

Landscape Statement of Common Ground

Planning Appeal: Land at Broadfields, Elmstead Road, Wivenhoe, Colchester, CO7 9SF

Planning Inspectorate Reference: APP/A1530/W/22/3305697

Appellant: Taylor Wimpey UK Ltd

Colchester Borough Council (To become Colchester City Council)

CBC Reference: 210965

Date: 14th November 2022

1. Introduction

- 1.1 This Landscape Statement of Common Ground (LSoCG) sets out matters which have been prepared jointly between the appointed landscape witnesses representing the appellant Taylor Wimpey (TW) and local authority Colchester Borough Council (CBC).
- 1.2 The witnesses are Vanessa Ross, Arc representing TW and Anne Westover, Westover Landscape representing CBC.
- 1.3 This statement sets out information regarding the site and the appeal scheme and the agreed aspects of the landscape and visual impacts resulting from the development.
- 1.4 The statement also sets out the areas of disagreement between the parties.

2. Site information

- 2.1 The Statement of Common Ground sets out the agreed areas of the site and application and explains which topics are not agreed.
- 2.2 The site is located to the north east edge of the Wivenhoe. The site is bordered by residential areas, sports ground, a local wildlife site and countryside including agricultural land, former gravel workings.
- 2.3 There are no statutory landscape designations on or adjacent to the appeal site.
- 2.4 The development site, meaning residential, sports pitches and open space extending through to the Elmstead Road, is allocated within the adopted Wivenhoe Neighbourhood Plan (WNP) at Policy WIV29. Reference WNP Figure 35 at page 94.

- 2.5 It is agreed that the allocated site, WIV29 is not a 'valued landscape' as set out in the NPPF Paragraph 174.
- 2.6 It is agreed that the Strategic Landscape Proposals Plan 20.5101.08 Rev H is the latest submitted version of this plan which sets out a broad strategy for the site. Notwithstanding the previously submitted Soft Landscaping Proposals the landscape details can be covered by specific planning conditions.
- 2.7 Much of the site is bordered by mature trees (predominantly oak), hedges and drainage ditches.
- 2.8 A strip of mature oak trees to the rear of Kings Mews and Alexandra Drive are subject to a CBC Tree Preservation Order Ref: TPO 10/76 as Areas 1 and 2.
- 2.9 The TPO trees and all others on the site boundaries are identified in the Hayden's Arboricultural survey and Preliminary Arboricultural Impact Assessment report and plan (March 2021) submitted with the application.
- 2.10 The majority of boundary trees and other boundary features are not directly affected by the proposed development. The exceptions being where the road access and some of the footway/cycleway access links are proposed.

3. Local Wildlife Site (LoWS)

- 3.1 The area of land to the south and east of the site forms the Wivenhoe Cross Local Wildlife Site Ref Co161 (LoWS) and amounts to 29.4 hectares of land (Ref citation in CD).
- 3.2 This is mapped and described within the citation as '*... a complex mosaic of scrub, woodland and grassland habitats on land mostly affected by aggregate extraction centred on a stream valley...*'
- 3.3 The part of the LoWS abutting the site (within the applicant's ownership) appears not to have been quarried. It is currently a mixed landscape of grass, wildflower and naturally regenerating scrub and trees. The site is bordered by mature oaks, hedges and ditches. Whilst in private ownership the area is accessed by walkers using the informal paths through and around through the area.

4. Landscape Character Assessments

- 4.1 The District LCA areas are mapped on Figure 5 of the LVIA submitted by ARC.
- 4.2 At a national level the site lies within the National Character Area NCA Profile 111 Northern Thames Basin. It is agreed that this NCA need not be considered.
- 4.3 At County level the site lies within the Landscape Character Area LCA E3 Tendring Plain, this is described in the LCA carried out by CBA for Essex County Council in 2003. It is agreed that this LCA need not be considered.

- 4.4 At District Level the site lies within the Landscape Character Area LCA B8 Wivenhoe Farmland Plateau, this is described in the Landscape Character Assessment carried out by CBA for Colchester Borough Council in 2005.
- 4.5 The adjacent townscape area of Wivenhoe is defined by this 2005 assessment as LCA G3 Wivenhoe Urban Landscape. It is agreed that this LCA need not be considered.
- 4.6 The Townscape Character Assessment is provided by the 2006 CBA study and defines the adjacent area of housing as TCA Type H1 Vine Drive and Post 1960's Suburbs.
- 4.7 The Tendring District Council countryside landscape character area (north and east of Brightlingsea Road and Keelars Lane) is LCA 7A 'Bromley Heath' with the assessment provided by the 2001 LUC Landscape Character Assessment.
- 4.8 It is agreed that the Tendring DC LCA 6C Alresford Valley System need not be considered.
- 4.9 LCA documents are produced as CDs.
- 4.10 Residential, road, public right of way, and open space receptors are mapped at Figure 6 in the LVIA at Figure 2 and 6.
- 4.11 There are no Public rights of way (PRoW) within or adjacent to the Appeal Site. Routes and numbers of PRoWs within the surrounding area are indicated within the LVIA at Figure 2.

Figure 6 sets out the visual public rights of way receptor locations, PR 01–06 summarised below:

- **PRoW** 14/155 Wivenhoe (ARC ref PR01-04). This footpath travels between Wivenhoe Cross, past the allotment land, through parts of the LoWS and on to Keelars Lane.

The remaining rights of way in the vicinity do not link directly with the site.

These are:

- **PRoW** 2/155 Wivenhoe (ARC ref PR06) between Colchester Road and Brightlingsea Road
- **PRoW** 26/162 Elmstead between Brightlingsea Road and Elmstead Road
- **PRoW** 22/162 Elmstead (ARC ref PR05) north of Brightlingsea Road to Fen Farm & Elmstead

5. Landscape and Visual Appraisal (LVIA)

- 5.1 It is agreed that the methodology applied by the appellant within the Landscape and Visual Appraisal (LVA) and LVA addendum has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition

(GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

- 5.2 It is agreed that following comments received from the LPA, six Accurate Viewpoint Representations (AVR) were prepared and that the location of these were agreed following consultation with the LPA and were submitted in February 2022.
- 5.3 The LVIA did not include a map indicating a zone of theoretical visibility (ZTV).

6. Matters on which the parties do not agree

- 6.1 The extent to which the development will result in landscape and visual effects.
- 6.2 The degree of landscape harm which will arise from the development including extending the built area northwards from the allocated area within WIV 29.
- 6.3 The degree to which the site and development will be visible from the local area.
- 6.4 The differences between the parties in relation to landscape and visual effects are detailed in the accompanying Comparative Schedule of Effects Table which will be agreed following exchange of Proofs of Evidence.

Signed: 

Vanessa Ross, ARC for TW

Date: 15th November 2022

And

Signed: 

Anne Westover, WL for CBC

Date: 15th November 2022