

Review of PAP/2021/0663 – Statement of Agreed Matters

1.1 This Statement of Agreed Matters (SOAM) seeks to identify the matters relating to the Landscape and Visual Impact Assessment (LVIA) with which LUC are in agreement, and disagreement, with the LVIA consultants, SLR. Areas of agreement and disagreement are set out in **Table 1.1.** below.

LVIA Matters	Agreement/ Disagreement
LVIA Methodology	LUC agrees that the methodology set out is broadly in accordance with GLVIA3.
Visualisations	<p>LUC disagrees that baseline photography provided is sufficient to understand the potential effects of the Proposed Development. In response SLR provided 5x images with the max. building heights illustrated. These images appear to have mitigation planting on the surrounding proposed bunding modelled in. Whilst this indicates the visibility when these trees have grown to maturity (after perhaps 20 years or more), it does not show the worst-case visibility when the trees are absent or newly planted and providing less screening.</p> <p>In addition, the worse case winter time scenario should be illustrated rather than summer views when screening would be at its maximum.</p> <p>SLR agreed to provide high-resolution versions of these images as those available on the planning portal are unclear.</p> <p>As mentioned in the meeting (31/1/2023), baseline photography should be retaken during winter. Care should be taken to ensure distant skylines are captured as this forms context to the view looking west from Dordon. The exposure of the current photos means this is lost.</p> <p>SLR to provide box montages without mitigation planting in place to show the worst-case visibility of the Proposed Development.</p> <p>The photographs and photomontages should be taken and presented in accordance with the Landscape Institute Technical Guidance Note 6-19, such that the image size, scale, projection, Field of View, resolution and information shown meets the required standards.</p>
Study Area	LUC broadly agrees with the extent of the Study Area as illustrated by the ZTV Map (LAJ-51) and described in the LVIA chapter.
Landscape Character Areas	LUC agrees that the Site is located within LCA 5 Tamworth Fringe Uplands and that this LCT is considered in the assessment.
Landscape Designations	LUC agrees that the Site is not located within any designated landscapes. It is however located within the Strategic Gap (Policy LP4).
Viewpoint Selection and Receptors	LUC understands that the viewpoints included in the LVIA were agreed between the Council and SLR. LUC agrees that the approach to viewpoint selection is appropriate and that the viewpoints represent a variety of receptors with different viewing directions, however, recommends some viewpoints are better microsited to avoid obstructions, summer time leaf cover and to provide an open view where it is available. For example, take photo at the top of the bank at the edge of the open space at Dordon, above the gate into the lower field, rather than set back within the area where the summer time trees in leaf obscure the view, rendering it less informative.
Rural Nature of Site	The Site and surrounding area to the east comprises flat and gently rolling undeveloped agricultural land. Though influenced by urban edges it retains elements of its former rural character, as compared to the surrounding built-up areas of Dordon, Polesworth and Tamworth. This is best expressed when walking the footpaths and tracks, and when looking across open fields to hedgerows, field trees and woodland copses, or to more distant undeveloped skylines further afield. However, LUC agrees that the presence of the existing industrial development and the A5 does reduce the rural nature of the Site as it is experienced from along the busy A5 road corridor, from the motorway bridges, and from within the other existing areas of large distribution units.

LVIA Matters	Agreement/ Disagreement
<p>Bunds and Cuttings – Common Landscape Features</p>	<p>LUC does not agree that bunds and cuttings, particularly of the scale proposed, are a feature of the landscape. LUC recognises that there are bunds in the wider area to the east and south of the M42 and A5, respectively, and along the length of the M42. However, bunds of the scale proposed are not a feature of the landscape between the M42 and Dordon or between the A5 and Birchmoor/Polesworth, which is a rolling agricultural landscape.</p> <p>LUC recognises that the details of bunding will be agreed as Reserved Matters, and that the figures provided represent a maximum case scenario for the height of the bunds. The proposed bunds are of a large scale (maximum parameters) and detailed design would be required to achieve a better landscape fit and a more naturalistic shape and appearance. The bunds themselves could exacerbate landscape and visual effects, and block views.</p> <p>All planting should be native – it is noted that this is not the case for some of the other similar developments nearby.</p>
<p>Landscape and Visual Element of Strategic Gap</p>	<p>The consideration of the Strategic Gap is primarily a planning matter, although landscape and visual concerns feed into it. From a landscape and visual perspective, LUC does not agree with the conclusions on the Strategic Gap identified in the LVIA. LUC considers that the sense of separation between Dordon/ Polesworth and Tamworth would be reduced by the physical reduction in width of the gap and by bringing the urban edge closer in views, for example as experienced in views looking west, or when walking west on paths from the settlement edge of Dordon.</p>
<p>Significance of Effects Identified</p>	<p>LUC does not agree with the magnitude or significance of visual effects identified for several of the viewpoints included in the LVIA, particularly immediately after construction when there would be limited screening provided by mitigation planting. Uncertainty remains, particularly given the nature of the visualisations provided. The assessment should consider effects of the proposed lighting on and around buildings and car parks, given the effects of this within surrounding developments which have similarities to that proposed. The provision of further cross sections and long sections through the site and the proposed development would assist in better explaining the landscape and visual effects, and particularly how the development would relate to the existing levels across the site.</p>
<p>Cumulative Effects</p>	<p>LUC does not agree with the cumulative visual effects identified within the LVIA, particularly in relation to the St Modwens Park industrial estate to the south of the Site.</p>