

CD1.22

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (INQUIRIES
PROCEDURES) (ENGLAND) RULES 2000**

BY BONINGALE DEVELOPMENTS LTD

**Land off Patshull Road, Albrighton,
Shropshire, WV7 3BH**

Proof of Evidence of
Stephen Kirkpatrick (BSc BLD CMLI) on
Landscape/Visual Matters

on behalf of
Shropshire Council

PINS REFERENCE: 6007402
LPA REFERENCE: 24/02108/OUT

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1.0 INTRODUCTION

1.1 Qualifications and Experience

- 1.1.1 My name is Stephen Kirkpatrick and I provide evidence on landscape and visual matters for Shropshire Council ("the Council"). I hold a Bachelor of Science degree (Biological Sciences) from Dundee University and a Bachelor of Landscape Design degree from Manchester University. I am a landscape architect, a Chartered Member of the Landscape Institute and a Director of Scarp Landscape Architecture Ltd, which is a landscape architectural and environmental planning consultancy based in Henley-on-Thames, South Oxfordshire.
- 1.1.2 My professional experience as a landscape architect spans more than 30 years and includes both the private and public sectors. My experience covers a broad range of project and development types but my main specialisations are in the fields of environmental planning, landscape assessment and landscape and visual impact assessment. I have undertaken numerous consultancy studies concerned with the balance between development and landscape conservation, including landscape sensitivity and capacity studies undertaken on behalf of local planning authorities to inform emerging development plans. I have presented landscape and visual evidence at numerous public inquiries that have considered wind farm, residential, commercial and mixed use development proposals in sensitive rural landscapes.
- 1.1.3 I confirm that the evidence that I have prepared and provide for this appeal ("the Appeal", PINS Ref. 6007402) has been prepared and is given in accordance with the guidance of my professional institution. I also confirm that the opinions expressed are my true and professional opinions.

1.2 Background to the Planning Inquiry

- 1.2.1 The Appellant submitted an outline planning application (Ref: 24/02108/OUT) (“the Application”) to the Council in July 2024 for mixed-use development on land at Patshull Road, Albrighton ("the Appeal Site"). The proposed development (“the Appeal Scheme”) comprises up to 800 no dwellings, a care home of up to 80 units, a secondary school and local centre with associated access, infrastructure, landscaping and drainage.
- 1.2.2 The Southern Planning Committee resolved to refuse planning permission in line with the officer recommendation on 16th December 2025. Two reasons for refusal (RfR) were set out in the Decision Notice. RfR1 asserts that the Appeal Scheme would result in harm to the character and appearance of the Green Belt countryside.
- 1.2.3 For the reasons set out in my evidence I agree with the assertion of harm to the character and the appearance of the countryside, as set out in RfR1.

1.3 My Appointment

- 1.3.1 I was approached by the Council in May 2026 to enquire about whether I could provide evidence for this Appeal. I undertook a preliminary review of RfR1 and the landscape documents submitted as part of the Application and considered that I could support the Council’s case at this Appeal. I was subsequently commissioned by the Council to prepare and present this proof of evidence. I visited the Appeal Site and its surrounding area on 30th May 2026 and concluded that I could still support the Council’s case at this Appeal.

1.4 Scope of My Evidence

- 1.4.1 My evidence addresses the harm to the character and the appearance of the countryside that would arise from the proposed development (“the Appeal

Scheme”). In preparing this evidence, I have used the Appellant’s Landscape and Visual Assessment (LVIA) as my starting-point, augmented by survey and assessment work of my own sufficient to confirm whether or not I agree with the LVIA. My evidence does not consider matters relating to the Green Belt.

- 1.4.2 My assessment methodology is set out in Section 2. I provide a review of the LVIA findings of landscape effects in Section 3 and visual effects in Section 4. I then provide my assessment of harm to the character and the appearance of the countryside in Section 5. Finally in Section 6, I provide a commentary on why I support the Council’s RfR1.

1.5 The Appeal Scheme

- 1.5.1 A description of the proposed development is provided at Paragraph 1.1 of both the Council’s Statement of Case (SoC) [CD3.2] and the Planning Statement of Common Ground (SoCG) [CD4.1] dated 18th May 2026 (page 3 and 4 respectively).
- 1.5.2 The July 2026 Parameter Plan [CD6.6] allows for a net developable area of 22.8 ha of housing. This equates to an approximate density of 35dph based on 800 units.

1.6 The Appeal Site

- 1.6.1 A description of the Appeal Site and its environs is provided in Section 3.0 of the Council’s SoC (page 3) [CD3.2]. An outline description of the site and surrounding landscape is also provided in LVIA Section 2 [CD11.1].

2.0 MY ASSESSMENT METHODOLOGY

- 2.1.1 The criteria that I use for assessing magnitude of change for landscape and visual receptors and the matrix that I use for the evaluation of landscape and visual effects are provided in Annex 3 of the Landscape Statement of Common Ground [CD4.9]. There is only one difference between the matrix that I use for the evaluation of landscape and visual effects and the matrix used by the Appellant. I consider that a high magnitude of change to a high sensitivity receptor should be classified as a 'Very Substantial' effect, i.e. one level of effect higher than a 'Major' effect. The Appellant, on the other hand classifies a high magnitude of change to a high sensitivity receptor as a 'Major' effect, i.e. at the same level of effect as a medium magnitude of change to a high sensitivity receptor or a high magnitude of change to a medium sensitivity receptor. My approach follows that used by the Institute of Environmental Management and Assessment (IEMA) (now known as the Institute of Sustainability and Environmental Professionals) at Figure 6.3 of their publication 'Special Report – The State of Environmental Impact Assessment Practice in the UK' (2011) [CD11.33]. Figure 6.3 is replicated at **Plate 1** and was used in the IEMA publication to demonstrate accepted practice for this aspect of environmental impact assessment.

Figure 6.3: EIA significance evaluation matrix

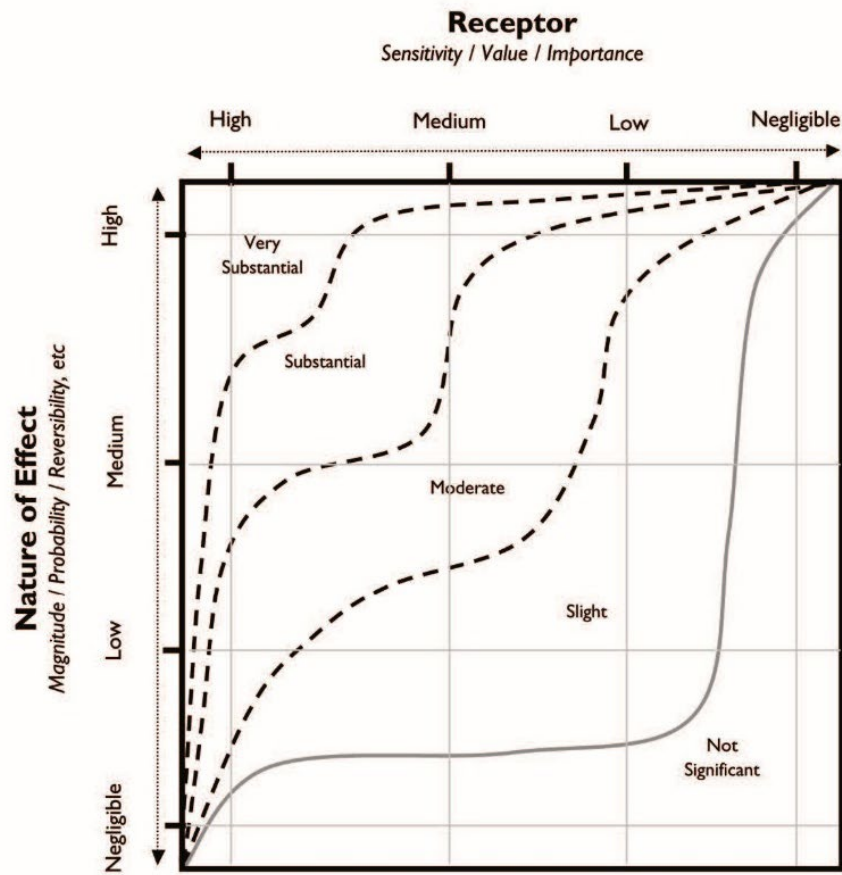


Plate 1: Figure 6.3 of IEMA's 'Special Report – The State of Environmental Impact Assessment Practice in the UK' (2011)

3.0 LANDSCAPE EFFECTS

3.1 Introduction

- 3.1.1 I provide in this section a review of the magnitude and significance of landscape effects for each of the landscape receptors identified in the Appellant's LVIA. The differences in professional judgement between myself and Mr. Furber, who jointly authored the LVIA, are set out in the Landscape Statement of Common Ground [CD4.9] and are identified below. Mr. Furber's judgements are provided in black text whilst my judgements are provided in blue text in the tables below. Some of these differences may be explained by the differences in the methodologies that the two parties have adopted for assessing magnitude of landscape change and level of significant effect.

3.2 What is Landscape?

- 3.2.1 The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)¹ defines landscape as a 'place' that results from the: *"interplay of the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create the distinctive character of landscapes to be mapped, analysed and described. Character is not just about physical elements and features that make up landscape, but also embrace the aesthetic, perceptual and experiential aspects of the landscape that make places distinctive."* (GLVIA3 p. 21). Landscape distinctiveness and sense of place results from the way in which different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current effects of land use, settlement, enclosure and other human interventions) - interact together and with people in perceptual and aesthetic terms, as illustrated by **Plate 2** (based on a corresponding diagram on Page 9 of An Approach to Landscape Character Assessment'¹. Landscape is about people, place and time.

¹ An Approach to Landscape Character Assessment. Christine Tudor, Natural England (October 2014)

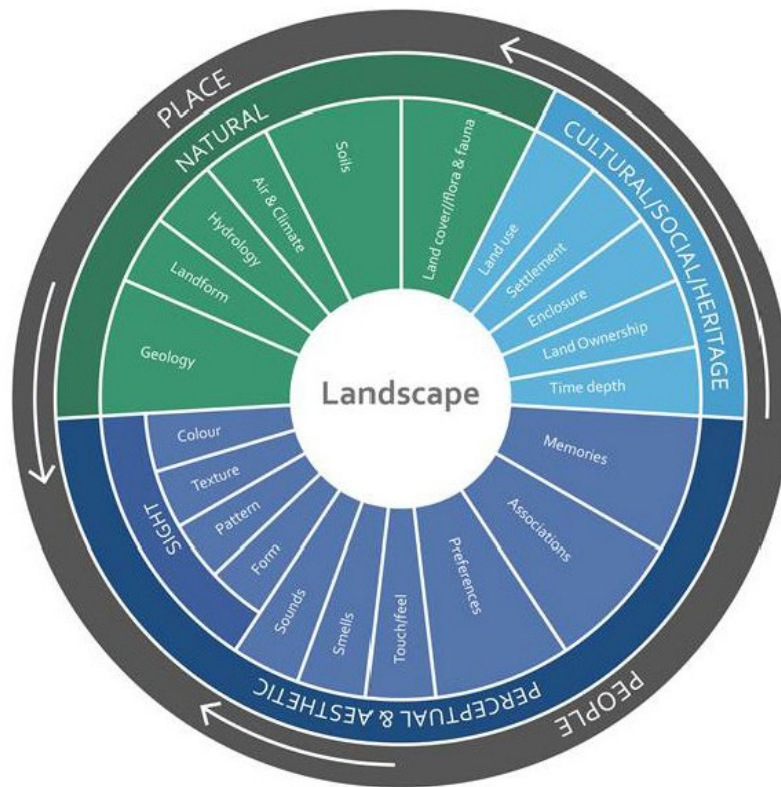


Plate 2: What is Landscape?

3.3 Effects on Land Cover

Table 1: Effects on Land Cover

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Land cover	Medium (Medium/Medium)	Year 1 and Year 15: High	Major adverse
	Medium (Medium/Medium)	Year 1 and Year 15: High	Major adverse

- 3.3.1 I agree with the Appellant's assessment of a high level of change to land cover within the Appeal Site. 48.6 hectares (ha) of existing agricultural land would be replaced by the range of urban or peri-urban landcover types identified on the Parameter Plan [CD6.6], including (1) a central area of school buildings and playing fields; (2) housing, a care home and a local centre west of Patshull Road; (3) a separate housing area east of Patshull Road and (4) greenspaces, which are predominantly located along

the site peripheries. The largest greenspace would be located closest to the school and would be dissected by Patshull Road and the proposed east-west internal road. Elsewhere the greenspaces are fragmented by the proposed built development clusters, by three parcels of off-site development and their access roads (at Lea Farm, Lea Hall and Stone House) and by existing roads (Patshull Road and Newhouse Lane). Further fragmentation would arise from any vehicular routes through the greenspaces to serve the development parcels, as identified on the Parameter Plan [CD6.6].

3.4 Effects on Topography

Table 2: Effects on topography

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Topography	Low (Low/Low)	Year 1 and Year 15: Low	Minor adverse
	Medium (Medium/Medium)	Year 1 and Year 15: Low	Minor adverse

- 3.4.1 I agree with the LVIA that there would be low level changes to landform. These are likely to arise from minor cut-and-fill operations for housing platforms and from excavations to create sustainable drainage basins and road infrastructure (e.g. the roundabout proposed on rising land north of Holyhead Road).

3.5 Effects on Trees and Tall Hedgerows

Table 3: Effects on trees and tall hedgerows

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Trees and tall hedgerows	High (Medium/High)	Year 1: Negligible Year 15: Low	Yr 1: Negligible Yr 15: Moderate beneficial
	High (Medium/High)	Year 1: Low Year 15: Low	Yr 1: Moderate adverse Yr 15: Moderate beneficial

- 3.5.1 I consider that there would be low levels of adverse change arising from the Appeal Scheme due to the removal of Tree Groups G6, G7 and G8 (partial removal) and ‘tall’ hedgerows H1 (2.5m high), H5 (3m), H11 (2m), H12 (2m), H15 (3m) and H20 (2m). There is the potential for most of these hedgerows to be replaced with overall moderate beneficial effects if their structure and ecological diversity is enhanced. Furthermore, there is the potential for net gain in terms of linear hedgerows through new planting to compensate for losses, as stated in Para. 6.8 of the AIA [CD10.1].

3.6 Effects on Low-clipped Hedgerows

Table 4: Effects on Low clipped hedgerows

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Low clipped hedgerows	Medium (Medium/Medium)	Year 1 and Year 15: Low	Year 1: Minor adverse Year 15: Minor beneficial
	High (Medium/High)	Year 1 and Year 15: Low	Year 1: Moderate adverse Year 15: Moderate adverse

- 3.6.1 The nature of a low clipped hedgerow is open to interpretation due to seasonal variation in height following clipping in the autumn and winter months. There is also variation in hedgerow heights from year to year (see example photographs in **Appendix A**). Low clipped hedgerows may be seen in the photographs for Viewpoints 1, 3, 6, 7, 8, 9, 13 and 14. I consider that the heights of some of the hedgerows cited in the AIA are over-reported compared to heights at the time of my site visit (e.g. H2 at 2m, H8 at 2m and H19 at 2m). Some sections of these hedgerows are gappy (e.g. Viewpoints 1, 3, and 6).
- 3.6.2 I wish to record an error in the signed Landscape Statement of Common Ground. The level and nature of effect that I identified for Year 15 should have stated ‘Moderate beneficial’ for the same reasons identified for tall hedgerows in **Table 3** above.

Effects on Water Features

Table 5: Effects on Water features

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Water features	High (High/High)	Year 1 and 15: Low	Year 1: Moderate beneficial Year 15: Minor beneficial
	High (High/High)	Year 1 and 15: Low	Year 1: Moderate adverse Year 15: Moderate adverse

- 3.7.1 Surface water features are identified on the second drawing after Page 51 of the 'NPPF: Flood Risk Assessment and Outline Drainage Strategy' [CD8.1]. The ponds, ditches and watercourses within the site appear to be reasonable condition, as identified in this document. A moderate adverse effect had originally been identified, in part, by the likely need to culvert water courses along the western edge of Patshull Road where a road had been proposed immediately adjacent to the roadside hedgerow [Illustrative Landscape Masterplan, CD11.3]. This will not now be necessary following the issue of the Appellant's Parameter Plan [CD6.6], which shows a setback of built development from the watercourse.
- 3.7.2 I consider that the development of new SUDs basins would not result in a beneficial landscape effect, as asserted in the LVIA, as the removal of surface water flowing across fields would have a detrimental effect on landscape ecology and also on character in terms of appreciating the seasonal change to the landscape. The Shropshire and Telford and Wrekin Local Nature Recovery Strategy Opportunity Map (**Plate 3**) has identified the potential for ponds and watercourses within the Appeal Site to contribute to nature recovery.

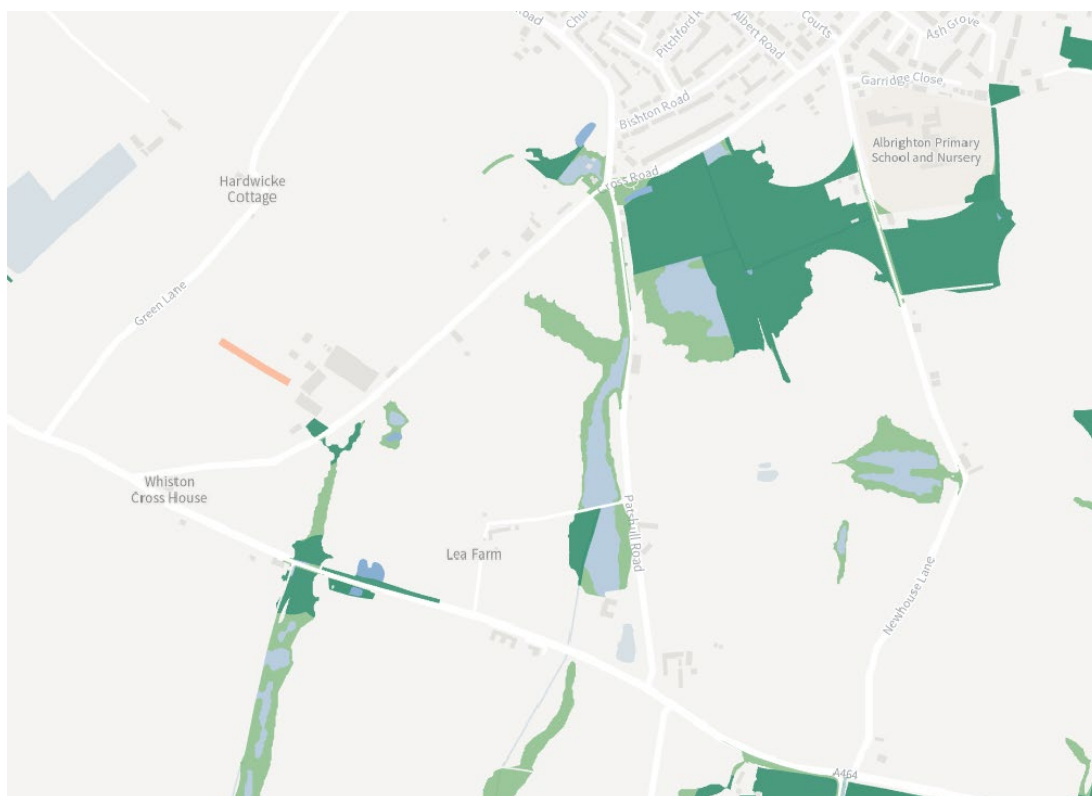


Plate 3: Shropshire and Telford & Wrekin Local Nature Recovery Strategy Opportunity Map

3.8 Effects on Public Access

Table 6: Effects on Public access

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Public access	High (High/High)	Year 1: Medium Year 15: Medium	Year 1: Major beneficial Year 15: Major beneficial
	High (High/High)	Year 1: Medium Year 15: Medium	Year 1: Major beneficial Year 15: Major beneficial

3.8.1 The Appeal Scheme would result in both adverse and beneficial effects on public access. The south-north Public Footpath 0111/4/1 along the eastern edge of Stone House would be dissected by the proposed east-west internal road and would be located close to the expanded urban edge. The Appeal Scheme provides the potential to develop new recreational routes along central and peripheral parts of

the Appeal Site but these would be dissected by existing and proposed roads. The Parameter Plan [CD6.6] removes the opportunity for new footpath routes through the east-west green infrastructure (GI) corridor, previously shown on the now-superseded Illustrative Landscape Masterplan [CD11.31], with the result that connections parallel to the east-west spine road would pass through built up areas rather than greenspace corridors. The potential remains for new publicly accessible pocket parks in the GI corridors.

- 3.8.2 As identified in the Highways Statement of Common Ground [CD4.2], Patshull Road, Newhouse Lane and an approximate 170 metre section of Cross Road to the east of the A464 / Cross Road junction would be 'blocked up' so that they no longer allow for 'through' traffic movements. These sections of road would form part of 'Green Routes'. There would be a notable increase in traffic movements along those sections of Cross Road, Newhouse Lane and Patshull Road that are not blocked up.

3.9 Effects on Landscape Character within the Site

Table 7: Effects on Landscape Character within the Site

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Landscape Character within the Site	Medium (Medium/Medium)	Year 1: High Year 15: High	Year 1: Major adverse Year 15: Major adverse
	Medium (Medium/Medium)	Year 1: High Year 15: High	Year 1: Major adverse Year 15: Major adverse

- 3.9.1 I agree with the Appellant's assessment of high magnitude of change and major adverse effects at both Years 1 and 15. The intrinsic rural character of the Appeal Site, imparted by large, open agricultural fields (bunded by hedgerows and including copses and scattered individual trees), would be fundamentally altered as it would acquire an overwhelmingly urban and developed character.

3.10 Effects on Landscape Character within the immediate context of the Site

Table 8: Effects on Landscape Character within the immediate context of the Site

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Landscape Character within the immediate context of the Site	Medium (Medium/Medium)	Year 1: Medium Year 15: Low	Year 1: Moderate adverse Year 15: Minor adverse
	Medium (Medium/Medium)	Year 1: High Year 15: High	Year 1: Major adverse Year 15: Major adverse

- 3.10.1 The Appeal Site typically has a strong visual and functional relationship with its immediate surroundings. LVIA Para. 5.3.4 provides a narrow definition of the immediate context of the site. I consider that the immediate context of the site extends further to include (1) Green Lane and adjacent fields (including those on rising land west of the lane); (2) residential properties and fields alongside Holyhead Road; (3) fields along the southern edge of these residential properties (including fields and gardens within the central and western parts of Boningale); and (3) fields to the rear of the Newhouse Lane residential properties, not just the fields that are crossed by the two public footpaths.
- 3.10.2 Land within the immediate context of the Appeal Site has an open rural character and appearance despite the presence of the H.L. Smith depot, the Albrighton Feeds buildings and lines of low-density housing along Cross Road, Patshull Road and Newhouse Lane. Its intrinsic rural character is imparted by, amongst other things: (1) agricultural fields bounded by hedgerows, copses and individual trees; (2) narrow rural lanes; (3) traditional local building styles; (4) low-density settlement, including the historic hamlet of Boningale and the well-treed grounds of Lea Hall; (5) a sense of tranquillity away from Holyhead Road and the roads that define the Albrighton settlement edge; (6) a sense of openness; and (7) distant views of well-treed hillslopes.

3.10.3 I do not agree with the Appellant's assessment of a medium magnitude of change at Year 1, falling to low at Year 15. I assess a high magnitude of change at Years 1 and 15 based on my methodology in Annex 3 of the Landscape Statement of Common Ground [CD4.9]. The height, scale and massing of the proposed new built development would be prominent, would be uncharacteristic of the open countryside and would substantially alter the overall landscape character within the immediate surroundings of the Appeal Site at Year 1. The Appeal Scheme would truncate long views across the Appeal Site and urbanise the existing well-treed skyline. The landscape strategy of 'walling in' the proposed built form by new tree planting, as shown on the Illustrative Landscape Masterplan, is in conflict with the key characteristic of *"medium-large scale, open landscapes"* of LCT14: Sandstone Estates. There would be a substantial alteration to this key characteristic at Year 15, and the proposed built form would remain readily noticeable at Year 15 during the winter months.

3.11 Effects on Landscape Character of the wider countryside

Table 9: Effects on Landscape Character of the wider countryside

Receptor	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Landscape Character of the wider countryside	Medium (Medium/Medium)	Year 1: Negligible adverse Year 15: Negligible adverse	Year 1: Negligible adverse Year 15: Negligible adverse
	Medium (Medium/Medium)	Year 1: Medium Year 15: Medium	Year 1: Moderate adverse Year 15: Moderate adverse

3.11.1 I do not agree with the Appellant's assessment of negligible adverse effects on the character of the wider landscape. The description of LCT14: Sandstone Estates on Page 36 of the Shropshire Landscape Typology [CD11.10] states that *"The settlement pattern principally consists of villages and hamlets, together with a scatter of large*

estate farms.” A key characteristic of the Sandstone Estatelands LCT [LVIA Appendix 3, CD11.10] is a “*clustered settlement pattern*”. The 10km section of Holyhead Road between the Newport Road/Holyhead Road junction approximately 4km to the east (on the outer edge LVIA Figure 1: Site Location Plan) and Shifnal 6km to the northwest is restricted to villages, hamlets and small clusters of other development (such as a caravan park at Kingswood near this junction). Albrighton, located approximately 1km north of Boningale, is also a clustered settlement. The Appeal Scheme would result in a readily noticeable change to the clustered settlement pattern of the wider landscape as the Appeal Scheme would change the compact form of the settlement by adding a disjointed and fragmented extension on its southern side. The north-south extent of Albrighton would be more than doubled and the expanded settlement would be located close to Boningale (approximately 90m north of the hamlet).

4.0 VISUAL EFFECTS

- 4.1.1 I provide below a review of the magnitude and significance of visual effects for each of the representative viewpoints identified in the Appellant's LVIA. The relevant extracts from the Landscape Statement of Common Ground [CD4.9] are provided below for each viewpoint or group of viewpoints. Mr. Furber's judgements are provided in black text whilst my judgements are provided in blue text. Some of these differences may be explained by the differences in the methodologies that the two parties have adopted for assessing magnitude of visual change and level of significant effect.
- 4.1.2 My assessment is based on the Parameter Plan and the proposed housing density of approximately 35dph. The LVIA did not specify building heights or numbers of storeys for the proposed housing, local centre, care home or school but the Zone of Theoretical Visibility (ZTV) in the LVIA is based on a 12.3m Development Height. My commentary in this section is based on an assumed housing mix of 2 storey (typically 7 metres to ridge) and 2½ storey (typically 9 metres to ridge) buildings. Any use of 3 storey buildings (e.g. as 'entrance' markers to the new urban area) would result in a higher level of visual change. I assume that the buildings in the Local Centre, the Care Home or the School Area would be taller (potentially with ridge or top of parapet up to 12.3m). I also assume that the proposed tree planting would be 8-10m high by Year 15, based on the planting of 'standard' trees.
- 4.1.3 Reference is made to a selection of the LVIA Photosheets that I have annotated in blue text to accompany my commentary (my **Appendix B**). All photosheets have been annotated with the exception of those for Viewpoints (VPs) 2, 4, 11 and 18). The annotations include tree group and individual tree reference numbers (with heights) used in the Arboricultural Assessment [CD10.1] to assist in the description of visual change.

4.2 Albrighton (Viewpoints 1 and 2)

Table 10: Visual Receptor Assessment Comparison for Viewpoints 1 and 2

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Albrighton (Viewpoints 1 & 2)	High (Medium/High)	Year 1: Low Year 15: Low	Year 1: Moderate adverse Year 15: Moderate adverse
	High (Medium/High)	Year 1: High (VP 1) and Low (VP 2) Year 15: High (VP 1) and Low (VP 2)	Year 1: Very Substantial adverse (VP 1) and Moderate adverse (VP 2) Year 15: Very Substantial adverse (VP 1) and Moderate adverse (VP 2)

4.2.1 The Appellant's assessment factors in residential views along sections of the settlement edge that are publicly accessible (LVIA Para. 6.3). Residents and road users (drivers, walkers and cyclists) along the settlement edge currently enjoy views across the open countryside that provides the rural landscape setting for the town. From VP1, the northernmost housing block would truncate and visually dominate this rural view, irrespective of the proposal to provide another pocket park at this road junction. The housing would be seen much closer to the viewer than T30 (12m high) and would extend across view to substantially enclose views of Tree Group G1 (12m high) and partially enclose views of the evergreen trees at Sheiling, as identified on my annotated photosheet in **Appendix B**. Other proposed housing blocks would be seen to the rear of the Sheiling trees. Views of Lea House (winter months) and its mature garden trees (which contribute to the well treed skyline in both winter and summer months) would be completely truncated by the proposed built form. I assess a high magnitude of change for VP1 as the proposed housing would form a significant and immediately apparent part of the scene, appearing as a prominent and contrasting feature. It would truncate and urbanise this view, result in a loss of visual depth and an erosion of the well treed skyline. The Appeal Scheme would also

truncate the vista currently obtained along the southern section of Elm Road on the approach to the roundabout. The effect would be very substantial adverse at both Year 1 and Year 15.

4.2.2 In terms of VP2, views towards the Appeal Scheme would be more enclosed from some sections of Cross Road and would more open from others, including sections opposite field gates, those closer to the existing picnic area and those close to Newhouse Lane where glimpsed winter views of the proposed school building and easternmost housing would be available. Some oblique views of housing proposed on the western side of Patshull Road would be clearly visible when travelling west on the opposite side of the road from VP2. The degree of visibility is also dependent on the seasonal height of the roadside hedgerow. The effect would be moderate adverse at both Year 1 and Year 15.

4.2.3 The overall low magnitude of change identified for VP1/VP2 in the LVIA accounts for *“the limited geographical area of the settlement edge where views of the new buildings would be available”* [LVIA Page 25, Table 2, CD11.1]. The LVIA use of a conflated assessment based on two separate viewpoints (VP1 and VP2) has resulted in an under-reporting of the magnitude of change and significance of effect on views from VP1, which have heightened importance due to three roads (Patshull Road, Elm Road and Cross Road) converging at this gateway between the urban and rural areas.

4.3 Boningale (Viewpoints 15 and 16)

Table 11: Visual Receptor Assessment Comparison for Viewpoints 15 and 16

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Boningale Church Lane (Viewpoints 15 & 16)	High (High/High)	Year 1: Negligible Year 15: Negligible	Year 1: Negligible adverse from public locations Year 15: Negligible adverse from public locations
	High (High/High)	Year 1: Low (VP15) and Negligible (VP16)	Year 1: Moderate adverse (VP15) and Negligible adverse (VP16)

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
		Year 15: Low (VP15) and Negligible (VP16)	Year 15: Moderate adverse (VP15) and Negligible adverse (VP16)

- 4.3.1 Views from VP15 and VP16 are of high sensitivity as they are located within, or adjacent to, the Boningale Conservation Area. I do not agree with the Statement at LVIA Para. 2.8 that the Appeal Site is visually separate from the Albrighton Conservation Area: two houses with gardens and paddocks located in the conservation area overlook the site (**Plate 4**).



Plate 4: Houses in Albrighton Conservation Area (located below red dots): Google Earth photograph taken from the field gate on western side of Newhouse Lane / opposite the northernmost extent of garden at Stone House

Viewpoint VP15

- 4.3.2 VP 15 lies at the historic core of Boningale. At Year 1, the proposed housing would be seen on rising land approximately 90m north of Holyhead Road (approximately 5m higher than VP15), replacing existing views of agricultural land and truncating existing views of trees along the northern site boundary (as identified on my annotated VP15 photosheet in **Appendix B**), thereby replacing the well treed skyline at the end of this vista with buildings. Whilst vehicles would only travel south along this narrow lane, pedestrians and cyclists are likely to use this route on their way north to Albrighton. The proposed housing would also truncate views of the tree belt along the eastern edge of Lea Hall.
- 4.3.3 At Year 15, the thin strip of woodland planting around the proposed SuDS basin north of Boningale would truncate summer views across the Appeal Site and would remove the visual connections that have historically been obtained between Church Lane and the agricultural hinterland north of Boningale. Filtered Year 15 views of the proposed housing would also be available during the winter months from these viewpoints.
- 4.3.4 An overall low magnitude of change is predicted at both Year 1 and Year 15 as the Appeal Scheme would be seen in the background and would affect only a small proportion of the view. The effect would be moderate adverse at both Year 1 and Year 15.

Viewpoint VP16

- 4.3.5 From VP16, the proposed housing would be seen at Year 1 on the far side of the hedgerow along Holyhead Road, replacing the existing background view of tree agricultural land (and the field gate along Newhouse Lane). Similar views would be obtained by horse riders from longer sections of Church Lane. At Year 15, the thin strip of woodland planting around the proposed SuDS basin would truncate summer

views across the Appeal Site and would further remove the visual connection between the foreground field in conservation area and the agricultural land north of Boningale. Filtered Year 15 views of the proposed housing would also be available during the winter months from these viewpoints. An overall negligible magnitude of change and negligible adverse effect is predicted at both Year 1 and Year 15.

4.4 Cross Britain Way (Viewpoint 4)

Table 12: Visual Receptor Assessment Comparison for Viewpoint 4

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Cross Britain Way (Viewpoint 4)	High (Medium/High)	No change	No effect
	High (Medium/High)	No change	No effect

4.5 Public footpath 0102/9/1 (Viewpoint 5)

Table 13: Visual Receptor Assessment Comparison for Viewpoint 5

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Public footpath 0102/9/1 (Viewpoint 5)	High (Medium/High)	Year 1: Low Year 15: Negligible	Year 1: Moderate adverse Year 15: Negligible adverse
	High (Medium/High)	Year 1: Low Year 15: Low	Year 1: Moderate adverse Year 15: Moderate adverse

- 4.5.1 Recreational walkers currently use Public footpath 0102/9/1 to leave the urban area for enjoyment of a wide expanse of countryside. The northernmost housing in the development parcel east of the secondary school site would be located immediately adjacent to the canopy of Tree T51 (16m high) and would be seen, to the rear of No.15 Redhouse Lane and Red House and in this view. It would be seen partially

against the skyline and would truncate background views of well-treed hillsides. Views of this housing parcel would extend southwards to the left hand side of this view. They would also extend west on the right hand side of No.15 and its garage and would be readily noticeable above the hedgerow that defines the northern site boundary. Further to the right, the filtered views of housing proposed west of Patshull Road would be obtained across a wide panorama either side of 3 Patshull (extending up to Beech Lodge on the right hand side of the view). The Local Centre would potentially be seen above the proposed housing. The proposed secondary school building would be clearly seen on the eastern side of Patshull Road. The Parameter Plan provides minimal space for additional tree planting close to the eastern boundary of the Appeal Site.

- 4.5.2 A low magnitude of change is predicted at both Year 1 and Year 15 as the Appeal Scheme would be seen in the background. The visual change would be adverse as the introduction of new built form across a wide panorama would urbanise the view, changing the perception of a lightly settled rural landscape to views of a sprawling urban area.

4.6 Public footpaths 0111/4/1 and 0111/3/1 (Viewpoints 7 & 8)

Table 14: Visual Receptor Assessment Comparison for Viewpoints 7 and 8

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Public footpaths 0111/4/1 and 0111/3/1 (Viewpoints 7 & 8)	High (Medium/High)	Year 1: Medium Year 15: Low	Year 1: Major adverse Year 15: Moderate adverse
	High (Medium/High)	Year 1: High Year 15: High	Year 1: Very Substantial adverse Year 15: Very Substantial adverse

- 4.6.1 At Year 1, the proposed SUDs basin and housing would be seen from VP7A to the rear of the trimmed hedgerow along Newhouse Lane and on the left-hand side of the foreground trees. The proposed housing would truncate views of Birchcroft in the Boningale Conservation Area and would extend to occupy the full extent of the

panorama on the right-hand side of these foreground trees. At its nearest distance, it would be seen at approximately 60m. It would dominate the view and harm its visual openness, truncating existing views of an agricultural field and it's the well-treed backdrop provided by trees in the grounds of Lea Hall. A building in the grounds of Lea Hall may be seen in the right hand side of the VP7A photograph but views of the relatively large building of Lea Hall (Grade II listed) are enclosed by the foreground trees. In all views from the sections of public footpath further to the north of VP7, Lea Hall may be clearly seen set amongst the mature trees within its grounds. The proposed housing would completely enclose these existing views of Lea Hall from these other sections of footpath, with resultant loss of a sense of place and time-depth in these views.

- 4.6.2 Tree heights have been identified on my annotated VP7B photosheet in **Appendix B** to assist with judgements of visual change. The proposed housing would be seen across a wide proportion of the view when looking northwest (VP7B), extending to the rear of Trees T59-61 (14m high) by approximately 20m. The proposed built form would be visually prominent, be seen against the skyline and would truncate views of trees seen in the background and reduce the openness of the view. The proposed east-west road and associated traffic would be seen to the side of T75, would be dominate the foreground view and would contribute to the urbanisation of the view.
- 4.6.3 At Year 15, the woodland belt proposed along the eastern edge of Newhouse Lane would substantially enclose summer views of the new housing. Open views of the expanded urban area would be available looking northwest along the proposed east-west road on the far side of Newhouse Lane. The proposed access road and associated traffic would continue to dominate the foreground of the view. The proposed housing would remain prominent in filtered Year 15 views during the winter months.
- 4.6.4 A high magnitude of visual change would occur at Year 1 and would remain at Year 15 as there would still be a substantial alteration to the character and openness of

the views. The visual change would be adverse as the introduction of new built form and highway infrastructure across a wide panorama would urbanise the view, changing views of a rural landscape to views of a sprawling urban area.

4.7 Public footpath 0111/1/1 (Viewpoint 10)

Table 15: Visual Receptor Assessment Comparison for Viewpoint 10

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Public footpath 0111/1/1 (Viewpoint 10)	High (Medium/High)	Year 1: Low Year 15: Negligible	Year 1: Moderate adverse Year 15: Negligible adverse
	High (Medium/High)	Year 1: Medium Year 15: Medium	Year 1: Major adverse Year 15: Major adverse

- 4.7.1 Some tree (with heights) have been identified on my annotated VP10 photosheet in **Appendix B** to assist with judgements of visual change. At Year 1, proposed housing would be located to the rear of/close to site boundary trees T59 (14m high) and T61 (14m high) along Newhouse Lane in this view and would extend northwards to the rear of G18 (7m high) on the southwest side of New Houses. The proposed housing would largely truncate existing views of background trees, including those to the rear of the 7m high G18 tree group, and would be intermittently seen against the skyline. The proposed housing would also extend south of T61 to the extent marked on the annotated photosheet, again with the new built form largely truncating the openness of the view (including background trees seen against the skyline). A medium magnitude of change would occur at Year 1 as a long line of houses would be seen close to the horizon, occupying a wide proportion of the view. It would be perceived as a dense housing area replacing the existing view of scattered houses along a well-treed rural lane.

4.7.2 At Year 15, the off-site tree planting in the blue line area east of Newhouse Lane [Illustrative Landscape Masterplan, CD11.17] would partially enclose views of the houses during the summer months. The proposed housing would be readily noticeable during the winter months. The magnitude of change would remain medium at Year 15.

4.7.3 The nature of the change would be adverse at both Year 1 and Year 15 due to the urbanising effect on the character of the view.

4.8 Public footpath 0111/13/1 and public bridleway Perton 19 (Viewpoints 11 and 12)

Table 16: Visual Receptor Assessment Comparison for Viewpoints 11 and 12

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Public footpath 0111/13/1 and Public bridleway Perton 19 (Viewpoints 11 and 12)	High (High/High)	Year 1: Negligible Year 15: Negligible	Year 1: Negligible adverse Year 15: Negligible adverse
	High (High/High)	Year 1: Negligible (VP11) and Medium (VP12) Year 15: Negligible (VP11) and Medium (VP12)	Year 1: Negligible adverse (VP11) and Major adverse (VP12) Year 15: Negligible adverse (VP11) and Major adverse (VP12)

Viewpoint VP11

4.8.1 The magnitude of change to views from VP11 would be negligible at both Year 1 and Year 15 due to the enclosure provided by intervening vegetation.

Viewpoint VP12

4.8.2 The elevated panoramic view from VP12 includes a swathe of agricultural land on the southern side of Albrighton, seen against a backdrop of the Shropshire Hills in the far distance. The hangar at RAF Cosford and the HL Smith depot are prominent

components of the view. The photograph for LVIA Viewpoint 12 has not correctly identified the extent of the Appeal Site, which extends to the north/right hand side of New Houses in this view (see my annotated VP10 photosheet in **Appendix B**).

- 4.8.3 The proposed housing would be located to the rear of Trees T57-59 and T60-61, which are located along the eastern site boundary. The north-eastern housing parcel would be located up to 200m further north (right hand side of New Houses) and would truncate the visual mass of on-site trees in this view. The south-eastern housing parcel would be located up to 260m southeast (left-hand side of Tree T60) where it would be located to the front of the well-treed grounds of Lea Hall. The westernmost housing parcel would be seen on the left hand side of the H.L. Smith depot (approximately 9 metres high), thereby partially enclosing views of fields on the western side of Cross Lane). The north-western housing parcels would be seen on the right-hand side of the depot. This housing would extend along the southern edge of Cross Road and would be seen in-depth across this panorama, to the rear of New House and further to the right. The Appeal Scheme would be seen as an extensive visual mass of new dense, built form, replacing a swathe of open countryside with scattered built development on the southern side of the town. This proposed extension of the urban area would be readily noticeable at both Year 1 and Year 15 (as the proposed mitigation planting would achieve little in reducing its visual mass). The magnitude of visual change would be medium at both years. The nature of the change would be adverse at both Year 1 and Year 15 due to the urbanising effect on the character of the view.

4.9 A464 Holyhead Road (Viewpoints 9, 13, 14 and 17)

Table 17: Visual Receptor Assessment Comparison for Viewpoints 9, 13, 14 and 17

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
A464 Holyhead Road	Medium (Medium/Low)	Year 1: Medium Year 15: Low	Year 1: Moderate adverse Year 15: Minor adverse

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
(Viewpoints 9, 13, 14 & 17)	Medium (Medium/Low)	Year 1: High Year 15: High	Year 1: Major adverse Year 15: Major adverse

- 4.9.1 Viewpoints 9, 13, 14 and 17 provide a sequence of views that are available on a journey westward along Holyhead Road.

Viewpoint VP9

- 4.9.2 VP9 is located in a dip at the lowest-lying location along Holyhead Road east of the Appeal Site, where it crosses a stream close to the junction with Church Lane (leading to Boningale). At Year 1, the proposed housing would be seen on elevated land to the northwest, extending from the Stone House to a point close to New Houses. Housing on the north side of T75 would be set back from Newhouse Lane by approximately 50m based on the Parameter Plan [CD6.6], whilst housing on the south side of this tree would be located close to the Newhouse Lane hedgerow. The ground floors, upper floors and roofs of the housing are likely to be seen both to the left and right hand sides of T75. The proposed housing would have a height comparable to the timber electricity pole in this view (approximately 20m west of Newhouse Lane and seen against the skyline on the left hand side of T75). Views of the proposed housing would be partially enclosed (summer months) or filtered (winter months) by trees T56-59, T60-61, T75 and two evergreen trees in northeast corner of the garden at Stone House but would be otherwise unobstructed. The new built form would be highly visible as it would be seen on elevated land against the skyline and would form a continuous line of built form across a wide proportion of the view, truncating the open character of the skyline and enclosing existing views of trees at Lea Hall and partially enclosing views of Tree Group G19. It would result in the loss of visual depth and would detract from the rural characteristics of the view. It would provide a high degree of contrast with the open land that forms part of the agricultural setting for Boningale and its conservation area. Road users would have the perception that they are approaching a large sprawling settlement, rather

than passing through the countryside. The perception of Boningale being a hamlet set in the countryside and well separated from any large settlements, as experienced by users of Holyhead Road, would also change. The proposed junction would be seen on the right-hand side of Holyhead Road. The proposed road and associated traffic would be seen dissecting the field on the far side of the roadside hedgerow.

- 4.9.3 At Year 15, housing proposed on the on rising land to the southwest, west and northwest of T75 would remain prominent in filtered winter views to the rear of the garden at Stone House and through the proposed woodland belt (approximate 10m depth) on the north side of this garden [Illustrative Landscape Masterplan, CD11.17]. The housing proposed on the rising land to the north / right hand side of T75, whilst substantially enclosed in summer views, is also likely to be readily noticeable in filtered winter views, seen as a continuous line of built form across a wide proportion of the view. Built form visibility will increase both east and west of the VP9 viewpoint as the observer moves out of the dip in the road. The proposed trees would be visually prominent, would contribute to the truncation of views across this open landscape and would have a relatively uniform height that would look incongruous. The proposed housing and trees would result in a substantial alteration to the open skyline. New lines of trees would be introduced along the eastern edges of the Stone House garden and the proposed road that rises up towards Newhouse Lane. The junction for the new road, with its associated signage and road-markings, would remain clearly visible on Holyhead Road. A swathe of arable farmland on the eastern and north-eastern sides of the garden at Stone House would be seen as new grassed greenspace with scattered trees/scrub.
- 4.9.4 The magnitude of visual change would be high at Year 1 and would remain so at Year 15.

Viewpoint VP13

- 4.9.5 VP13 follows VP9 in the sequence of views along Holyhead Road on the approach from the east. Newhouse Lane is on the right-hand side of the VP13 photograph and the narrow lane that leads to the centre of Boningale is on the left. Recreational walkers and cyclists are likely to cross Holyhead Road when using the two lanes between Boningale and Albrighton. The large agricultural field to the rear of the roadside hedgerow may be seen in this oblique view against the backdrop of the well-treed grounds of the historic Lea Hall.
- 4.9.6 At Year 1, the proposed housing (set back from the roadside hedgerow by approximately 85m) would be seen on rising land to the rear of a large SUDS basin. The proposed housing would be a new visually prominent feature and extend across a wide panorama, partially enclosing views of Lea Hall. The height, scale, massing and uniform line of the housing would detract from the visual setting of Boningale and would visually complete with Lea Hall. It would be seen against the skyline and would truncate existing views of trees in the peripheral grounds of Lea Hall (G21) and deeper within the Appeal Site (Tree group G19 and others, as identified on my annotated VP13 photosheet in **Appendix B**). It would also enclose views of agricultural fields seen against the skyline on the right hand side of tree group G19. The proposed built form would change the character of the view, bringing urban development into a rural view where there is no built form other than one historic manor house set amongst trees. Relatively open northward views across the Appeal Site are available from locations on Holyhead Road next to the narrow lane that leads to Boningale and from all sections of the road up to Lea Hall. My **Plate 5** provides a Google Earth image that illustrates a summer view from a location adjacent to this lane. The magnitude of visual change would be high at Year 1.
- 4.9.7 By Year 15, the tree belt proposed along the site periphery [Illustrative Landscape Masterplan [CD11.17], would enclose/visually ‘wall in’ summer views of the proposed housing and SUDS basin but the new built form would be readily noticeable

in filtered views during the winter months. The proposed vegetation would remove the ability of people to appreciate Lea Hall and its contribution to the historic landscape. It would be harmful to the open character of existing views. The magnitude of visual change would remain high at Year 15.



Plate 5: Google Earth image of view from Holyhead Road (approximately 10m west of VP13)

Viewpoint VP14

- 4.9.8 VP14 is located close to the southeast corner of Lea Hall. The effects would be similar to the VP13 view. New, visually prominent housing would be seen against the skyline and would truncate existing open views across agricultural land to the north and northeast at Year 1. The proposed housing would be located approximately 100m closer to the viewer than Tree T75 in this view and would extend across much of this panorama, as identified on my annotated VP14 photosheet in **Appendix B**). The Appeal Scheme would bring urban development into a rural view where there is no built form other than one house (Stone House) set amongst trees. The magnitude of visual change would be high at Year 1.
- 4.9.9 By Year 15, the tree belt proposed along the site periphery would visually ‘wall in’ summer views of the proposed housing (and Stone House) but the new built form

would be readily noticeable in filtered views during the winter months. The open character of the view would be lost, with the vegetation proposed to the rear of the roadside hedge completely truncating the view. The magnitude of visual change would remain high at Year 15.

Viewpoint VP17

- 4.9.10 VP17 is located to the front of the westernmost parking area at 1-7 Holyhead Road (Lea Manor Gardens). The proposed housing would be set back from the road by approximately 10m. It would be seen above the roadside hedgerow and would enclose views of Lea House from VP17B (orientated to the northeast). From VP17A (orientated to the northwest), the proposed housing would be seen both through a gap in the site boundary hedgerow and above the adjacent hedgerow to the west (as identified on my annotated photosheet in **Appendix B**). The visual changes from VP17A and VP17b would reinforce the perception of passing alongside a large urban extension for people travelling along Holyhead Road. The magnitude of visual change would be high at Year 1 for both the VP17A and VP17B views.
- 4.9.11 LVIA Table 2 acknowledges that visual change would be most apparent for the western land parcel from the new roundabout junction and approaches to it, noting that new residential development would be clearly visible where the existing hedgerow would be removed. An approximate 200m length of hedgerow (H5, 3m high) and Tree Group G7, 14m high) would be removed to accommodate the new junction and its vehicular sightlines. I note the proposal set out in LVIA Para. 3.5, Bullet Point 4 [CD11.1] to provide additional planting outside the redline boundary within highway land to *“minimise the impact of vehicle movements associated with the new development upon the residential visual amenity of existing nearby dwellings”*. Additional highway land adjacent to the front façade of 3, Holyhead Road is shown on Tree Retention Plan, Access - Holyhead Rd West [PDF Page 20, AIA, CD10.1].

4.9.12 I have provided two photosheets in my **Appendix C** to illustrate the vegetation to be removed and the resultant effects on views. **Photograph A** illustrates hedgerow H5 and tree group G7. **Photograph B** provides a view through a gap in the roadside hedgerow and illustrates the rising land and well-treed skyline north of Holyhead Road. All existing trees in the view, including the specimen tree (T7, 18m high in the centre of the field), would be completely enclosed by the proposed housing. The new built form and internal road on rising land within the Appeal Site would be visually dominant and the built form would form a new urban skyline. The roundabout and any associated lighting and signage, located close to the front façade of 4-5 Holyhead Road, would contribute to the urbanisation of views from Holyhead Road.

4.9.13 The overall magnitude of visual change for VP17, including the section of Holyhead Road adjacent to the western land parcel, would be high at Year 1. By Year 15, the proposed vegetation [Illustrative Landscape Masterplan, CD11.17]. would enclose views of the proposed housing obtained through the gap in the roadside hedgerow (Viewpoint 17A). It would also enclose views of housing seen above the hedgerows (VP17A and 17B views) but the increased enclosure of any such planting would be harmful to the typically open character of views obtained from Holyhead Road. In the case of the westernmost development parcels, the tree/shrub planting proposed to the rear of vehicular sightlines would do little to mitigate the visual effects of the new housing and road infrastructure on views from Holyhead Road. The overall magnitude of visual change would remain high at Year 15 for views from this section of Holyhead Road. Road users would experience a major adverse level of effect.

4.10 Patshull Road (Viewpoints 6 and 16)

Table 18: Visual Receptor Assessment Comparison for Viewpoints 6 and 16

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
	Medium (Medium/Medium)	Year 1: Medium Year 15: Low	Year 1: Moderate adverse

Patshull Road (Viewpoints 6 and 16)			Year 15: Minor adverse
	Medium (Medium/Medium)	Year 1: High (VP6) and Low (VP16) Year 15: High (VP6) and Low (VP16)	Year 1: Major adverse (VP6) and Minor adverse (VP16) Year 15: Major adverse (VP6) and Minor adverse (VP16)

- 4.10.1 The photographs for VPs 6A and 6B are taken from the central part of Patshull Road (adjacent to the southern part of the 3 Patshull Road garden). They are orientated southeast and northeast respectively. They illustrate wide panoramas across the agricultural land that forms part of the rural setting for Albrighton.

Viewpoint VP6

- 4.10.2 The proposed Local Centre (potentially up to 12.3m high) would be located approximately 80-85m to the west and would occupy the northern part of this view (to the extent identified on my annotated VP6 photosheet in **Appendix B**). It would truncate views of the HL Smith Depot, tree group G3 and hedgerow H2, with resultant reduction in the visual depth and rural character of the view. The proposed housing would occupy much of the remaining view and would truncate views of buildings at Lea Farm Barns and nearby tree groups. Views of skyline trees on either side of the barns would be replaced by skyline views of new housing. The proposed east-west internal road and associated traffic would be seen in the foreground of the view.
- 4.10.3 In the case of Viewpoint 6B, views towards The Sheiling (with mature trees), The Birches and tree/shrub vegetation along Cross Road would be completely enclosed by the proposed housing and Local Centre. LVIA Table 2 states that views across the Site from the northern end of Patshull Road are more typically prevented by an existing mature hedgerow and trees. However, people moving north-south along Patshull Road will readily notice the proposed housing as the upper parts will be

obliquely seen above the hedgerow. The proposed built form will also be seen in filtered winter views through the hedgerow and through gaps in the hedgerow.

- 4.10.4 The magnitude of visual change for road users would be high at Year 1 as the Appeal Scheme would (1) would form a significant and immediately apparent part of the view, appearing as a prominent and contrasting feature; (2) result in substantial alteration to the rural character of the view and (3) result in a substantial loss of visual openness. The partial maturity of the any proposed tree planting around the Local Centre [Illustrative Landscape Masterplan, CD11.17] would not reduce the high level of visual change by Year 15.

Viewpoint VP16

- 4.10.5 A low level of visual change is predicted on VP16 at Years 1 and 15, as identified in Section 4.3 above.

Cross Road (Viewpoint 3)

Table 19: Visual Receptor Assessment Comparison for Viewpoint 3

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Cross Road (Viewpoint 3)	Medium (Medium/Medium)	Year 1: Medium Year 15: Low	Year 1: Moderate adverse Year 15: Minor adverse
	Medium (Medium/Medium)	Year 1: High Year 15: High	Year 1: Major adverse Year 15: Major adverse

- 4.11.1 The proposed housing, set approximately 25m south of Cross Road, would be continuously visible across the whole of view 3A and the majority of View 3B at Year 1, enclosing the existing rural scene of scattered buildings in an open agricultural landscape. The proposed built form would be visually dominant and would result in

a substantial loss in the openness of the view, including distant views towards rising land on the far side of the Appeal Site. The magnitude of visual change would be high. By Year 15, any trees proposed along the site periphery would only partially enclose/visually ‘wall in’ summer views of the proposed housing but the new built form would be readily noticeable in filtered views during the winter months. The magnitude of visual change would remain high at Year 15.

4.12 Newhouse Lane (Viewpoints 7 and 13)

Table 20: Visual Receptor Assessment Comparison for Viewpoints 7 and 13

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Newhouse Lane (Viewpoints 7 & 13)	Medium (Medium/Medium)	Year 1: Medium Year 15: Low	Year 1: Moderate adverse Year 15: Minor adverse
	Medium (Medium/Medium)	Year 1: High (VP7) and Medium (VP13) Year 15: High (VP7) and Medium (VP13)	Year 1: Major adverse (VP7) and Moderate adverse (VP13) Year 15: Major adverse (VP7) and Moderate adverse (VP13)

Viewpoint VP13

- 4.12.1 Moving northwards from the Holyhead Road / Newhouse Lane junction, the proposed SUDS basin and east-west line of housing on relatively high-lying land north of the basin would be readily noticeable, particularly during the winter months. The proposed built form would be located close to the lane and would be seen against the skyline, truncating existing views of the agricultural field and its well-treed backdrop. The magnitude of change for the southern section of lane (represented by VP13) would be medium and would remain so at Year 15 as filtered views of the housing would still be seen against the skyline during the winter months.

4.12.2 The proposed housing would be set back from the western edge of Newhouse Lane by approximately 5m and would also be seen above the hedgerow when viewers are parallel to the south-eastern development parcel. The upper parts of the houses would be seen in slightly oblique views when travelling along straight sections of lane, or in direct views when travelling towards bends in the lane. **Plate 6** illustrates one such bend, a field gate and the 15m high Tree T75 (on the left-hand side of the poleline). The proposed east-west internal road would be aligned on the south side of T75 [AIA Tree Retention Plan, CD10.2] and would contribute to a high level of change to views from the lane in the vicinity of VP7. Westward views across the Appeal Site to the well-treed grounds of Lea Hall would be truncated. The agricultural character of the views would change to a rural settlement edge character. The proposed housing would be set back from Newhouse Lane by approximately 50m on the northern side of T75 to accommodate a SuDS basin but would still be seen against the skyline in oblique views from the lane. An overall high magnitude of change is predicted at Year 1 and would remain so at Year 15 as the new housing would be continuously visible along a long section of lane, views of the new built form and internal road would appear as a prominent and contrasting feature, and there would be a permanent loss of openness in the views.



Plate 6: View looking north along Newhouse Lane

4.13 Rushey Lane (Viewpoint 18)

Table 21: Visual Receptor Assessment Comparison for Viewpoint 18

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Rushey Lane (Viewpoint 18)	Medium (Medium/Medium)	Year 1: Negligible Year 15: Negligible	Year 1: Negligible adverse Year 15: Negligible adverse
	Medium (Medium/Medium)	Year 1: Negligible Year 15: Negligible	Year 1: Negligible adverse Year 15: Negligible adverse

4.13.1 I agree with the Appellant's assessment of negligible effects on views from VP18.

4.14 Green Lane (Viewpoint 19)

Table 22: Visual Receptor Assessment Comparison for Viewpoint 19

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Green Lane (Viewpoint 19)	Medium (Medium/Medium)	Year 1: Low Year 15: Negligible	Year 1: Minor adverse Year 15: Negligible adverse
	Medium (Medium/Medium)	Year 1: Medium Year 15: Medium	Year 1: Moderate adverse Year 15: Moderate adverse

4.14.1 VP19 is at the far southern end of Green Lane, which is a narrow, hedgerow-lined lane that connects the south-western edge of Albrighton with Holyhead Road and other locations further to the south. A similar viewpoint on Green Lane was selected in the Shropshire Landscape and Visual Sensitivity Study to illustrate open views across the countryside south of Albrighton [Parcel C, Page 8, Image 2 CD11.11]. Buildings and trees along Cross Road and within the Appeal Site may be seen in the middle distance whilst long distance views across the Appeal Site are available to the rear.

4.14.2 At Year 1, a near-continuous line of new built development would occupy much of the panorama and would be readily noticeable. 2 or 2½ storey housing would be seen above the single story Albrighton Feeds building and the adjacent two storey house in this view. Views of the proposed housing would be intermittently enclosed by trees along Cross Road, within the garden of The Viewlands and along the periphery of the HL Smith depot buildings. The Local Centre would potentially be seen above the HL Smith depot buildings if rising up to 12.3m building height specified for the ZTV. The Appeal Scheme would notably increase the proportion of built form in the view from VP19, truncating views of fields and trees within the Appeal Site and distant views of hills east and southeast of the Appeal Site. The existing view of a scattered array of rural commercial and residential buildings set

within farmland would change to a view of an expansive urban area. Similar changes to views would be obtained from nearby sections of Holyhead Road and other locations further to the west, starting from a location approximately 270m west of the Appeal Site. A dense array of buildings would be seen above and to rear of the Albrighton Feeds buildings. The visual harm would be accentuated if, for urban design objectives, a 3 storey building is proposed at the western tip of the site as an 'entrance' marker to the new urban area.

- 4.14.3 At Year 15, views of some of the housing near the Albrighton Feeds building would be enclosed by trees proposed alongside Cross Road but would be readily noticeable during the winter months. The Care Home building would continue to be seen above the HL Smith depot.
- 4.14.4 The Parameter Plan provides very limited opportunities to provide visual impact mitigation planting. A medium level of change is predicted to these views at both Year 1 and Year 15. The nature of the change would be adverse due to the urbanising effect and truncation of views across the countryside.
- 4.14.5 There are multiple opportunities for viewing the Appeal Site from sections of Green Lane further to the north and the Appeal Scheme would affect views in a similar manner. In **Photographs C and D** (my **Appendix C**) the proposed housing and care home units would be seen occupying a broad panorama of these available views, particularly during the winter months when there would be reduced levels of enclosure provided by intermittent tree groups and individual trees. In **Photograph C**, taken slightly further to the north of VP19, the proposed built form would truncate existing views across the Appeal Site, with a resultant loss of visual openness. The expanded urban area would be seen partially against the skyline and partially against a backdrop of hills southeast of Albrighton. It would be readily noticeable at both Year 1 and Year 15. In **Photograph D**, taken a location on Green Lane further to the north, the proposed housing would be seen on either side of Sheiling and would extend south-westwards where it would visually merge with the HL Smith depot. The

Local Centre would be seen to the rear of Sheiling during the winter months (if rising up to the 12.3m building height specified for the ZTV).

- 4.14.6 The changes described for **Photographs C and D**, form part of the medium level of change predicted for VP19.

4.15 Burnhill Green Road (Viewpoint 20)

Table 23: Visual Receptor Assessment Comparison for Viewpoint 20

Receptor and representative viewpoints	Sensitivity (Value/susceptibility)	Magnitude of Change	Level and nature of effect
Burnhill Green Road (Viewpoint 20)	Medium (Medium/Medium)	Year 1: Low Year 15: Negligible	Year 1: Minor adverse Year 15: Negligible adverse
	Medium (Medium/Medium)	Year 1: Low Year 15: Low	Year 1: Minor adverse Year 15: Minor adverse

- 4.15.1 The VP20 photograph illustrates partial views of the field in the western and central parts of the Appeal Site and filtered views of the field in the eastern part of the Appeal Site. On the left-hand side of view, the proposed housing would be seen to the side of the 2 storey dwelling at Albrighton Feeds (at a higher level and truncating views of background trees), above the evergreen trees south of Holyhead Road/west of Wayside Guest House, on the far side of the Wayside Guesthouse and to the side and rear of Lea Manor Gardens (enclosing views of Lea House and associated tree groups). It would also enclose distance views of Red House and trees along Newhouse Lane. Tree Group G7 would be removed from the view.

- 4.15.2 The magnitude of visual change would be low at Year 1, factoring in the limited availability of views from this section of lane. It would remain low at Year 15 when the urbanising effect of introducing the proposed built form across a wide panorama would still be appreciable. The nature of the change would be adverse as the

introduction of new built form across a wide panorama would truncate views across the countryside, changing views of a lightly settled rural landscape to views of a sprawling urban area.

5.0 COMMENTARY ON MAIN ISSUE 4: IMPLICATIONS FOR THE CHARACTER AND APPEARANCE OF THE AREA

- 5.1.1 The most obvious effect of the Appeal Scheme would be to transform the majority of the Appeal Site from being part of the countryside to part of the extended settlement. In perceptual terms, the Appeal Site would acquire an overwhelmingly urban and developed character, replacing its currently open and greenfield appearance [LVIA Photographs, CD11.7].
- 5.1.2 The intrinsic rural character of the Appeal Site, its immediate context and the wider landscape would be harmed through the urbanisation of countryside that is predominantly open and largely undeveloped. The introduction of new, visually prominent built form, highway infrastructure and tree belts in the countryside would result in a high level of change to the semi-natural character of landscape, as experienced from settlements and along existing rural roads (i.e. Cross Road, Patshull Road, Newhouse Lane and Holyhead Road) and public footpaths.
- 5.1.3 The proposed built form would result in a loss of openness in the landscape, including loss of visual openness arising from the truncation of existing views across the Appeal Site and beyond to hillslopes that provide the visual backdrop for the Appeal Site. The proposed tree belts would contribute to this loss of visual openness, as identified in Section 4: Visual Impacts.
- 5.1.4 The northernmost tip of the proposed housing area would come close to the existing settlement edge at the convergence of Cross Road and Patshull Road, but would be otherwise be well set back from it by existing and proposed greenspaces. LVIA Para. 2.2 references 'Safeguarded Land' adjacent to the settlement but this has no status as the previous Draft Shropshire Local Plan [CD2.4] was withdrawn. The Appeal Scheme would have a weak relationship with the existing urban edge because of these large set-backs, with the result that it is likely to be perceived as a separate

settlement. It would not represent a sensitive, incremental expansion of Albrighton due to its location, size, density and form.

- 5.1.5 Para. 3.6 of the Appellants Planning Statement [CD5.1] states that *“The proposal would be developed at a density of approximately 20dph, which would be in keeping with the existing character of Albrighton”*. The density would be approximately 35dph based on 800 units and the Residential Area set out in the Parameter Plan [CD6.6]. This density would be out of character with Albrighton. It would also be at odds with the density of the scattered array of buildings at Boningale and along Cross Road, Patshull Road, Newhouse Lane and Holyhead Road. As stated in paragraph 4.1.2 above, the Appeal Scheme would potentially include buildings up to 12.3m high. These would not be characteristic of the existing settlement.
- 5.1.6 The Appeal Scheme would remove the current clear definition between the built up area of Albrighton and the adjacent countryside. The settlement boundary is provided by sections of Elm Road and Cross Road that extend northeast and northwest from the Elm Road/Cross Road and is emphasised by lines of closely spaced semi-detached and terraced houses that front these roads. There is a strong sense of leaving the settlement and entering the countryside at the southern top of the existing settlement where Elm Road and Cross Road converge at a roundabout. This transition point would be eroded. The collection of residential properties along Cross Road southwest of the roundabout are perceived as being within the countryside due to the presence of agricultural fields to the front and rear and by their well-treed substantially larger gardens. The character of these residential properties would change from rural to settlement edge.
- 5.1.7 The protrusion of built form into the open agricultural countryside on the southern side of Albrighton would materially change the compact form of the town and alter the perceived scale of the settlement. The Appeal Scheme would result in a readily noticeable change to the clustered settlement pattern of the wider landscape (one of the key characteristics of LCT14: Sandstone Estates), which principally consists of villages and hamlets. This pattern would be eroded by extending the urban area by

approximately 825m to the southwest and approximately 900m southeast, where it would be approximately 90m from the northern edge of Boningale. The north-south extent of Albrighton would be more than doubled. The proposed dispersed arrangement of housing within the Appeal Site, as identified on the Parameter Plan [CD6.6], and its set-back from the settlement edge, would create an incongruous settlement pattern.

- 5.1.8 Patshull Road and Newhouse Lane form part of the “*straight new roads*” that were laid out between the mid-18th and later 19th centuries, as described on Page 37 of the Shropshire Landscape Typology [CD11.10]. These roads and Public Footpath 0111/4/1 would all be dissected by the proposed east-west road, with resultant harm to the historic pattern of routes between Albrighton and Holyhead Road/Boningale. As set out in paragraph 3.8.2 above, Patshull Road, Newhouse Lane and an approximate 170 metre section of Cross Road to the east of the A464 / Cross Road junction would be ‘blocked up’ and would form part of ‘Green Routes’. Whilst pedestrian and cyclist access would be retained, the character of these rural lanes would significantly change due to the urbanising effects of new kerbing, bollards, signage and new junctions (for stopped-up sections of the road and the crossing points for the east-west internal road). Public access to the countryside from the existing urban area would be less readily available due to the greater distance to travel, and would be less attractive due to urbanisation resulting from the Appeal Scheme.
- 5.1.9 The Appeal Scheme would poorly relate to the surrounding countryside due to (1) the heights, densities and prominence of the proposed built form, (2) its sprawling nature, (3) the long lines of housing with uniform set-backs [Parameter Plan, CD6.6], and (4) a landscape strategy that aims to ‘wall-in’ the proposed built development area with long, visually abrupt belts of trees. The enclosure provided by this proposed vegetation would contribute to the visual harm arising from the Appeal Scheme in this open landscape.

- 5.1.10 The Appeal Scheme would urbanise the agricultural setting of both Albrighton and Boningale and the sense of separation between both settlements. The experience of people passing through the countryside along Holyhead Road would significantly change as a result of visually prominent lines of new housing seen against the skyline and the introduction of a large-scale roundabout would be an incongruous component of the local landscape (VPs 9, 13, 14 and 17).
- 5.1.11 The inter-relationship between the cluster of housing near the Patshull Road/Holyhead Road junction (including Lea Hall) and the surrounding countryside would be eroded by the extension of urban development on its eastern and western sides. The enclosure of these rural properties would erode the sense of place in the local landscape.
- 5.1.12 There would also be notable indirect effects on landscape character through the introduction of lighting and activity onto a site that is currently unlit and largely undisturbed, with implications for tranquillity in the wider landscape. The roundabout proposed on Holyhead Road to serve the westernmost development parcel is likely to be lit, thereby introducing the only lighting on the 10km section of Holyhead Road between the Newport Road/Holyhead Road junction approximately 4km to the east and Shifnal 6km to the northwest. This lighting, together with increased traffic, traffic calming measures, two new junctions along the section of Holyhead Road adjacent to the Appeal Site and lighting associated with new housing, would contribute to the urbanisation of the landscape within the immediate context of the Appeal Site. Street lighting within the Appeal Site and along Holyhead Road would detract from the character and quality of both the night-time landscape and elevated views across the wider gently rolling, open landscape of the Sandstone Estatelands LCT (see annotated photograph for Viewpoint 12 in my **Appendix B** for extent of proposed urban area).
- 5.1.13 The Appeal Scheme would result in the introduction of new built form across a wide panorama of many existing views, changing the perception of a lightly settled rural

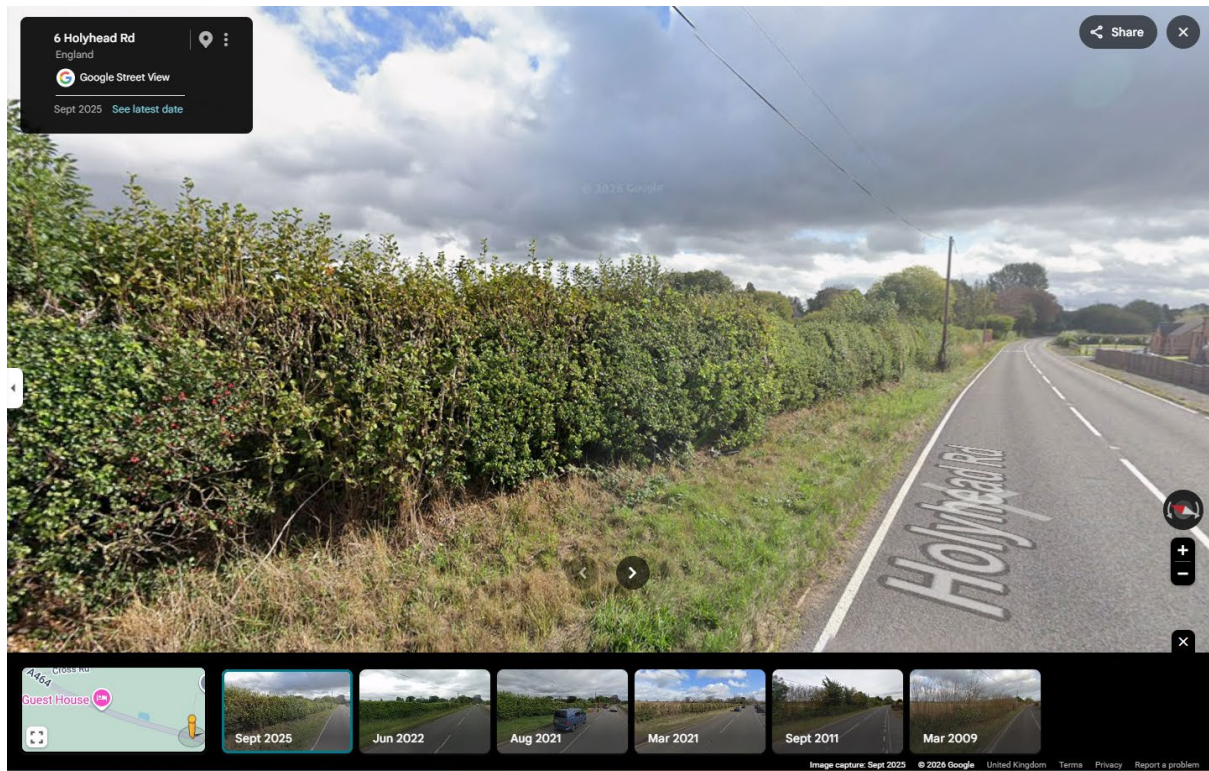
landscape to one of a sprawling urban area (e.g. VPs 5, 9 and 19). It would also change the perception of Boningale being a hamlet set in the countryside and well separated from any large towns, as experienced by users of Holyhead Road (VPs 9 and 13). On the eastern approach to the Appeal Site, users of Holyhead Road would have the perception that they are approaching a large sprawling settlement, rather than passing through the countryside (VP 9).

5.1.14 I consider that the Appeal Scheme would result in significant harm to the character and appearance of the countryside due to major adverse effects on the Appeal Site landscape, major adverse effects on its immediate context and moderate adverse effects on the landscape character of the wider countryside.

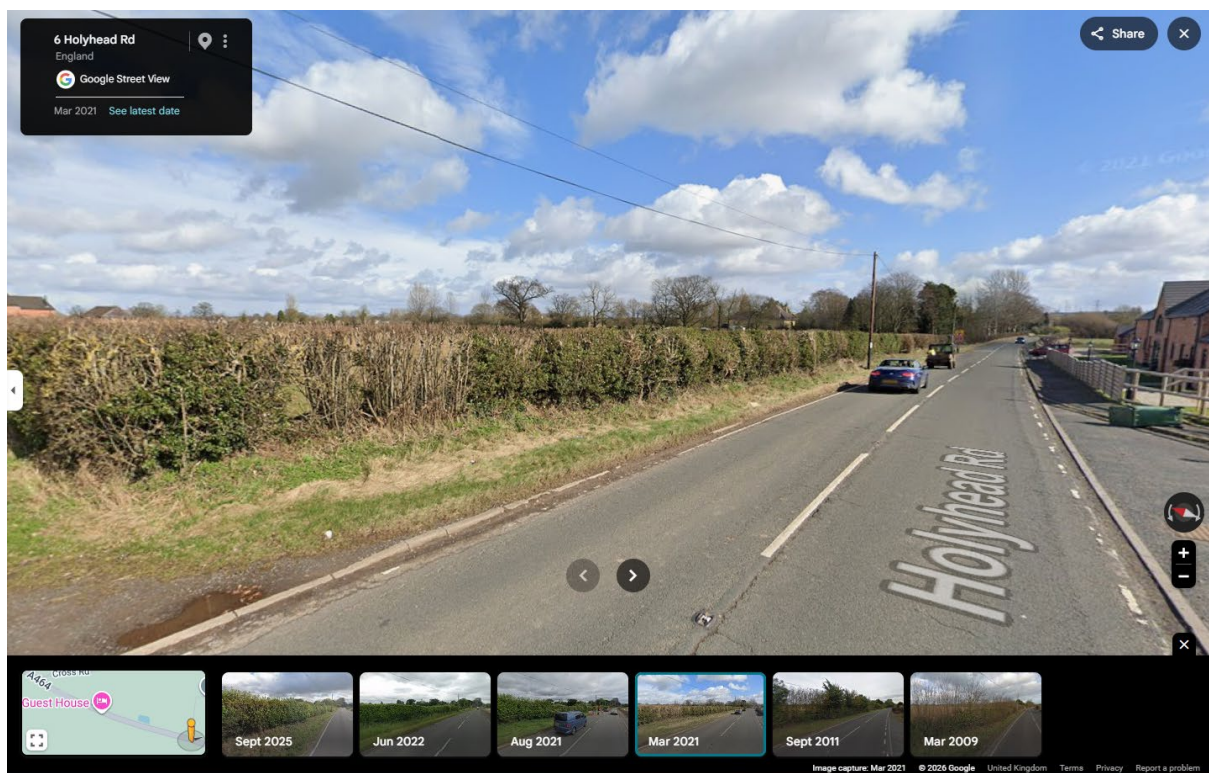
5.1.15 I consider that the Council were justified in refusing the application in view of the Appeal Scheme's degree of conflict with policy relating to landscape character/appearance.

APPENDIX A

Photographs showing variation in hedgerow heights



Viewpoint 17 Photograph taken in September 2025



Viewpoint 17 Photograph taken in March 2021

APPENDIX B

My annotations for LVIA photosheets



VIEWPOINT 3A

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

Nikon D500
Nikkor 50mm
01/03/2024 @ 13:39
380115, 305579

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

WGS
OS
Cylindrical
A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

Type 1
90°
15m
340 x 291 / 300 x 260

VIEWPOINT 3A
Cross Road

P24-0225_EN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED

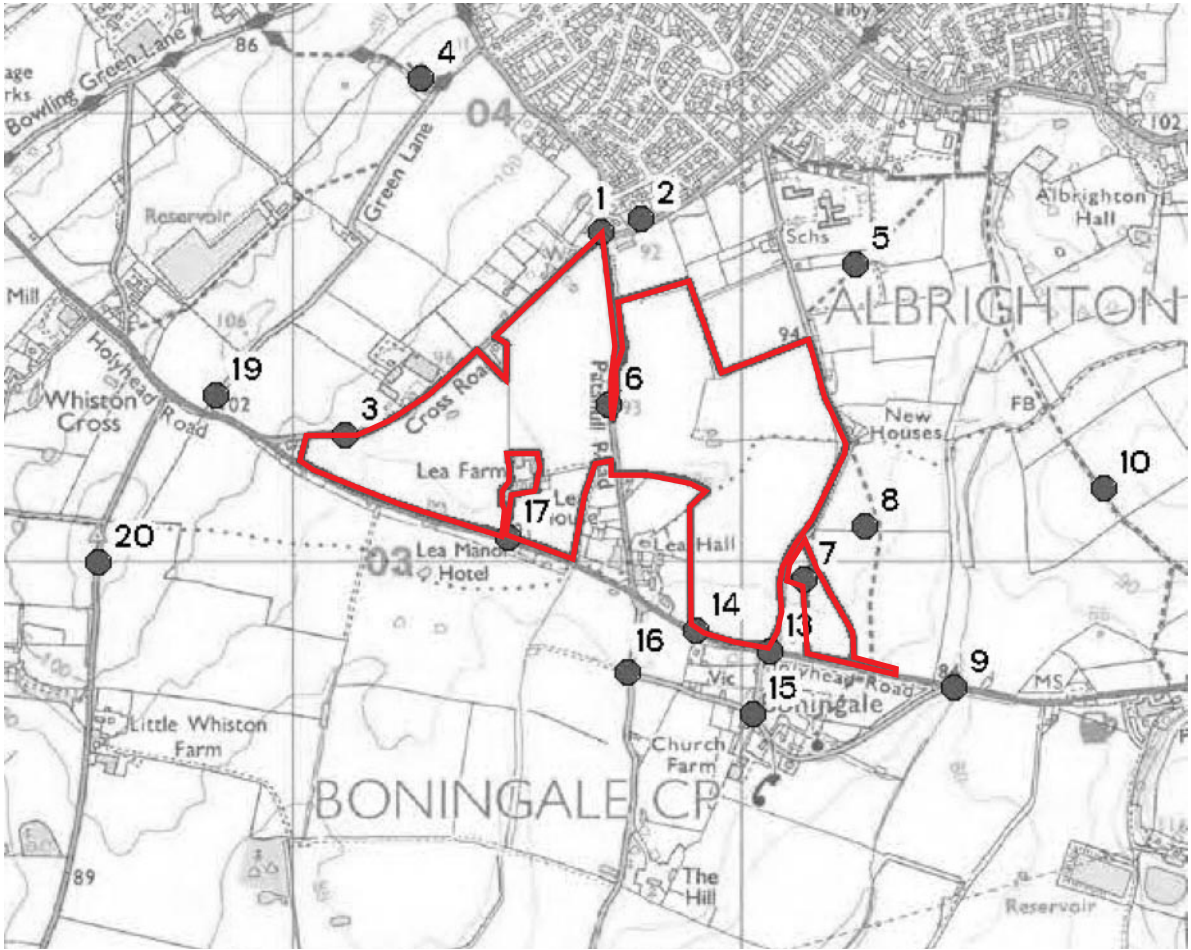


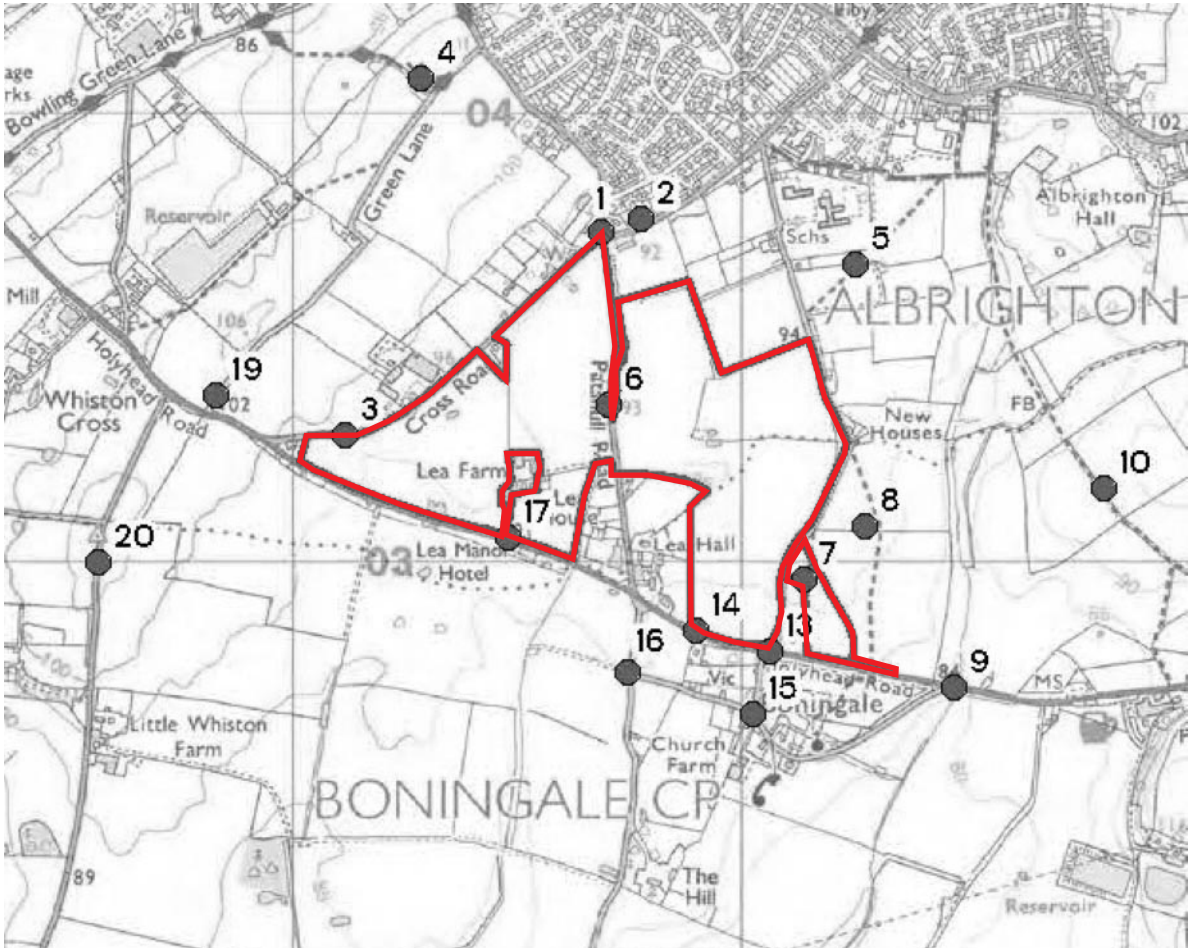


FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP	Camera make & model	- Nikon D600
	Lens make & focal length	- NIKKOR 50mm
	Date & time of photograph	- 09/03/2024 @ 12:39
	OS grid reference	- 289715, 300279
Viewpoint height (AOD)		- 193m
Distance from site		- 0m
Projection		- Cylindrical
Sheet Size		- A1
Visualisation Type		- Type 1
Horizontal Field of View		- 90°
Height of camera AGL		- 1.5m
Page size / Image size (mm)		- 841 x 594 / 100 x 260

VIEWPOINT 3B
Cross Road

P24-0225_EN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED



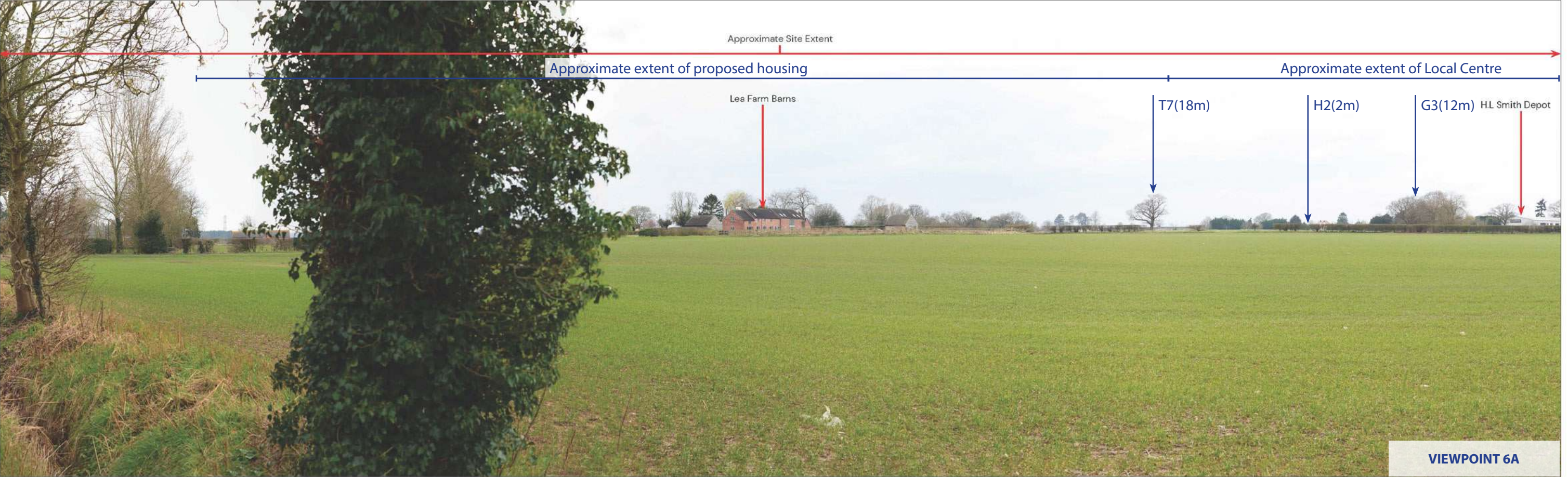


FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

Nikon D600
Nikkor 50mm
07/03/2024 @ 15:04
380704, 505044

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

84m
0m
Cylindrical
A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

Type 1
90°
15m
346 x 287 / 920 x 260

VIEWPOINT 6A
Patshull Road

P24-0225_EN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED

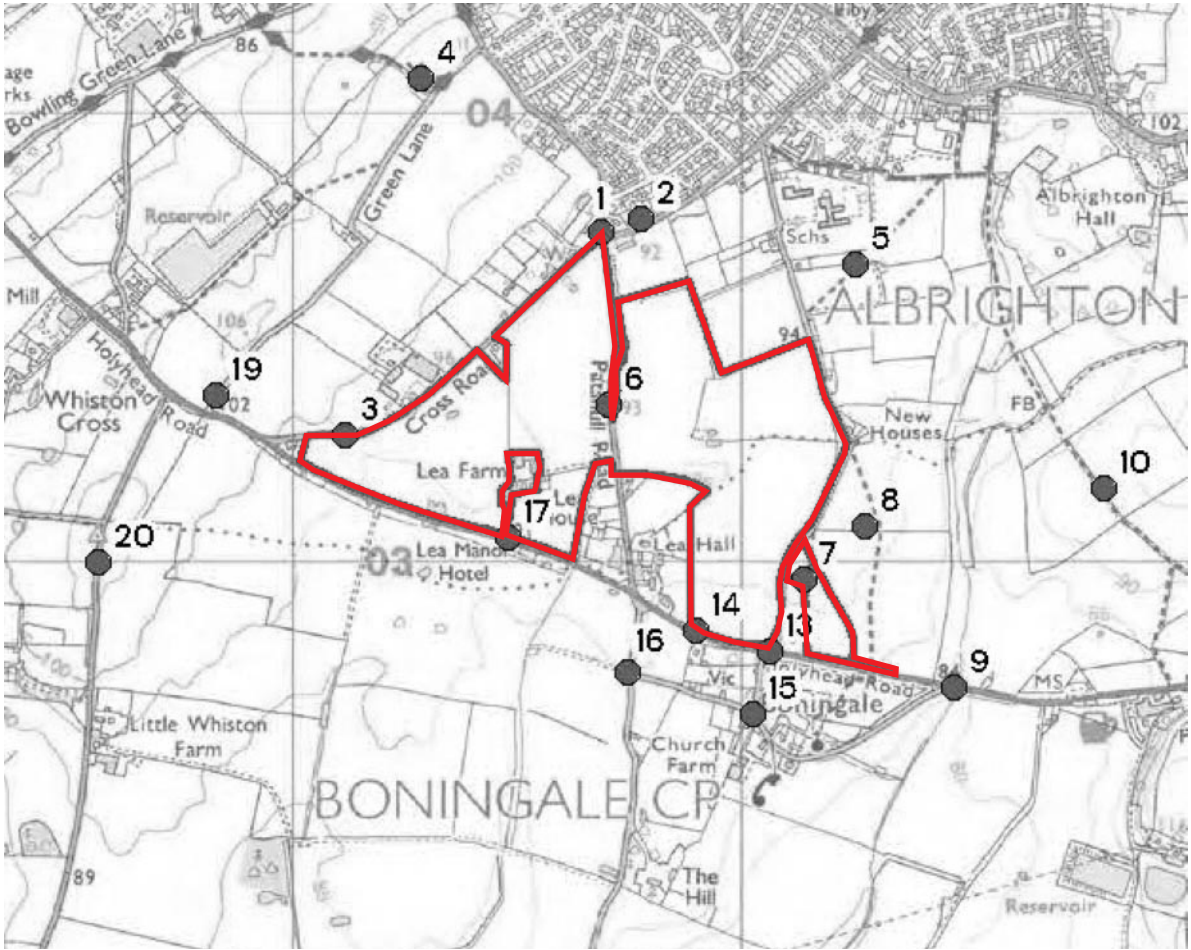




FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Nikon D600
- Nikkor 50mm
- 01/03/2024 @ 15:04
- 280104, 000044

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 94m
- 0m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 84 x 297 / 100 x 260

VIEWPOINT 6B
Patshull Road

P24-0225_BN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED

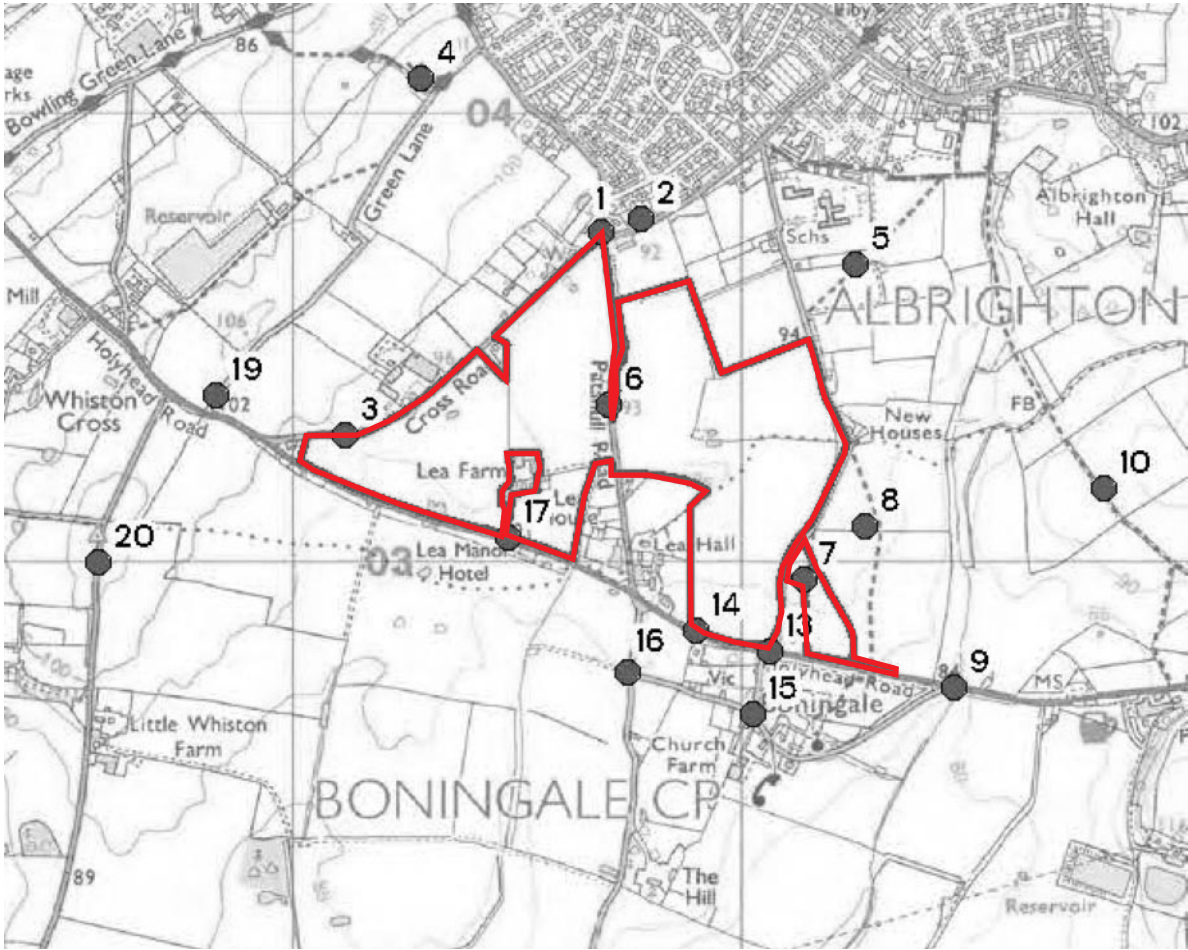




FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- NIKON D500
- NIKKOR 16mm
- 07/03/2024 @ 1:55
- SJ940, 302956

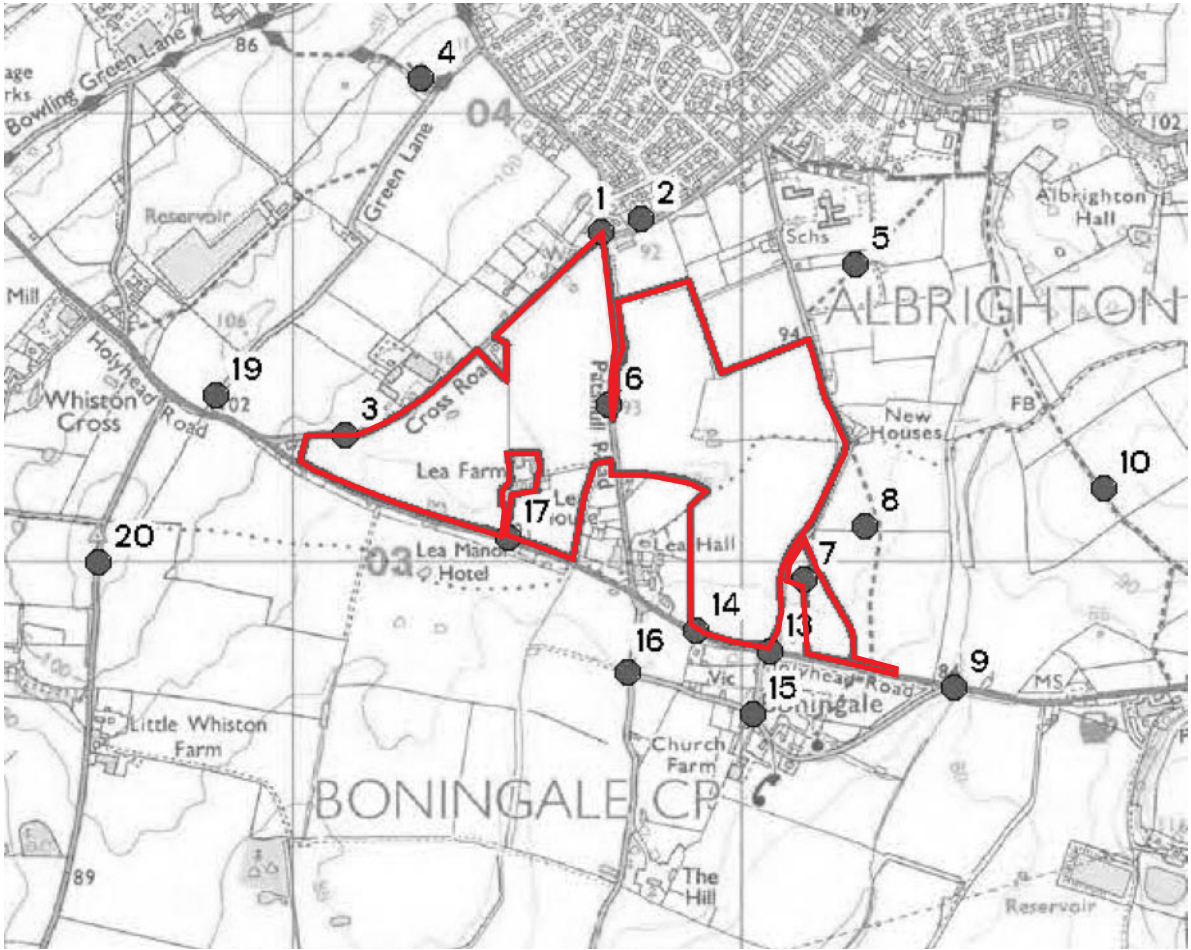
Viewpoint height (AO3)
Distance from site
Projection
Sheet Size

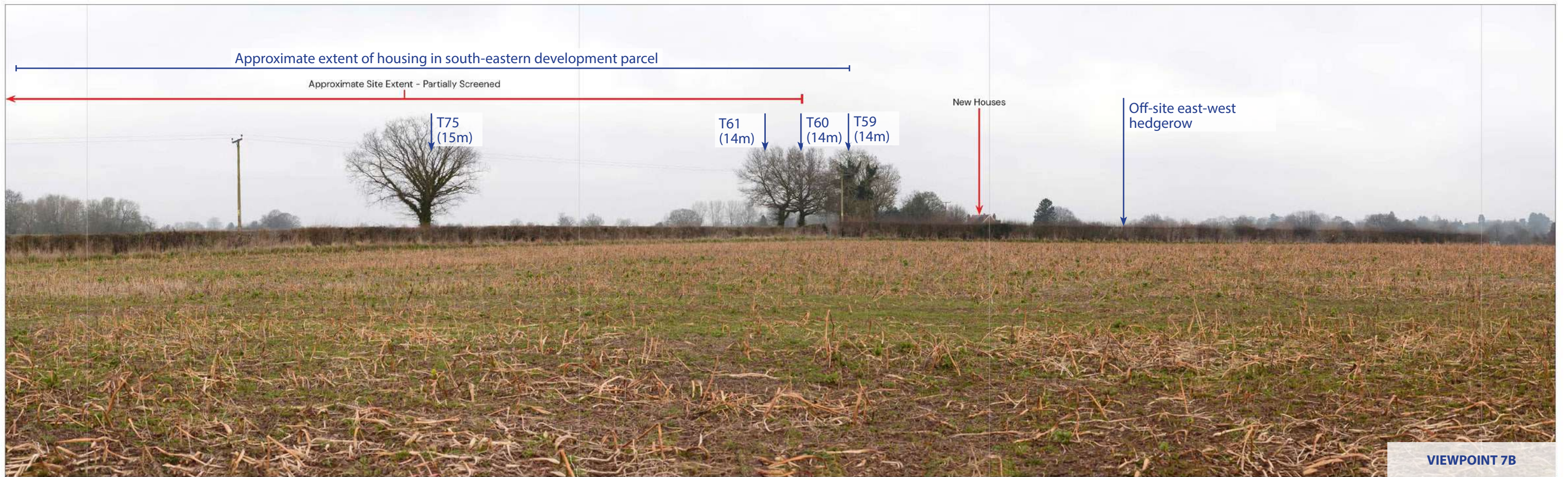
- 92m
- 0m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 56 x 281 / 530 x 260

VIEWPOINT 7A
Public footpath 0111/4/1 east of Newhouse Lane
P24-0225_EN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED





VIEWPOINT 7B

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS
GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Nikon D5000
- Nikkor 50mm
- 07/03/2014 @ 11:55
- 381140, 502996

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 92m
- 0m
- Cylindrical
- A1

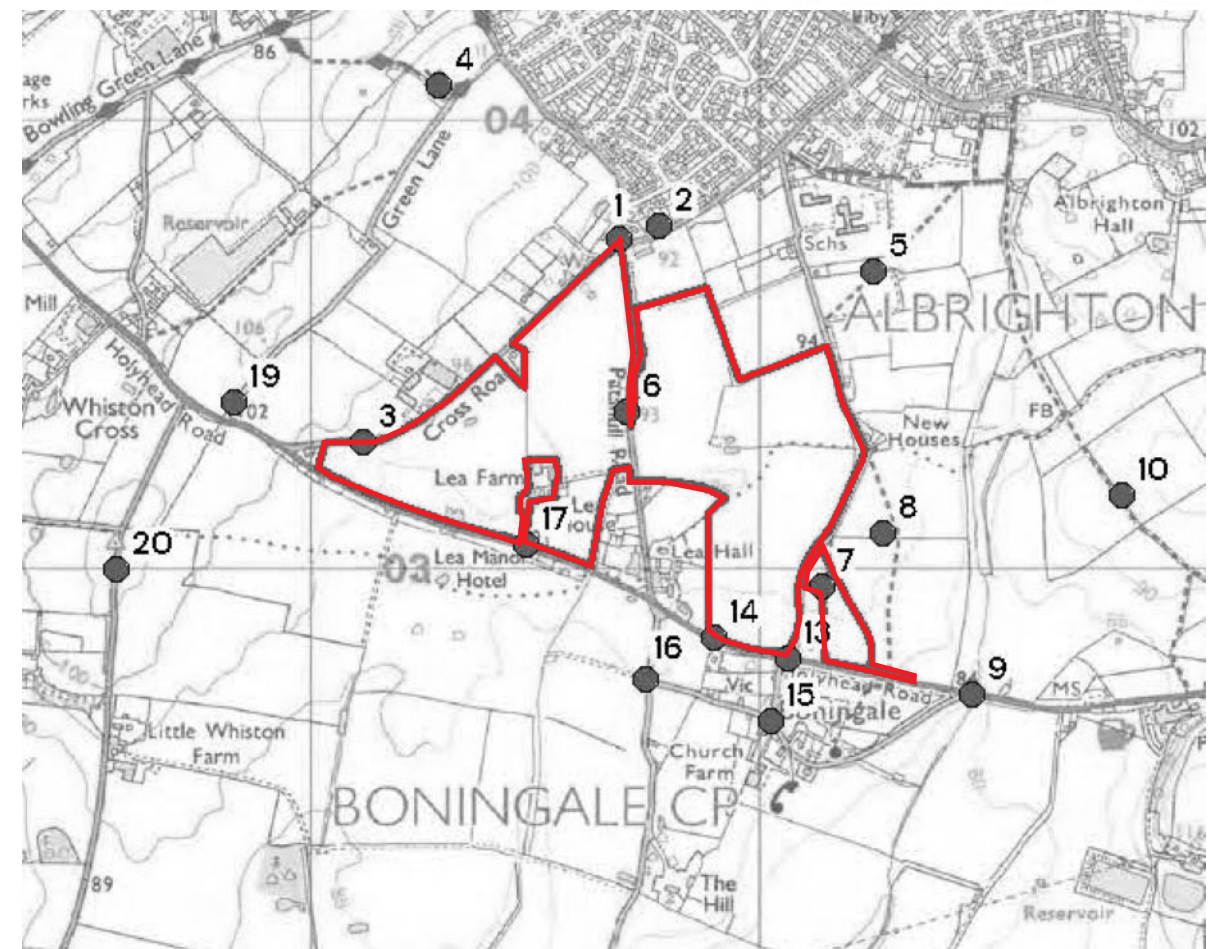
Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 94 x 197 / 950 x 260

VIEWPOINT 7B

Public footpath 0111/4/1 east of Newhouse Lane

P24-0225_EN_05A | LAND AT PATCHHILL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED



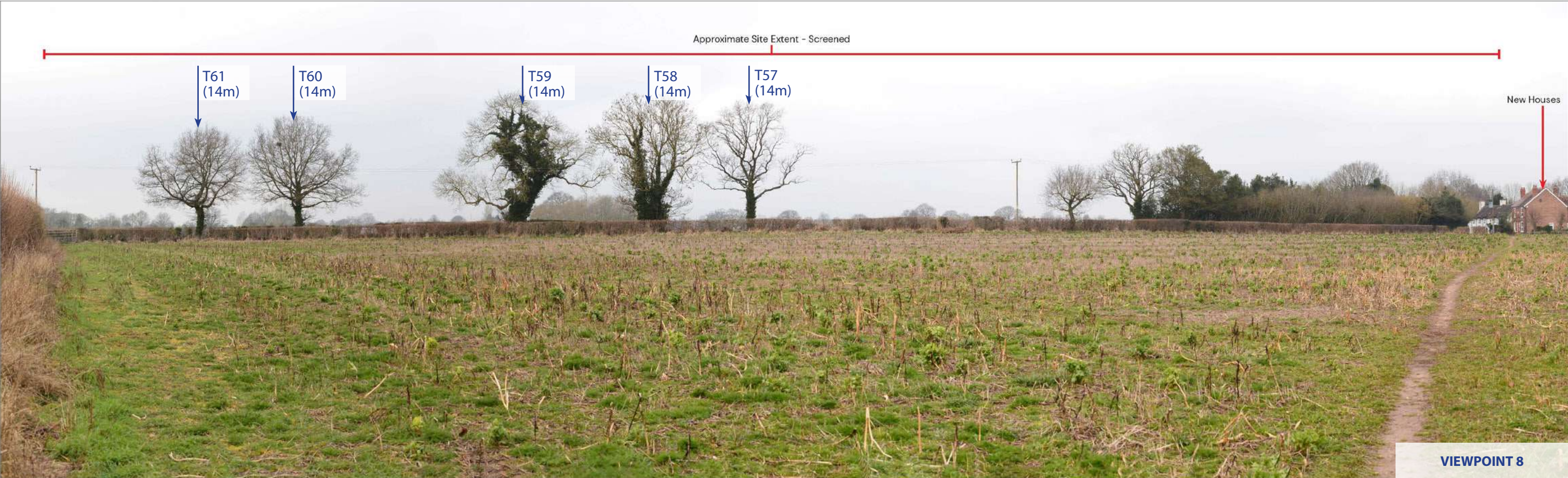


FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- NIKON D600
- NIKKOR 50mm
- 07/07/2024 @ 12:01
- 99D73, 300006

Viewpoint height (AGD)
Distance from site
Projection
Sheet Size

- 90m
- 10m
- Cylindrical
- A1

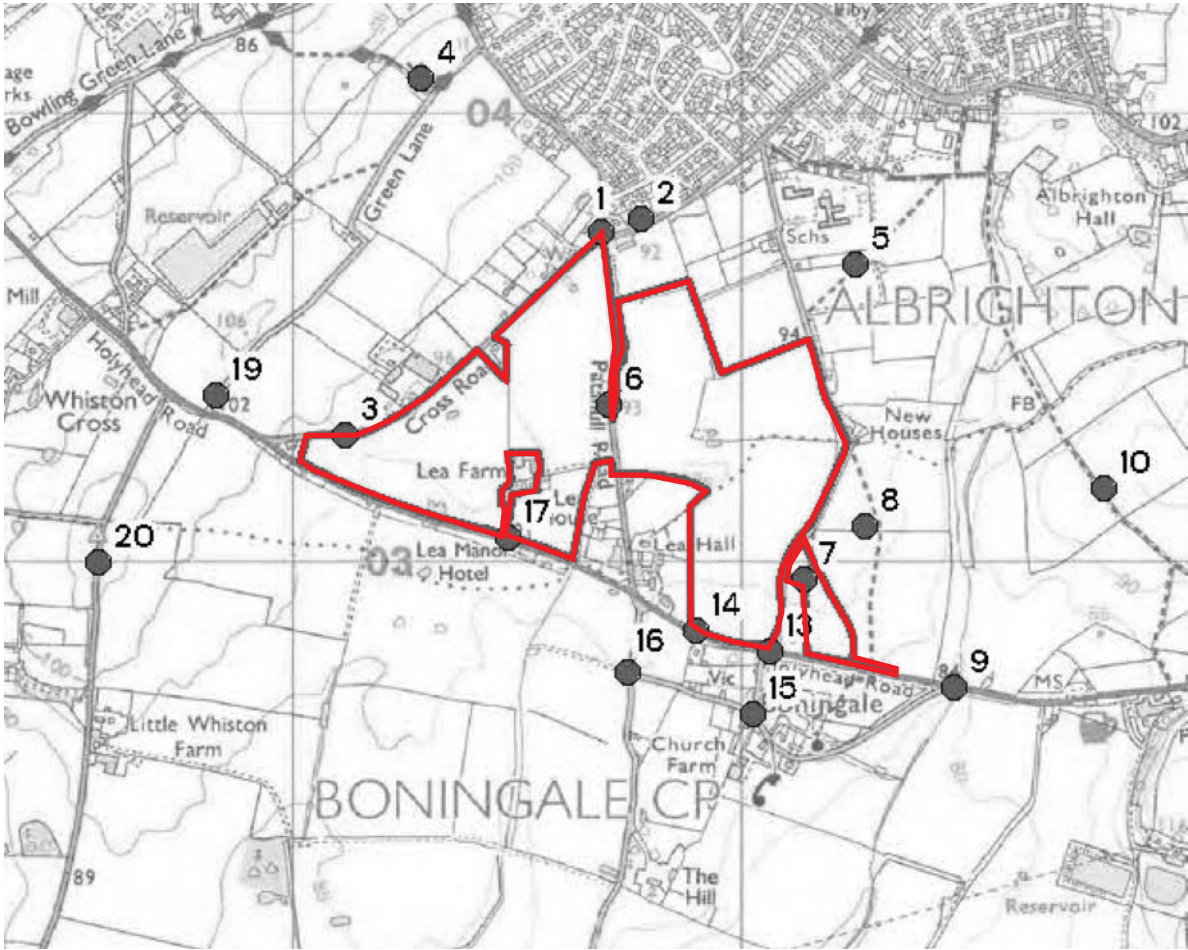
Visualisation Type
Horizontal Field of View
Height of camera AGD
Page size / Image size (mm)

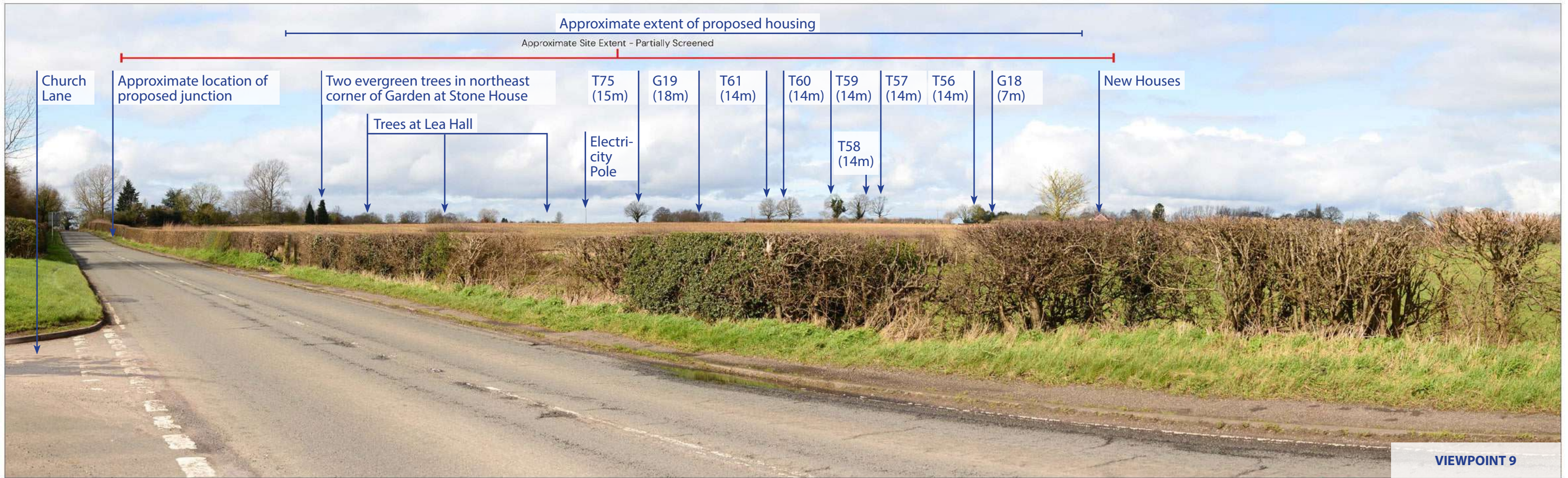
- Type 1
- 60°
- 15m
- 94 x 297 / 920 x 280

VIEWPOINT 8

Public footpath 0111/3/1 east of Newhouse Lane

P24-0225_BN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED





VIEWPOINT 9

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS
GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Nikon D600
- Nikon 50mm
- 07/03/2024 @ 13:34
- 301470, 302217

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 90m
- 100m
- Cylindrical
- A1

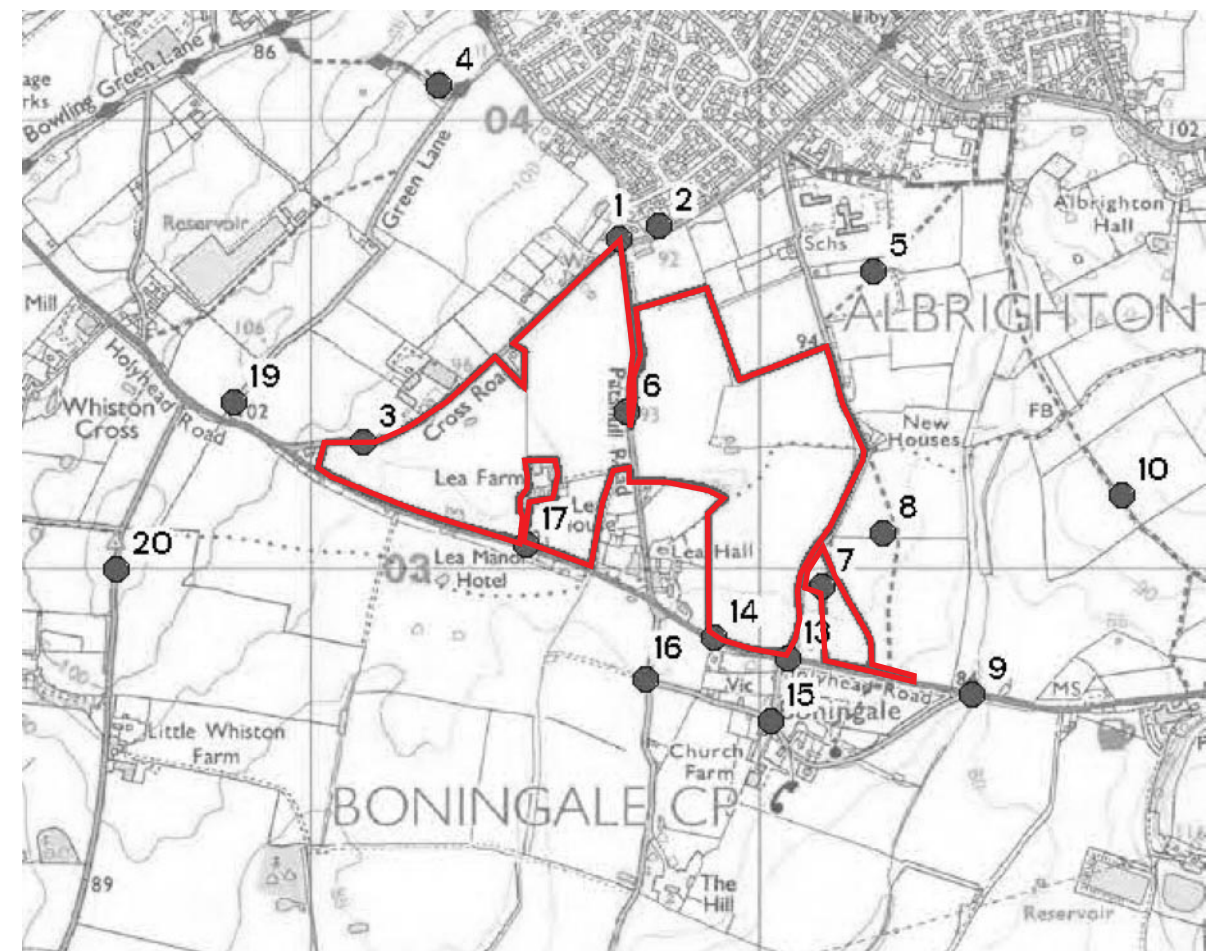
Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 15m
- 94 x 297 / 900 x 280

VIEWPOINT 9

A464 at junction with Church Lane

P24-0225_EN_06A | LAND AT PATSHALL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED



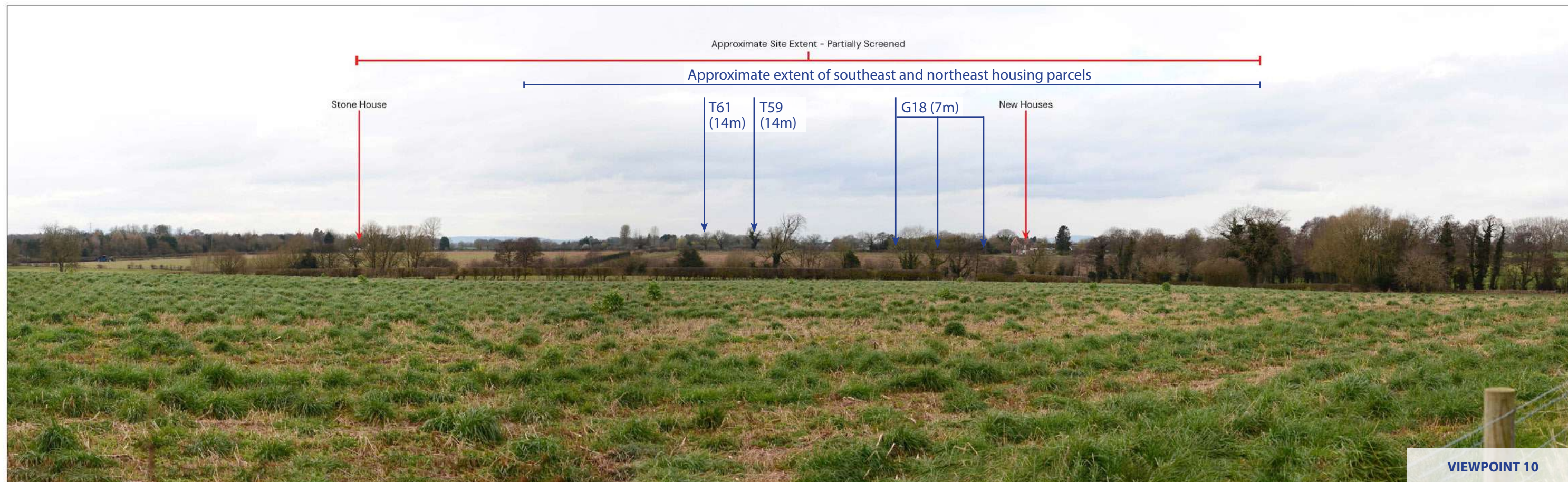


FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- NIKON D600
- NIKKOR 50mm
- 07/05/2024 08:10:34
- 391904, 303959

Viewpoint height (AGD)
Distance from site
Projection
Sheet Size

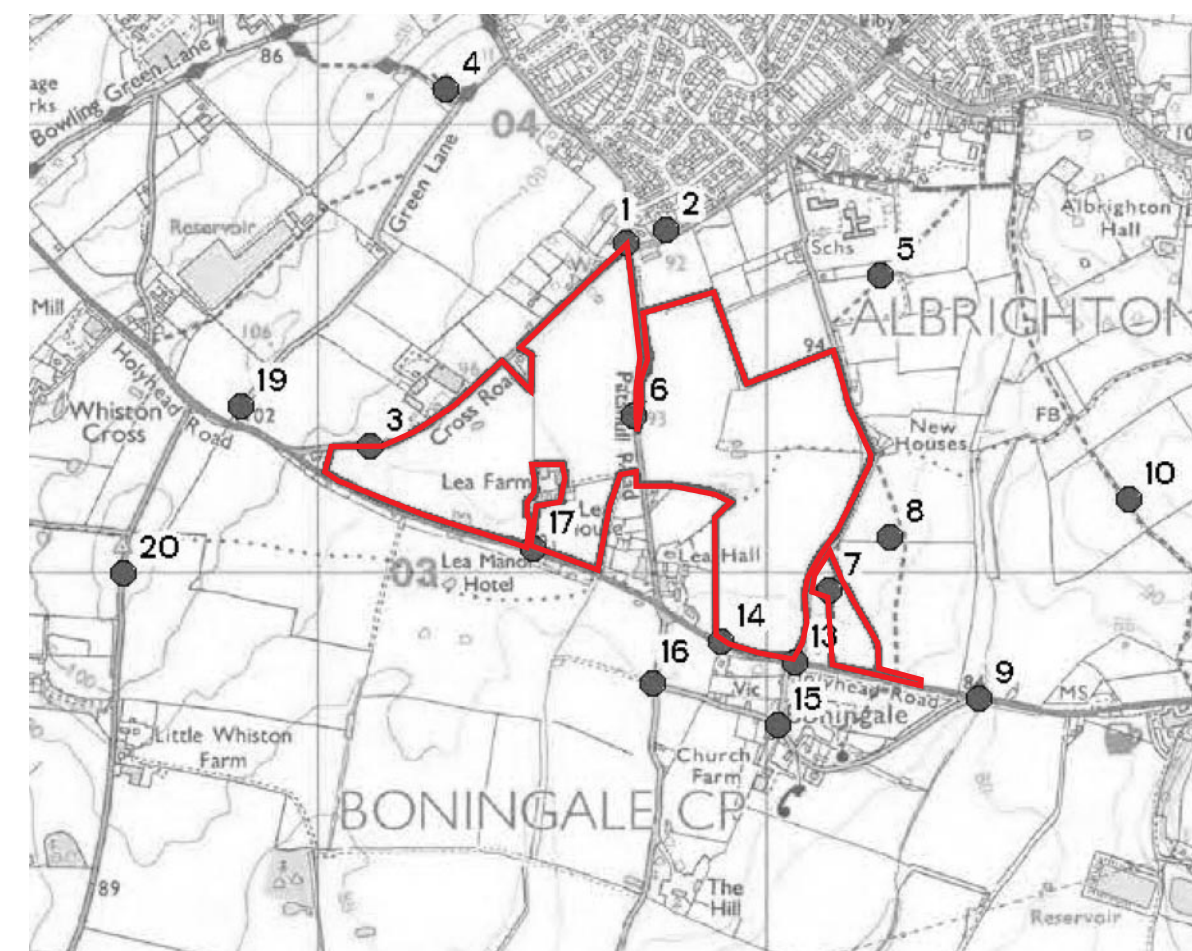
- 99m
- 190m
- Cylindrical
- A1

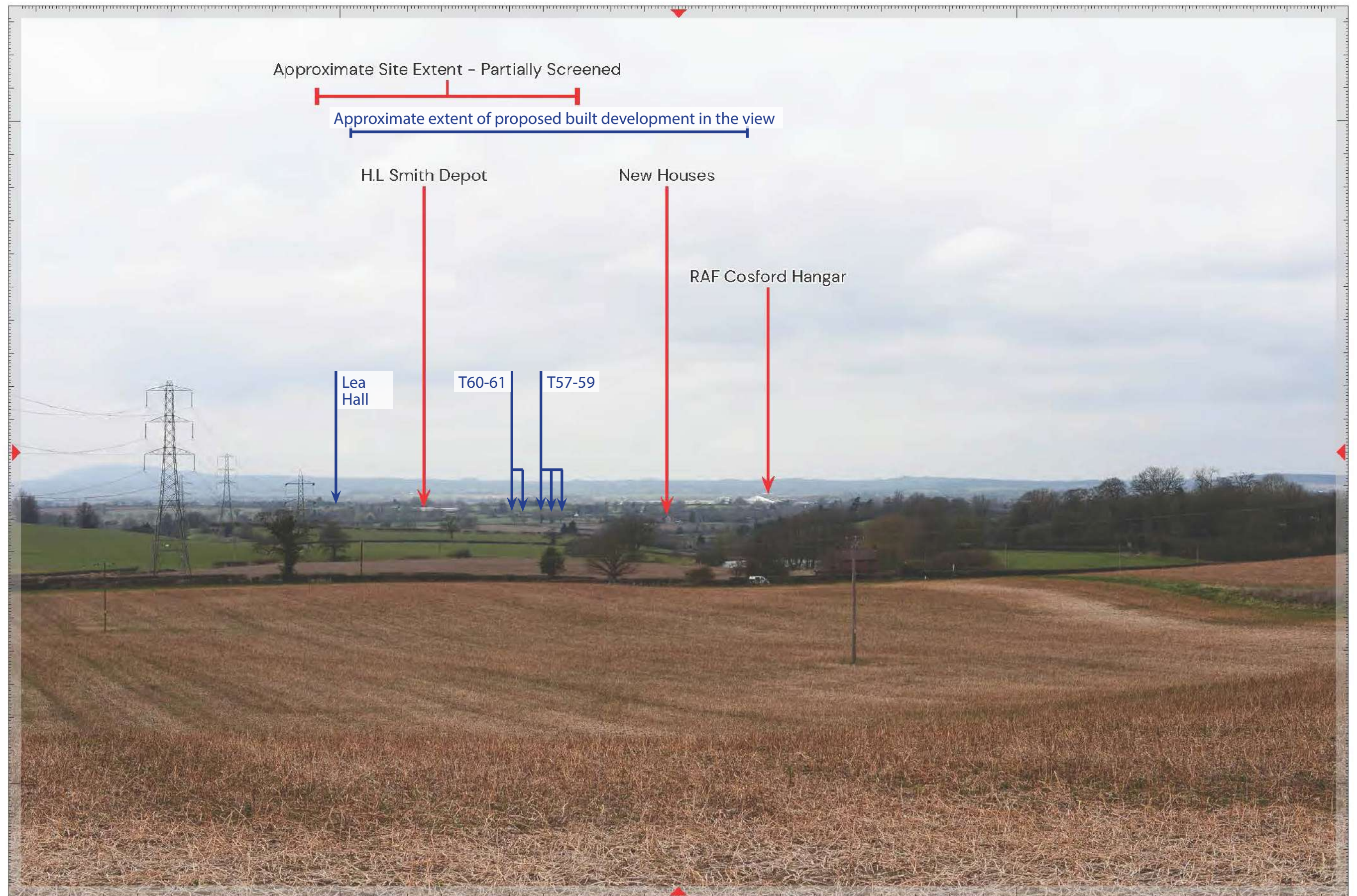
Visualisation Type
Horizontal Field of View
Height of camera AGD
Page size / Image size (mm)

- Type 1
- 40°
- 15m
- 84 x 297 / 320 x 260

VIEWPOINT 10
Public footpath 0111/1/1

P24-0225_EN_06A | LAND AT PITSHALL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED





**PEGASUS
GROUP**

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- NIKON D600
- NIKKOR 50mm
- 07/03/2024 @ 13:51
- 383371, 301887

Viewpoint height (AOD)
Distance from site
Projection
Enlargement / Sheet Size

- 144m
- 2205m
- Planar
- 100% @ A3

Visualisation Type
Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 39.6° x 27°
- 1.5m
- 420 x 297 / 390 x 260

VIEWPOINT 12
Public bridleway (Perton 19)

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

P24-0225_EN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED

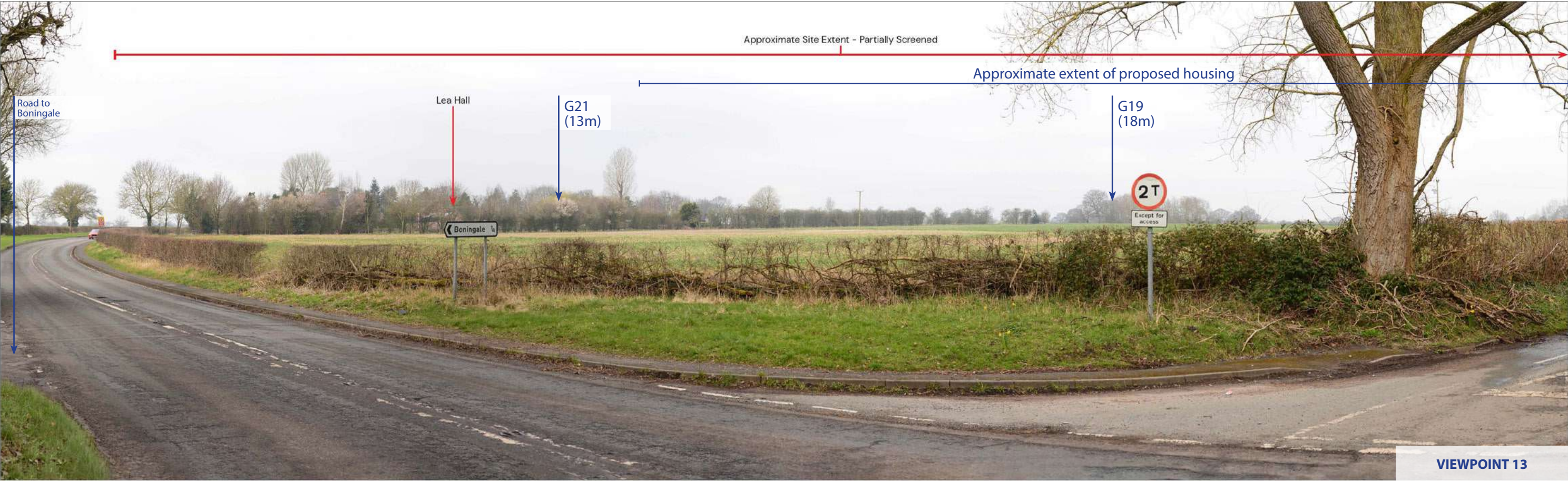


FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP	Camera make & model Lens make & focal length Date & time of photograph OS grid reference	Viewpoint height (AOD) Distance from site Projection Sheet Size	Visualisation Type Horizontal field of view Height of camera AGL Page size / Image size (mm)	Type 1 - 30° - 15m - 80 x 200 / 100 x 300

VIEWPOINT 13

A464 at junction with Newhouse Lane

P24-0229_EH_OSA | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED

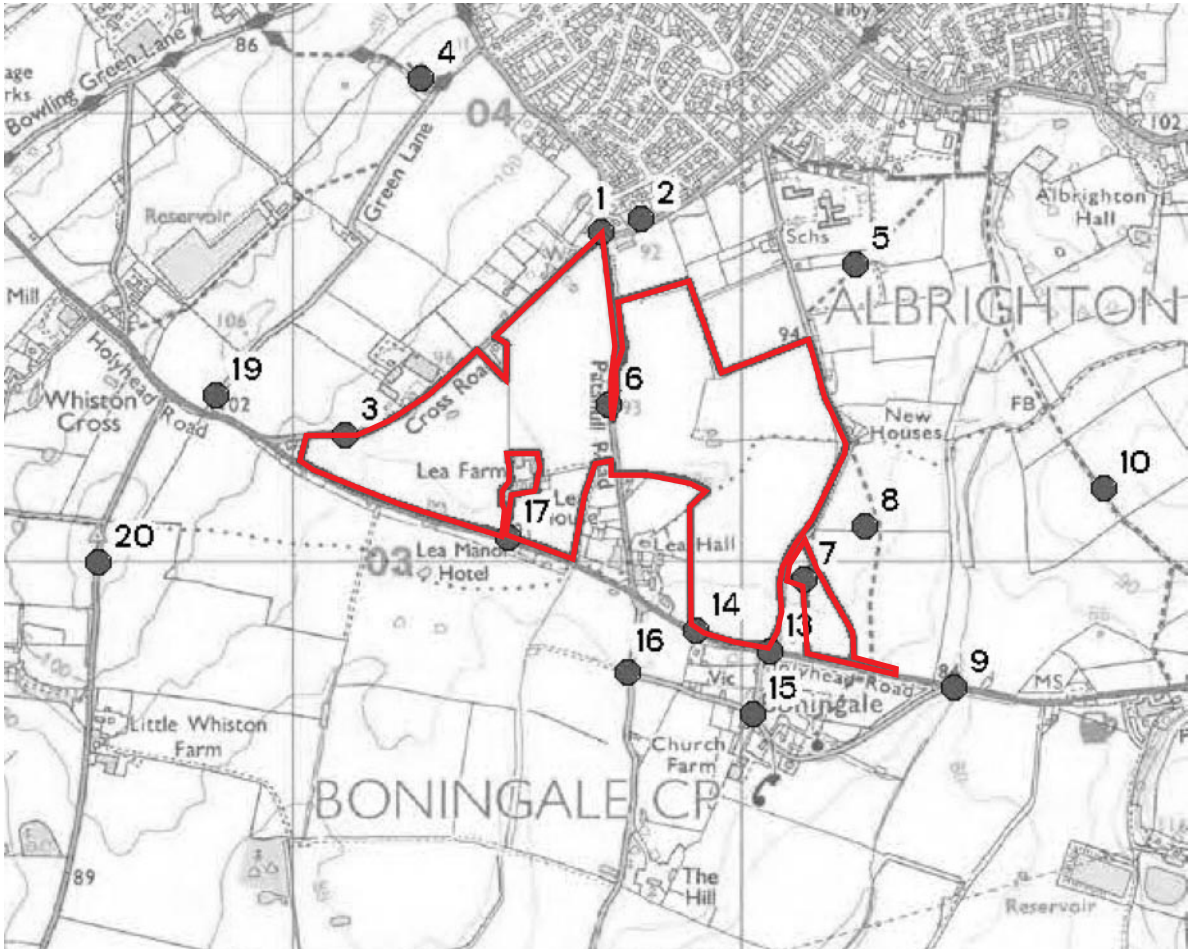




FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS
GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

NIKON D600
NIKKOR 50mm
07/03/2024 @ 11:42
350996, 302940

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

100m
10m
Cylindrical
A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

Type 1
90°
15m
948 x 207 / 920 x 260

VIEWPOINT 14

A464

P24-0225_BN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED

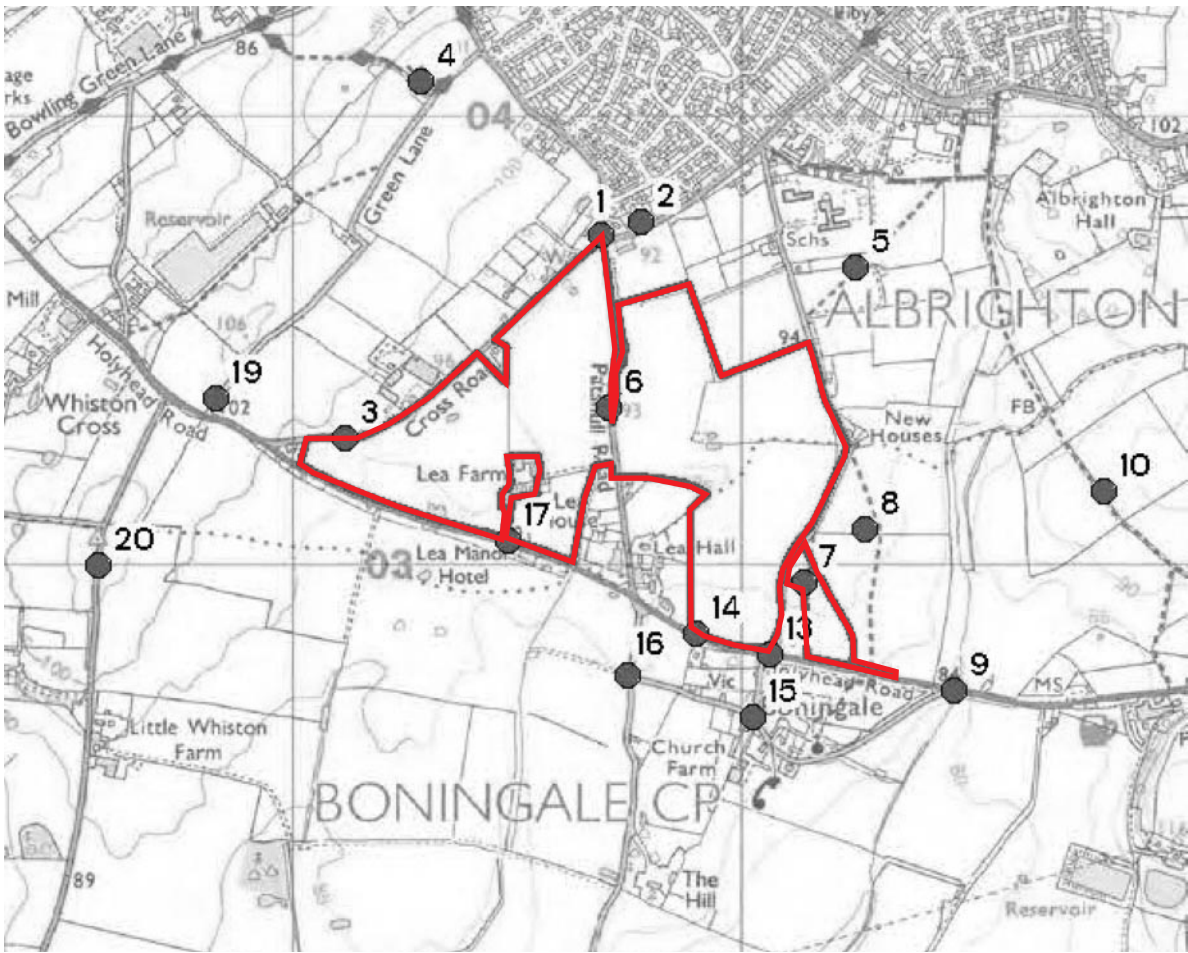




FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Nikon D600
- Nikkor 50mm
- 07/03/2024 @ 12:25
- 395014, 302654

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 05m
- 160m
- Cylindrical
- A1

Visualization Type
Horizontal Field of View
Height of camera AGL
Page size / image size (mm)

- Type 1
- 00°
- 15m
- 94 x 291 / 920 x 260

VIEWPOINT 15
Church Lane, Boningale

P24-0225_EN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED

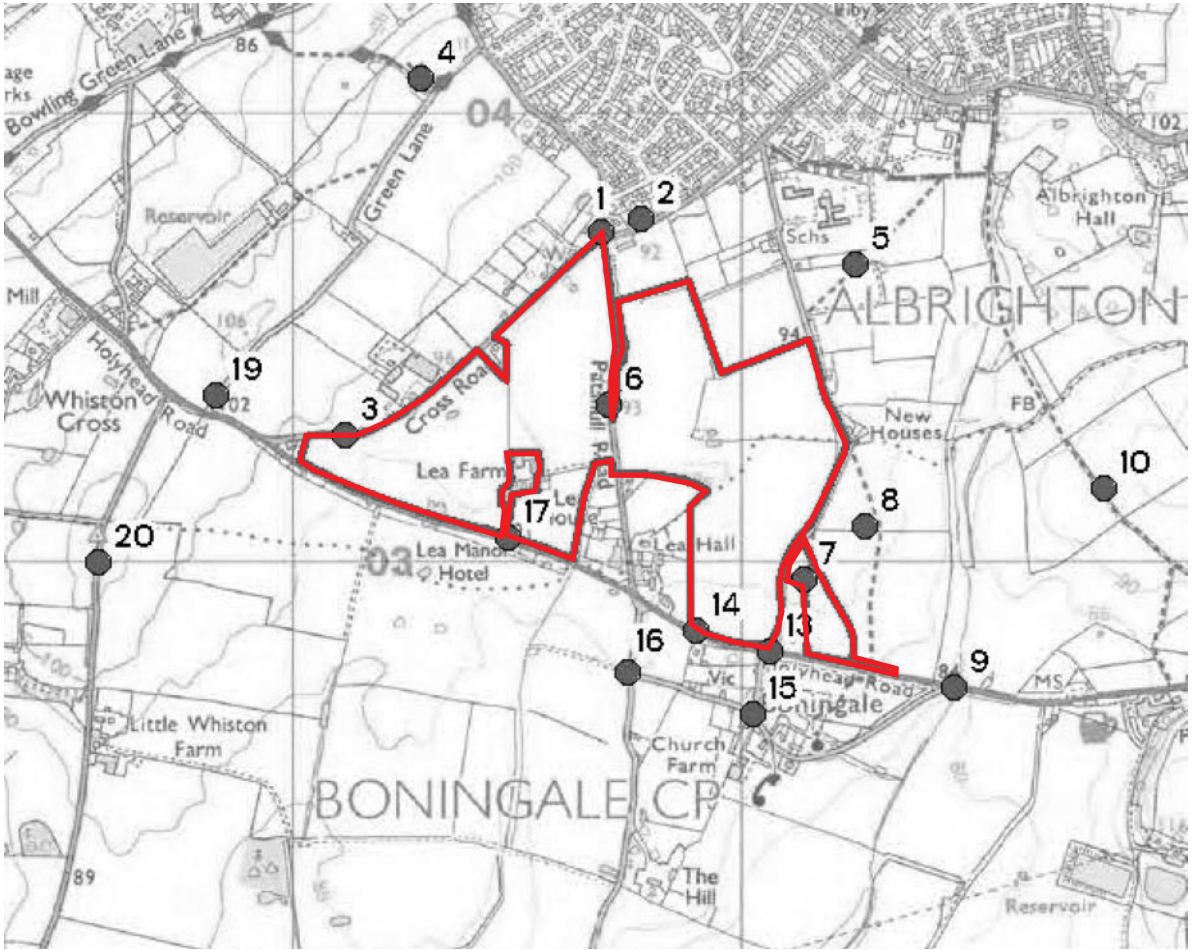




FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

Nikon D600
Nikkor 50mm
01/03/2024 09:10:34
350193, 302779

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

90m
170m
Cylindrical
A1

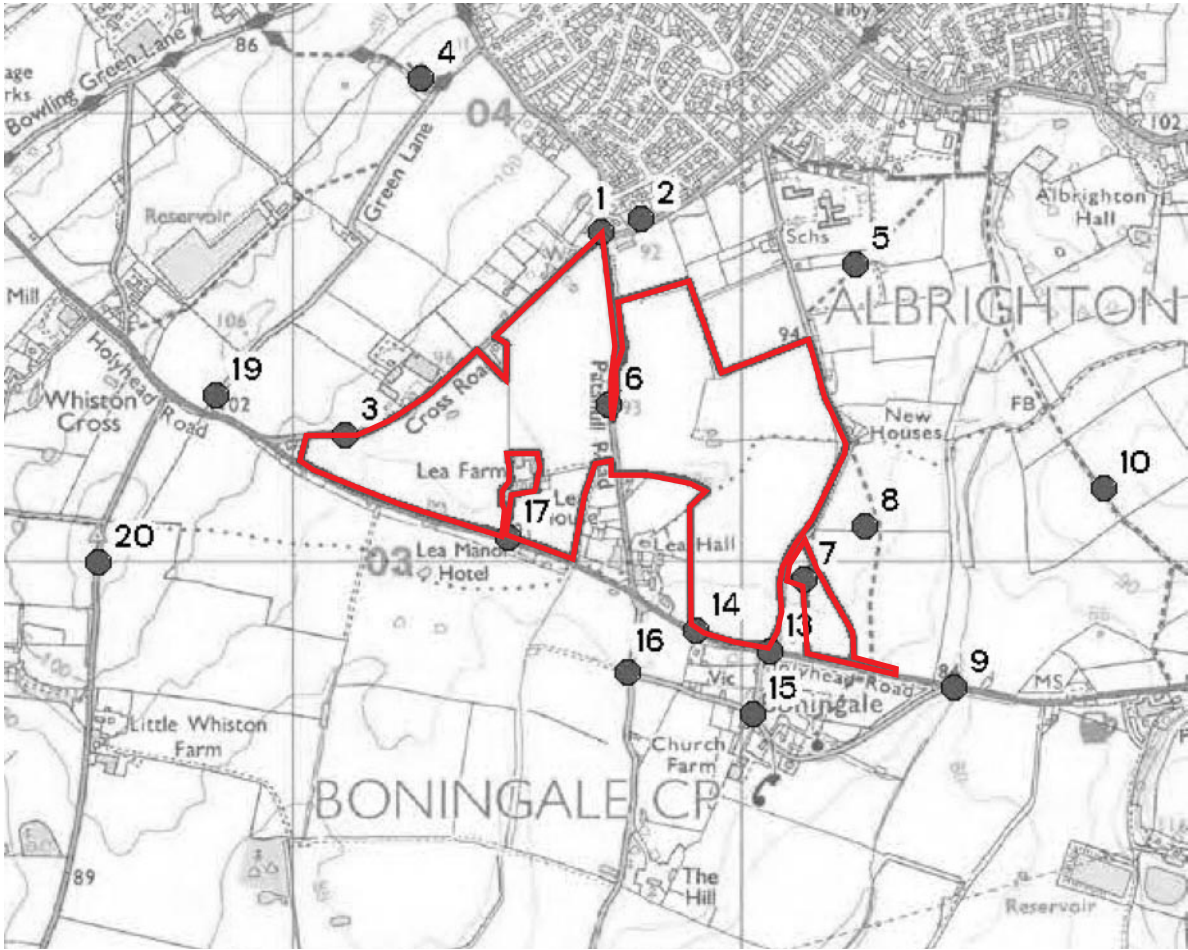
Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

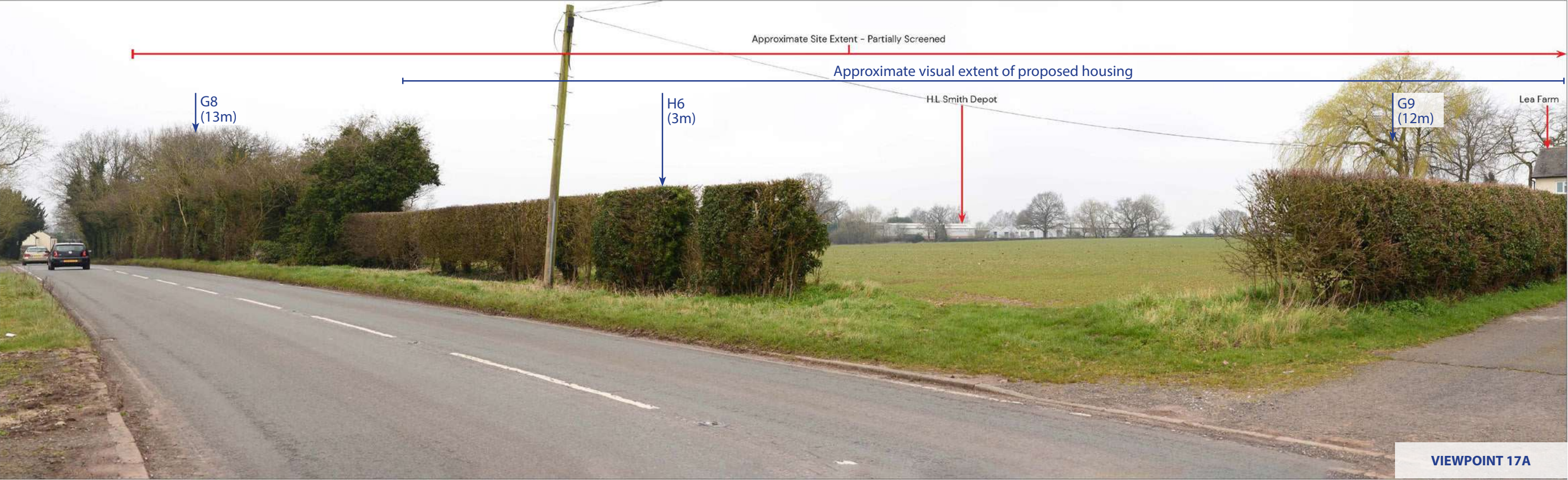
Type 1
90°
1.5m
54 x 291 / 820 x 260

VIEWPOINT 16

Patshull Road at junction of Church Lane

P24-0225_EN_OSA | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED





VIEWPOINT 17A

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Nikon D600
- Nikkor 50mm
- 07/02/2024 @ 12:20
- 300478, 203049

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

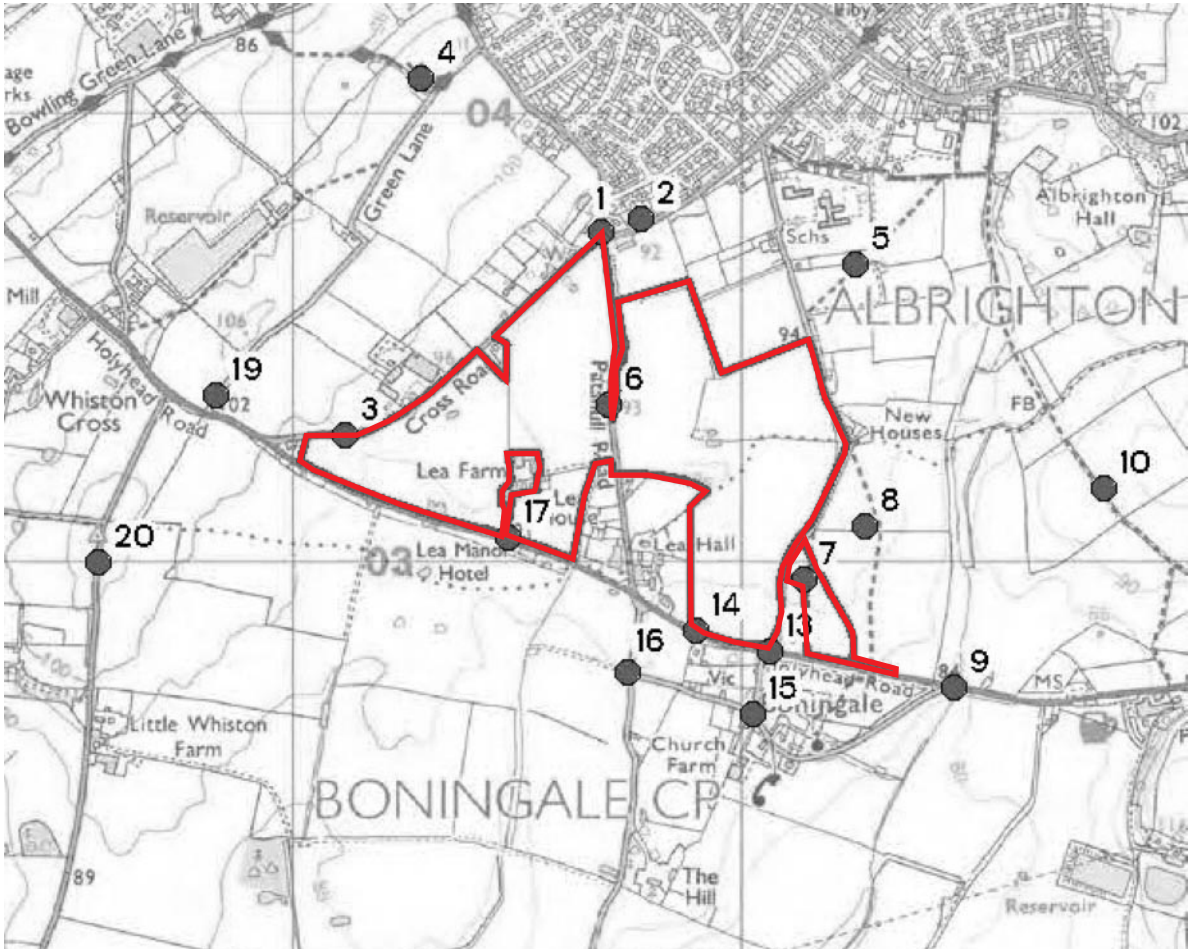
- 84m
- 10m
- Cylindrical
- A1

Visualization Type
Horizontal Field of View
Height of camera AGL
Page size / image size (mm)

- Type 1
- 90°
- 15m
- 94 x 291 / 300 x 260

VIEWPOINT 17A
A464 south of Lea Farm Barns

P24-0225_EN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED



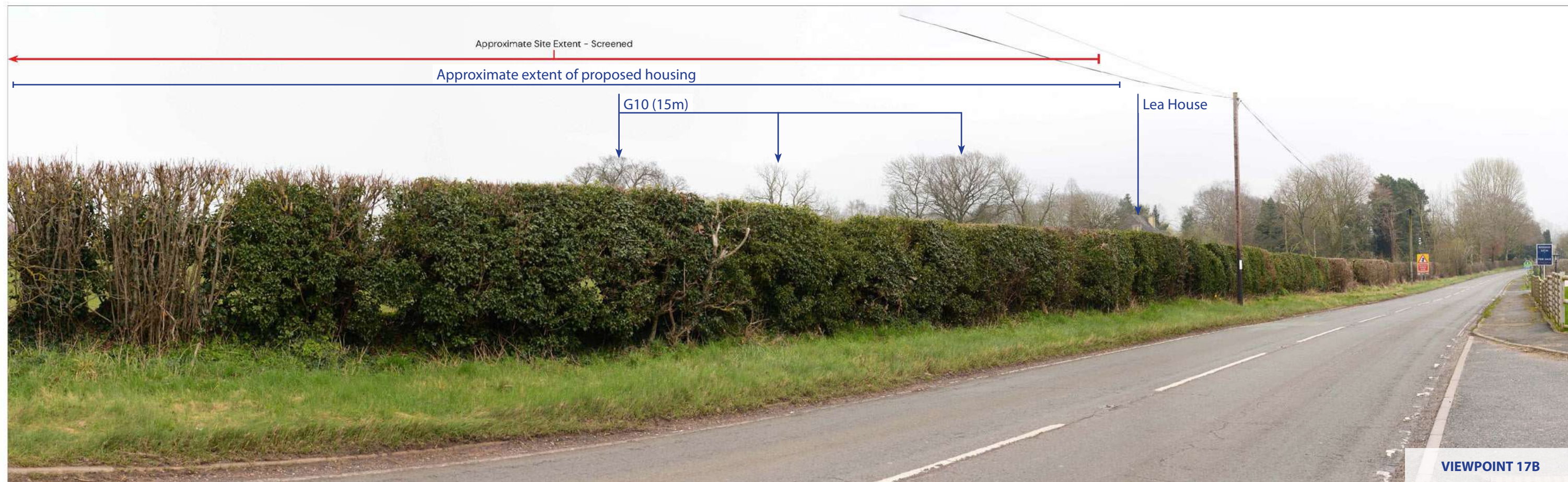


FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS
GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- NIKON D600
- NIKKOR 20mm
- 01/03/2024 @ 12:20
- 350478, 300049

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 94m
- 10m
- Cylindrical
- A1

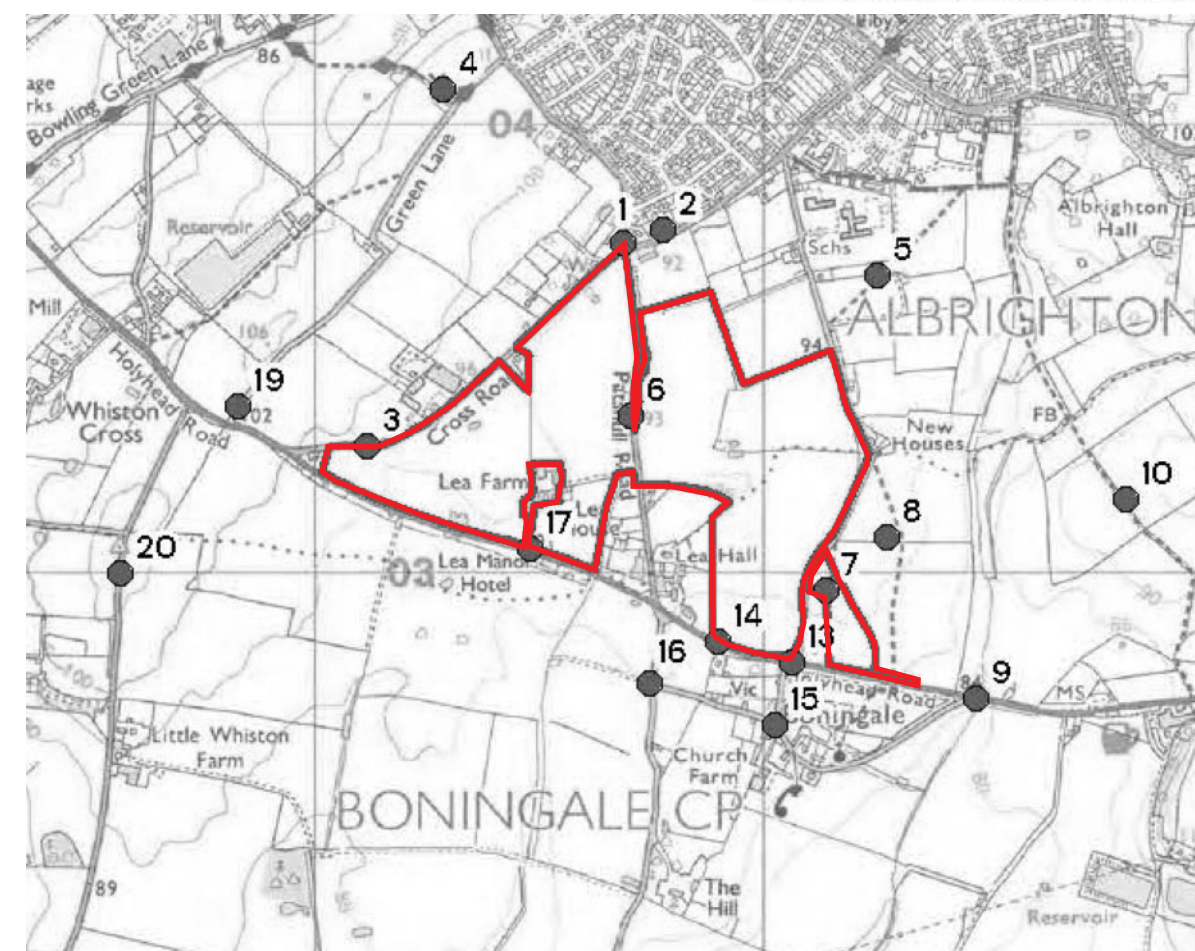
Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 15m
- 54 x 291 / 820 x 260

VIEWPOINT 17B

A464 south of Lea Farm Barns

P24-0225_EN_OSA | LAND AT PATSHILL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED



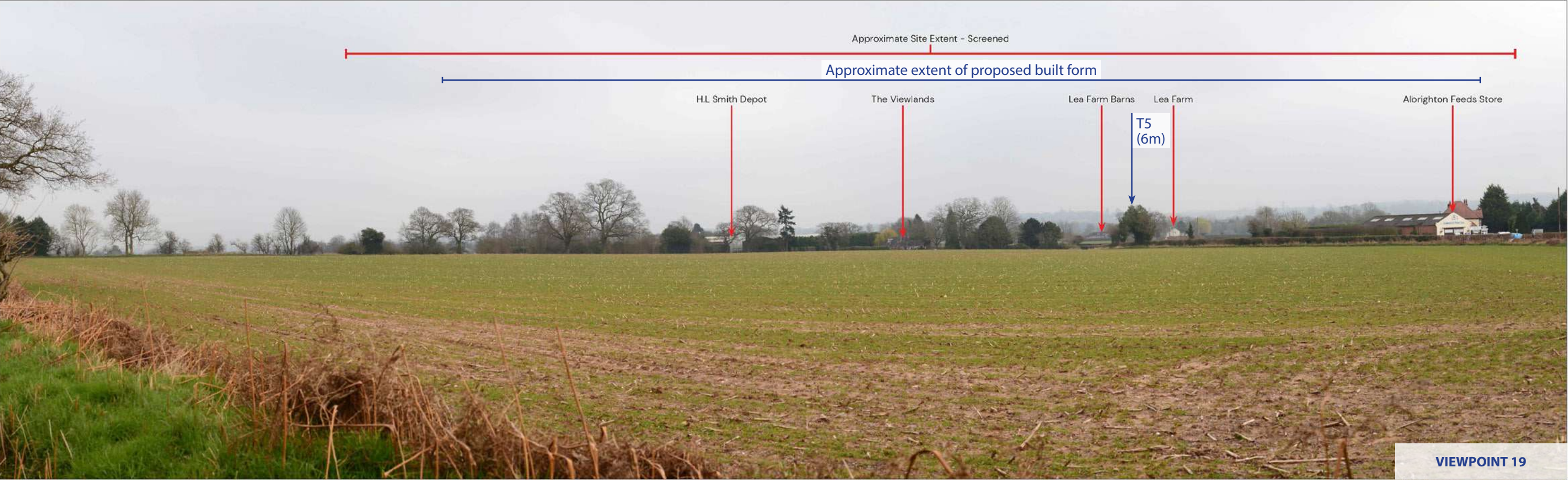
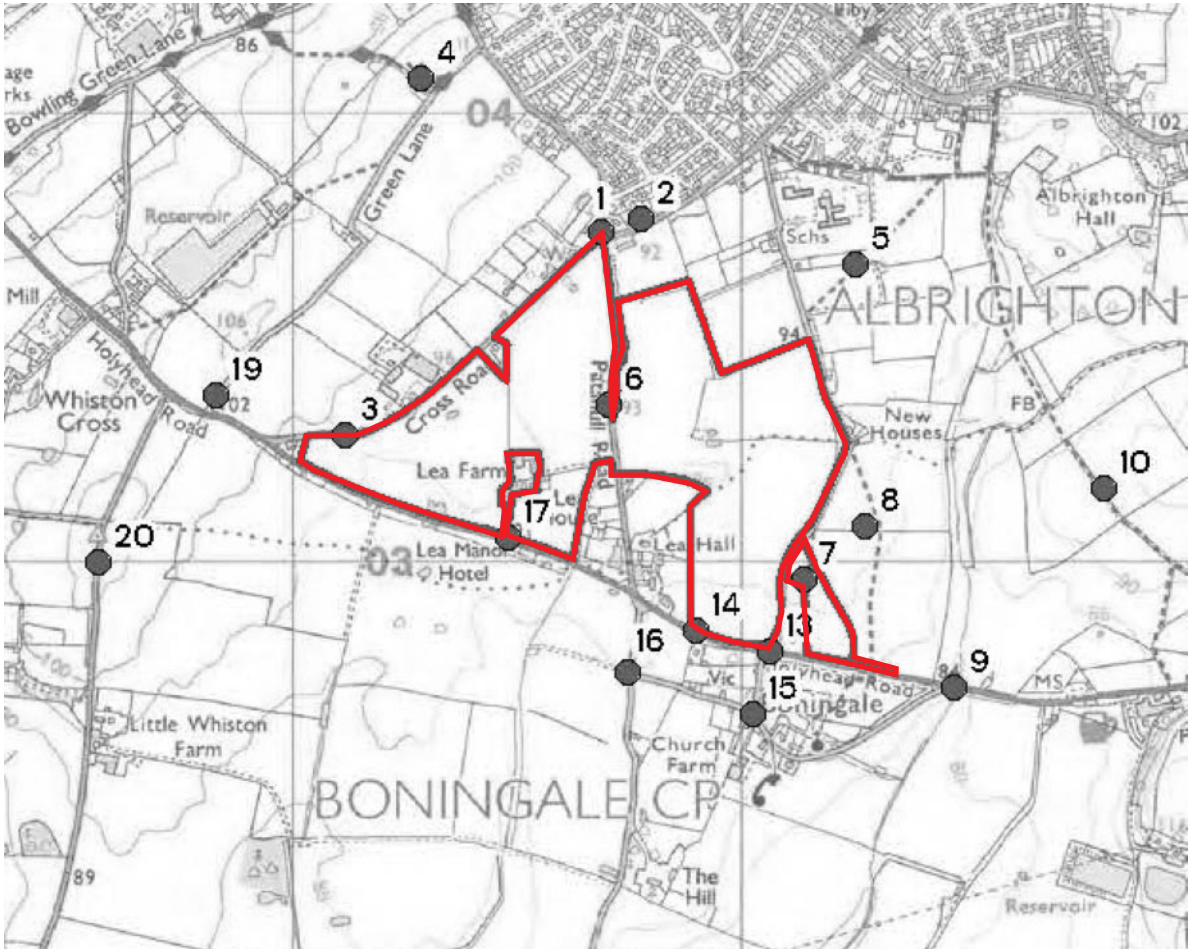


FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP	Camera make & model Lens make & focal length Date & time of photograph OS grid reference	Viewpoint height (AOD) Distance from site Projection Sheet Size	Visualisation Type Horizontal Field of View Height of camera AGL Page size / image size (mm)	- Type 1 - 90° - 15m - 94 x 291 / 300 x 260

VIEWPOINT 19
Green Lane

P24-0225_EN_06A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED



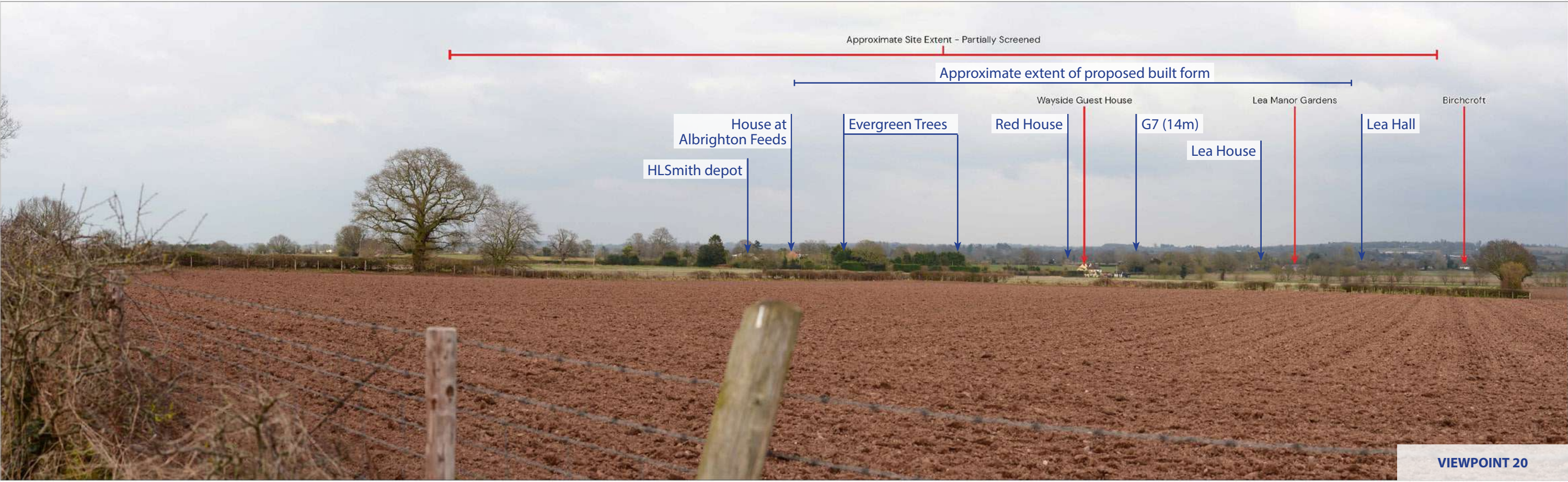


FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

PEGASUS GROUP

Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

~ NIKON D600
~ NIKKOR 50mm
~ 07/03/2024 @ 15:31
~ 379955, 502976

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

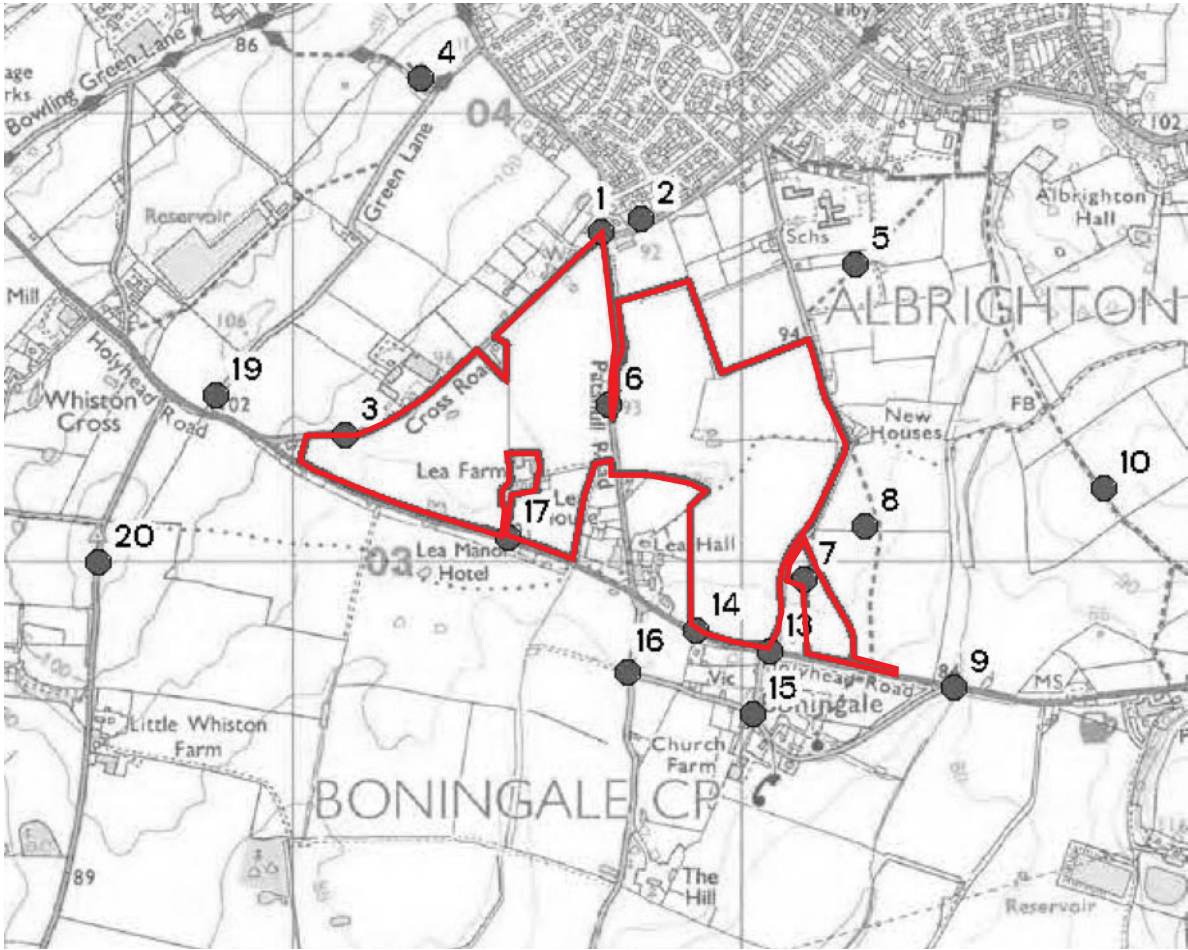
~ 106m
~ 505m
~ Cylindrical
~ A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

~ Type 1
~ 90°
~ 15m
~ 94 x 297 / 822 x 260

VIEWPOINT 20
Bumhill Green Road

P24-0225_EN_05A | LAND AT PATSHULL ROAD, ALBRIGHTON | BONINGALE HOMES LIMITED

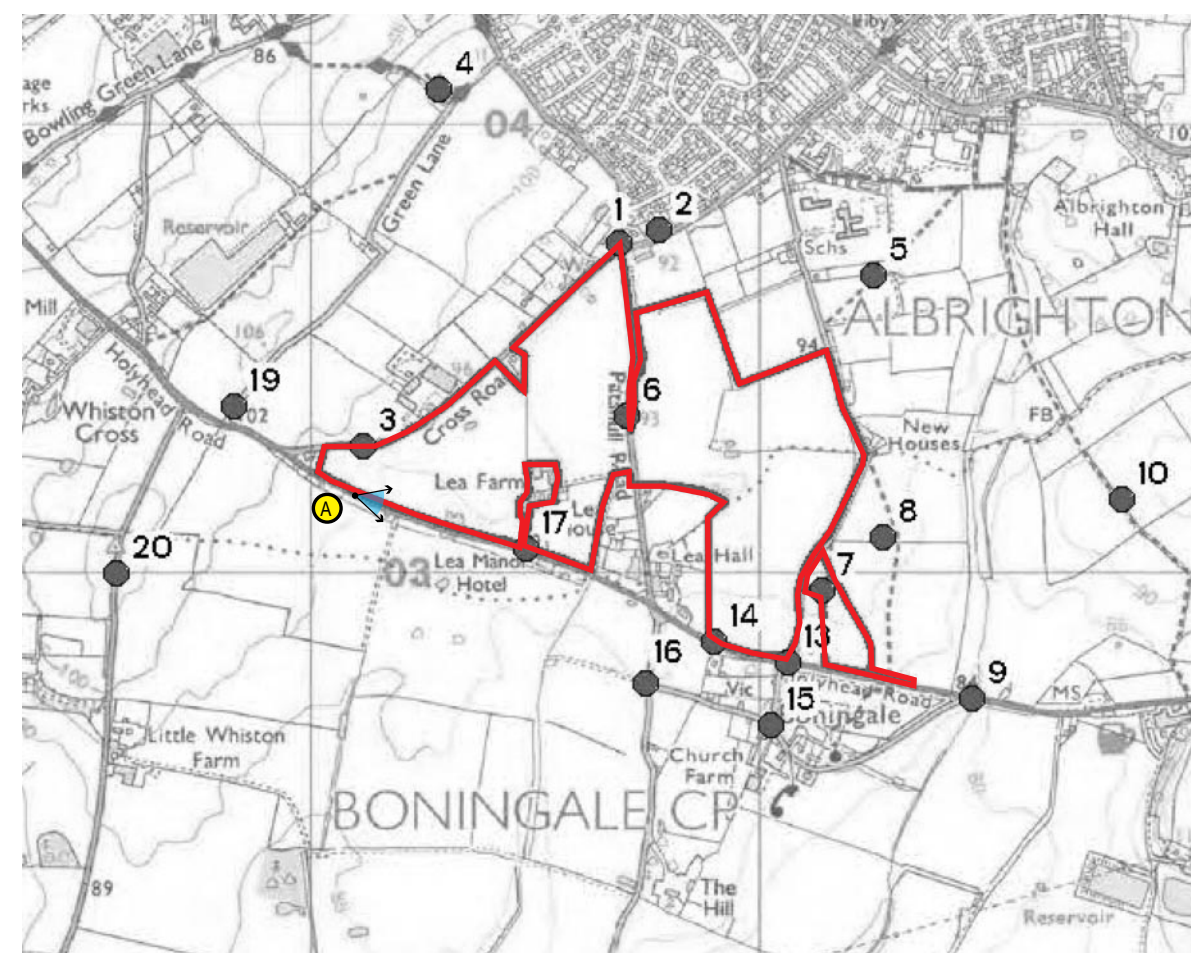


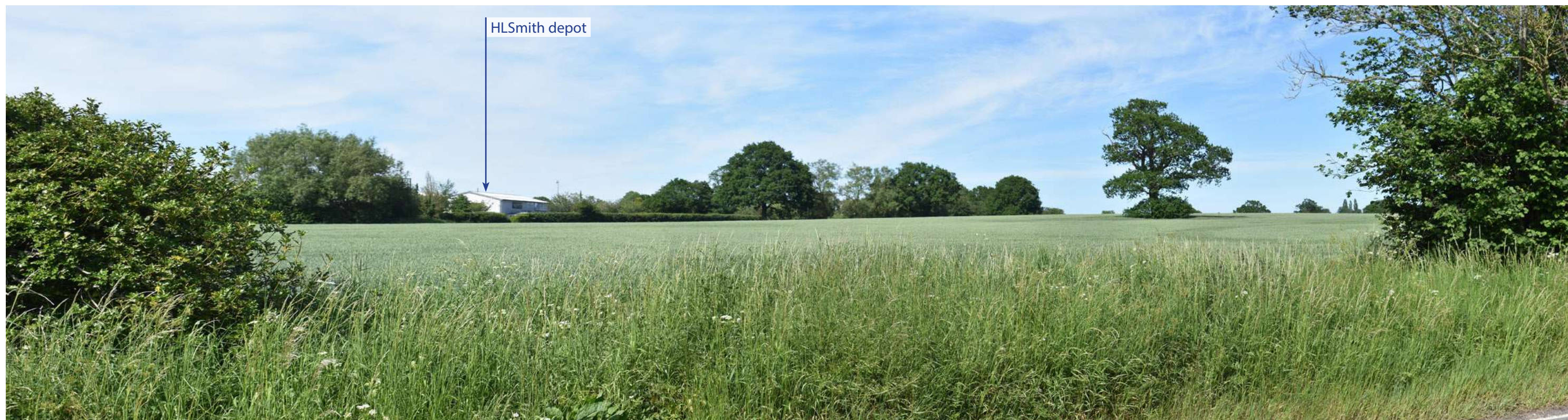
APPENDIX C

My additional site context photographs



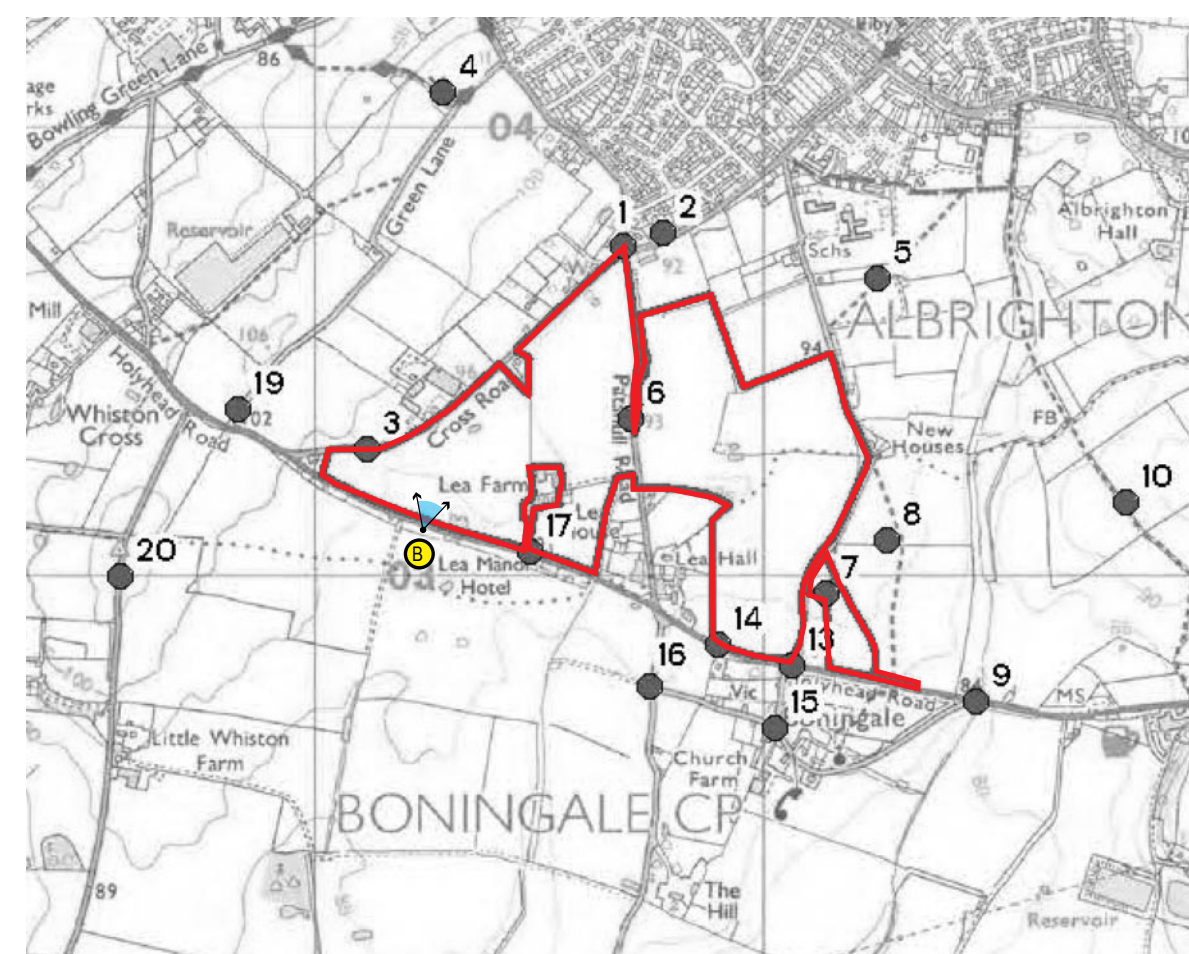
Photograph A
View looking east along Holyhead Road along adjacent to southern boundary of Appeal Site





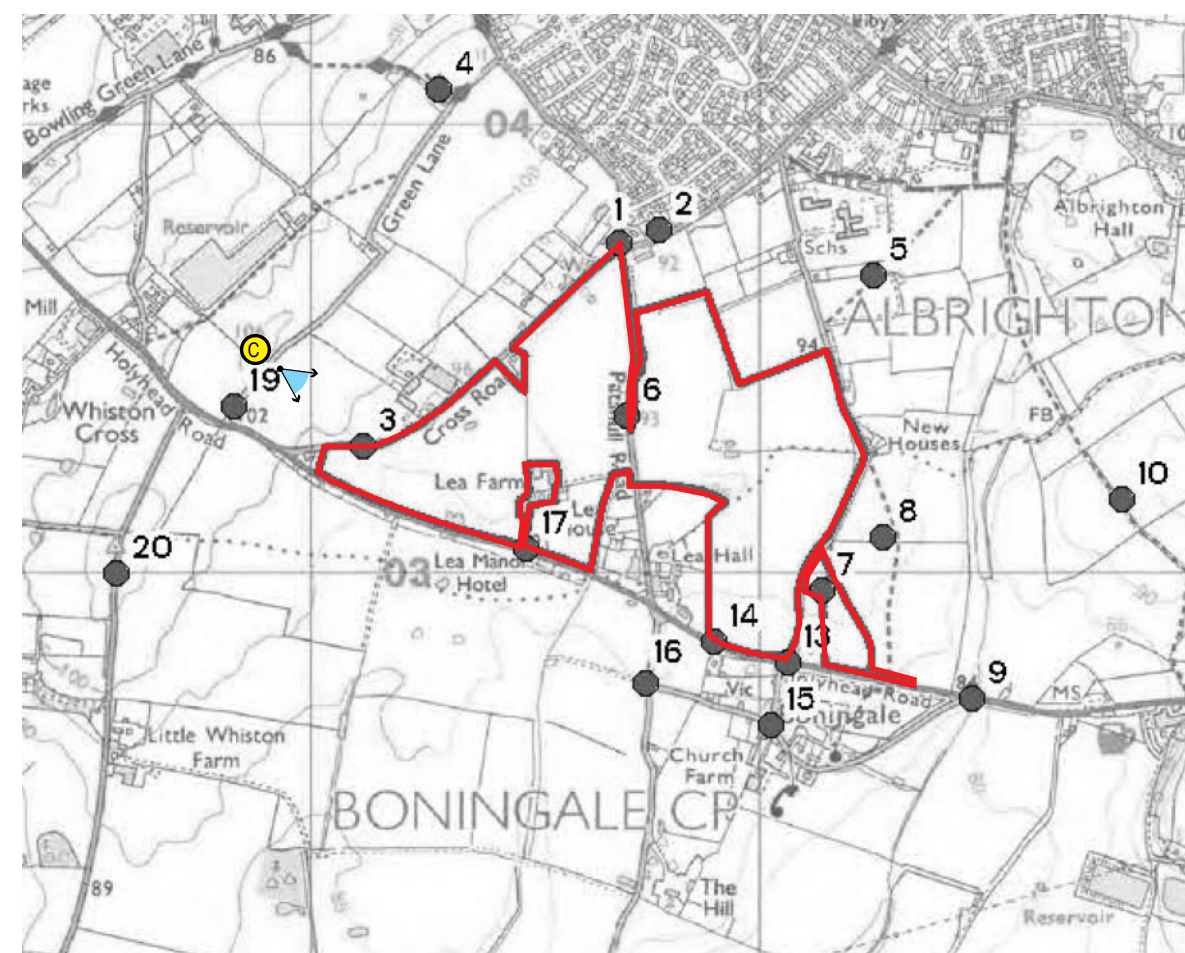
Photograph B

View looking north across western part of Appeal Site from Holyhead Road



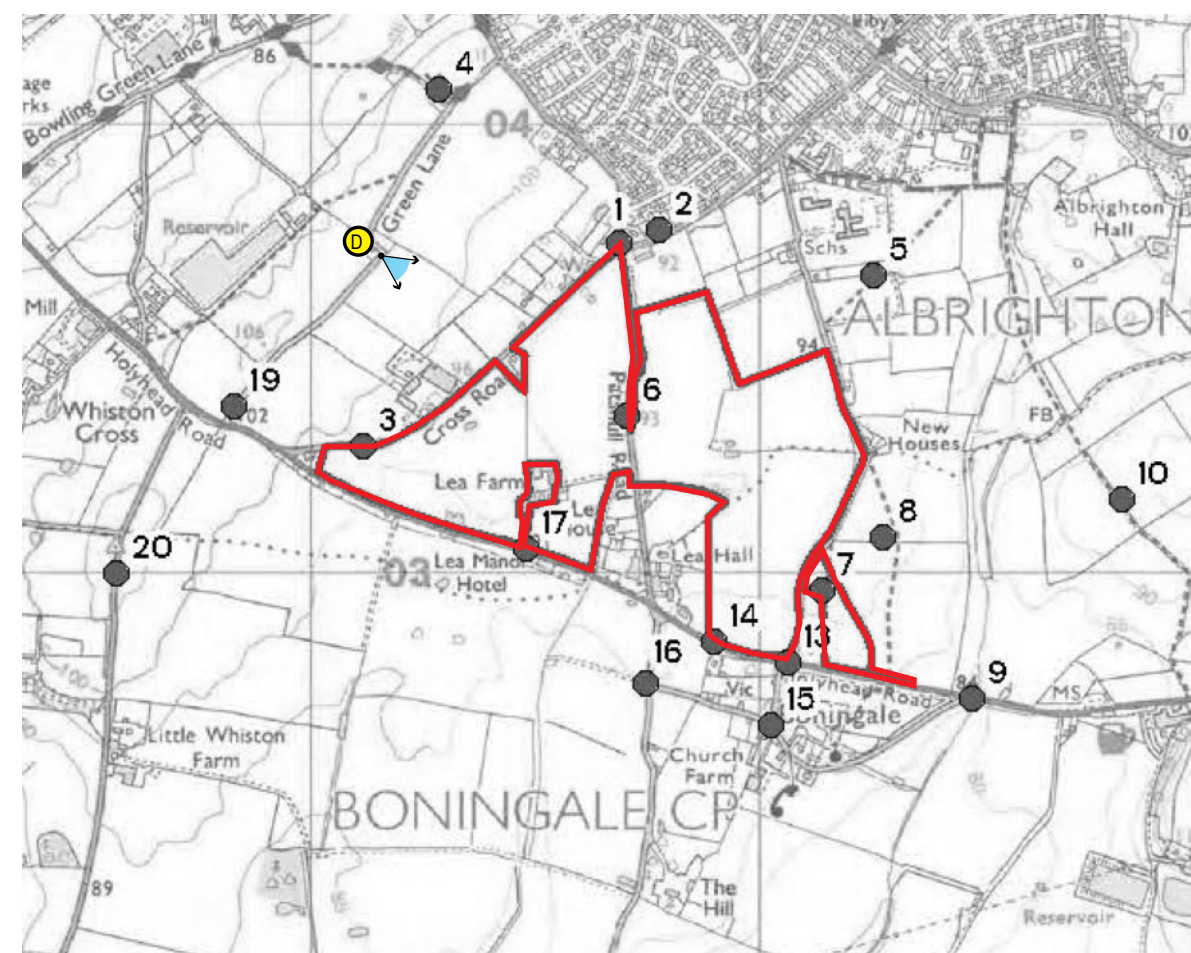


Photograph C
View looking southeast towards Appeal Site from Green Lane (1)





Photograph D
View looking southeast towards Appeal Site from Green Lane (2)





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