to act, there may still be uncertainty about what they can do individually or as a community.

Understanding the benefits we all gain from nature, whether pollinating the crops we eat, providing a place of tranquillity to visit, filtering the air we breathe or protecting our historic landscape character, is an important step to reinforcing these connections.

Everyone has a role to play, whether as purchasers of food that can be produced locally and sustainably, recreational users of the countryside, policy makers and regulators, or owners and managers of land.

### The priorities for connecting people to nature in the AONB and its setting are:

- **Connect and join up activities on the ground for nature:** Bringing individuals together and encouraging community organisation and activity can be powerful and effective ways of encouraging change. This can include showcasing diverse voices from different generations and backgrounds. It is important to understand the values that people have and to recognise that values and aspirations differ.
- **Partnership working for a unified approach for nature recovery:** Top-down organisations can also play a role by organisations coming together and speaking with one united voice, delivering a consistent message and advice, this will increase trust, reduce ambiguity and in still confidence in those seeking to take action.

### Case study 1: Colwall Orchard Group – bringing the community together for their orchards

Colwall Orchard Group (COG) is a great example of a volunteer community group that is supporting nature. It's objective is to restore, promote and celebrate traditional orchards. It owns two community orchards which showcase good land management practices for wildlife and community use. Working in partnership with organisations such as MHAONB, COG have extended their work into neighbouring areas creating new or restoring traditional orchards and giving advice to orchard owners to enhance the future health and condition of their orchards.

COG started the Traditional Orchards for the Future Initiative (TOFI) in 2020 in partnership with the MHAONB and so far have planted of over 200 trees to create new, or gap up existing, traditional orchards. In addition in the last 2 years COG have assisted in the purchase of almost 400 orchard trees to be planted locally. The majority of the 30 traditional orchards in Colwall Parish, and 20 or so garden orchards, have benefitted from their management activities. As an entirely volunteer-run group, the contribution of volunteer time to helping local orchards is usually in excess of 3,000 hours annually.

The local community has benefitted from COG's activities in a variety of ways. In addition to the 200 members, local communities have been actively engaged through annual events such as the Wassail and education activities. These include trips to COG's orchard wildflower meadows, tree planting, apple picking and juicing. Local food production is actively promoted and in 2020/21 over 400 jars of jam, jelly and chutney, together with over 500 litres of apple juice were made and sold by COG. <https://colwallorchardgroup.org>





## Case study 2: Transition Malvern Hills – fostering local action on global issues

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*Practical local action to tackle climate change and build a sustainable community*

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## Case study 3: Geological Site Volunteer Group

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*Volunteers at work in Dingle Quarry*

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## Priority C. The importance of the AONB in the Regional Nature Network

The map below shows where there are concentrations of high nature value habitat (dark green shapes) in the AONB (which is ringed in red) and in surrounding areas.

The lines of crosses on the map show how the AONB is connected to other core biodiversity areas. These closely following the 'B-lines' developed by Buglife (shown as pale purple lines). These potential nature corridors show how important the AONB is as a reservoir of core habitats and as a cross-roads for connectivity to other regionally important areas.

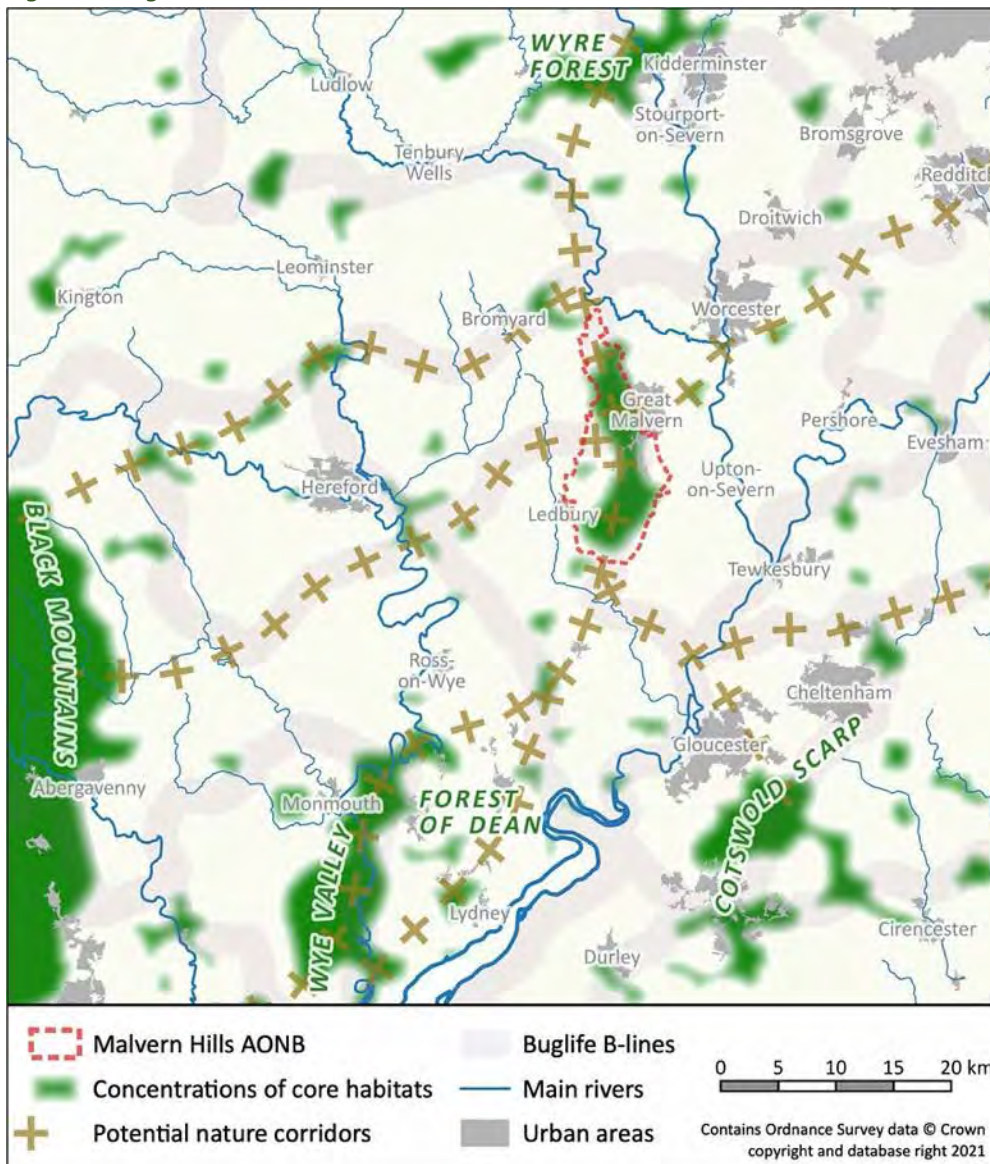
These key connections are:

- To the north: The Wyre Forest (ancient woodland and heathland),
- To the east: The Forest of Feckenham (species-rich meadows, wood pasture and ancient woodland),
- To the south: The Cotswold scarp (beech woodland and calcareous grassland), Forest of Dean (broadleaved woodland and heathland) and Wye Valley (ancient woodland), and
- To the west: The Black Mountains (moorland and acid grassland).

### The Priorities for safeguarding nature at this regional scale are:

- To recognise the importance of the AONB as a core area for nature of regional significance.
- To promote, with partners including other protected landscapes, the strengthening of **connections to other regionally important areas**.

Figure 4. Regional Nature Connections



Note: The 'concentrations of core habitat' shown in this map are areas where more than 40% of land cover is classified by Natural England as a priority habitat, such as semi-natural woodland, heathland, grazing marsh or acid grassland).

The 'Buglife B-lines' are aspirational 'insect pathways' running through our countryside and towns which have been identified by the charity Buglife.



## DELIVERY ACTION PLAN

This section sets out a series of actions for each of the strategic themes and priorities described earlier in this Plan. Due to the significant changes expected in national policy, the timescale for these actions covers the two years 2022 and 2023. It is intended that the Actions Table will be reviewed and updated during this period.

Theme and priority	Action	Lead bodies	Priority
<b>Priority A. The management of land for nature in the AONB</b>			
A.1. Work with and support individual farmers and landowners to develop appropriate action for nature on their land, supporting them through the Government's Agricultural Transition.	A.1.1. Ensure the <b>Farming in Protected Landscape</b> programme for the Malvern Hills AONB is used to support nature and the delivery of this Plan	MHAONB	High
	A.1.2. Continue to hold/build on <b>demonstration and training events on farms and estates</b> to promote beneficial land management and promote uptake.	MHAONB and AONB Partners including MHT	High
	A.1.3. Identify and promote suitable <b>Local Nature Recovery Scheme actions</b> , working with LNRS convenors.	MHAONB with Local Nature Partnerships	Medium
	A.1.4. Promote and support the development of <b>high value sustainably produced products</b> from the land.	AONB Partners	Ongoing
A.2. Work with farmers and landowners at a large scale across the AONB and its setting to strength core areas and networks for nature	A.2.1. Continue and build on <b>cluster group working</b> with farmers and landowners across the AONB following the end of current funding for the Farm Facilitation Groups in March 2022.	MHAONB	Medium
	A.2.2. Investigate with Defra and local partners the potential for a <b>Landscape Recovery Scheme</b> project to strengthen nature connectivity within the AONB.	MHAONB Partners	Low
	A.2.3. Explore opportunities for <b>coordinated land management initiatives</b> that could benefit key habitats at the landscape scale, e.g. establishment of a Deer Management Group.	MHAONB Partners	Medium

Theme and priority	Action	Lead bodies	Priority
<b>Priority B. Connections between people and nature in the AONB</b>			
B.1. Connect and join up activities on the ground for nature	B.1.1. Research the need for and explore the opportunities to develop and promote <b>an online resource for local organisations and community groups</b> to post information about their own activities assisting nature in the AONB. This could include a directory of contacts, events and services offered by groups interested in nature in the AONB and its surrounds.	MHAONB	High
	B.1.2. Explore <b>a one-day celebration event</b> for local organisation and groups to showcase their activities and aspirations for nature, seeking to generate longer term networking and coordination between interested individuals, businesses, and communities.	MHAONB	High
B.2. Partnership working for a unified approach for nature recovery	B.2.1. Convene a meeting of appropriate authorities and organisations to plan for <b>coordinated delivery of related policies and programmes</b> including Biodiversity Net Gain and other private sector investment, woodland establishment, ELM schemes, catchment/water activities and related initiatives.	WCC	High
	B.2.2. With Partners, <b>agree focal points and local lead organisation responsibility</b> for different issues related to nature.	MHAONB	Medium
	B.2.3 Support the work of <b>local citizen science/volunteer groups</b> which can support nature recovery in the AONB and surrounding areas		

Theme and priority	Action	Lead bodies	Priority
<b>Priority C. The importance of the AONB in the regional nature network</b>			
C.1. Recognise the importance of the AONB as a core area for nature of regional significance.	C.1.1. Engage with Natural England and the <b>NRN network</b> in the West Midlands to raise awareness for and promote the importance of core high value habitats (woodland, unimproved grassland, orchards, etc.) in the Malvern Hills AONB.	MHAONB	High
	C.1.2. Use the preparation of the <b>Local Nature Recovery Strategies</b> in the three counties to advance knowledge of, and enhance, regional connectivity between the AONB and other regionally important areas. The Strategies must address cross-border priorities and opportunities.	Local Nature Partnerships (Herefordshire, Worcestershire and Gloucestershire)	High
	C.1.3. Coordinate and work closely with other organisations who <b>promote a regional approach to biodiversity</b> (such as Buglife's B lines projects) to identify how the AONB can become a hub for these existing projects, amplifying the impact of these projects.	AONB Partners	Medium
C.2. Promote, with partners including other projected landscapes, the strengthening of connections to other regionally important areas.	C.2.1. Work with <b>other protected landscape bodies</b> (Cotswolds and Wye Valley AONBs and Brecon Beacons NP) and authorities in other high nature value areas (Wyre Forest and Forest of Dean) to identify how they can work together to promote the connections between their areas.	Protected Landscape Bodies (AONBs and NP)	Medium
	C.2.2. Take forward the <b>Severn Treescapes initiative</b> , creating a 60 miles N-S corridor across the 3 counties, from the Lower Wye Valley to the Wyre Forest.	Gloucestershire Wildlife Trust (with Herefordshire and Worcestershire WTs)	Medium
	C.2.3. Explore with Natural England what practical information on <b>climate change adaptation plan</b> could be made available in the AONB and surrounding areas. If appropriate, commission new work to better understand the pressures and opportunities of climate change for nature and the AONB's special qualities more widely.	MHAONB	Medium

# MONITORING PROGRESS WITH NATURE RECOVERY IN THE AONB

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- Local indicators for interim monitoring of progress in the AONB**
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© Malvern Hills AONB Unit



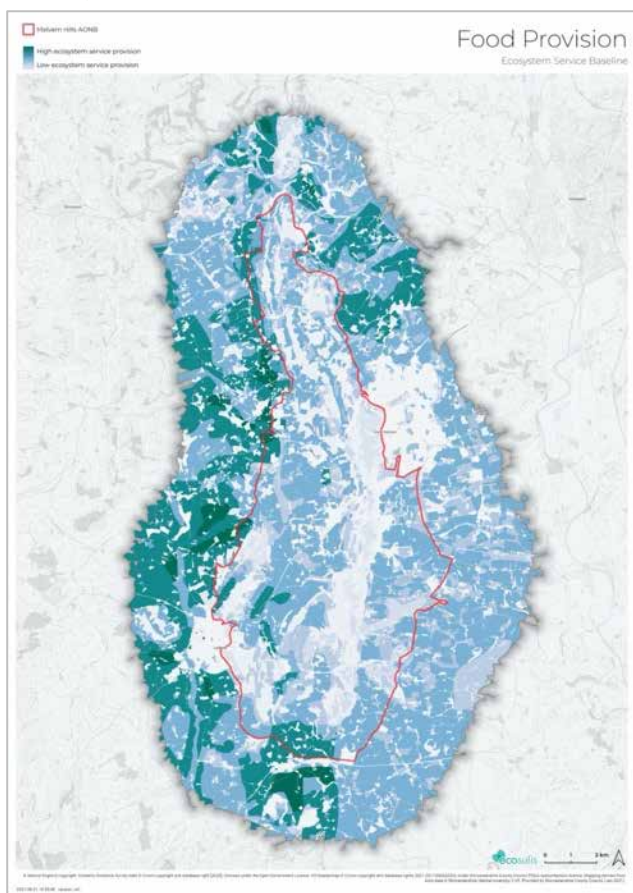
## Appendix 1. State of Nature – Provision of Ecosystem Services

This appendix presents a set of six maps of ecosystem service provision, prepared for the AONB and its setting in 2021, to assess where and how well these services are being provided to local people, visitors and wider society.

A total of 13 maps of baseline ecosystem service provision have been produced for the Malvern Hills

AONB. These maps and full details of the methodology and matching sets of opportunity maps are provided in the research report: Ecosulis (2021). *Natural Capital and Ecosystem Service Mapping for the Malvern Hills AONB. Methodological approach and output specifications*<sup>x</sup>.

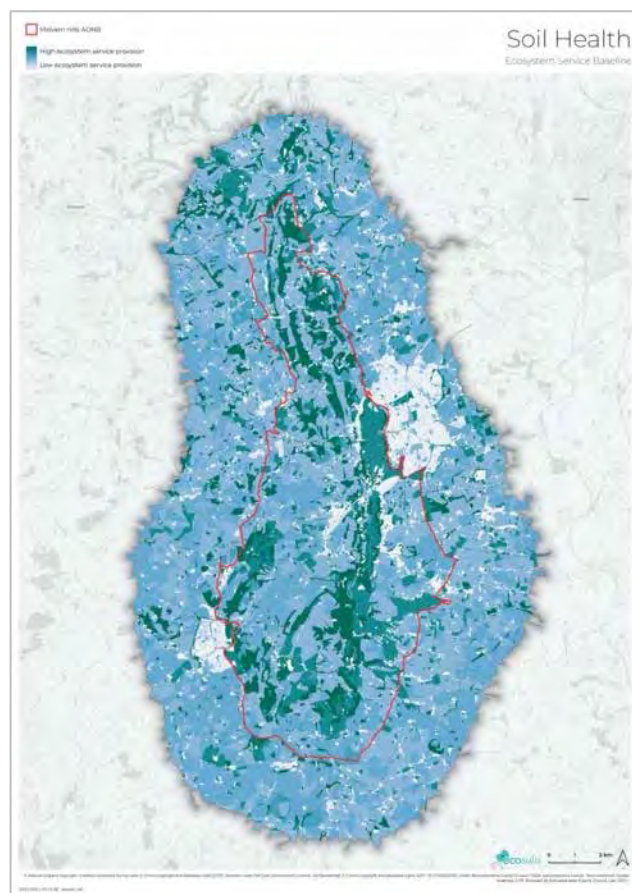
### Food provision



This map is based on a Habitat Service Scoring Matrix with each habitat scored on its ability to produce food. For example, modified grassland and arable habitats are very important for food provision and so score 10 for food provision whereas bracken only scores a 1 (the lowest value possible). These data were then modified using the Agricultural Land Classification (ALC) data produced by Natural England.

It shows that the greatest opportunity for food production, based on the Agricultural Land Classification, occurs outside the AONB in the western, southern and north eastern parts of the 3km setting around the AONB.

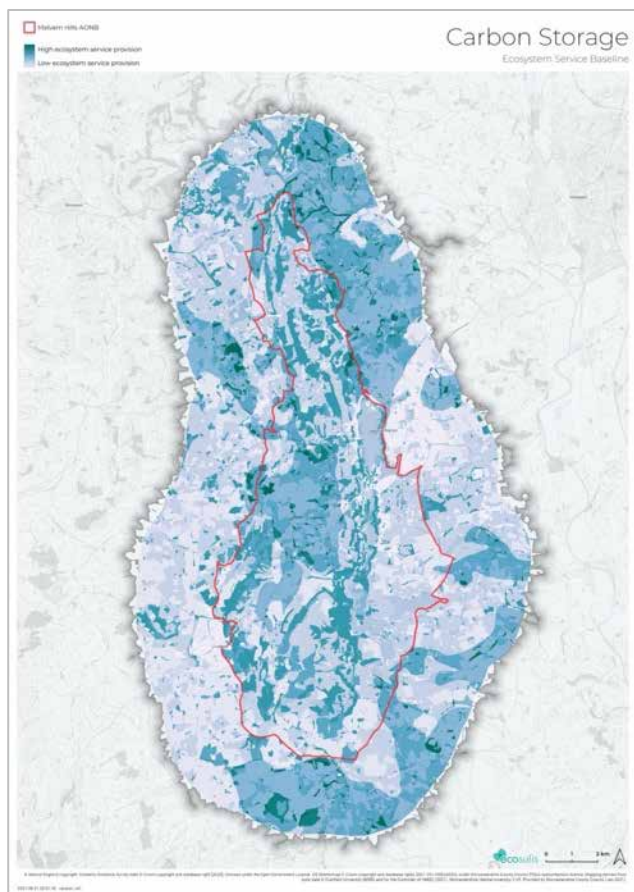
### Soil health



This map is based on the Habitat Service Scoring Matrix.

It shows that soil health is high to medium throughout most of the Malvern Hills AONB and surrounding area. High-quality woodland and grassland habitats offer the greatest contribution to the soil health baseline in the area, while sealed surfaces within settlements represent the lowest scoring areas.

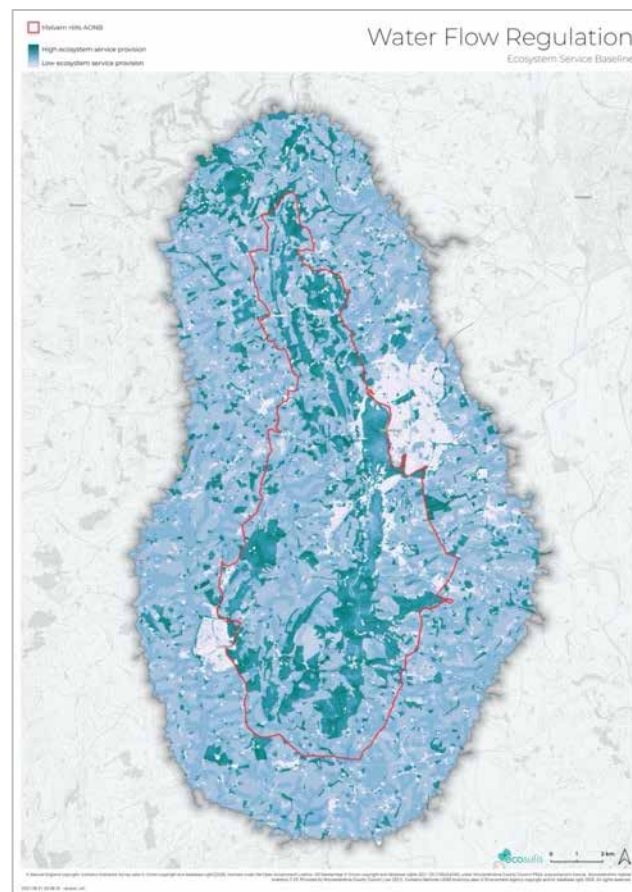
## Carbon storage



This map is based on the Habitat Service Scoring Matrix with each habitat scored on its ability to store carbon. As a modifier to identify the contribution of soils below 30cm depth, National Soil Map (Cranfield University, 2021) classifications were used to identify deep soils.

It shows that areas of high carbon storage are concentrated within the woodland of the AONB and surrounding areas, alongside areas where soils have been classified as deep. Areas of lower carbon storage provision are located within the cropland and urban areas of the study area.

## Water flow regulation

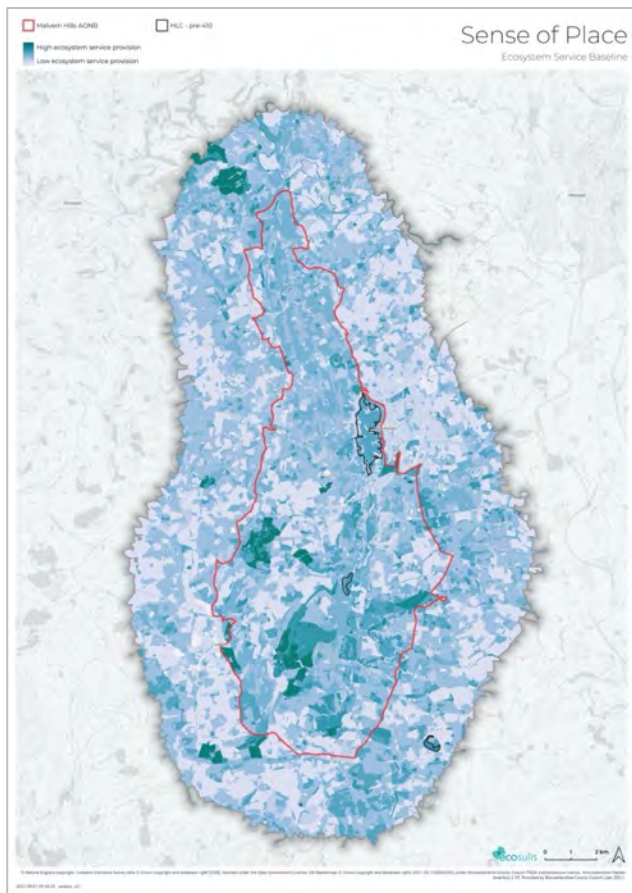


This map is based on the Habitat Service Scoring Matrix with each habitat scored on its ability to regulate water flow. A spatial modifier has been applied to the water flow regulation baseline using flow pathways (a 2m-resolution digital surface model derived from LiDAR data).

It reflects the high scoring of woodland habitats within the Habitat Service Scoring Matrix, with these habitats being the areas of highest water flow regulation in the AONB and surrounding area – in particular where woodlands are in close proximity to flow pathways.



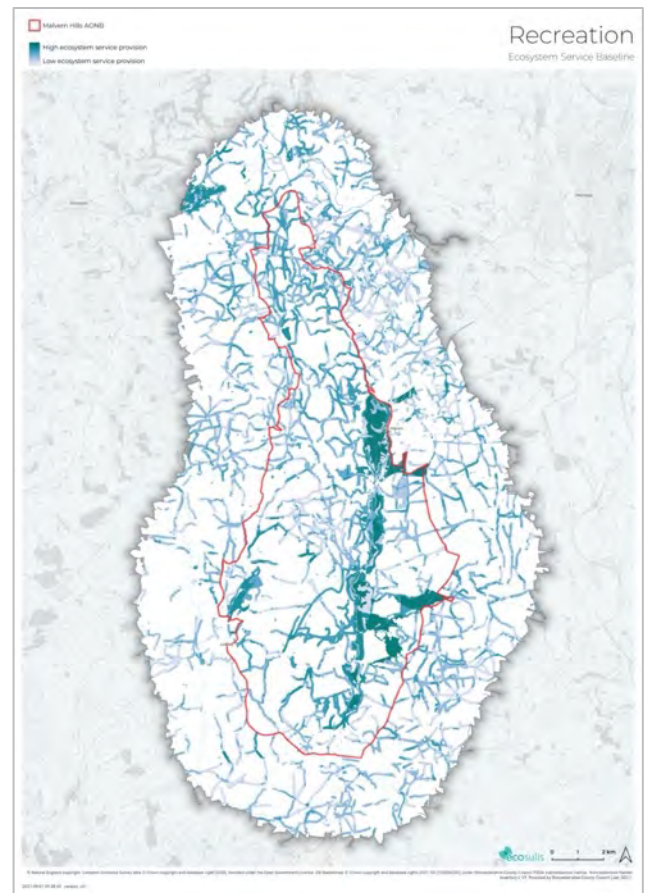
## Sense of place



This map is based on cultural ecosystem service analysis with each habitat scored on its contribution to sense of place. A spatial modifier was applied by integrating historic environment record (HER) data with sense of place scores.

It shows that provision of the sense of place service is relatively uniform throughout the AONB and surrounding areas. There are, nonetheless, several areas that stand out as supporting a high level of ecosystem service provision. These are often associated with specific areas of historical importance, for example, Eastnor Castle, Bromesberrow Place, and Hope End Park. Provision of the sense of place ecosystem service is typically lowest in the improved grassland habitats which surround the AONB.

## Recreation



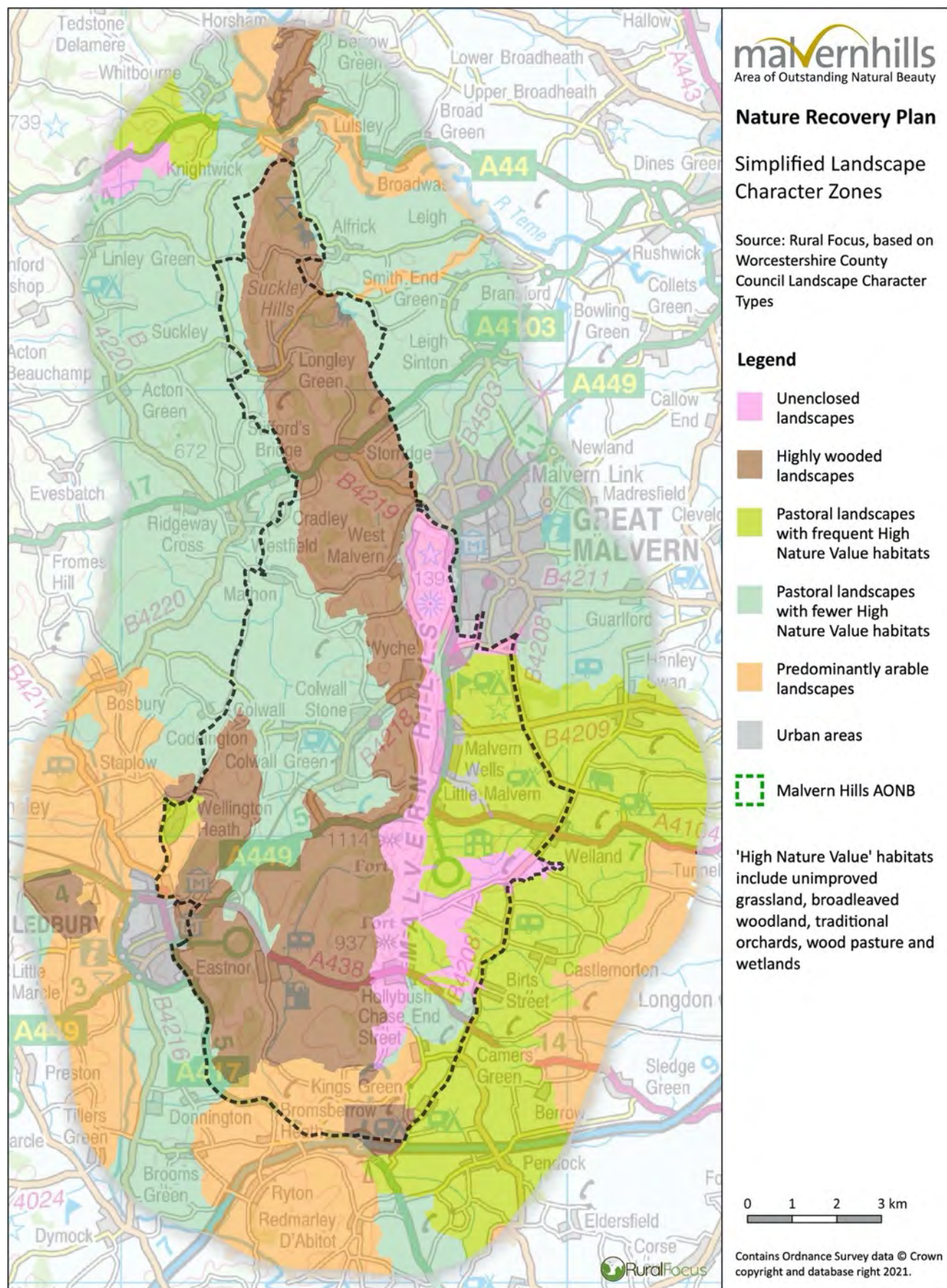
This map is based on cultural ecosystem service analysis with each habitat scored on its ability to provide recreation. A spatial modifier was applied to recognise the accessibility of land to people, distinguishing between open, semi-restricted and restricted access.

It shows that that provision of recreational access varies most notably between semi-restricted and open-access land, with the majority of high-scoring areas being located within open-access land. These areas are mostly located along the Malvern Hills and commons, though small patches of open-access land are also dispersed across the study area.



## Appendix 2. Simplified Landscape Zones

This Plan uses six simplified landscape zones to identify the areas where discrete sets of land management actions are likely to provide most benefits to nature. The map below shows these areas and the table on the following page provides a statistically summary of their areas and land cover.





## Summary land cover statistics for simplified landscape zones

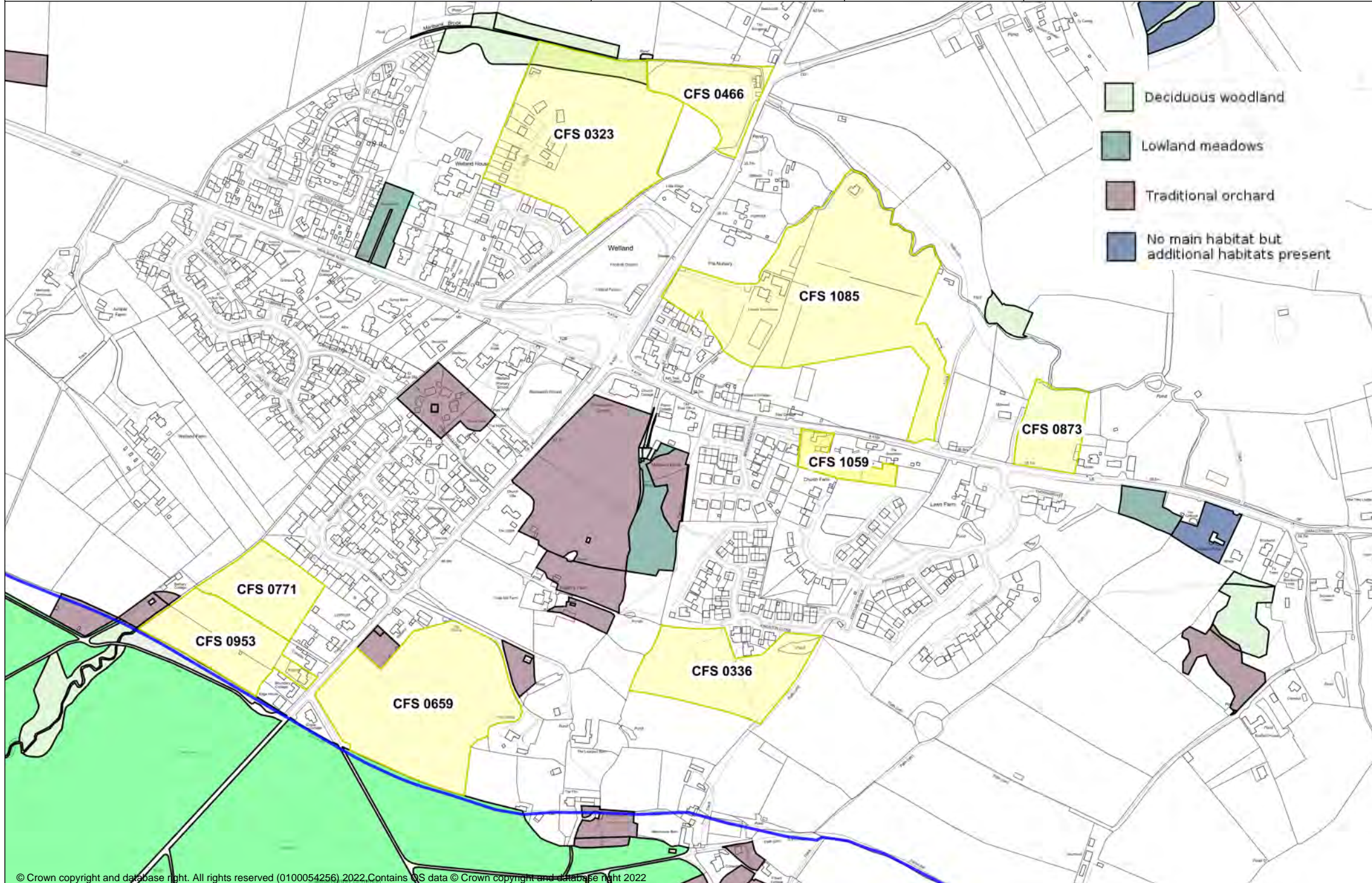
Simplified landscape zone	Unenclosed landscapes	Highly wooded landscapes	Pastoral landscapes with many High Nature Value habitats	Pastoral landscapes with fewer High Nature Value habitats	Predominantly arable landscapes	Urban areas	The AONB	Whole NRP area
Constituent landscape character types	High hills and slopes, Unenclosed commons, Principal wooded hills, Wooded hills, Wooded hills and farmlands, Wooded estatelands, Enclosed commons	Principal wooded hills, Wooded hills, Wooded hills and farmlands	Wooded estatelands, Enclosed commons, Settled farmlands with pastoral land use, Forest smallholdings & dwellings	Principal timbered farmlands, Timbered plateau farmlands, Unwooded vale	Estate farmlands, Low hills and orchards, Principal settled farmlands, Riverside meadows, Sandstone estatelands, Settled farmlands on river terrace, Wet pasture meadows	Urban		
Proportion of the AONB area	11%	47%	13%	22%	5%	2%	100%	
Proportion of the whole NRP area	4%	18%	17%	39%	18%	5%		100%
<b>Percentage land cover in each simplified landscape zone across the whole NRP area</b>								
High Nature Value open habitats	54%	19%	22%	11%	6%	6%	21%	15%
Woodland	26%	38%	5%	8%	8%	3%	23%	13%
Agriculturally improved permanent pasture	4%	29%	39%	35%	29%	6%	28%	31%
Arable	0%	8%	23%	33%	48%	1%	17%	26%
Built up areas and gardens	8%	6%	9%	8%	6%	84%	8%	11%
Other land cover	8%	1%	2%	4%	4%	1%	3%	3%

## Photo credits

Page	Attribution
Cover	Arable field with wildflower margin, Eastnor. MHAONB Management Plan 2019-24, page 35. © Leslie Dalley.
i	Worcestershire Beacon and British Camp. Natural England National Character Area Profile for the Malverns Hills. © Natural England
3	Wheatear. Creative commons licence <a href="https://creativecommons.org/licenses/by-sa/2.0/">cc-by-sa/2.0</a> - © <a href="https://www.geograph.org.uk/p/6137221">Anne Burgess</a> - <a href="https://www.geograph.org.uk/p/6137221">geograph.org.uk/p/6137221</a>
4	Favosite fossil in Silurian limestone near Park Wood. MHAONB Management Plan 2019-24, page 32. © Peter Creed.
4	Traditional orchard Orchard, Old Country Farm, Mathon. Creative commons licence <a href="https://creativecommons.org/licenses/by-sa/2.0/">cc-by-sa/2.0</a> - © <a href="https://www.geograph.org.uk/p/968872">Derek Harper</a> - <a href="https://www.geograph.org.uk/p/968872">geograph.org.uk/p/968872</a>
5	Black Poplar Catkins. Creative commons licence <a href="https://creativecommons.org/licenses/by-sa/2.0/">cc-by-sa/2.0</a> - © <a href="https://www.geograph.org.uk/p/749571">Bob Embleton</a> - <a href="https://www.geograph.org.uk/p/749571">geograph.org.uk/p/749571</a>
5	Large White Butterfly on Hay Rattle. Creative commons licence <a href="https://creativecommons.org/licenses/by-sa/2.0/">cc-by-sa/2.0</a> - © <a href="https://www.geograph.org.uk/p/178418">Linda Bailey</a> - <a href="https://www.geograph.org.uk/p/178418">geograph.org.uk/p/178418</a>
6	Woodland management, Bromesberrow. MHAONB Management Plan 2019-24, page 52. © Malvern Hills AONB Unit
9	Bumblebee on Forget-me-not flower. MHAONB Management Plan 2019-24, page 54. © Mel Mason.
9	Farmers' Market, Abbey Road, Great Malvern. Creative commons licence <a href="https://creativecommons.org/licenses/by-sa/2.0/">cc-by-sa/2.0</a> - © <a href="https://www.geograph.org.uk/p/2852646">Bob Embleton</a> - <a href="https://www.geograph.org.uk/p/2852646">geograph.org.uk/p/2852646</a>
10	Gapping up in a traditional orchard, Hollybed. © Malvern Hills AONB Unit
12	Tree planting, Mathon. © Malvern Hills AONB Unit
14	Cattle grazing on End Hill. Creative commons licence <a href="https://creativecommons.org/licenses/by-sa/2.0/">cc-by-sa/2.0</a> - © <a href="https://www.geograph.org.uk/p/1540179">Richard Law</a> - <a href="https://www.geograph.org.uk/p/1540179">geograph.org.uk/p/1540179</a>
15	Glade clearance in ancient semi-natural woodland, West Malvern. © Malvern Hills AONB Unit
16	Species-rich hay meadow, Suckley. © Malvern Hills AONB Unit
16	New tree planted in a broad native hedgerow, Castlemorton. © Malvern Hills AONB Unit
18	Combine harvester, Mathon parish. MHAONB Management Plan 2019-24, page 49. © Malvern Hills AONB Unit
20	Children from The Downs School Colwall harvesting apples © Malvern Hills AONB Unit
21	Volunteers at work in Dingle Quarry. © Malvern Hills AONB Unit
26	Replanting parkland trees, Mathon Park. © Malvern Hills AONB Unit









Clare Bull  
Malvern Hills District Council  
The Council House  
Avenue Road  
Malvern  
Worcestershire  
WR14 3AF

**Howard Davies**  
**Economy and**  
**Infrastructure**  
Development Control  
Engineer

County Hall  
Spetchley Road  
Worcester  
WR5 2NP

Date: 05/07/2022  
Your ref: 22/00608/OUT  
Ask for: Howard Davies

Dear Clare,

**TOWN AND COUNTRY PLANNING ACT 1990  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015  
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

**PROPOSAL: Outline application for the erection of up to 56 dwellings and associated infrastructure. All matters reserved except for access.**

**LOCATION: Land at Gloucester Road, Welland.**

**APPLICANT: Brandon PD and Caddick Residential**

Worcestershire County Council, acting in its role as the Highway Authority, has undertaken a full assessment of this planning application. Based on the appraisal of the development proposal and the additional information which has been submitted the Transport Planning and Development Management Team Leader, on behalf of the County Council, under Article 18 of the Town and Country (Development Management Procedure) (England) Order, 2015 recommends **Refusal on the grounds that insufficient information has been provided to determine whether a safe and sufficient access can be provided for all users (NPPF 2021 paragraph 110).**

The justification for this decision is provided below with the additional information needed before the Highway Authority can offer a more favourable recommendation highlighted in **bold** type.

The Highway Authority has reviewed the Transport Assessment (TA) and Illustrative Layout Plan (April 2022) produced by Hub Transport Planning (March 2022) and considers that insufficient information has been provided to demonstrate that the proposals would not result in an unacceptable safety impact on the local highway network, particularly with regards to the proposed vehicular access arrangement and highway modifications at Gloucester Road. Consequently, the **Highway Authority requests that further information is provided to demonstrate that a safe and**

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**suitable access can be achieved for all users and that the development proposals would not result in an unacceptable highway safety impact on the local highway network**, as required by Paragraphs 110 and 111 of the National Planning Policy Framework (NPPF).

### **Development Proposal**

The application seeks outline planning permission (all matters reserved except for access) for up to 56 residential dwellings and vehicular access on land south-east of B4208 Gloucester Road, Welland.

The development proposals include a modified highway arrangement to provide a direct, private access to 5 dwellings from the B4208 Gloucester Road opposite 'Candida' (existing private dwelling on the north-western side of Gloucester Road) and the realignment and modification of the existing unnamed road junction with Gloucester Road (which currently routes east to west to the north of Castlemorton Common), to provide an access road into the site.

### **Application Site**

The site comprises greenfield agricultural land located to the south of Welland, approximately 5 miles south of Malvern and 10 miles south of Worcester. The site is not allocated within the adopted South Worcestershire Development Plan. The application is therefore considered to be speculative.

The site fronts the B4208 Gloucester Road which is a single carriageway road approximately 5.5 - 5.8 metres wide in the vicinity of the site. There is a continuous footway on the western side of Gloucester Road, although this is 'low-profile' without full height kerbs and less than 1 metre wide in places. Gloucester Road provides direct access to residential properties in the vicinity of the site and is subject to a 30mph speed restriction, which changes to the national speed limit at Castlemorton Common, approximately 50 metres south of the site.

At the location of the proposed vehicular access(es) to the site, on-street parking is observed to occur on Gloucester Road and there is a vehicle activated sign for northbound traffic, indicating travelling vehicle speed. Gloucester Road is unlit.

To the south-west, the site is bound by an unnamed road, which routes east to west to the north of Castlemorton Common, forming a simple priority T junction with Gloucester Road at its western end. It is a single carriageway running through open common land without carriageway markings, footways, or lighting. It is subject to a 30mph speed restriction at its approach to Gloucester Road, which changes to the national speed limit approximately 60metres east of Gloucester Road. The unnamed road currently provides access to the site via an agricultural field gate approximately 60 metres east of Gloucester Road.

To the south-east and east, the site is bound by common land and private gardens. To the north the site is bound by private drives/access roads and to the west by private gardens and the B4208 Gloucester Road.

### **Vehicular Access**

The primary vehicular access to the development is proposed to be provided by a modification and realignment of the unnamed road to the south of the site, as shown on drawings T18595.001-A Proposed Site Access Junction (contained within the TA) and the Illustrative Layout plan.

The existing Gloucester Road/unnamed Road simple priority T junction is proposed to be modified such that it becomes the site access road/Gloucester Road junction, with the unnamed road forming a simple priority T junction with the site access road, approximately 16.5metres east of Gloucester Road.

The proposed geometries for the primary site access are provided on drawing T18595.001-A, indicating that the site access road will measure 5.5metres wide, with 6.0metre junction radii. A 2.0metre-wide pedestrian footway is proposed on the northern and southern side of the site access road, as well as along the site frontage on the eastern side of Gloucester Road.

A secondary, private vehicular access is proposed to serve 5 dwellings directly from Gloucester Road opposite 'Candida', approximately 20 metres north of the primary access. The proposed private access is 4.5metres wide, with 3.0metre junction radii. **Pedestrian dropped kerbs are not shown to be provided on the proposed footway to either side of the proposed vehicular access (T18595.001-A).**

Vehicle swept path analysis has been undertaken for the proposed primary vehicular access (drawing reference T18595.003 and 004), however, this is limited to analysis of a large car and a refuse vehicle. The analysis provides tracking for a refuse vehicle undertaking left-in and left-out movements only and indicates that the vehicle would need to travel for some distance along the opposing lane on both Gloucester Road and the site access road when accessing and egressing the site. No analysis of the proposed private access has been provided. Based on the limited swept path analysis undertaken, it has not been demonstrated to the satisfaction of the Highway Authority that safe and suitable access has been provide for all users, in accordance with NPPF 2021 paragraphs 110 and 111.

**WCC Highways therefore requests that the swept path analysis is revisited to take account of:**

- **Refuse vehicles (Phoenix 2 Duo Recycler 12metre vehicle), pantechnicons and fire appliance vehicles (Hereford and Worcester) accessing and egressing the site simultaneously with a large car.**
- **Analysis of all vehicle types undertaking left-in, left-out, right-in and right-out turning manoeuvres for the primary site access and the realigned unnamed road junction.**
- **Analysis, as above, for the proposed private access (unless refuse collections and fire appliance vehicles would be serviced from Gloucester Road, in which case the analysis can be provided for a large car and pantechnicons only).**
- **Consideration of on-street vehicle parking on Gloucester Road if restrictions are not to be proposed.**
- **These analyses must also recognise that the lane, which the applicant proposes to divert will not have priority at its junction with the site access and is likely to be used by large commercial and agricultural vehicles serving the farms to the southeast.**

Speed surveys have been provided for Gloucester Road, undertaken between 6 and 10 November 2021, to inform the required access visibility splays. The surveys demonstrate that the 85<sup>th</sup> percentile traffic speeds passing the proposed site accesses on Gloucester Road are 34.0mph travelling north, and 38.3mph travelling south towards the Common. Visibility splays of 51metres to the south and 61metres to the north are therefore required to be provided.

Drawing T18595.002 Site Access Visibility Splays and Proposed Speed Limit Change, demonstrates that the required visibility splay can be achieved to the north and south along Gloucester Road from both proposed accesses (primary access and private access serving 5 dwellings). Visibility splays have not been provided for the proposed realigned unnamed road junction. **The Highway Authority requests that these are confirmed. Also, the Applicant must show proposals for a shared bin store where residents of the 5 dwellings to be accessed from Gloucester Road via the proposed shared private can store their bins for waste collection.** Visibility splays must remain free of obstruction.

The Application proposes to revise the existing speed limit extents and gateway feature on the B4208 Gloucester Road at Castlemorton Common. Drawing T18595.002 Site Access Visibility Splays and Proposed Speed Limit Change, proposes that the national speed limit, when travelling in a southerly direction on Gloucester Road through the Common, is reduced to 40mph from the village boundary (just south of Chase Cottage) to a point 160metres south on Castlemorton Common. At this same point, a 40mph 'buffer' speed restriction would be introduced in a northerly direction, before reaching the existing 30mph speed restriction at the village boundary. **Limited reasoning for**



**the proposed speed limit changes is provided within the TA and WCC Highways is concerned that the proposals do not comply with Department for Transport Circular 01/2013 Setting Local Speed Limits, particularly with regards to rural roads. The Highway Authority would therefore object to the speed limit change proposals and would request that the Applicant further engage with WCC Highways regarding traffic speed management measures on Gloucester Road.**

The proposed modifications to the public highway to provide access to the development site have not been subject to a DMRB GG119 Stage 1 Road Safety Audit (RSA1), which is necessary to help determine whether the proposed vehicular access arrangements are, or can be made, safe and suitable for all users. Given the complexity of the proposed vehicular access(es) arrangement and the extent of the proposed modifications to the public highway, **the Highway Authority requests that the Applicant commission a RSA1 at this stage of the planning process. A draft RSA1 brief must be sent to WCC Highways for approval prior to the audit being undertaken. This should include an audit of the proposed private access and the modifications to the unnamed road, as well as any proposed traffic management measures on the B4208. However, it is strongly recommended that the audit does not commence until the swept path analysis has been revisited and the vehicular access arrangements have been agreed in principle with WCC Highways.**

The Applicant is reminded that a Vehicle Activated Sign (VAS) indicating vehicle travelling speed is located on the eastern side of Gloucester Road, opposite 'Candida' at the location of the proposed private access to serve 5 dwellings. **The Highway Authority requests confirmation of whether it is proposed to relocate the VAS.**

The Applicant should be made aware that a Traffic Regulation Order (TRO) will be required for any proposed parking restrictions, speed restriction changes or any speed restriction applicable through the application site. All costs associated with drafting, processing, and implementing TROs necessary to support the development proposals must be covered in full by the Applicant and secured through an appropriate legal agreement. The Applicant is reminded that any planning consent which may be granted for the development proposals is separate to, and independent of, the statutory process and consultation for granting a TRO.

#### **Highway Impact and Capacity Assessment**

The TRICS database has been used to predict the vehicular trip generation of the proposals. This is the industry-standard tool for deriving residential trip rates. The Highway Authority accepts the trip rates and resultant two-way vehicle movements generated by the development proposals, provided in the TA table 4 and paragraph 5.4.

The Highway Authority accepts the trip distribution and assignment methodology as outlined in TA paragraphs 5.6 to 5.8.

Highway capacity assessments have been undertaken for the primary site access/B4208 Gloucester Road junction and the B4208/A4104 staggered crossroads junction in Welland. The assessments have been undertaken for a 2021 base year and 2027 forecast year, with and without development, using industry standard modelling software – Junctions10.

The Highway Authority has audited the base models provided and is satisfied that they are suitably calibrated and validated. The Highway Authority accepts that for a future year development scenario, both junctions are forecast to perform with spare capacity and the development proposals are unlikely to result in a severe capacity impact on the surrounding local road network.

### **Travel Plan**

A Travel Plan has not been submitted in support of the planning application. However, the TA states at paragraphs 3.48, 3.49 and 7.3 that **the Applicant agrees to provide contributions of £220 per dwelling** for WCC Highways to undertake travel planning for the site, including delivering the required Welcome Pack, undertake the Personalised Travel Planning and carry out any subsequent monitoring. This should be secured by an appropriate legal agreement, should consent be granted.

### **Education**

Advice from Worcestershire Children First regarding Education infrastructure required to support the development proposals is appended to this letter.

Attention should be drawn to the requirement for obligations to be secured equating to a sum of £909,404, should any consent be granted.

### **Layout**

WCC Highways notes that this is an outline application, with all matters reserved except for access. However, the Illustrative Layout submitted in support of the application is indicative of the way in which a future reserved matters application may come forward. The Highway Authority has reviewed the Illustrative Layout plan and has the following comments for the information of the applicant and the LPA:

- The internal road layout needs to be designed to achieve a 20mph design speed, without the need for vertical deflection/traffic calming.
- All internal visibility splays must be unobstructed and comply with the standard applicable for the 20mph design speed.
- The dimensions of any turning heads must be shown on the drawings and comply with WCC Streetscape Design Guide standards.

- A S38 Adoption plan should be provided, setting out the extent of areas that are being put forward for adoption. Segregated or 'divorced' footways are unlikely to be considered for adoption and WCC Highways will not adopt highways which have private pipes beneath them.
- Confirmation is requested as to whether street lighting will be provided. WCC will not adopt any shared surfaces that have no lighting. Street lighting is likely to require an associated environmental impact assessment on wildlife, such as bats.
- Dropped kerbs and tactile paving should be provided at all crossing points without a change in surface material which may inadvertently convey pedestrian priority.
- Car parking spaces should be provided in accord with Worcestershire's Streetscape Design Guide, along with an assessment to demonstrate that there is sufficient turning space for cars to move in and out of parking spaces within the proposed car parks. Parking spaces reserved for specific properties and visitor parking spaces should be clearly identified as such.
- Consideration should be given to providing convenient curtilage parking, which reduces the need for on-street parking by residents.
- The WCC Streetscape Design Guide strongly encourages applicants to provide all dwellings with Ultra Low Emission Vehicle (ULEV) charging points, including provision where communal parking is provided. This requirement is supported by the NPPF. Further details regarding the specification of the charging points can be found within the WCC Streetscape Design Guide.
- Grass service strips should be a minimum of 2 metres wide and the highway boundary should be marked by concrete edging kerbs.
- Boundary treatments should be considered for the proposed attenuation basin and swale to prevent pedestrian ingress.
- Trees must be located outside of the limits of the adoptable highway and will require tree route barriers to prevent damage to the public highway. Their location relative to the highway will be based on the expected tree size at maturity.
- Details of the proposed site drainage should be provided, along with any Section 104 Agreement with Severn Trent Water (STW). Details of surface water capture and treatment needs to be provided, as this can influence highway adoption. WCC Highways notes that SuDs/borehole drainage has been proposed (rather than an outfall to a watercourse or S104 arrangement) and this may prevent the future adoption of highway.
- It would appear there is a BT cable or similar crossing the application site and proposed accesses. If the Applicant was to offer the internal roads for adoption, then suitable height clearance would be required where they cross the

carriageway, or the cables must be diverted and/or buried. Access to underground cables also needs to be maintained.

### **Lighting**

The Developer must employ a suitably qualified lighting engineer to carry out a lighting assessment in accord with the requirements of the WCC Street Lighting Design Guide (SLDG).

The site access road, side roads and any footway/cycleways (where adopted) should be assessed for lighting based on a dark baseline (i.e., highway lighting should only be proposed if there is clear requirement to include it). Some of the aspects to consider when assessing lighting requirements include, compliance with the DMRB (visibility), the Streetscape Design Guide (presence of shared surfaces / full height kerbs), ecological impact, crime rate, local precedence, schools/community facilities, anticipated volume of vehicles/pedestrians, or any other factor mentioned within the SLDG.

The assessment should also comment on the requirement to provide lighting at the proposed junction with the B4208 Gloucester Road, including the extents of the 5 second rule.

Any private lighting within the development shall be designed sympathetically to the surrounding environment and shall include liaison with WCC's ecologist and the parish council to ensure the proposals are acceptable.

As part of the requirements within the SLDG, WCC Highways requires an ecological impact assessment (EIA) to be carried out by a qualified professional for any public or private lighting within the scheme. The finding of the EIA should be referenced within the lighting assessment and the full report should be included in the deliverables as per the requirements of the SLDG. Approval of the assessment and lighting proposals shall also be sought from WCC's ecologist.

### **Surface Water Drainage**

Drainage arrangements must be provided to ensure that surface water from the vehicular accesses and/or vehicular turning areas does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

If it is proposed that surface water/storm drainage outfalls to the proposed attenuation basin, the Applicant should be advised that WCC Highways will only consider adoption of highways if the drains discharge into a Severn Trent Water adopted pipe(s). Private



management company arrangements are not considered to be an acceptable alternative.

### **Construction Traffic**

No details have been provided in respect of the construction stages of the development.

A Construction Traffic Management Plan, setting out the proposed hours of operation, routing, access proposals and site details will form a condition as part of any successful planning consent.

### **Further Information to be submitted**

- **Drawing T18595.001-A to be updated to show pedestrian dropped kerbs on the proposed footway to either side of the proposed vehicular access.**
- **Proposals for a shared bin store where residents of the 5 dwellings to be accessed from Gloucester Road via the proposed shared private drive can store their bins for waste collection.**
- **Updated vehicle swept path analysis for all vehicle types and proposed accesses, taking account of observed highway constraints and on-street parking on Gloucester Road (should this not be proposed to be restricted).**
- **Further consideration of providing unobscured visibility splay at proposed private access during waste collection time.**
- **Confirmation of visibility splays for proposed realigned unnamed junction.**
- **Further consideration of traffic speed management measures on the B4208 Gloucester Road in accordance with Circular 01/2013 Setting Local Speed Limits and consultation with the Highway Authority.**
- **Confirmation as to the appropriate relocation of the existing Vehicle Activated Sign on the eastern side of Gloucester Road.**
- **DMRB GG119 Stage 1 Road Safety Audit (brief to be approved by WCC Highways prior to issue to audit team).**

### **Conclusion**

The Highway Authority has undertaken a robust assessment of the planning application and recommends **REFUSAL** on the grounds that insufficient information has been provided in support of the development proposals to determine that safe and suitable access can be provided for all users, in accordance with NPPF 2021 paragraphs 110 and 111. The additional information required to overcome this recommendation and progress towards a more favourable recommendation, has been outlined above.

Yours Sincerely

**Howard Davies**

Development Control Engineer

On behalf of Karen Hanchett, Transport Planning and Development Management  
Team Leaders

# malvern hills district council



## planning consultation landscape officer's report

**Case officer:** Clare Bull  
**Date:** 23<sup>rd</sup> June 2022  
**Site:** Land at (OS 7944 3958), Gloucester Road,  
Welland  
**Planning reference:** 22/00608/OUT  
**Legal status of trees:** No legal protection

1. There is very little of arboricultural interest on the site. Any trees that there are, are scattered around the periphery of the site, so would not be a significant constraint to development of the quantum proposed.
2. The site adjoins the Malvern Hills area of outstanding natural beauty (AONB) on two sides. The site is part of the setting of the AONB. The proposed development would be clearly visible from the neighbouring AONB and would be to its detriment. This would not be considered acceptable
3. The proposed development would be clearly visible from the surrounding common and roads. The development would be prominent and contrast markedly with its rural surroundings i.e., it would be unacceptably visually intrusive.
4. The proposed development would be in complete contrast to the surrounding landscape and the landscape of which the site is part, and therefore to their detriment. This would not be considered acceptable.
5. The proposed development would contrast markedly to the existing village settlement pattern. The site is surrounded by open countryside or scattered individual dwellings only. What is proposed is a closely packed series of suburban style cul-de-sacs. This would not be considered acceptable.
6. Although the indicative layout shows landscaping to the east and south of the site i.e., providing some separation from the common and scattering of buildings to the east, the open agricultural nature of the site would be lost, and the proposed planting would do little to screen the presence of the proposed buildings, even if they were to become successfully established, which frequently does not occur. The appropriateness of a proposed development in a particular location should be judged without any landscaping that might be proposed. Landscaping should not be used in an attempt to make a proposal acceptable. How well does the

development sit within the landscape? This particular proposal does not sit well within its surroundings.

**Christopher Lewis-Farley** MLArch, HND Arb  
tree and landscape officer  
Malvern Hills District Council



**MALVERN HILLS DISTRICT COUNCIL**

**HERITAGE CONSULTATION RESPONSE**

<b>TO:</b> Clare Bull	<b>DATE:</b> 18 July 2022
<b>REF:</b> M/22/00608/OUT	
<b>DESCRIPTION:</b> Residential development comprising up to 56 dwellings and associated infrastructure	
<b>LOCATION:</b> Land at (OS 7944 3958), Gloucester Road, Welland	
<b>APPLICANT:</b> Brandon PD & Caddick Residential	

**Consultation response:**

The applicant seeks outline permission for a residential development comprising 56 dwellings with associated infrastructure at Land off Gloucester Road in Welland.

The proposed development site is located alongside Castlemorton Common, which is registered common land at the foot of the Malvern Hills. It is historic, largely unenclosed land that has changed little since medieval times. It is situated within the Malvern Hills Area of Outstanding Natural Beauty, an area designated in recognition of its national significance. Historically associated with fruit farming, the landscape is today characterised as largely unenclosed commons with a predominant land use of rough grazing. It enjoys an agricultural heritage and built form of dispersed small holdings and small farmsteads.

There are a number of structures within close proximity to the proposed development site that are visible on the first edition OS map (1843-93) and from initial investigations appear to be largely unchanged in plan form. Two in particular may warrant further investigation as to whether or not they are to be considered as non-designated heritage assets (NDHAs): Learpool Farm Barns and The Firs, though there may be more.

The relevant heritage polices for the proposal are contained within section 16 of the NPPF (revised 2018), which require the local planning authority to conserve heritage assets in a manner appropriate to their significance, and also within Local Plan policies SWDP6 and SWDP24, which require development to conserve and enhance heritage assets.

The buildings in close proximity to the site are of historic value and likely architectural value too, they may also be of local value. The historic landscape of Castlemorton Common is of historic, communal and local value.

The significance of the buildings and landscape are partly derived from the rural, open character of their settings. The change to this setting to a relatively dense development would be detrimental to both the nearby buildings (NDHAs) and the historic landscape of the Castlemorton Common, thereby neither conserving nor enhancing their setting.

Built form to the east of the Gloucester Road is dispersed and predominantly linear. The proposal is not and is more akin to a modern suburban cul-de-sac development which would be inappropriate in this location.

Overall, development in this location would be considered to cause harm to the setting of the historic common land and also the setting of potential NDHAs. It is consequently not supportable from a built heritage perspective.

**Sarah Jones**  
**Conservation Officer**

**18<sup>th</sup> July 2022**

## WYCHAVON DISTRICT COUNCIL

### HERITAGE CONSULTATION RESPONSE - ARCHAEOLOGY

<b>TO:</b> Clare Bull	<b>DATE:</b> 13 June 2022
<b>REF:</b> M/22/00608/OUT	
<b>DESCRIPTION:</b> Residential development comprising up to 56 dwellings and associated infrastructure	
<b>LOCATION:</b> Land at (OS 7944 3958), Gloucester Road, Welland	
<b>APPLICANT:</b> Brandon PD & Caddick Residential	

#### Consultation response:

I have reviewed the information provided with the application and compared it with the archaeological record for the area. The proposed development may affect heritage assets of known archaeological significance (WSM07667 and WSM56936).

The 'historic environment' encompasses all those material remains that our ancestors have created in the landscapes of town and countryside. It includes all below and above-ground evidence including buildings of historic and architectural interest.

The proposed development area (PDA) is to the north of a possible moated Medieval site (WSM07667) and is within a land parcel known to contain a Palaeolithic potential (WSM56936). Historic mapping shows that the site boundary has remained unchanged since the First Edition OS map, a small alteration in the north west of the site where a small complex of buildings has been added is the only addition within the land parcel since 1886. LiDAR data shows a possible feature of interest.

The site has been subject to a geophysical survey which has been explicated in a report as well as a desk-based assessment. The geophysical survey concludes that undetermined features have been identified. Whether the features are archaeological or not is yet to be conclusively proven. The DBA suggests that a Paleochannel has been identified, this concurs with evidence on the HER, it is therefore likely that Prehistoric evidence could survive within the site.

The LiDAR data, combined with site images and evidence on the HER raises the site potential to contain Medieval occupation evidence on a slight elevated platform. An Iron Age occupation site was identified in 2020 approx.600m to the north of the PDA, this concurs with the potential identified in the DBA.

Given the scale of the development, and the anticipated archaeological potential, the likely impact on the historic environment caused by this development may be offset by the implementation of a conditional programme of archaeological works.

This will comprise an initial programme of trial trenching to determine the presence or absence, extent, date, character, condition and significance of any remains and the likely impact of the development upon them. If archaeological remains are identified that would be

damaged or destroyed by the development and they cannot be preserved in-situ then the evaluation would be followed by a defined programme of archaeological excavation and/ or a watching brief to record the remains prior to their loss.

Therefore I suggest that the following condition should be attached to an approval:

(A) The subsequent reserved matters application will not be determined until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1) The programme and methodology of site investigation and recording.
- 2) The programme for post investigation assessment.
- 3) Provision to be made for analysis of the site investigation and recording.
- 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- 5) Provision to be made for archive deposition of the analysis and records of the site investigation.
- 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

(B) The subsequent reserved matters application shall not be determined until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A).

Reason: In accordance with the requirements of paragraphs 194 and 205 of the National Planning Policy Framework 2012 (as amended) and SWDP 6 & 24 of the South Worcestershire Development Plan 2016.

Note: A fee is chargeable for the provision of archaeological curatorial services. The service includes advice and liaison throughout the archaeological works, including the provision of a brief (if requested), checking the Written Scheme of Investigation for compliance with local and national standards, monitoring fieldwork and ensuring any archaeological reports generated by the project are acceptable. The Archaeology and Planning Advisor will be happy to offer advice on all stages of the proceedings. Additional site visits will be chargeable at £60 per visit if required if it is considered that breaches of condition have taken place or when other situations arise that require a visit additional to the usual service.

As this scheme is considered to be a medium-scale development of more than 1ha, the fee for curatorial services will be £534.00 (£445.00 Exc VAT).

**Aidan Smyth**  
**Archaeology and Planning Advisor**  
**Wychavon and Malvern Hills District Councils**



Clare Bull  
Planning Services  
Malvern Hills District Council  
Council House  
Avenue Road  
Malvern  
WR14 3AF

12<sup>th</sup> June 2022

Dear Ms Clare Bull

**Planning Application M/22/00608/OUT, Land at Gloucester Road, Welland**

**Residential development comprising up to 56 dwellings and associated infrastructure.**

This application lies on the boundary of the Malvern Hills Area of Outstanding Natural Beauty (MHAONB) and is within its immediate setting. The AONB is an area designated for its national landscape importance and Malvern Hills AONB Unit seeks to encourage high quality developments and to protect and enhance the local landscape.

The AONB Unit **objects** to the proposed development on the basis that it conflicts with national and local planning policy and with the Malvern Hills AONB Management Plan (2014-2019) (see Appendix 1: The policy context)

We note that the application is for outline permission only but would make the following responses to the submitted planning statements and associated documents:

**Principle of development.**

**National Planning and Policy Framework (NPPF)**

The NPPF sets out the Government's economic, environmental and social planning policies for England. The policies set out in this framework apply to the preparation of local and neighbourhood plans and to decisions on planning applications. It states that:

*(Para 176) 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight' ..... 'The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'*

Given the scale of the proposed development, which is for 56 dwellings with likely impacts on both the local environment, wildlife and tranquillity within the AONB, we contend that this proposal is major development and therefore the provision of para 177 of the NPPF applies 'When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be

*refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest' .*

There are no exceptional circumstances for the development of this site.

### **South Worcestershire Development Plan (SWDP) (2016 – 30)**

The site lies outside of the Welland settlement boundary and in open countryside. It is therefore contrary to SWDP 2 - C.

*'The open countryside is defined as land beyond any development boundary . In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see policy SWDP 19), employment development in rural areas (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry, replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27) and development specifically permitted by other SWDP'*

The SWDP is currently being reviewed and the applicant states that 'only very limited weight' can be given to it. The review is now well underway and, whilst the new plan is not 'made', Gov't guidance on plan making suggests that '*a plan does not become out-of-date automatically after 5 years. The review process is a method to ensure that a plan and the policies within remains effective*'.

The applicant states that the Housing Land Supply for the Malvern Hills District is currently in question and suggests that the 'tilted balance (Para 11d NPPF) is therefore engaged. The applicant's planning report states that '*the adverse impacts of the proposed development do not significantly outweigh the benefits of the proposal and that material considerations outweigh any conflict with Development Plan policies*'. The issue of housing land supply in the Malvern Hills District is currently being tested in a planning appeal but, notwithstanding the result of this appeal, we contend that Para 176 of the NPPF is clear in the intention to protect and conserve both the AONB and its setting as a landscape of National importance and to protect it from inappropriate development. In addition NPPF Para 78 is clear that in rural area planning decisions should be responsive to local need. The applicant has not provided data about rural need for this Parish and given the large amount of housing development in Welland which has recently occurred we contend that the local need is already being met.

In addition the development would not comply with other SWDP policies, notably 6A (Heritage issues), 21Bii, 21Bv (Landscape quality and character), 22B (Effects on SSSI's), 23 (Development related to AONBs), and 25 (Landscape character) . (Refer Appendix 1: The policy context)

### **Malvern Hills AONB Management Plan (2019 – 24)**

This application lies on the boundary of the Malvern Hills Area of Outstanding Natural Beauty (AONB) and is within its immediate setting. The application fails to reference the Malvern Hills AONB management plan or any of the associated guidance documents which should inform this application.

We would draw your attention to the special qualities of the Malvern Hills AONB as defined in the management plan, including the unspoiled 'natural' environment, the significance of the historic commons landscapes, and the importance of tranquillity.

The management plan highlights the importance of views, within, to and from the AONB (LP1) (BDP 4) and states that '*Development proposals which may affect land in the AONB, including those in its setting, should protect and/or enhance key views and landscape character.*' This is further explained in the AONB Guidance on Respecting Landscape in Views. The views from the common have not been well considered and the applicants LVIA is not consistent with the LSCA published and recently updated as part of the Welland NDP process. In addition there is a reliance on screening by vegetation for mitigation of the impact on views, which would take a long time to become effective and, given the number of current tree diseases, is not guaranteed. Neither existing nor proposed vegetation can be relied upon to screen views.

Most importantly, screening views of a development with planting does not alter effects on its character, nor should it be necessary to hide a well-designed scheme. The MHAONB Guidance on building design states that 6.2.1.E – '*The local pattern of spacing between buildings and roads should be respected.*' The eastern edge of Gloucester Road has a linear, roadside settlement pattern, as does the roadside immediately opposite to the west. The indicative layout submitted does not respect this pattern and, as such, does nothing to reinforce local distinctiveness. This is particularly important as this is effectively a 'gateway' to Welland village.

Whilst the planning statement alludes to recent development on the east side of the village this housing is much closer to the village centre and was also approved as a result of a lack of a 5 yr housing supply and before the strengthening of the protection for protected landscape settings in the NPPF. In fact the MHAONB management plan says '*The allocation of land for new development within and adjacent to the AONB has not always been preceded by a proper consideration of its effects on landscape character and visual amenity. This can lead to developments which compromise the visual integrity of the AONB and people's enjoyment of this nationally designated landscape.*'

The management plan also states that the AONB vision for community life is one in which '*a vibrant, harmonious and diverse local community engages in local decision making.*'.. and '*who are actively influencing their environment, for example through ...Community Plans*'. It seems clear from responses to the application that the local community does not feel it has been consulted about this site. The village has grown rapidly in the last few years, resulting in a community where the relatively sudden large number of new residents have yet to assimilate well. This large development of 56 houses would only exacerbate this.

The management plan is also clear that the wildlife and cultural heritage of the AONB should be protected (LO1, LP1). The site is next to Castlemorton Common and falls adjacent to the Castlemorton, Hollybed & Coombe Green Commons Complex Local Wildlife Site (LWS) and SSSI. The ecological appraisal does not appear to give proper consideration to the potential harm caused by a development so close to this SSSI, in particular from recreational pressures and dog walking.(BP5) It is unlikely that this can be properly mitigated for and some of the measures suggested are not possible due to the constraints imposed by its status as a registered common.

We also note that the proposal includes streetlights. This is at odds with other areas of Welland which are unlit and conflicts with management policy BP5, which aims to

protect the AONB from light pollution. In addition the increased amount of traffic would affect tranquillity and is contrary to policy TRP6, which aims to ensure that *‘ new developments on the periphery of the AONB do not give rise to significant traffic increases and associated effects on tranquillity and enjoyment’*.

### **Welland Neighbourhood Development Plan**

The applicant contends that the emerging Welland neighbourhood Development Plan is at an early stage and that the draft plan should not carry any weight. Although the plan is not yet ‘made’ considerable effort has recently been put into consulting with the local community and revising the plan and it will shortly be submitted in its final form. This is due in part to recent new developments which have changed the baseline for some of the work. Welland has increased its overall housing stock by 44.% between 2011 and January 2022, including building in areas close to the application site.

In response to these changes a revised Landscape Sensitivity and Capacity Assessment has been produced, which includes the application site. This states that the site has low capacity for change.

### **Conclusion**

Although this application is for a single site within the AONB setting it must also be seen in the context of other applications for housing both in this and an adjacent Parish which have been made recently. The effect of each of these applications is to potentially reduce a unique landscape of national importance which cannot be replaced – the cumulative effect of these proposals cannot be underestimated.

The Malvern Hills AONB Unit believes that this development should not be permitted for the reasons given above and we trust that our views will be taken into consideration.

Yours faithfully,

Karen Humphries

Assistant manager, Malvern Hills AONB



## **Appendix 1. The policy context**

### **National Planning Policy Framework**

**Para 176** *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight' . . . . 'The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'*

**Para 177** *' When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest' .*

### **South Worcestershire Development Plan 2016 - 30**

**SWDP 2** *'The open countryside is defined as land beyond any development boundary . In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see policy SWDP 19), employment development in rural areas (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry, replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27) and development specifically permitted by other SWDP'*

**6A** *Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire. B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to: i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets (25) . ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.*

**21Bii, 21Bv** *Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area.*

*v. The distinct identity and character of settlements should be safeguarded.*

**22B.** *Development likely to have an adverse effect on a Site of Special Scientific Interest (SSSI)(49) will not be permitted, except where the benefits of the development at that site clearly outweigh both its likely impact on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.*

**23** A. Development that would have a detrimental impact on the natural beauty(50) of an AONB (as shown on the Policies Map) will not be permitted. B. Any development proposal within an AONB must conserve and enhance the special qualities of the landscape.

**25.** A. Development proposals and their associated landscaping schemes must demonstrate the following: i. That they take into account the latest Landscape Character Assessment (52) and its guidelines; and ii. That they are appropriate to, and integrate with, the character of the landscape setting; and iii. That they conserve, and where appropriate, enhance the primary characteristics defined in character assessments and important features of the Land Cover Parcel, and have taken any available opportunity to enhance the landscape.

### **Malvern Hills AONB Management Plan 2019 – 24**

**LDP1** – Manage the landscape of the AONB in accordance with key documents such as the AONB Landscape Strategy, Landscape Character Assessments, Historic Characterisations and other guidance documents.

**BDP4** – Development proposals that may affect land in the AONB, including those in its setting, should protect and/or enhance key views and landscape character. AONB Guidance relating to views and development in views should be used where relevant.

**LO1** – Conserve and enhance the distinctive landscapes of the AONB and its setting, particularly those that are most sensitive or have little capacity for change.’

**BP5** – Safeguard biodiversity from potential damaging impacts arising from development or other activities.

**TRP6** – ‘Ensure that new developments on the periphery of the AONB do not give rise to significant traffic increases and associated effects on tranquillity and enjoyment’.

### **MHAONB Guidance on building design**

6.2.1.E – ‘The local pattern of spacing between buildings and roads should be respected’.

# Consultee Comment for planning application M/22/00608/OUT

<b>Application Number</b>	M/22/00608/OUT
<b>Location</b>	Land at (OS 7944 3958) Gloucester Road Welland
<b>Proposal</b>	Residential development comprising up to 56 dwellings and associated infrastructure
<b>Case Officer</b>	Clare Bull
<b>Organisation</b>	Worcestershire Wildlife Trust
<b>Name</b>	Worcestershire Wildlife Trust
<b>Address</b>	Lower Smite Farm Smite Hill Hindlip Worcs WR3 8SZ
<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<p>Dear Clare, Thank you for sending us details of this application. We note the contents of the various associated documents and in particular the findings and recommendations set out in the Ecological Assessment by Tyler Grange. We also note that the site falls adjacent to the Castlemorton, Hollybed &amp; Coombe Green Commons Complex Local Wildlife Site (LWS) and close to Castlemorton Common Site of Special Scientific Interest (SSSI) and other important ecological receptors. We have an in-principle objection to development here given that the site is not allocated in the SWDP or in the emerging SWDPR. In addition, while we are pleased to note the positive commentary on protecting and enhancing biodiversity in the submitted documents we are not yet persuaded that the impacts of increased recreational pressure brought about by the development can be effectively mitigated using the mechanisms proposed. This is particularly relevant to any increased pressure on the adjacent Commons and Malvern Hills. Noting the very significant sensitivities here we strongly recommend that you consult Natural England, The Malvern Hills Trust and the Malvern Hills AONB Team for further advice around this issue. It seems likely that more details on mitigation for harm will be required and these should be available to you in line with policy and guidance. Assuming that appropriate mitigation can be demonstrated and provided that adequate steps are taken to mitigate for on-site ecological impacts, protect nearby ecological features and prevent pollution during construction we do not think that there will be any overriding ecological constraints. However, in order to protect and enhance biodiversity, deliver measurable biodiversity net gain and to meet planning policy expectations and your legal obligations, we would strongly recommend that you append conditions covering the following matters to any permission you may be otherwise minded to grant. 1. CEMP ? to include protection for retained ecological features and prevention of pollution during construction, especially in relation to any direct harm, runoff, noise, extraneous light or dust risks to the nearby LWS and SSSI, habitats, retained trees and hedgerows. Appropriate consideration for protected species will also be needed. 2. Lighting ? To ensure that the development, both during construction and once operational, does not cause harm to nocturnal wildlife using the site, and commuting to and from nearby habitats. 3. SUDS ? to ensure that long-term drainage of the site does not cause harm to receiving waterbodies or nearby habitats and delivers biodiversity enhancements in line with good practice guidance. 4. LEMP ? to include biodiversity enhancement in line with planning policy, together with long term management of that enhancement where required. The LEMP may also offer a mechanism for dealing with recreational mitigation. We are content to defer to the opinions of the Malvern Hills Trust (as managers of the relevant areas) and others on this point. The LEMP will however be an essential consideration in delivering policy compliant development that does not cause harm to nearby designated assets and so the relevant condition should be carefully worded and robustly enforceable. 5. A statement of conformity to ensure that all ecological considerations have been dealt with as required. Appropriate model wording for ecological conditions can be found in Annex D of BS42020:2013 Biodiversity ? Code of practice for planning and development. I hope that these comments are of use to you but please do not hesitate to contact us again if we can be of further assistance. Best Wishes, Steve Steven Bloomfield Senior Conservation Officer ? Planning</p>
<b>Received Date</b>	01/06/2022 15:22:00
<b>Attachments</b>	



Clare Bull, Planning Officer  
Malvern Hills District Council  
The Council House  
Avenue Road  
Malvern  
Worcestershire  
WR14 2AF

30<sup>th</sup> May 2022

Dear Clare,

**Re: Planning Application M/22/00418/OUT: Land at Gloucester Road Welland.  
Residential development comprising up to 56 dwellings and associated infrastructure.**

On behalf of the Malvern Hills Trust (working name of the Malvern Hills Conservators) I would like to lodge the following written comments on this application.

## **1 Landscape and Visual Impact.**

- a) The application has been accompanied by a LVIA to evaluate and measure the impacts of the development on the local area. We note that while the LVIA has included consideration of many relevant policies and designations, including local planning policies, the Common Land status and even the Cotswold area planning policy, its has omitted to consider in their evaluation the protected status of Castlemorton Common under the Malvern Hills Acts.
- b) The Malvern Hills Trust has a duty to protect the land under the jurisdiction of the Malvern Hills Acts, and in this respect has regard to the potential impacts such a development might bring, both direct or indirectly, to its land, including those that bear on the natural aspect of that land.
- c) The indicative layout of the development site shows the main built zone to the north and west of the site with open green space including tree planting, a new orchard and flood attenuation pond to the south and east of the site. However no height of the proposed built structures appears to be shown in the application and hence is not possible to reasonably consider if such screening will reduce the visual impact to the common, as the LVIA suggests.
- d) The proposed site layout, in its early years at least, would be clearly visible to the open Common to the south. The LVIA appears not to have fully considered that views obtained from observers on the common and the minor road to the south are on an upward slope, with raised elevation and views into the site. Consequently their conclusion that the visual impact of the (operational stage)





development will have a *Minor* negative visual impact to observers on Castlemorton Common -(page 39 of LVIA) is misplaced. We believe that the visual impact to those viewing the site from within 200 – 250metres range on the common will be a much higher level of significance.

## 2 Access and Highways

- a) Vehicle access to the site as shown in the application is shown to be achieved by realigning the existing south-easterly minor road leading to Little Welland, to become a 5.5 m wide road entering the development area, with a new junction from this to serve the existing minor road. The Transport Assessment document (T18595) has included a swept path analysis for both cars and fixed wheel base HGVs (bin lorry) into and out of the site under this proposed layout, and considers this arrangement to be *acceptable in respect of transport* (Section 7 Summary and Conclusions )
- b) However the traffic assessment document appears to have completely omitted any consideration of how any vehicles travelling down the minor road, between Welland and Little Welland , will negotiate the new junction. No width dimensions for the road are shown in the plans, and no swept path analysis included that considers how vehicles, particularly fixed wheel base and articulated HGVS, will negotiate the proposed new junctions into the minor road via the development site. We are concerned that without proper assessment this junction layout, as shown, could lead to increased traffic congestion and damage to the Common area on the approach to the junction
- c) The indicative layout shows three access points to the development, one vehicle and two foot from the western off the B road and another vehicle access from the minor road to the south. It is notable that no stock control measures - fencing, gates or cattle grids – have been included in the plans. This would appear to indicate the applicants have failed to consider the very real issues surrounding grazing animals from the open common wandering into and through the development site, both on the new road layout and across unfenced boundaries. We would urge that more detailed consideration needs to be given to such stock control measures - including the potential installation of cattle grids - on both roads that enter the development site.
- d) The highways assessment includes a proposal to have an additional speed limit zone of 40mph introduced, extending onto Castlemorton Common outside the current 30mph zone. While such a zone would be welcome in helping to calm traffic crossing the common on the approach to Welland, it is noted that the proposal includes provision of additional gated markers located on the common. The verges are part of the registered Common Land unit as well as being land under the jurisdiction of the Malvern Hills Acts and such permanent fencing elements could not be installed without consent under the Commons Act.



### 3 Ecology, recreation pressure and dog walking.

- a) The Ecological Assessment accompanying the application identifies and acknowledges some of the potential impacts that the increased recreation use and consequent number of dogs, associated with a development of 56 house would have on adjoining and nearby sensitive habitats (Section 3.12) . The application documents state that mitigation of such impacts will be provided via recreational opportunities within the development site, a homeowner pack for residents pointing them to use sites up to 1.7km away, and potentially a *'financial contribution to improve the management of designated site habitats to make them more robust....'*
- b) However the ecological assessment does not appear to give proper weight and consideration to the most immediate impacts of increased recreational use arising from the development - and especially from dog exercising – that will come to bear on the large open area of Castlemorton Common (both SSSI and non SSSI lands) to the immediate south of the site. The suggestion that funding for managing recreation pressures ( arising from the development ) could be used to enable fencing and pathway maintenance on Castlemorton Common overlooks its status as registered common and the constraints on fencing. It also appears to have ignored the potential that it might not be possible to make those habitats within the Castlemorton Common SSSI sufficiently robust to resist such increased recreational pressure.

In conclusion therefore , and in the absence of key information within this application, and the potential impacts on the Common, the Trust wishes to register its comments and objection to the application in its current form,

Yours faithfully



Duncan Bridges  
CEO



**Malvern Hills Trust**

[www.malvernhills.org.uk](http://www.malvernhills.org.uk) / 01684 892002

Malvern Hills Trust, Manor House, Grange Road, Malvern, Worcestershire WR14 3EY

Malvern Hills Trust is the working name of Malvern Hills Conservators. Registered charity no.515804. Vat No. GB 275 8803 21

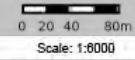


Access Points for distance measurement

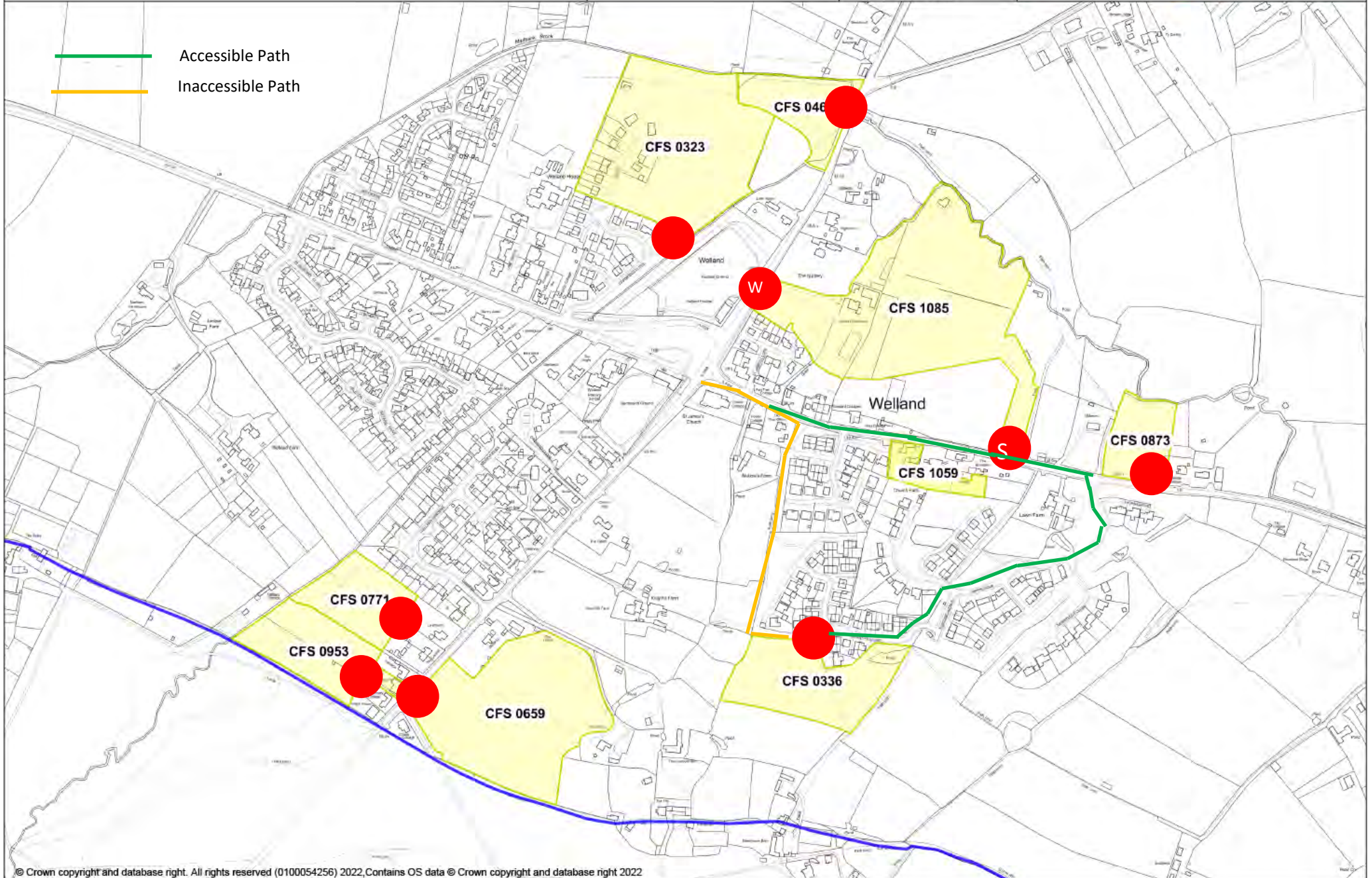
Welland

Author: D. Sharp

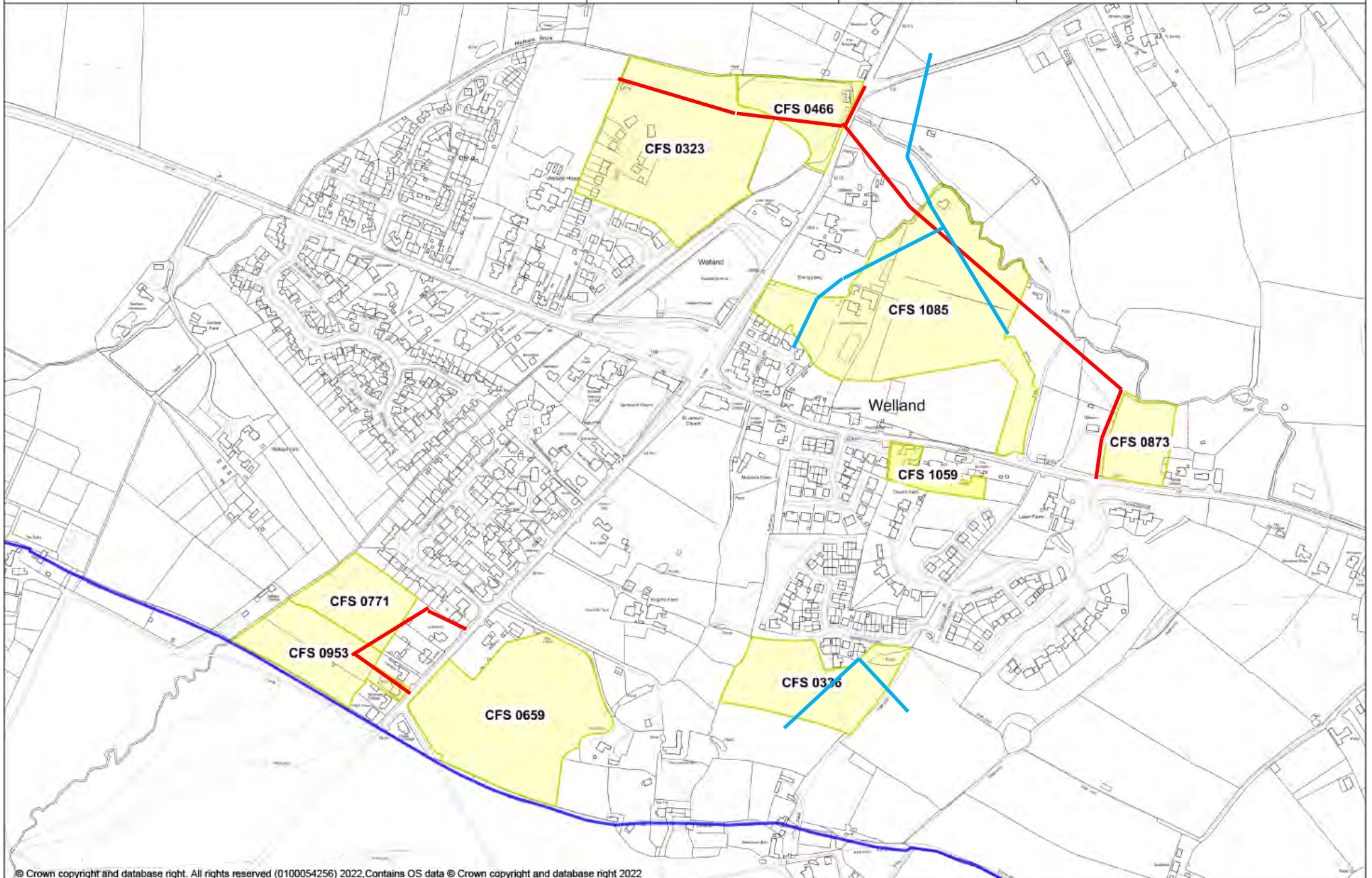
Date: 30/10/2022



- Accessible Path
- Inaccessible Path







## Appendix A45: Ancient and Veteran Trees

ati.woodlandtrust.org.uk/tree-search/?v=2173605&ml=map&z=15&nwLat=52.06103255248&nwLng=-2.327840560327099&seLat=5...

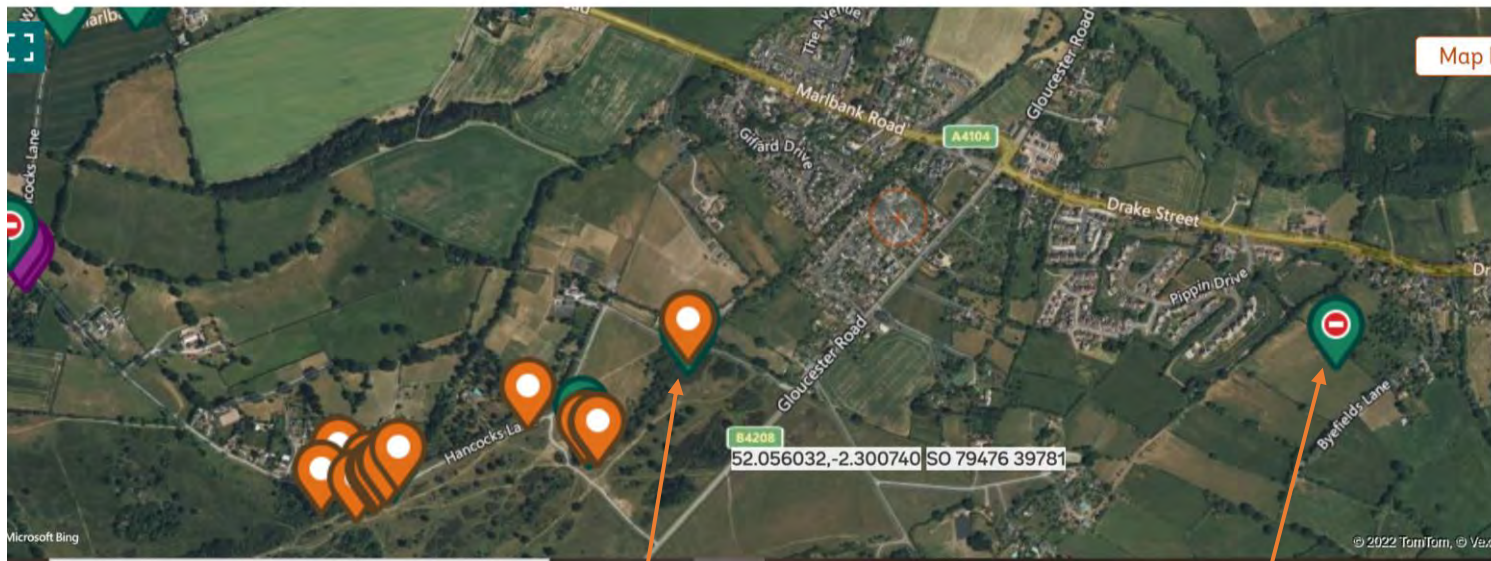


# Ancient Tree Inventory

[Add a tree](#) [What we record and why](#) [How to record](#) [Tree](#)

## Tree search

Street, town, postcode or grid reference



Veteran Oak, 6m girth

2 x Veteran Wild Black Poplar, 3m girth, 1 x Ancient Wild Black Poplar, 4m girth



APPENDIX 46 2022 LSCA Subdivision of CFS0323A







Appendix 47. View looking northwest from Hurst Bank across Castlemorton Common. Chase Cottage gable ahead