



REBUTTAL PROOF OF EVIDENCE IN RESPECT OF LANDSCAPE

LAND SITUATED NORTH OF ORTON ROAD, WARTON,
NORTH WARWICKSHIRE, B79 0JZ

ON BEHALF OF

RICHBOROUGH, MICHAEL ENSOR CATON AND ANDREW
NORMAN CATON

pins: APP/R3705/W/25/3371526

LPA REF: 24/00245/OUT

NOVEMBER 2025

BIODIVERSITY
LANDSCAPE
ARBORICULTURE
DESIGN
ECOLOGY

Report Data	
Title	Rebuttal Proof of Evidence in respect of Landscape
Site Address	Land north of Orton Road, Warton, North Warwickshire, B79 0JZ
Client	Richborough, Michael Ensor Caton and Andrew Norman Caton
Blade Reference	L-1708
Date Created	28.10.2025
Author	James Bullock

Version	Document Status/Note	Author	Date Issued
V1	Draft for Review	James Bullock	17.11.2025
V2	Updated	James Bullock	17.11.2025
V3	Updated	James Bullock	17.11.2025
V4	Finalised	James Bullock	17.11.2025



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1.0 INTRODUCTION

- 1.1. My name is James Bullock. I work with the Team at BLADE Landscape Architects Limited where I am a Director. BLADE Landscape Architects Limited is a Registered Practice of the Landscape Institute.
- 1.2. This Rebuttal Proof of Evidence (RPoE) is provided in respect of appeal reference APP/R3705/W/25/3371526 and provides a number of clarifications following receipt of the North Warwickshire Borough Council's (NWBC's) combined Proof of Evidence (PoE) prepared by Andrew Collinson, Head of Development Control – North Warwickshire Borough Council. It addresses matters relating to landscape and visual effects, as well as the baseline situation of the Site.
- 1.3. This document is not intended to address every point raised by NWBC in their Proof of Evidence, which repeats a number of points previously raised with their Rule 6 Report (CD3.1).
- 1.4. This Rebuttal has been produced to address points relating to urban morphology and the assessment of landscape and visual effects which, in my view, benefit from clarification in writing prior to the opening of the Inquiry.
- 1.5. NWBC's case with regard to the morphology of the settlement and effects of the development proposed by the Appellant, and Landscape and Visual matters is set out in Section 4 of Mr Collinson's PoE (CD8.12.6).
- 1.6. Section 2 addresses Mr Collinson's Proof of Evidence references to Urban Morphology, notably his [4.3]-[4.5].
- 1.7. Section 3 then addresses Landscape Effects, especially Mr Collinson's [4.6].
- 1.8. Section 4 then addresses Visual Effects, including Mr Collinson's [4.6] and [4.9]-[4.10].

2.0 URBAN MORPHOLOGY

Historic Landscape Character

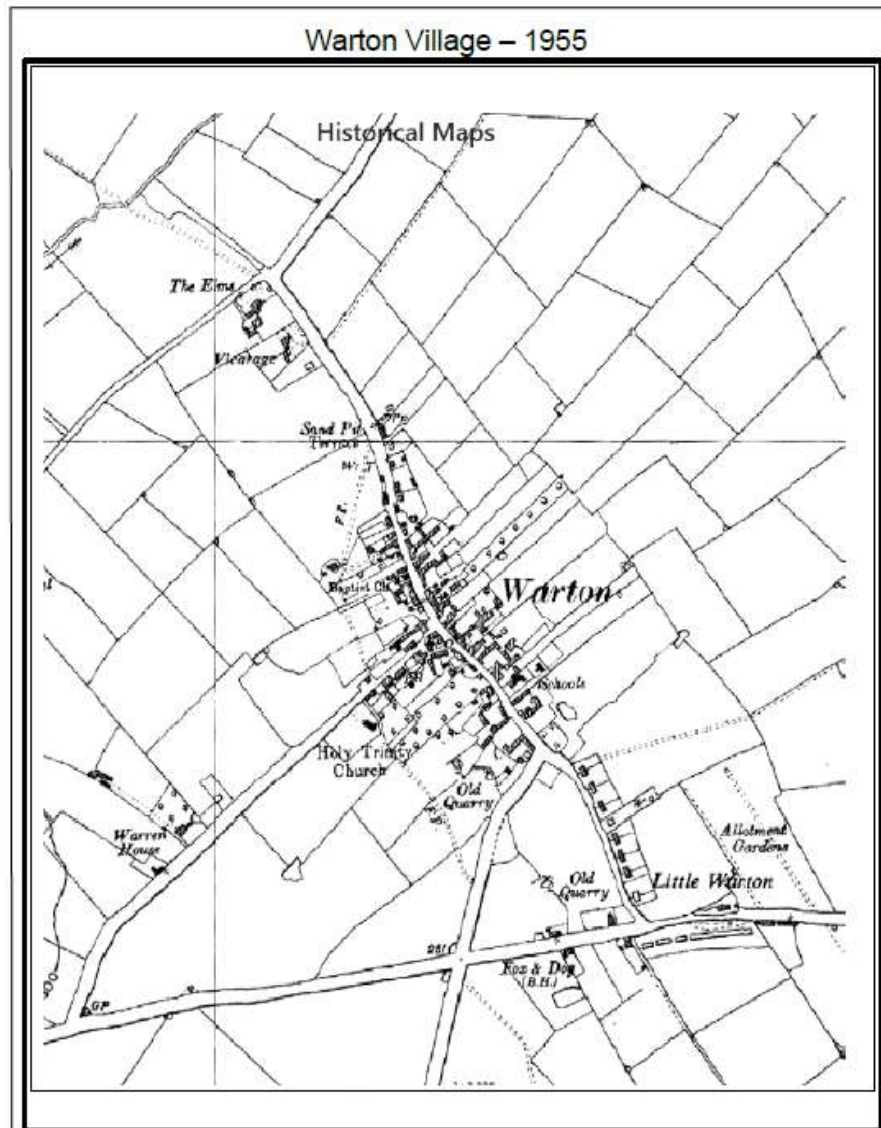
Collinson, (4.3): Smaller scale pastoral fields

- 2.1. At paragraph 4.3, Mr Collinson's PoF (CD8.12.6), states (N.B. Underlining added by me for emphasis):

'In the case of Warton, this is a traditional rural settlement. The historic landscape character is the position of smaller scale pastoral fields that sit adjacent to Warton, these contribute to the historic landscape character and provide the landscape setting to the village. It is one of these fields that the development would develop.'

- 2.2. I disagree with this submission, and the overall relevance of the submission. I draw the Inspector's attention to the selection of maps and aerial photographs provided by Mr Collinson within Appendix A of PoF (CD8.12.6); specifically, the reproduced OS Map dated 1900-1906 and 1955 onwards, as well as the aerial photographs from 1999 and 2005.
- 2.3. The OS Maps show that the '*smaller scale pastoral fields that sit adjacent to Warton*' are found elsewhere and not at the Appeal Site. The Appeal Site was part of a larger arable field situated on the south to southwest of the village. The Appeal Site has a much larger scale and was evidently managed as either one field (or potentially two fields much earlier) (1900-1906 and 1955 OS Maps). The Appeal Site is part of the same field which was developed for the Red Marl Way scheme.
- 2.4. In the case of the Appeal Site and the land for the adjoining Red Marl Way scheme, these two fields are not the equivalent of the '*smaller scale pastoral fields*'. I do not agree with this description when one considers the aerial photography from 1999, 2005 and 2025.
- 2.5. The '*smaller scale pastoral fields*' which Mr Collinson refers are clearly found on the eastern edge of the village – to the east of the main roadway through the village (Austrey Road and Maypole Road); see Image JB R1 overleaf for an extract of the OS Map dated 1955.
- 2.6. It is also evident from this OS Map, that the '*smaller scale pastoral fields*' occur little to the west of this route. However, smaller scale fields of this kind were located to the northwest of the village around Austrey Road, where Church View (residential development) and the Public Allotments are found today; see Image JB R2 overleaf. These '*smaller scale pastoral fields*' were not located along the southwestern village edge (where the Site is located).

Image JB R1: Extract from Mr Collinson's PofE (CD8.12.6), Appendix A, Warton Village -1955



- 2.7. As demonstrated by the above OS map and the below aerial photograph at JB R 2, the Appeal Site has always been of a larger scale with the '*smaller scale pastoral fields*' evidently more common to the eastern edge of the village. The Appeal Site was part of the agricultural fields setting to the village, but it would have been outside of the historic setting to the village (in historic landscape character terms); see next Image JB R2 overleaf:

Image JB R2: Extract from Mr Collinson's PofE (CD8.12.6), Appendix A, Warton Aerial View – 2005



- 2.8. Given the foregoing, I judge that the Appeal Site is not that of, or was a former part of, '*smaller scale pastoral fields*'. Whilst the Site adjoins the village in its current day, the Site contributes little if anything to this feature of the '*historic landscape character*' or the historic '*landscape setting to the village*'. Mr Collinson's conclusion is therefore not correct and is not a relevant consideration for the purposes of assessing either urban morphology or the impact of the proposal on character and appearance.

Evolution of the Village

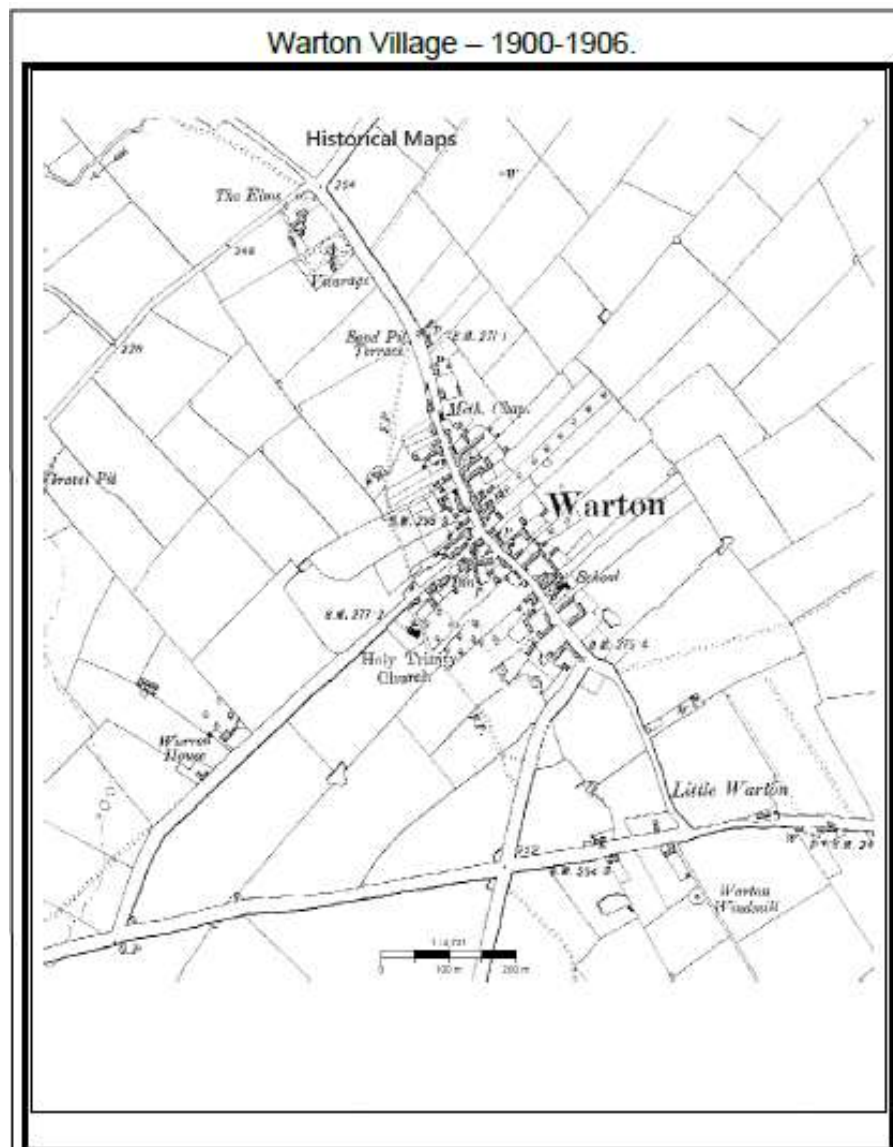
Collinson, (4.3): Linear/Nucleated Form

- 2.9. At paragraph 4.3, Mr Collinson's PofE (CD8.12.6), states (N.B. Underlining added by me for emphasis):

'Further to this the historic core is clustered and nucleated, it has a distinct linear form in the vicinity of the appeal site with the majority of the built development located along the frontage to Austrey Road and Church Road up to the Church with a recreation field provide relief and transition further south-west. The evolution of the village can be seen from the maps showing the changes in the settlement from 1900 to present day (Appendix A).'

- 2.10. I agree that the historical core of Warton village is situated in a clustered formation. This cluster evolved along the route of Austrey Road and Maypole Road; see the OS Map 1900-1906 within Mr Collinson's Appendix A of his PofE (CD8.12.6) which I have reproduced at JB R3:

Image JB R3: Extract from Mr Collinson's PofE (CD8.12.6), Appendix A, Warton Village -1900-1906



- 2.11. As can be seen above, the linear route of Barn End Road and Church Road are long-standing. As seen within the 1955 OS Map (Image JB R1) and the aerial photograph from 2006 above (Image JB R2), the development of homes has followed these routes with the growth of village along these routes extending south, southwest and west towards the Appeal Site. as can be seen by comparing the 1955 OS Map and the 2006 aerial photograph, this trend has been occurring over that 50 year period.
- 2.12. Additionally, when one considers the 2021 and 2025 aerial photographs which Mr Collinson provides within his Appendix A of his PofE (CD8.12.6), this trend has subsequently continued since 2005 with the provision of new homes at Red Marl Way and streets thereof see Image JB R4:

Image JB R4: Extract from Mr Collinson's PofE (CD8.12.6), Appendix A, Warton
– Aerial View 2025



- 2.13. Given the foregoing, I judge that in landscape and village character terms, the village has grown to the southwest and west for a number of decades. This is clearly demonstrated in the foregoing selection of images (Image JB R1 to JB R4).

- 2.14. Consequently, I judge that development as proposed by the Appellant would be fully in line with the morphology of how the village has already evolved from its cluster nucleated core. Moreover, as can be experienced by visiting Warton, the contemporary growth of the village is not a detraction, with the core of the village still be experienced along Maypole Drive, and in particular Autrey Road.

Collinson, (4.4): Development in Depth

- 2.15. At paragraph 4.4, Mr Collinson (CD8.12.6) states (N.B. Underlining added by me for emphasis):

'With Warton in general terms being nucleated, the proposal would introduce a "depth" of new built development as an adjunct or appendage to Warton. This "depth" of development would extend well beyond existing built form into open countryside.'

- 2.16. For clarification, Mr Collinson is stating the Appeal Proposal would '*introduce development in depth*'. However, this is not a new, contemporary characteristic of the village. It is already seen where the evolution of the village has been along the linear routes heading to and from the nucleated, village core; see Image JB R3 compared to and Image JB R2 and 4 included earlier above.

- 2.17. The expression '*development in depth*' is not explained by Mr Collinson. However, in my view, development of the scale of the Appeal proposal is a characteristic already experienced along the southern edge of the village with previous growth of the village to the east-south east to include Woodwinds Close, infilling along Orton Road (opposite Woodwinds Close), new development beyond the Fox and Dogs pub, south of Orton Road, as well as new homes built at Red Marl Way and the streets thereof.

- 2.18. This development has expanded the village into the immediate open countryside beyond its previous extent. In the case of Woodwinds Close repurposed land that was either a public allotment or a smaller field adjoining to the east of Maypole Drive; see Image JB R2, 3 and 4. Similarly, the homes on Ivycroft Road and streets thereof, are long established and can be seen to have been developed within a smaller field pattern closer to the nucleated core of the development expanding development to its west; see Image JB R1, 2 and 3 above.

- 2.19. Consequently, I judge the Appeal Proposal would not bring about '*development in depth*'; rather it would continue this pattern growth to the southwest-west following the development of land for Red marl Way; see Image JB R1, 2 and 4 above. This pattern of growth is already one which is established and long standing to the south half of the village i.e., on land south of the junction of Austrey/Maypole Road and Church Road.

Collinson, (4.4): Views and Visibility

- 2.20. At paragraph 4.4, (CD8.12.6), Mr Collinson continues (N.B. Underlining added by me for emphasis):

'It would reduce the openness of the area by fact and by degree. This would be most visible and apparent from the east from Red Marl Way and Orton Road where the land is lower, but views are relatively open up towards Church Road, where currently the field is open and untouched. The impact of the development is clearly seen from the aerial photographs most notably from 2021 and 2025. It clear shows the distinct separation from the Red Marl Way estate and the appeal site, if this appeal were to be allowed the development would be an awkward adjunct to the settlement.

2.21. The effects on the dwellings situated on Red Marl Way are addressed within the Appellant's Landscape Visual Appraisal (CD1.12) and also within my Proof of Evidence.

2.22. A common thread running through NWBC's Officer's Report (CD3.1) is that the extent of views from the public domain would be localised and fairly limited, with NWBC stating at page 61, paragraph 8.17 that '*visual harm of the proposal would be relatively localised in extent, but nevertheless important to those who will be affected, particularly the local communities who live adjacent to this stretch of undeveloped landscape*'. It is very well-established that there is no right to private views and accordingly such views are not a material consideration. There is also no reason for refusal based on residential amenity. The Officer's Report confirming that there was no objection was raised by NWBC - Environmental Health, stating at paragraph 8.27:

'Environmental Health Officers have no objections to the proposed development. They recommend a condition be provided in terms of a Construction and Environmental Management Plan to protect the amenities of residents. They indicate the requirement for noise, air quality, contaminated land and lighting conditions. Overall, it is considered that there are no reason from an residential amenity perspective to refuse the application'.

2.23. The designed scheme would set new built form stepped back and stepped down into the Site within extensive open space and green infrastructure with the site situated within the road system. The scheme adjoins the recently developed new homes at Red Marl Way, and is situated within a part of the village which has a long history of built development, adjoining the village's public park and neighbouring the village Church and graveyard.

2.24. With consideration of the plotted Zone of Theoretical Visibility contained within Appendix JB1 of my Proof of Evidence, the geographical extent of the Appeal Proposals along Orton Road is limited and localised to circa 0.5km of the Site, and as road users, cyclists and walkers pass from the west towards Warton village, the scheme would be seen in combination with the existing development at Red Marl Way.

[Collinson, \(4.4\): Landscape Management](#)

2.25. The Appellant's proposals allow for standing back development from Orton Road to be situated well within the Site; see Section 9 (titled Policy Compliance) within my Landscape Proof of Evidence.

2.26. The Landscape Strategy (CD2.3) allows for retaining and bolstering the existing features and enhancing with new landscaping. Specifically, measure aim to preserve and enhance the existing character of the roadways into the village along Church Road and passing the village edge along Orton Road. This is aided by deliberately setting new built within the Site as follows:

- Northern edge: circa 15 metres and up to 25 metres in depth.
- Southern edge to Orton Road: circa 15 metres and up to 50 metres in depth.
- Western edge: up to 75 metres in depth.

- 2.27. This is reflective of the published landscape management guidance for the host landscape character area, the No Man's Heath to Warton – Lowlands (Landscape Character Area 1), which overall aims to *'conserve and strengthen the rural character and dispersed nucleated settlement pattern of this agricultural landscape'*, and amongst other measures, seeks to ensure:
- *'Conserve the historic field pattern, with priority given to restoring and strengthening primary hedge lines including those alongside roads;*
 - *Manage hedgerows to enhance the field pattern by planting up gaps, allow hedges to grow by reducing cut rotation intervals to 3 yearly intervals for wildlife benefits;*
 - *Enhance tree cover through small scale planting of broadleaved coverts and woods in keeping with geometric pattern of hedged fields and visually open character;*
 - *Encourage natural regeneration of trees and vegetation alongside watercourses and promote small areas of wetland planting in areas currently lacking in habitats.'*
- 2.28. The site is of sufficient scale that it can integrate the scheme within green infrastructure of retained and bolstered landscape fabric, as well as new landscaping and habitat creation. The scheme which would be managed as natural and semi-natural green space, as well as providing areas of open space with an attenuation basin (lower southeastern edge).
- 2.29. Furthermore, the addition of hedgerow, new tree planting and orchard planting within the Site and to the Site's boundaries enhance the existing landscape fabric, and arboricultural continuity for the long-term establishment of tree planting within the proposed scheme.
- 2.30. These measures retain and bolster the existing features with new landscaping. This preserves and enhances the existing character of the roadway into the village along Church Road and passing the village edge along Orton Road. The scheme will preserve the existing characteristics of these routes.
- 2.31. Specifically for road users passing along Orton Road from west to east, whilst the geographical area by which the scheme would be influenced, the designed stand off would be similar in its quantum to that along the southern edge of Red Marl Way, as one progressing along Orton Way, the latter day growth of the village towards Orton Road, and along its route is clearly seen.
- 2.32. Given this, road users passing along this route would not experience the Appeal Proposals as *'adjunct'* to the existing settlement, rather the Appeal Proposals sits comfortably between existing residential dwellings and two vehicle roadways, Church Road and Orton Road, which project further west and enclose the Appeal Site on three sides.

Collinson, (4.5) Visibility of Built Form

- 2.33. At paragraph 4.5 of Mr Collinson's PoE (CD8.12.6), he states (N.B. Underlining added by me for emphasis):

'The land within this parcel is sloping, low in the south-east rising to towards the existing playing fields to the north-west. The proposals will introduce not only significant building but it will be visible from the surrounding road network. The land will be clearly visible from the east from Red Marl Way and Orton Lane.'

- 2.34. The Site has a gently undulating landform from the western boundary to the southeastern corner of the site; circa 90m AOD to 79m AOD.
- 2.35. Contextually, the site is located at the southwestern edge of Warton village, which has a similar landform as the site. The centre of the village is found at circa 91m AOD at the junction of Church Road and Maypole Road (circa 0.5km northeast of the site's location). Existing homes on landform gently rising is experienced as passing along Orton Road to the south of the village, or as one travels along Barn End Road and Maypole Road from south to north into the village. The effect of the Appeal proposals would not be incongruous given this context.
- 2.36. The Appellant's proposal would step development down into the Site and through the combination of retained landscape fabric (field hedgerows and hedge line trees), as well as new green infrastructure tree planting, semi-natural and natural planting, there would be a softened, green, landscaped edge to the proposals. This is a similar approach adopted at Red Marl Way adjoining the Appeal Site to its east.
- 2.37. Furthermore, the landform rises to the north, east and south of the site, with the village found within a gently rolling landscape. Landform rises to the outlying village of Orton-on-the-Hill, which east of Warton at circa 2.3km distance. This village is located at circa 105m AOD. Given this, the Appeal Proposal would be experienced from the south against this wider, more elevated landform.

Collinson, (4.5): Screening, Openness and Separation

- 2.38. Mr Collinson continues at [4.5] (CD8.12.6) stating (N.B. Underlining added by me for emphasis):

'The open nature of this area means that the scheme will be seen as an appendage and as an add-on to the village. Currently, this is seen as an agricultural field that is naturally open and visible, it is not seen as part of the urban edge of the village. The proposal will screen and reduce the views across and from within the parcel, thus altering the perception of openness and separation on the edge of the village. Due to the approval of Barn End Road site during the Local Plan process, the development provided a landscaped area next to the appeal site beyond which accentuates the openness of appeal site.'

- 2.39. As demonstrated within Matter Two and Three of my own Landscape Proof of Evidence, the Appellant's scheme will not result in an 'adjunct' arrangement that would be harmful to the existing settlement pattern. Having reviewed Mr Collinson's PoE (CD8.12.6), I remain firmly of the opinion that the proposed scheme would be reflective of latter patterns of growth within the existing village settlement.

- 2.40. Regarding 'openness' at the Appeal Site, as demonstrated by Illustrative Framework Plan (CD2.2) locating the proposed residential development within the interior of the Site with green corridors running through to link with an extensive public open space, which would remain undeveloped.
- 2.41. Development is concentrated where it is most appropriate in environmental terms to do so, with some 2 Hectares of the overall 6.37 Hectare site proposed for some form of open space including landscape, green infrastructure and natural/semi-natural landscapes. This would physically connect and merge with the adjoining public open space, the village park and sports pitch (off Church Road) to the east with the scheme link by a new pedestrian access to the park and through the development to the wider Public Rights of Way network beyond Church Road to the west.
- 2.42. Given the foregoing, I do not agree with Mr Collinson that the Appeal Proposals are either an '*adjunct*' to or '*awkward*' in respect of the existing settlement pattern of Warton, and that whilst the scheme would alter the perception of openness at the Site, this is a very open development when considered as a whole and the new planted buffers and retention of the western site area as a broad open space, the proposed development set within the existing roadways with roadside hedgerows bolstered and enhanced.

3.0 LANDSCAPE EFFECTS

- 3.1. Mr Collinson refers throughout to the landscape assessment prepared by the Appellant (CD.1.12). He has not carried out his own assessment of landscape effects and has no relevant landscape qualifications to do so. He generally does not provide any fresh or new information in this regard.

Collinson, (4.6): Localised Landscape Effects

- 3.2. As set out within the Statement of Common Ground for Character and Appearance, it is agreed that the landscape effects of the Site are localised: *'not affecting the overall character of the Landscape Area'* and *'in terms of overall effects on landscape character, harm from the scheme would be limited as the proposal has limited impact on the wider landscape due to the lack of intervisibility'*. This is further confirmed at paragraph 4.6 and 4.8 respectively of Mr Collision's PoE (CD8.12.6).

Collinson, (4.6): Spatial Connection

- 3.3. At paragraph 4.6, Mr Collinson (CD8.12.6) states (N.B. Underlining added by me for emphasis):

'It is agreed that the proposal's wider landscape impact would be local in extent and impact, not affecting the overall character of the Landscape Area. However, in this case it is the nature of that local impact that is harmful. The proposal represents a substantial expansion of the village well beyond its existing defined settlement boundary. The site has limited connection towards the village. Access is via a single vehicular access, with two pedestrian accesses, one onto Church Road towards open countryside and another into the recreational fields to the north. It is to the extent that the proposal becomes spatially and visually isolated and divorced from the main community of Warton.'

- 3.4. Regarding connectivity to the wider village; in my Proof of Evidence, I have demonstrated that the Site relates well to a number of adjoining and nearby village related land use; including the village public park, the village church, and close to local facilities such as the village public house - see Matter Two.
- 3.5. As demonstrated by the Landscape Strategy (CD.2.3), the scheme affords a public footpath link to the adjoining public park. The new development would be stepped back from the existing dwellings on Red Marl Way to the east. However, Mr Collinson is wrong to suggest that there would be no visual connection, such that these would appear separated. The proposed landscape and green infrastructure would marry this new landscaping with the existing public open space. This would create a swathe of public open space which could be walked through and enjoyed.
- 3.6. Mr Cox has addressed the practical and legal position in his Rebuttal. This public open space would be freely open and would holistically link with the open space at Red Marl Way, which is not fenced off or enclosed. The Landscape treatment which the Appeal scheme would adopt similar native planting species of local importance, and would provide play facilities as well as play on the way within the wider public open space.
- 3.7. Given the foregoing, and my further response on the modern growth of the settlement pattern, I do not consider that the Appeal Site and its proposals would be spatially and visually *'isolated'* or *'divorced'* from the main community of Warton.

4.0 VISUAL EFFECTS

- 4.1. Mr Collinson places reliance upon the representative viewpoints and accurate visual representations prepared by the Appellant (CD.2.9). The viewpoints were agreed with the Council and the conclusions on visual effects have never been challenged by the Council, whether in the Officer's Report or Mr Collinson's Proof of Evidence. Again, he has not undertaken his own assessment of visual effects, and generally does not provide any fresh or new information in this regard.

Collinson, (4.9 to 4.10): Continuity with Village Settlement

- 4.2. At paragraph 4.9, Mr Collinson highlights the effect of the scheme on the 'amenity of residents and visitors travelling past the site' to be of concern. These are receptors situated neighbouring the Site or within close range; rather than the wider village area. The Council has already agreed through the Statement of Common Ground for Character and Appearance, that visual amenity impacts would be local in extent.
- 4.3. A number of the Site's features relevant to visual effects are already set out within the Statement of Common Ground for Character and Appearance. The Appeal Site is private land and there are no Public Rights of Way within it. Any receptors currently visiting the Site are doing so for a specific purpose (the activity of working i.e., farming) and, as such, are not especially influenced by an appreciation of the wider landscape. This is further confirmed at paragraph 4.10 by Mr Collinson (CD8.12.6):

'It is agreed that the number of "receptors" include the residential properties on the edge of Warton and the users of the network of the Public Rights of Way, vehicular users and those using the open space along Church Road. Pedestrians using the paths next to the site would experience adverse visual impacts because the proposal would be clearly visible as the paths adjoin or pass through the development. this also includes views from the development in Red Marl Way and from the east along Orton Road.'

- 4.4. The Appellant's LVA (CD.1.12) and my own Landscape Proof of Evidence, both demonstrate in respect of a range of receptor types – including Public Rights of way users, Road users and pedestrians – that the residual effect of the scheme would be minor, adverse within the village environment neighbouring the Site and within close range. It is agreed between the parties, that effects would be localised.

Collinson, (4.6): Potential for Harm

- 4.5. At paragraph 4.6 of Mr Collinson's PoE (CD8.12.6), he states:

'There is a harm here in terms of the impact on the character and appearance of the settlement and lack of continuity and links to the existing village. This development will lead to an isolated community with limited connections to the existing community and divorced from the Warton as a settlement. The site would be seen as an incongruous appendage to the village.'

- 4.6. Mr Collinson attempts to assign harm but fails to state the level of harm. The proposed scheme would be experienced against the wider backdrop of the village and its residential built form and urban features. Given this, I assign a minor harm to these effects at most.

5.0 SUMMARY

- 5.1. Given the analysis provide in the foregoing, I provide the following summary on the main issued raised Mr Collinson with his PoE (CD8.12.6):

Urban Morphology of the Settlement

- 5.2. The Appeal Site is situated on the southwest-western portion of the village.
- 5.3. The Site is not that of, or was a former part of, 'smaller scale pastoral fields' see Image JB R1 to 4.
- 5.4. In its current day, the Site adjoins the village's southwestern edge but contributes little if anything to this feature of the '*historic landscape character*' or the historic '*landscape setting to the village*'.
- 5.5. The southern and western portion of the village has been subject to expansion for new homes since the 1950's. This is demonstrated by Image JB R1 to 4 (image extracts taken from Mr Collinson's PoE, Appendix 1 (CD8.12.6).
- 5.6. The southern portion of the village (including the southeast and the southwest area) is not experienced as clustered and nucleated, rather, there has been modern day development include Woodwinds Close, infilling along Orton Road (opposite Woodwinds Close), new development beyond the Fox and Dogs pub, south of Orton Road, as well as new homes built at Red Marl Way and the streets thereof to the southwest adjoining the Site; see
- 5.7. The Appeal proposal will not give rise to '*Development-in-depth*'. In its current day form in 2025, development at this depth or extent is already a prevailing character to southern portion of the village (including the southeast and the southwest area). This is demonstrated by Image JB R1 to 4 (image extracts taken from Mr Collinson's PoE, Appendix 1 (CD8.12.6).
- 5.8. Given the foregoing, I cannot agree with Mr Collinson that the Appeal Proposals are '*adjunct*' and '*awkward*' to the existing settlement pattern of Warton.

Landscape Effects

- 5.9. For landscape effects, Mr Collinson's PoE (CD8.12.6) does not provide its own assessment of landscape effects, and generally does not provide any fresh or new information in this regard.
- 5.10. The Site relates well to a number of adjoining and nearby village related land use; including the village public park, the village church, and close to local facilities such as the village public house.
- 5.11. The Appeal Proposal would create a swathe of public open space adjoining with, and marry with that at Red Marl Way. When seen holistically, the scheme would adopt new landscaping of similar natives planting of locally important species and would allow informal public around.
- 5.12. Given the foregoing, I cannot agree that the Appeal Proposals are visually and spatially isolated from the wider village of Wharton.

Visual Effects

- 5.13. For visual effects, Mr Collinson's PofE (CD8.12.6) does not provide its own assessment of landscape effects, and does not provide any fresh or new information in this regard.
- 5.14. Mr Collinson only assigns harm, and fails to state the level of harm. I assigned minor landscape and visual harm.

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