

rappor



Visual Appraisal

Storeys Lodge
Holmes Lane, Hanbury

Prepared by Rappor Landscape Planning
and Design on behalf of Worcester
Diocesan Board of Finance Ltd
September 2023

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1. Introduction

1.1 This document highlights where the existing built form of Storeys Lodge can and cannot be seen from. This document will analyse the potential affect of the proposed development, of a replacement dwelling, on the perceived openness of the Green Belt.

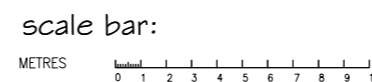
1.2 Storeys Lodge is located within Worcestershire County and lies west along Holmes Lane. The Site currently consists of a static caravan that is proposed to be replaced with a dwelling of a smiliar size. The proposed dwelling will be 3.8m in height and sits within a property boundary that is bordered by mature vegetation.

1.3 Storeys Lodge lies within the South Worcestershire Green Belt and is identified within the South Worcestershire Green Belt Assessment (2018) within land parcel EC9. Justification of for this land parcel is explained as follows:

“The land acts in concert with the wider Green Belt in this location to help maintain the openness of the countryside which is high physically and visually, in what is an accessible location between Bromsgrove, Droitwich Spa and Redditch.”

1.4 Paragraph 137 of the NPPF states that:

“The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”








site plan scale 1:200

Job: Storey Lodge, Holmes Lane, Hanbury, Worcs.	Scale: 1:50 on A1
Client: Fisher German	Date: July 2023
Title: Plans and elevations: as proposed	Drawing No. 2382-2b

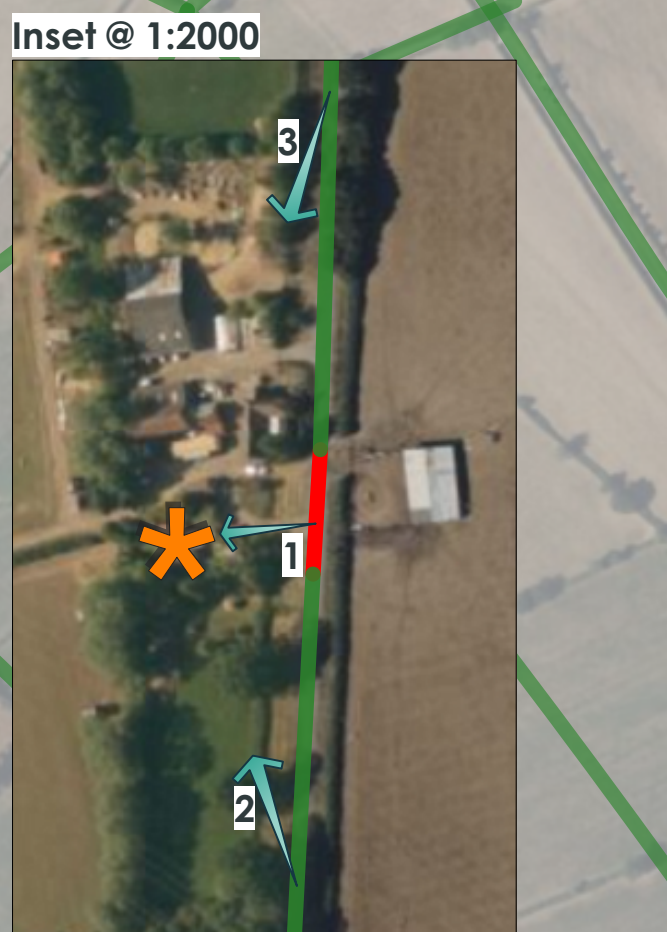
pdp
PURVIS DAWES & PARTNERS LTD
BUILDING DESIGN AND PROJECT MANAGEMENT
178a Lower High Street Stourbridge DY8 1TG
Tel: 01384 905058 e: enquiries@pdp-ltd.co.uk



KEY | Landscape Strategy

-  Location of existing built form of the Site, & location of proposed replacement dwelling
-  Length along Road/PRoW network where Site is visible
-  Length along Road/PRoW network where Site is NOT visible
-  Views towards Site from road network, with corresponding viewpoint number
-  Views towards Site from wider PRoW network, with corresponding viewpoint number

Note: For viewpoints see 230467-RAPP-XX-XX-R-L-9501 p 5-8



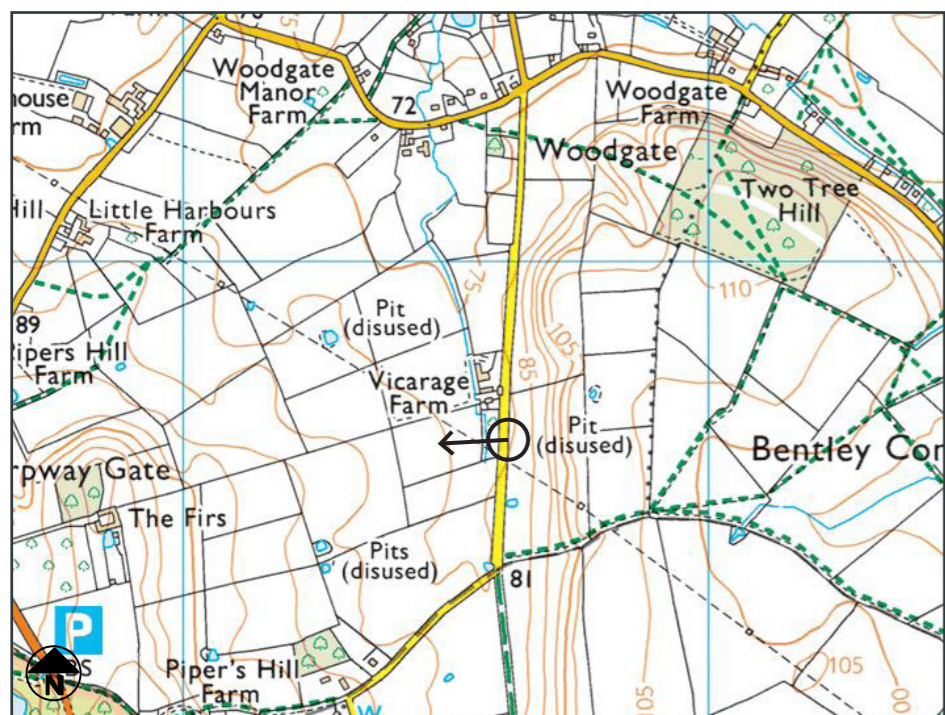
Storeys Lodge



Camera make & model - Canon EOS 6D, FFS Date & time of photograph - 17 July, 10:56 Longitude & Latitude - 52°17'23.37"N 2° 3'3.55"W Viewpoint height (AOD) - 8+ Distance from site -37m

CONTEXT BASELINE VIEWPOINT 1

Taken along Holmes Lane facing west towards the Site.



Viewpoint 1 represents the only section along Holmes Lane where Storeys Lodge is visible.

The existing built form is partially visible, with views obscured by vegetation along the road and in front of the built form. This vegetation creates a strong sense of visual enclosure. This will remain with the proposed scheme as the vegetation will be retained.

Storeys Lodge is viewed against land of higher elevation, seen in the background of this viewpoint. This is intercepted with telephone poles that are a defining feature of this viewpoint and act as a strong visual detractor.

The replacement dwelling will not affect the perceived openness of the Green Belt.

Approximate location of Storeys Lodge

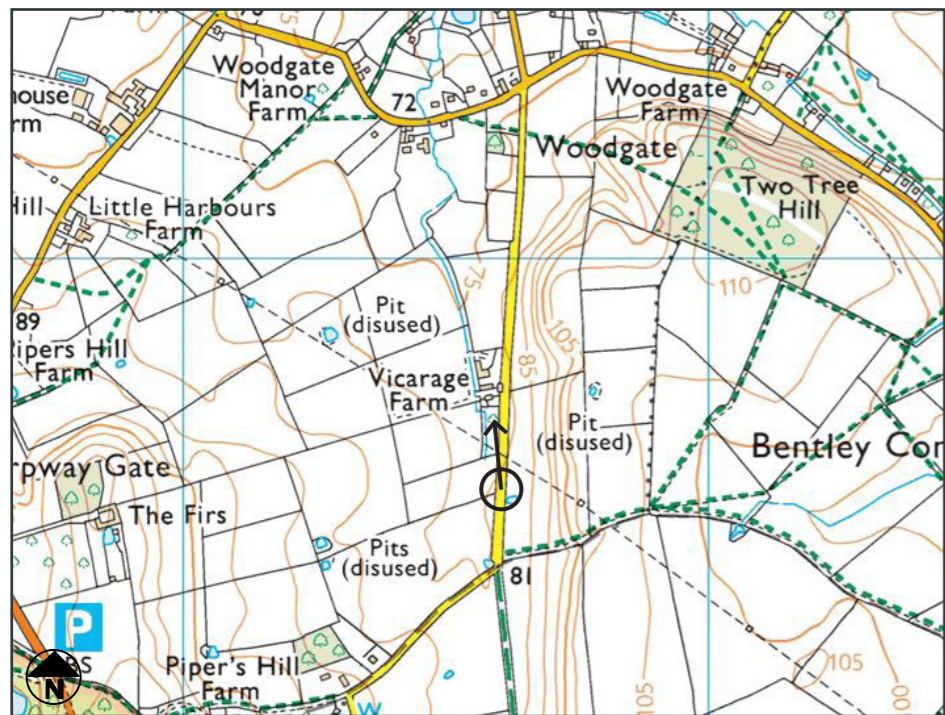
Built form within Vicarage Farm



Camera make & model - Canon EOS 6D, FFS Date & time of photograph - 17 July, 10:59 Longitude & Latitude - 52°17'20.37"N 2° 3'3.85"W Viewpoint height (AOD) - 86m Distance from site -84m

CONTEXT BASELINE VIEWPOINT 2

Taken along Holmes Lane facing north towards the Site.



Viewpoint 2 represents views from Holmes Lane facing north towards Storeys Lodge. Mature vegetation along Holmes lane prevents views of the existing built form at this viewpoint, and further south along the road.

The replacement dwelling will not be visible from this viewpoint and will therefore have no affect on the openness of the Green Belt.

Built form within Vicarage Farm

Approximate location of Storeys Lodge



Holmes Lane

Camera make & model - Canon EOS 6D, FFS Date & time of photograph - 17 July, 11:06

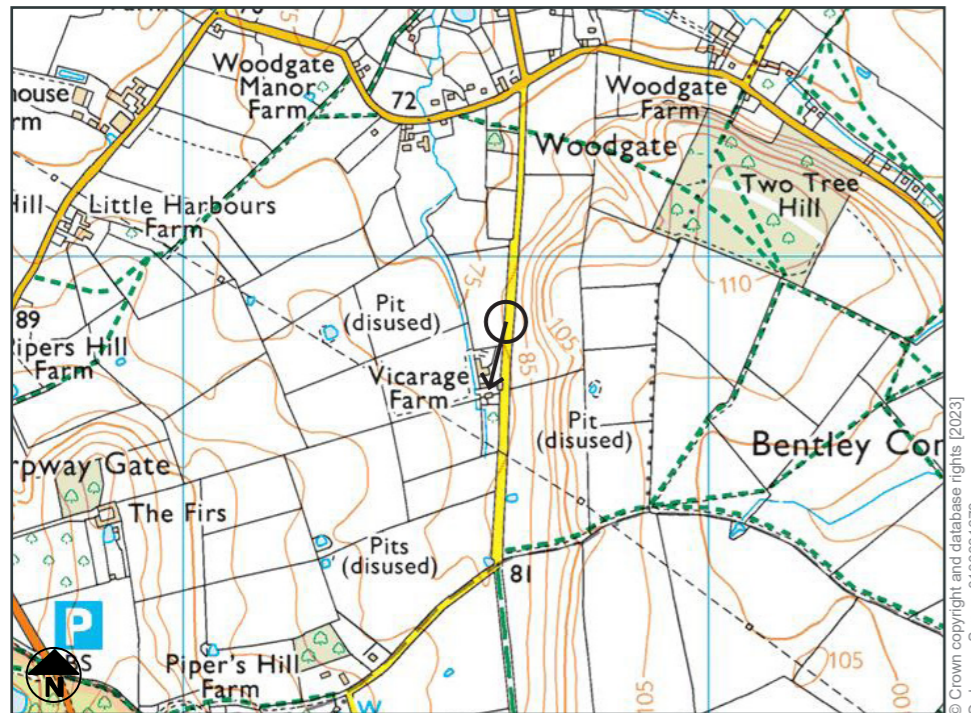
Longitude & Latitude - 52°17'26.92"N 2° 3'3.54"W

Viewpoint height (AOD) - 84m

Distance from site -120m

CONTEXT BASELINE VIEWPOINT 3

Taken along Holmes Lane facing south towards the Site.



Viewpoint 3 represents views along Holmes Lane facing south towards the Site.

The existing built form of the Site is not visible from this viewpoint, due to existing vegetation and built form of Vicarage Farm. Storeys Lodge remains not visible along Holmes Lane north of this viewpoint, due to the mature vegetation. Therefore, the Site will have no influence on the perceived openness of the Green Belt.



Camera make & model - Canon EOS 6D, FFS Date & time of photograph - 17 July, 11:53 Longitude & Latitude - 52°17'31.89"N 2° 3'38.20"W Viewpoint height (AOD) - 86m Distance from site -669m

CONTEXT BASELINE VIEWPOINT 4

Taken along Footpath 562(C) facing east towards the Site.



Viewpoint 4 represents views from the wider public rights of way (PRoW) network.

The Site is not visible due to mature vegetation along field boundaries. This is the typical experience along surrounding PRoW network, as mature vegetation precludes views of the Storeys Lodge. Higher ground to the east of the site, visible within this viewpoint, along with mature vegetation also prevents views of Storeys Lodge further east along both road and PRoW networks.

The replacement dwelling will not affect the perceived openness of the Green belt, as there will be no clear views from PRoW network.

4. Conclusion

4.1 Storeys Lodge lies within the South Worcestershire Green Belt and is identified within the South Worcestershire Green Belt Assessment (2018) within land parcel EC9. Justification of for this land parcel is explained as follows:

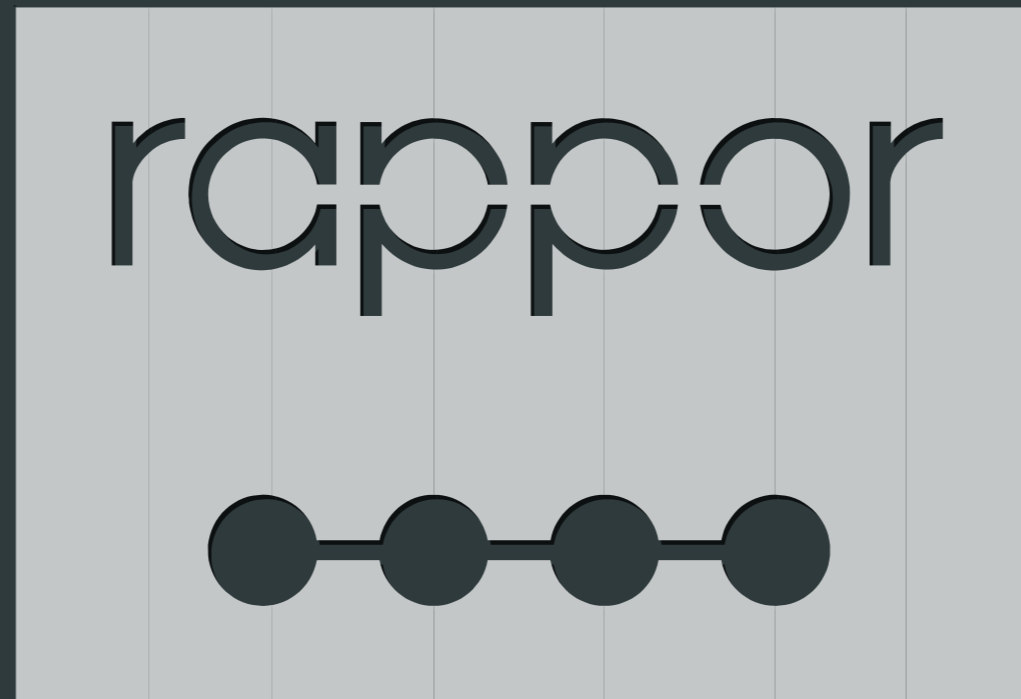
“The land acts in concert with the wider Green Belt in this location to help maintain the openness of the countryside which is high physically and visually, in what is an accessible location between Bromsgrove, Droitwich Spa and Redditch.”

4.2 Paragraph 137 of the NPPF states that:

“The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

4.3 The green belt designation extends over the entirety of the Storeys Lodge and the surrounding landscape. This document highlights how the Site is not visible from the majority of the surrounding landscape. The Site currently has a strong sense of enclosure due to surrounding topography and mature vegetation along the property boundary. As the Site is not visible from surrounding road network, the proposed development will therefore not have a material affect on the perceived openness of the Green Belt.

4.3 The Visibility Plan and Viewpoint 1 identify a small segment of Holmes Lane at which the Site is visible. As the Proposed development is a replacement of the existing built form, which is currently visible, there will be no change to the openness of the Green Belt. Storeys Lodge is only visible for a short section of Holmes Lane. The predominate experience of road users are typical of Viewpoints 2 and 3, where mature vegetation precludes views of the Site. Therefore the Site will be able to accommodate the proposed development, as it will not have an affect on the perceived openness of the South Worcestershire Green Belt.



Infrastructure and environmental consultants

Get in touch

Call or email us for more information on how we can help you.

Cheltenham

01242 523 696

cheltenham@rappor.co.uk

CTP House, Knapp Road, Cheltenham,
Gloucestershire GL50 3QQ