

Planning Appeal

LANDSCAPE AND VISUAL STATEMENT of COMMON GROUND

Appeal by Enviromena Project Management UK Ltd

Land 800 metres south of Park House Farm Meriden Road, Fillongley

PINS Ref: APP/R3705/W/24/3349391

LPA Ref: PAP/2023/0071

1. Introduction

- 1.1 This draft Statement of Common Ground (SOCG) has been prepared jointly by the Appellant and the Local Planning Authority – the North Warwickshire Borough Council – in respect of the appeal as referenced above.
- 1.2 It does not repeat the content of the overarching SOCG, but sets out landscape and visual matters which are agreed and those which are not.

2. Agreed Description of Development

- 2.1 The proposed lifespan of the proposal as set out by the applicant is 40 years. In terms of the duration of resulting landscape and visual effects, this is considered to be long term.

3. List of Plans and Documents that inform the Appeal

- 3.1 It is agreed that the following table lists the key plans and documents which are relevant to the appeal.

Table 1.1 Plans and documents that inform the appeal

Ref no	Links	Document Name
NW-01	General layout	General Layout – P.NailcoteFarm-01-GenerallayoutRevF
LVA and Green Belt assessment		
NW-02	FPCR LVA	<p>FPCR Environmental and Design Ltd. Landscape and visual appraisal April 2024 Rev E</p> <ul style="list-style-type: none">• Appendix A Landscape and Visual Appraisal – Methodology and Assessment Criteria• Appendix B Landscape effects table• Appendix C Visual effects table• Figure 1 Site location• Figure 2 Aerial photograph• Figure 3 Landscape character

Ref no	Links	Document Name
		<ul style="list-style-type: none"> • Figure 4 Designations • Figure 5 Topography plan • Figure 6 Visual appraisal (displays the visual envelope, visual receptors and viewpoint locations) <p>Figures 7-16 Photo viewpoint 1 – viewpoint 13</p>
NW-03	Pegasus LVA	<p>Enviromena Statement of Case</p> <p>Appendix 6 Pegasus Landscape Statement of Case October 2024:</p> <ul style="list-style-type: none"> • Summary Landscape Statement of Case (page 146 of part 2) • Landscape Statement of Case (page 155 of part 2) • Appendix 2: Environmental designations plan (page 217 of part 2) • Appendix 3 Landscape character area plan (page 219 of part 2) • Appendix 5: Green belt plan (page 223 of part 2) • Appendix 6: Tranquillity plan (page 225 of part 2) • Appendix 7: Historic map (1887) (page 227 of part 2) • Appendix 8 Landscape strategy (page 229 of part 2) • Appendix 9 Bare earth zone of theoretical visibility (page 231 of part 2) • Appendix 10 Viewpoint Location Plan (page 233 of part 2) • Appendix 11 Viewpoints (spanning part 2 – part 4) • Appendix 12 Pegasus LVA Methodology (page 11 of part 4)
NW-04	Visualisations	<p>Enviromena Technical visualisations – N1329-one-zz-xx-rp-l-0001_P03</p> <p>Dated 14 December 2023</p> <ul style="list-style-type: none"> • Methodology • Photomontage 01 (viewpoint 4) baseline/ year 0/ year 15 • Photomontage 02 (viewpoint 7)

Ref no	Links	Document Name
		<ul style="list-style-type: none"> • Photomontage 03 (viewpoint 9) • Photomontage 04 (viewpoint 13)
Other application documents		
NW-05	Other Reports Template	34573.A5.AH.lw.Filongley.DAS.231113 Design and Access Statement (November 2023) by Enviromena
NW-06	Click here	P007039-11-DNOSubSections-RevA - Revised DNO Substation section views (02/02/2024)
NW-07	Click here	App 4b - NFW-BWB-ZZ-XX-DR-CD-0002-3D Basins and Sections_S2-P01 3D basins and sections
NW-08	Click here	Iaian Tavendale F.Arbor.A (2022) Arboricultural Impact Assessment
NW-09	Appellant SoC App5 11370 Landscape Note	FPCR 2nd August 2024 LANDSCAPE NOTE: Landscape & Visual Harm
Policy and guidance		
NW-10	Click here	North Warwickshire Local Plan 2021
NW-11	Click here	Fillongley Neighbourhood Plan 2018-2034 (Adopted 2019)
NW-12	Policy map Map key	Local Plan Policies Map

Ref no	Links	Document Name
NW-13	Not used	Not used
NW-14	Click here	Assessment of the Value of the Meaningful Gap and Potential Green Belt Alterations (2018)
NW-15	Click here	Coventry & Warwickshire Joint Green Belt Study (Stage 1 published 2015, Part 2 published 2016)
NW-16	GLVIA 3 And LI TGN-2024-01-GLVIA3-NC Aug-2024	Guidelines for Landscape and Visual Impact Assessment 3 rd Edition (GLVIA3) And Landscape Institute Technical Guidance Note 01/24 Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)
NW-17	Click here	Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals
NW-18	Click here	Landscape Institute Technical Guidance Note 02/21 Assessing landscape value outside national designations
NW-19	Council of European Landscape Convention	European Landscape Convention
Landscape character assessments		
NW-20	National Character Area (NCA) 97	National Character Area 97: Arden
NW-21	Click here	Warwickshire Landscape Guidelines: Arden

Ref no	Links	Document Name
NW-22	Click here	North Warwickshire Landscape Character Assessment

4. The Appeal Site and its Surroundings

- 4.1 It is agreed that the appeal site and its surroundings is as set out in both the Appellant's Design and Access Statements and the Officer Report to the Council's Planning and Development Board of 22 May 2023.

5. Areas of Agreement and Disagreement

5.1 It is agreed that:

1. The appellants Landscape and Visual Appraisal (LVA) (prepared by FPCR) was prepared broadly following the appropriate industry standard - (Guidelines for Landscape and Visual Impact Assessment – 3rd Edition), albeit the findings are not all agreed (see below). This excludes the visualisations – see below.
2. The appellant's assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".
3. The site is not a designated landscape (either at national or local authority level), although it is part of the Green Belt.

5.2 Matters Not agreed:

1. The level of enclosure of the landscape and views, and therefore screening, afforded by the topography.
2. The adequacy of the 'Approximate Visual Envelope' (FPCR LVA revE Fig.6).
3. The findings and judgements of the LVA (FPCR) and Landscape Statement (Pegasus Group) and the degree of landscape and visual effects (see detail in tables below).
4. The adequacy of the photomontage visualisations, given they are not prepared and presented in line with the Landscape Institute Technical Guidance Note TGN 06/19 Visual Representation of Development Proposals (or GLVIA3 in so far as this is covered); and informed by Technical Information Notes TIN 07/19 Visual Representation Glossary; TIN 08/19 Camera Auto Settings; and TIN 09/19 Earth Curvature.

5. The degree to which the effects on landscape character and visual amenity will affect the undeveloped countryside character of the open agricultural land of the site, and the outlook towards it from the surrounding area.

The judgements set out by the Appellant (FPCR and Pegasus Group) and by LUC are summarised in the table below, indicating where they agree and disagree.

Landscape

Table 1.2 Summary of judgements of landscape effects

LCA/ Landscape feature	Original LVA Judgement FPCR (Rev E Apr 2024)	Updated LVA Judgement Pegasus Group (October 2024)	LUC Judgement (October 2024)
Site and context	<p>Medium susceptibility and medium value. Sensitivity is medium.</p> <p>Magnitude is high/medium during construction, medium during completion and medium/low during year 15.</p> <p>Effect is moderate adverse during construction and completion and moderate/minor adverse during year 15.</p>	<p>Medium susceptibility and medium value. Medium sensitivity.</p> <p>Magnitude is medium during construction and completion.</p> <p>Effect is moderate during construction and completion. Long-term beneficial effects following decommissioning.</p>	<p>Medium to high susceptibility and medium value. Sensitivity is medium to high across the higher parts of the site, given it comprises a ridgeline that forms a horizon and a visible landscape feature in this area.</p> <p>Magnitude is high/medium during construction, and at completion and medium during year 15.</p> <p>Effect is major/moderate adverse during construction and completion and moderate adverse during year 15. This will extend across an area of some 5-6 square km, including the site and surrounding landscape.</p>

LCA/ Landscape feature	Original LVA Judgement FPCR (Rev E Apr 2024)	Updated LVA Judgement Pegasus Group (October 2024)	LUC Judgement (October 2024)
National Character Area 97 Arden	Medium susceptibility and medium value. Sensitivity is medium. Magnitude is negligible for construction, completion and year 15. Effect is negligible for construction, completion and year 15.	Negligible beyond the site. <i>“All of these key characteristics identified above would remain and prevail beyond the Appeal Site itself with the Proposed Development in place. Any landscape effects would be negligible beyond the environs of the Appeal Site.”</i>	Medium susceptibility and medium value. Sensitivity is medium. Magnitude is negligible for construction, completion and year 15, given the scale at which this is being considered (NCA level).
Arden Regional Character Area and Ancient Arden Landscape Type. Warwickshire Landscape Guidelines (1993)	Medium susceptibility and medium value. Sensitivity is medium. Magnitude is low for construction, completion and year 15. Effect is minor adverse for construction, completion and year 15.	<i>“All of these key characteristics associated with the landscape beyond the site would remain and prevail with the proposed solar farm in place. Landscape effects would be negligible beyond the environs of the site.”</i>	Medium susceptibility and medium value. Sensitivity is medium. Magnitude is medium for construction, completion and year 15. Effect is moderate adverse for construction, completion and year 15, across an area of 5-6 square km of this area (the site and the main areas within the ZTV). Beyond this affected area it will be negligible.
LCA 7 Church End to Corley Hills & Valleys North Warwickshire	Medium susceptibility and medium value. Sensitivity is medium.	<i>“All of the key characteristics associated with the landscape beyond the Appeal Site would remain and prevail...”</i>	Medium susceptibility and medium value. Sensitivity is medium.

LCA/ Landscape feature	Original LVA Judgement FPCR (Rev E Apr 2024)	Updated LVA Judgement Pegasus Group (October 2024)	LUC Judgement (October 2024)
Landscape Character Assessment (2010)	<p>Magnitude is low for construction, completion and year 15.</p> <p>Effect is minor adverse for construction, completion and year 15.</p>	<p><i>There would be a negligible effect on the LCA 7 Church End to Corley Hills & Valleys beyond the Appeal Site itself."</i></p>	<p>Magnitude is medium for construction, completion and year 15.</p> <p>Effect is moderate adverse for construction, completion and year 15, across an area of 5-6 square km of this area (the site and the main areas within the ZTV). Beyond this affected area it will be negligible.</p>
Land Cover/ Landuse	[blank]	<p>Medium value and low susceptibility. Sensitivity is medium.</p> <p>Magnitude is medium.</p> <p>Effect is moderate adverse.</p>	<p>Medium value and medium-high susceptibility.</p> <p>Sensitivity is medium-high.</p> <p>Magnitude is medium-high.</p> <p>Effect is major/moderate adverse across the site.</p>
Topography/ landform	<p>Medium susceptibility and medium value.</p> <p>Sensitivity is medium.</p> <p>Magnitude is n/a.</p> <p>Effect is none.</p>	<p>Medium susceptibility and medium value. Medium sensitivity.</p> <p>Magnitude is negligible.</p> <p>Effect is negligible.</p>	<p>Medium value and medium-high susceptibility.</p> <p>Sensitivity is medium-high.</p> <p>Magnitude is low.</p> <p>Effect is minor adverse across the site (platforms and bunds created for transformers substations, car park).</p>
Hedgerows and shrubs within the site	<p>Medium susceptibility and medium value.</p> <p>Sensitivity is medium.</p>	<p>Medium susceptibility and medium value. Medium sensitivity.</p>	<p>Medium value and medium-high susceptibility.</p> <p>Sensitivity is medium-high.</p>

LCA/ Landscape feature	Original LVA Judgement FPCR (Rev E Apr 2024)	Updated LVA Judgement Pegasus Group (October 2024)	LUC Judgement (October 2024)
	<p>Magnitude is low/negligible during construction and negligible for completion, and low for year 15.</p> <p>Effect is negligible for construction and completion and minor beneficial for year 15.</p>	<p>Magnitude is medium.</p> <p>Effect is moderate beneficial.</p>	<p>Magnitude is medium.</p> <p>Effect is minor in the short term (Year 1) and minor-moderate beneficial across the site in the longer term at Year 15 when hedgerows will be semi-mature.</p>
Tree resource	<p>Medium susceptibility and medium value. Sensitivity is medium.</p> <p>Magnitude is low/negligible during construction and negligible for completion, and low for year 15.</p> <p>Effect is negligible for construction and completion and minor beneficial for year 15.</p>	<p>High susceptibility and medium value. Sensitivity is high.</p> <p>Magnitude is medium.</p> <p>Effect is major beneficial.</p>	<p>High value and high susceptibility. Sensitivity is high.</p> <p>Magnitude is low.</p> <p>Effect is minor beneficial across the site in the short term (Year 1), and moderate in the longer term (Year 15) when sapling trees will be around 7.5-8m high.</p>
Water features	<p>Medium/low susceptibility and medium value.</p> <p>Medium/low sensitivity.</p> <p>Magnitude is none.</p> <p>Effect is none.</p>	<p>High susceptibility and high value. Sensitivity is high.</p> <p>Magnitude is low.</p> <p>Effect is moderate beneficial.</p>	<p>Permanent water features are not proposed, but three 'attenuation basins' form part of the proposal, which would contain runoff during rainfall.</p>

LCA/ Landscape feature	Original LVA Judgement FPCR (Rev E Apr 2024)	Updated LVA Judgement Pegasus Group (October 2024)	LUC Judgement (October 2024)
Field pattern	[blank]	<p><i>“With the exception of some small areas of development such as inverts which would require the temporary loss of agricultural land, all of the landscape elements would be retained...</i></p> <p><i>The hedgerows would be reinforced with further hedgerow planting...</i></p> <p><i>The appeal site would also be reinforced with additional tree planting”</i></p>	As above, new hedgerows would provide some benefits.

Visual effects

Table 1.3 Summary of Judgements of Visual Effects for Viewpoints Illustrated by Photomontages

This table summarises effects as set out by each of the parties at each of the viewpoints assessed within the Pegasus Landscape Statement. It does not consider effects on private residential properties, for example at Far Backs. These will be explored in evidence.

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
1. View from PRoW WK-175-M294/1	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is high/medium for construction and</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is high year 1 and low year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is high/medium for construction and</p>

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
	<p>completion, and medium for year 15.</p> <p>Effect is major/moderate adverse for construction and completion and moderate adverse for year 15.</p>	<p>Effect is major adverse year 1 and moderate adverse year 15.</p>	<p>completion, and medium for year 15.</p> <p>Effect is major/moderate adverse for construction and completion and moderate adverse for year 15, assuming proposed hedgerows establish and are well maintained.</p>
2. View from PRow WK-175-M294/1	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is high/medium for construction and completion, and medium for year 15.</p> <p>Effect is major/moderate adverse for construction and completion and moderate adverse for year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is high year 1 and low year 15.</p> <p>Effect is major adverse year 1 and moderate adverse year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is high/medium for construction and completion, and medium for year 15.</p> <p>Effect is major/moderate adverse for construction and completion and moderate adverse for year 15, assuming proposed hedgerows establish and are well maintained.</p>
3. View from PRow WK-175-M294/1	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is low for construction, completion and year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is no change for year 1 and year 15.</p> <p>Effect is no change for year 1 and year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is low for construction, completion and year 15.</p>

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
	Effect is minor adverse for construction, completion and year 15.		Effect is minor adverse for construction, completion and year 15, given filtering of views by vegetation.
4. View from PRow WK/175/M294a/1	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is low for construction, completion and year 15.</p> <p>Effect is moderate/minor adverse for construction and completion, and minor adverse for year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is negligible for year 1 and year 15.</p> <p>Effect is negligible for year 1 and year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is low for construction, completion and year 15, as this is a glimpsed view.</p> <p>Effect is moderate/minor adverse for construction and completion, and minor adverse for year 15.</p>
5. View from PRow WK/175/M294a/1	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is low for construction, completion and year 15.</p> <p>Effect is moderate/minor adverse for construction and completion, and minor adverse for year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is low for year 1 and year 15.</p> <p>Effect is moderate adverse for year 1 and year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is medium for construction, completion and year 15, given the partial filtering by trees.</p> <p>Effect is moderate adverse for construction and completion, and moderate/minor adverse for year 15, assuming proposed vegetation establishes and is well maintained.</p>

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
6. View north west from Public Right of Way WK/175/M294a/5 (beside the M6 motorway)	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is medium for construction and completion, and low for year 15.</p> <p>Effect is moderate adverse for construction, moderate/minor for completion and minor adverse for year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is medium at year 1 and negligible at year 15.</p> <p>Effect is major adverse at year 1 and negligible at year 15.</p>	<p>High susceptibility and high value. High sensitivity (part of Coventry Way in close proximity to the site).</p> <p>Magnitude is high for construction and completion, and medium for year 15.</p> <p>Effect is major adverse for construction, and for completion and moderate adverse for year 15, assuming proposed hedgerow establishes and is well maintained.</p>
7. View north west from PRoW WK/175/M294a/5 & Footbridge crossing the M6	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is medium for construction and completion, and low for year 15.</p> <p>Effect is moderate adverse for construction, moderate/minor for completion and minor adverse for year 15.</p>	<p>High susceptibility and medium value. High sensitivity.</p> <p>Magnitude is low for year 1 and year 15.</p> <p>Effect is moderate adverse for year 1 and year 15.</p>	<p>High susceptibility and medium value. Medium sensitivity, given context on M6 bridge.</p> <p>Magnitude is high for construction and completion, and for year 15, by which time lower areas will be partly filtered by new hedgerow.</p> <p>Effect is major/moderate adverse for construction, and completion and</p>

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
			moderate adverse for year 15.
8. View North east from Meriden Road	<p>Medium susceptibility and medium value. Medium sensitivity.</p> <p>Magnitude is medium/low for construction and completion and low for year 15.</p> <p>Effect is moderate adverse for construction and completion and minor adverse for year 15.</p>	<p>Medium susceptibility and medium value. Medium sensitivity.</p> <p>Magnitude is negligible for year 1 and year 15.</p> <p>Effect is negligible for year 1 and year 15.</p>	<p>Medium susceptibility and medium value. Medium sensitivity.</p> <p>Magnitude is medium for construction and low for completion and year 15.</p> <p>Effect is moderate adverse for construction and minor adverse at completion and for year 15, given filtering by trees.</p>
9. View south from Meriden Road beside Park House Farm	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is medium/low for construction and completion, and low for year 15.</p> <p>Effect is moderate/minor adverse for construction, completion and year 15.</p>	<p>Medium susceptibility and medium value. Medium sensitivity.</p> <p>Magnitude is negligible for year 1 and year 15.</p> <p>Effect is negligible for year 1 and year 15.</p>	<p>High susceptibility, and medium value. High sensitivity given this represents residential views.</p> <p>Magnitude is high for construction, completion, and for year 15. It is unclear why this was given negligible.</p> <p>Effect is major/moderate adverse for construction, and completion and moderate at year 15.</p> <p>The park railing to the south west, closer to the property,</p>

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
			is a better location from which to observe this view.
10. View south east from Public Right of Way WK/175/M289/1 beside Manor House Farm	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is medium/low for construction and completion and low for year 15.</p> <p>Effect is moderate/minor adverse for construction and completion and minor adverse for year 15.</p>	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is negligible for year 1 and year 15.</p> <p>Effect is negligible for year 1 and year 15.</p>	<p>High susceptibility, and medium value. High sensitivity (residential views).</p> <p>Magnitude is medium for construction, completion and for year 15.</p> <p>Effect is moderate adverse for construction completion and for year 15.</p> <p>The gateway to the east on Green End Road is a better location from which to obtain this view.</p>
11. View east from Public Right of Way WK/175/M289a/1	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is medium for construction and completion and medium/low for year 15.</p> <p>Effect is moderate adverse for construction and completion, and moderate/minor adverse for year 15.</p>	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is low for year 1 and year 15.</p> <p>Effect is moderate adverse for year 1 and year 15.</p>	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is high for construction and completion and medium for year 15, assuming proposed hedgerow establishes and is well maintained.</p> <p>Effect is major/moderate adverse for construction and completion, and moderate adverse for year 15.</p>

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
12. View north east from National Trail Heart of England Way	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is negligible/none for construction, completion and year 15.</p> <p>Effect is negligible/none for construction, completion and year 15.</p>	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is no change for year 1 and year 15.</p> <p>Effect is no change for year 1 and year 15.</p>	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is barely perceptible for construction, completion and year 15.</p> <p>Effect is negligible for construction, year 1 and year 15.</p>
13. View west from National Trail Coventry Way	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is medium for construction, completion and year 15.</p> <p>Effect is moderate adverse for construction, completion and year 15.</p>	<p>High susceptibility, and medium value. High sensitivity.</p> <p>Magnitude is low for year 1 and year 15.</p> <p>Effect is moderate adverse for year 1 and year 15.</p>	<p>High susceptibility, and high value. High sensitivity. Well used by local people.</p> <p>Magnitude is high for construction, completion and year 15.</p> <p>Effect is major/moderate adverse for construction, completion and moderate at year 15, given the proximity and wide extent of the view.</p> <p>Properties above this at Far Backs on the B4098 would experience a similar view. These are not considered.</p>
14. View from within the Open Access Common	None	High susceptibility, and medium value. High sensitivity.	High susceptibility, and medium value. High sensitivity.

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
Land north of Corley Moor		Magnitude is no change for year 1 and year 15. Effect is no change for year 1 and year 15.	Magnitude is no change at construction, for year 1 and year 15. Effect is no change for construction, year 1 and year 15. It is uncertain why this VP was selected given it looks into vegetation.
15. View from Public Right of Way M289a/1 looking east	None.	High susceptibility, and medium value. High sensitivity. Magnitude is no change for year 1 and year 15. Effect is no change for year 1 and year 15.	High susceptibility, and medium value. High sensitivity. Magnitude is no change for construction, year 1 and year 15. Effect is no change for construction, year 1 and year 15. This VP looks into vegetation. It is a proxi for White House Farm where views are more open, but there is no public access.
16. View from Public Right of Way M253/3 on the edge of Corley Moor, looking northwest	None.	High susceptibility, and medium value. High sensitivity. Magnitude is no change for year 1 and year 15.	Not visited, but properties to the south of the M6 are visible from the site suggesting there are views from this general area.

Viewpoint	Original LVA Judgement (FPCR) (Rev E Apr 2024)	Updated LVA Judgement (Pegasus Group) (October 2024)	LUC LVA Judgement (October 2024)
		Effect is no change for year 1 and year 15.	

6. Signed

For the Appellant

Name...Andrew Cook

Position...Executive Director, Head of Environment at Pegasus Group...



Signature... ..

Date...06.02.2025.....

For the Council

Name.....Jeff Brown.....

Position.....Head of Development Control.....



Signature..... ..

Date.....7/2/25.....