

Land at Woolton Road Liverpool (Allerton Priory)

Landscape and Visual Impact: Commentary on Proposed Change to Layout of Phase 3, December 2019

1. TEP undertook a landscape and visual impact assessment (LVIA) in 2016 to assess potential effects of housing development (160 houses of between 2, 2.5 and 3 storeys height, associated access and open space) on land off Woolton Road, Liverpool. An outline application was submitted in May 2016 and subsequently granted approval on appeal in February 2018.
2. The LVIA considered the anticipated effects on the landscape and on views of proposed housing development, access and open space. The assessment included a review of landscape documentation relating to the site; a description of the existing landscape character; a description of existing views towards the application site; a description of the development in landscape terms including mitigation measures considered appropriate to reduce anticipated effects and an assessment of the effects on both the landscape character and on visual receptors.
3. During the preparation of a detailed layout to accompany a Reserved Matters application later in 2018, a concise LVIA Addendum was prepared addressing a change to the composition of overall development from 160 houses of between 2, 2.5 and 3 storeys to 100 houses of 2 storey height; and a minor change to the road alignment in the southern development parcel.
4. This commentary (dated December 2019) considers a proposed change to the development of Phase 3 (the northern parcel) from the approved reserved matters. The changes comprise an increase in the number of dwellings in Phase 3 from 48 to 67 and an accompanying general reduction in the proposed size of dwellings. The road layout remains as previously presented and the overall balance of built form and non-built form within the development parcel remains similar.
5. The access into the plot from Allerton Road remains as previously proposed and the tree avenue along the central access route also remains unchanged.
6. It is relevant that the changes from the approved Reserved Matters relate to the internal arrangement within the area of built form of Phase 3 with the same general road layout remaining as previously approved. There are very minor changes proposed to small parts of the road layout to accommodate the overall layout change. All of the aspects of the wider landscape to the site including the landscape buffer comprising retained trees and new planting around Phase 3's built form will remain as previously proposed.

Planning Policy

7. Since the approval of reserved matters, there has been a revised National Planning Policy Framework (NPPF) published. The revisions do not contain any changes relevant to the proposed Phase 3 development. There have been no changes in Planning Practice Guidance or in local policy relevant to the landscape and visual effects of the proposed changes to the Phase 3 development.

Landscape Character

8. The proposed change to the internal layout of Phase 3 would not affect judgements previously made on effects on landscape character. The overall development introduces suburban elements across the development parcels of the site, occupying the same areas as in the approved reserved matters. The small changes to the proposed layout of Phase 3 as compared to the approved reserved matters do not comprise a scale of change that would mean that judgements previously reported would alter.
9. The wooded boundaries would be retained around the periphery and areas of open space between the development parcels would remain as in the approved reserved matters. The judgements on landscape character made in 2016 and heard at the appeal inquiry which resulted in the approval of planning permission remain valid. The proposed changes to the layout of Phase 3 are consistent with the previously reported effects on landscape character.

Views

10. The previous assessment included 8 public viewpoints and considered effects on views from residential properties in 6 locations around the site. It was noted at the public inquiry into the appeal that the effects on views from the overall development would be localised and limited.
11. Visual receptors (people with a view) were considered all around the proposed development site when the LVIA was prepared. Changes to the layout in Phase 3 will not be discerned by receptors to the south and east (users of Clarke Gardens, Woolton Road, Drennan Road and the bridleway east of the Priory). Similarly, the few private views available from the south and east will not alter in any way by changes to layout in Phase 3.
12. The closest assessed public views of Phase 3 are from the northern part of Allerton Road, Ye Priory Court and the bridleway north of the Priory. The closest private viewpoints are from houses on the northern end of Allerton Road, the Lodge, houses on Ye Priory Court and residents in Allerton Priory.
13. The judgements made for all visual receptors would not alter as a result of the changes to the layout. The development would be visible across a similar proportion of the view for all visual receptors and would remain glimpsed beyond existing mature boundaries to the site.
14. The significance of effect for all visual receptors would remain consistent with the anticipated effects recorded for the outline application and as presented in the evidence at the public inquiry into the appeal.
15. The judgements made for residual effects in the 2016 LVIA Report remain valid.

Summary

16. The proposed change to development in Phase 3 from the approved reserved matters would result in the same nature of effects on landscape and views as described in the LVIA with the submitted application and on which evidence was presented at the appeal public inquiry. The effects of the layout proposed on landscape character and views are consistent with those described for the approved development.