

SITE ASSESSMENT FORM

1. Site information

Settlement: Site name: Site address: Site area (hectares): Existing use: Previous use (If known): Greenfield or Brownfield or both: Adjacent/surrounding land uses: (e.g. Housing, industrial, agricultural) Is the site covered by an existing UDP Policy? (Please see proposal maps e.g. protected open space HBA9)	Colwall Main Village SITE 1 Part of vacated Colwall school site and adjacent area Walwyn Road 0.2 Vacated school buildings etc and grassland Part of Village school Both Brownfield and Greenfield Housing to N & S, Grazing to E, Protected Open Space to W Partly
Is the site: - Within the settlement boundary or built form? - Adjacent to the settlement boundary or built form? - Open countryside? (If the site lies in open countryside there is no need to continue further with this form)	Proposed extension to settlement boundary On/adjacent to settlement boundary and built up on 2 sides. See LSCA Report, Area noted as giving an Important View out of the village in the Colwall VDS.



2. Brownfield capacity source (Tick appropriate)

Vacant and derelict land and buildings	<input checked="" type="checkbox"/>	Conversion of commercial buildings	
Intensification	<input type="checkbox"/>	Existing housing allocations in plans	
Redevelopment	<input checked="" type="checkbox"/>	Public Sector land	
Car parks	<input type="checkbox"/>	Vacant not previously developed	
Longstanding Employment site	<input type="checkbox"/>	Other, please state	

Appendix 2

3. Greenfield capacity source (Tick appropriate)

Grassland	<input checked="" type="checkbox"/>	Fallow	
Arable	<input type="checkbox"/>	Open space	
Woodland	<input type="checkbox"/>	Agricultural buildings	
	<input type="checkbox"/>	Other, please state	

4. Landscaping

Topography: **Generally flat, rising to East to Malvern Hills.**

Views into the site (can the site be seen from a distance, are there gaps in the boundary?)

Refer to attached extract from Landscape Sensitivity and Capacity Report

Views out of the site (church spires etc):

Refer to attached extract from Landscape Sensitivity and Capacity Report. View out of village noted as worthy in VDS but now largely obscured by planting. Could be re-instated as requirement of development.

5. Other site features

Vegetation (trees and hedgerows) **Adjacent strip of woodland to West not included in area**

Hydrological features (streams, ponds, watercourses) **None known but is a route for surface water from hills in times of severe storms**

Other on site features (particular features, existing buildings etc.) **Concerns about ground water level**

Signs of contamination? **None known**

6. Site accessibility

Is the settlement served by a public transport service? **Bus and train**

If so, how frequent is this service? **Bus 6 services, 6 days a week to Malvern and Ledbury. Train hourly to Birmingham and Hereford most of the day plus service to London**

Is there a Public Right of Way within or adjoining the site? **No**

Does the site have access to an adopted Highway? **Yes, Walwyn Road – but access will require approval from Malvern Hills Conservators for a Right of Way to cross the common land.**

Does the site have access via a private road or ransom strip? **No**

Awareness of a restrictive covenant? **None known, other than the common land issue identified above**

Appendix 2

7. General area description

Could the site be well integrated with the surrounding area?

Yes, as housing to north and south

Height and character of surrounding buildings?

Low housing to north higher to south

Any other issues nearby? (bad neighbours, odour, noise etc)

Possible ground water issues

8. Policy constraints and local services

Do any of the following affect the site? (Tick all that apply)

Historic

- Archaeological sites
- Scheduled Ancient Monument
- Listed buildings
- Conservation area

Natural

AONB (note whole of parish lies in AONB)

Flood Zone

Zone 1

Zone 2

Zone 3a

Zone 3b

TPOs

Biodiversity

Sites of international importance

Special Area of Conservation (SAC)

Special Protection Area (SPA)

Sites of national importance

Sites of Special Scientific Interest (SSSIs)

Ramsar sites

(March 2007, Herefordshire has no SPA or Ramsar sites)

Natural Nature Reserves (NNRs)

Other policy constraints:

Utility services available:

Gas

Electricity

Water

Sewerage

Additional comments

Appendix 2

9. Site appraisal

Is the site considered appropriate for development? **Yes, proposed as part of proposed Neighbourhood Development Plan**

Can the entire site be developed? **Yes, of area shown.**

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- | | | |
|----------------------------|-------------------------------------|---------------|
| 1. Totally inappropriate | <input type="checkbox"/> | |
| 2. Significant constraints | <input type="checkbox"/> | |
| 3. Minor constraints | <input checked="" type="checkbox"/> | Refer to LSCA |
| 4. Unconstrained | <input type="checkbox"/> | |

Availability.



In which time frame could the site be developed?

(Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- | | |
|-----------------|-------------------------------------|
| 1. 0 - 5 years | <input checked="" type="checkbox"/> |
| 2. 6 -10 years | <input type="checkbox"/> |
| 3. 11-15 years | <input type="checkbox"/> |
| 4. 16 -20 years | <input type="checkbox"/> |
| 5. Never | <input type="checkbox"/> |

Potential housing capacity on the site **16 houses (including vacated school building that lies within the settlement boundary).**

Other Comments **None**

AREA 3A					
Location: South-eastern edge of settlement east of Colwall Green.					
General Description: Small, flat grassed paddock / field enclosed by vegetation. Area sits in gap between existing buildings. No public access to site, and currently limited visibility.					
Key Baseline Features: Semi-improved grassland with relatively recently-planted hedged / tree-lined boundaries. Contained within line of existing settlement – school and residential. Contemporary character. Memorial features off-site to W.					
Landscape Sensitivity: Moderate. Moderate to poor quality and condition, not typical or characteristic of surrounding landscape or settlement edge.		Visual Sensitivity: Moderate to Low. Area is identified as within sight of 'Important View Out of Village'. Currently limited visual envelope - existing vegetation and buildings screen near-distance views from W, but visible from adjacent properties and from public fp to E. Partially-visible from Hills' ridges and upper slopes to NE / E & SE		Overall Sensitivity: Moderate to Low.	
Landscape Value: Moderate to Low.					
Function / Context / Comment: Part of settlement edge but limited function (NB if trees along W boundary removed and area developed, area lies in setting of Important View which could be affected). No public access. Area is currently well-screened from most near-distance views but visible from Hills. Potential for sensitive development and improvements, wider recreational / ecological links etc. also in combination with Area 3B adjacent as single site, subject to comments and recommendations in detailed Area 3A Assessment Sheet Rev. A (LSCA Appendix B). (The combined capacity of Areas 3A and 3B is judged to be Medium to High.)					
Overall Capacity: Medium to High					
LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY
MODERATE	MODERATE TO LOW	MODERATE	LOW	MODERATE TO LOW	MEDIUM TO HIGH

AREA 3B (Assessed January 2017)

Location: South-eastern edge of settlement east of Colwall Green.

General Description: Colwall C of E Primary School (due to close in 2018). Victorian school building with associated modern buildings. On edge of settlement. Small scale.



Key Baseline Features: Built form, hardstanding, play / nature areas. Hedged / tree-lined boundaries, small young woodland block

Landscape Sensitivity: Moderate to Low. Moderate to poor quality and condition, not typical or characteristic of surrounding landscape or settlement edge.

Visual Sensitivity: Moderate. Limited visual envelope - visible from road to W, nearby properties and from public fp to E. School buildings clearly visibly from Hills' ridges and upper slopes to NE, E & SE.

Overall Sensitivity: Moderate to Low.

Landscape Value: Moderate to Low.

Function / Context / Comment: Part of settlement edge. Area lies in setting of Important View which is a consideration if developed. Limited visual envelope but visible from Hills. Good potential for development and improvements, wider recreational / ecological links etc. also in combination with adjacent Area 3A as single site, subject to comments and recommendations in detailed Area 3B Assessment Sheet (LSCA Appendix B), but note that **combined capacity of Areas 3A and 3B is judged to be Medium to High.**

Overall Capacity: Medium to High / High

LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY	
MODERATE TO LOW	MODERATE	MODERATE	LOW	MODERATE TO LOW	MEDIUM TO HIGH	HIGH

PROJECT TITLE: Colwall Neighbourhood Development Plan LSCA: Landscape Appraisal of Settlement Boundary

AREA ASSESSMENT SHEET: AREA 3A DATE: August 2013 REVISION: January 2017

[Note: For definition of criteria see LSCA Methodology & Criteria]

AREA OF CONSIDERATION	COMMENT	VALUE (N/A Stage 1)	VALUE (N/A Stage 1)	VALUE (N/A Stage 1)
LOCATION: REF North / South / East / West Edge / Central etc.	South East Edge (in gap between existing buildings)	N/A	N/A	N/A
STEP 1: BASELINE LANDSCAPE INFORMATION				
GEOLOGY	Raglan Mudstone Formation	N/A	N/A	N/A
SOIL	Clayey loam	N/A	N/A	N/A
LANDFORM / TOPOGRAPHY	Flat	N/A	N/A	N/A
HYDROLOGY	N/A	N/A	N/A	N/A
LANDCOVER	Semi-improved pasture	N/A	N/A	N/A
LANDUSE	Not known (unmanaged)	N/A	N/A	N/A
VEGETATION	Grassed field with hedged / tree-lined boundaries, small young mixed native / ornamental 'woodland' block on W boundary	N/A	N/A	N/A
BUILDINGS / STRUCTURES	Buildings on N and S boundaries	N/A	N/A	N/A
COMMUNICATIONS	Off track adjacent to road. Access track to S side.	N/A	N/A	N/A
LANDSCAPE CHARACTER TYPE	Principal Timbered Farmlands (HC) / Principal Settled Farmlands (WCC)	N/A	N/A	N/A
LDP / LCP	MH09c	N/A	N/A	N/A
LOCAL LANDSCAPE CHARACTER AREA	16: Semi-improved pasture.	N/A	N/A	N/A
LANDSCAPE CHARACTER DESCRIPTIONS:	Scale: Small Enclosure: Enclosed Diversity: Low Texture: Textured Form: Angular	N/A	N/A	N/A

	<p>Line: Linear Colour: Green Balance: Balanced Movement: Calm apart from school activities Pattern: Regular</p>			
LANDSCAPE ELEMENTS	Grassed paddock with hedged / tree-lined boundaries	N/A	N/A	N/A
LANDSCAPE FEATURES	N/A	N/A	N/A	N/A
SETTLEMENT & EDGE CHARACTER DESCRIPTIONS	Contained within line of existing settlement – school and residential. Contemporary character.	N/A	N/A	N/A
VIEWS AND VISIBILITY	<p>Area is identified as within sight of 'Important View Out of Village'. Note: this view is valued for the panorama of the Hills beyond the settlement, not the built frontage per se, although it makes a key contribution to the setting of the view. Also note potential for views e.g. from road if vegetation removed.</p> <p>Limited visual envelope - existing vegetation and buildings screen near-distance views from W, but visible from adjacent properties and from public footpath to E.</p> <p>Partially-visibly from Hills' ridges and upper slopes to NE / E & SE (adjacent school buildings are visible) but intervening vegetation filters views from some of these VPs (in places, tree belts are thin and vulnerable to loss - visibility from Hills would then increase).</p>	N/A	N/A	N/A
DESIGNATIONS	<p>Malvern Hills AONB TPOs (off-site in gardens along N boundary) Land adj. to W = MHC, S15 CRoW Act / common land, HC Village Green</p>	N/A	N/A	N/A
LOCAL POLICIES	N/A	N/A	N/A	N/A
NATURE CONSERVATION / BIODIVERSITY	Grassland of limited potential but signs of dormice in tree belt along W boundary and badgers crossing field to / from Area 3	N/A	N/A	N/A
HISTORIC / CULTURAL	N/A	N/A	N/A	N/A
LANDSCAPE CONTEXT / FUNCTION	Part of settlement edge. Currently very limited function but if trees along W boundary removed and area developed, would affect Important View.	N/A	N/A	N/A
GREEN INFRASTRUCTURE	<p><u>Access, recreation, movement & leisure</u>: Not publicly accessible</p> <p><u>Habitat provision and access to nature</u>: Limited but potential for improvement e.g. creation of new GI assets, pedestrian links esp. to public footpath to E from Walwyn Road, new habitats, and restoration of</p>	N/A	N/A	N/A

	wildlife corridors, lost / eroded landscape elements (including eroded pastures off-site to E) etc. <u>Landscape setting and context for development</u> : Forms small green gap in settlement edge. <u>Food production and productive landscapes</u> : Not known <u>Flood attenuation and water resource management</u> : Not known			
PUBLIC AMENITY	Currently none but potential for creation of new pedestrian link to public footpath to E from Walwyn Road	N/A	N/A	N/A

AREA OF CONSIDERATION	COMMENT	VALUE (High/Good/ Positive)	VALUE (Medium/Fair/ Neutral)	VALUE (Low/Poor/ Negative)
STEP 2A LANDSCAPE QUALITY & CONDITION				
OVERALL LANDSCAPE CHARACTER	Incorporate Baseline Landscape Information Step 1			
Typicalness	High / Medium / Low		MODERATE	
Intactness	Good / Fair / Poor		FAIR	POOR
Condition	Good / Fair / Poor		FAIR	POOR
Quality	High / Medium / Low		FAIR	POOR
Vulnerability [to erosion / loss]	High / Medium / Low		MEDIUM	LOW
Overall importance	High / Medium / Low			LOW
2A LANDSCAPE QUALITY & CONDITION (HIGH / MEDIUM / LOW)			MEDIUM	POOR

STEP 2B LANDSCAPE CHARACTER SENSITIVITY				
Do landscape elements and features make a positive / neutral / negative contribution to the landscape?	Contribution = Positive / Neutral / Negative		NEUTRAL	
Are landscape elements / features 'valuable'?	Value = High / Medium / Low		MEDIUM	LOW
If valuable, are they easily replaced?	Yes = Low / In part = Medium / No = High		MEDIUM	
Is landscape context / function important and / or valuable?	Importance = High / Medium / Low			LOW

Would loss result in positive / neutral / negative contribution to the landscape?	If loss = Positive then value = Low If loss = Neutral then value = Medium If loss = Negative then value = High			LOW
2B LANDSCAPE CHARACTER SENSITIVITY (HIGH / MODERATE / LOW)			MODERATE	LOW

STEP 2C SETTLEMENT & EDGE CHARACTER SENSITIVITY				
OVERALL SETTLEMENT & EDGE CHARACTER				
Typicalness	High / Medium / Low		MEDIUM	LOW
Intactness	Good / Fair / Poor			
Condition	Good / Fair / Poor			
Quality	High / Medium / Low			
Vulnerability [to erosion / loss]	High / Medium / Low			
Does settlement edge relate well to its landscape setting?	Value / Importance / Relevance = High / Medium / Low	HIGH	MEDIUM	
Would new development have a positive / neutral / negative effect on existing settlement form and pattern?	If Positive then value = Low If Neutral then value = Medium If Negative then value = High		MEDIUM	
Would new development in this location represent an appropriate extension to the settlement?	If appropriate = Positive then value = Low If Neutral then value = Medium If inappropriate = Negative then value = High			LOW
2C SETTLEMENT & EDGE CHARACTER SENSITIVITY (HIGH / MODERATE / LOW)			MODERATE	

2D LANDSCAPE SENSITIVITY - 2A, 2B & 2C COMBINED (HIGH / MODERATE / LOW)		MODERATE	
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STEP 3 VIEWS AND VISUAL SENSITIVITY				
DESIGNATED NATURAL / SCENIC BEAUTY	Malvern Hills AONB. Within sight of 'Exceptional' and 'Special' viewpoints	HIGH		
LOCAL NATURAL / SCENIC BEAUTY	Area is identified as within sight of 'Important View Out of Village' Note: this view is valued for the panorama of the Hills beyond the settlement, not the built frontage per se, although it makes a key contribution to the setting of the view.			LOW
VIEWS INWARDS	Highly visible / cannot be mitigated = High sensitivity Visible but can be mitigated / Partly visible = Medium sensitivity Not visible = Low sensitivity		MODERATE	
VIEWS OUTWARDS	Highly visible / cannot be mitigated = High sensitivity Visible but can be mitigated / Partly visible = Medium sensitivity Not visible / not important = Low sensitivity		MODERATE	LOW
SETTING	Important / highly conspicuous / cannot be mitigated = High sensitivity Fairly important / conspicuous but can be assimilated / mitigated = Medium sensitivity Not discernible and / or would enhance visual amenity = Low sensitivity		MODERATE	LOW
3. VISUAL SENSITIVITY (HIGH / MODERATE / LOW)			MODERATE	LOW

STEP 4 OVERALL SENSITIVITY = LANDSCAPE SENSITIVITY + VISUAL SENSITIVITY				
4. OVERALL SENSITIVITY (HIGH / MODERATE / LOW)			MODERATE	LOW

STEP 5 LANDSCAPE VALUE				
LANDSCAPE DESIGNATIONS	Malvern Hills AONB	HIGH		
DESIGNATED SCENIC VALUE	Malvern Hills AONB	HIGH		
LOCAL SCENIC VALUE	Based on Baseline Landscape Information in Step 1			LOW
LANDSCAPE CHARACTER VALUE	Based on Value in 2A		MODERATE	LOW
LANDSCAPE VALUE	Based on value in 2B & using criteria in Table 4		MODERATE	LOW

GREEN INFRASTRUCTURE FUNCTION / VALUE	Based on factors in Section 1			LOW
PUBLIC AMENITY VALUE	Based on factors in Section 1			LOW
5. LANDSCAPE VALUE (HIGH / MODERATE / LOW)			MODERATE	LOW

STEP 6 CAPACITY TO ACCEPT DEVELOPMENT = OVERALL SENSITIVITY + LANDSCAPE VALUE						
6. CAPACITY TO ACCEPT DEVELOPMENT (HIGH / MEDIUM / LOW)				MEDIUM TO HIGH		

STEP 7 SITE ASSESSMENT SUMMARY

SITE SUMMARY TABLE

SITE REF	LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY
3A	MODERATE	MODERATE TO LOW	MODERATE	LOW	MODERATE TO LOW	MEDIUM TO HIGH

STEP 8 COMMENTS

SITE REF	<ul style="list-style-type: none"> ASSESSMENT UPDATED JANUARY 2017 Took into account evolution of NDP and changes to baseline such as construction of new school on Area 9A. Area not accessible in 2013 but site visit made Jan 17 and baseline info. and assessment updated (levels of sensitivity and capacity unchanged). Considered capacity of Area combined with adjacent 'old school' site (new Area 3B), i.e. development of a single, undivided site. Combined capacity of Areas 3A and 3B is judged to be Medium to High. Area is visible from Hills' ridges (including British Camp) and upper slopes: new development must integrate with rest of settlement edge. MHAONB's <i>Guidance on the Selection and Use of Colour in Development</i> and other guidance should be key references. Area is identified as within sight of 'Important View Out of Village' but this view is valued for the panorama of the Hills beyond the settlement, not the built frontage per se; however, it makes a key contribution to the setting of the view. If trees along W boundary removed and area developed, the 'Important View' would be affected so careful consideration should be given to this frontage in particular. NB Existing vegetation on site and on boundaries of limited value as relatively recent - not necessarily a constraint, subject to surveys (trees & hedges, and ecology - evidence of dormouse & badger).
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|--|--|
| | <ul style="list-style-type: none">• If developed, assumed main access would be via old school 'loop' and no 'improvements' required: if not the case, potential for adverse effects on landscape character and visual amenity.• Existing agricultural access at NE corner of field may need to be retained.• Note memorial features (trees, bench and stone) adjacent W boundary.• If developed with 3B, new built form to be limited to line shown on Landscape Parameters Plan, with gardens / POS / new planting in area to E. Create strong settlement edge and boundary (with locally-appropriate native hedgerow and tree planting with some small native woodland blocks).• If developed potential for improvements / enhancements e.g. creation of new GI assets, new pedestrian links esp. to public footpath to E from Walwyn Road and POS, new habitats, and restoration of wildlife corridors, lost / eroded landscape elements (esp. off-site erosion of landcover etc. from horse-keeping - suggest reference to MHAONB <i>Guidance on Keeping Horses in the Landscape</i>).• Potential for creation of Local Green Space (see NPPF). |
|--|--|

PROJECT TITLE: Colwall Neighbourhood Development Plan LSCA: Landscape Appraisal of Settlement Boundary

AREA ASSESSMENT SHEET: **AREA 3B** DATE: **January 2017**

[Note: For definition of criteria see LSCA Methodology & Criteria]

AREA OF CONSIDERATION	COMMENT	VALUE (N/A Stage 1)	VALUE (N/A Stage 1)	VALUE (N/A Stage 1)
LOCATION: REF North / South / East / West Edge / Central etc.	South East Edge	N/A	N/A	N/A
STEP 1: BASELINE LANDSCAPE INFORMATION				
GEOLOGY	Raglan Mudstone Formation	N/A	N/A	N/A
SOIL	Clayey loam	N/A	N/A	N/A
LANDFORM / TOPOGRAPHY	Flat	N/A	N/A	N/A
HYDROLOGY	N/A	N/A	N/A	N/A
LANDCOVER	Buildings, hard surfacing, play areas, amenity grassland, woodland	N/A	N/A	N/A
LANDUSE	School	N/A	N/A	N/A
VEGETATION	Mixed age & species hedgerows and trees on N, E and S boundaries, ornamental trees in school grounds, mixed ornamental / native young / semi-mature 'woodland' block esp. along E boundary	N/A	N/A	N/A
BUILDINGS / STRUCTURES	Various C19 - C21 school buildings & associated facilities	N/A	N/A	N/A
COMMUNICATIONS	Access off narrow one-way loop road across grassed common land E of Walwyn Road	N/A	N/A	N/A
LANDSCAPE CHARACTER TYPE	Principal Timbered Farmlands (HC) / Principal Settled Farmlands (WCC)	N/A	N/A	N/A
LDP / LCP	MH09c	N/A	N/A	N/A
LOCAL LANDSCAPE CHARACTER AREA	10: Educational	N/A	N/A	N/A
LANDSCAPE CHARACTER DESCRIPTIONS:	Scale: Small Enclosure: Enclosed Diversity: Low	N/A	N/A	N/A

	<p>Texture: Textured Form: Angular Line: Linear Colour: Brown / green Balance: Discordant Movement: Busy during school term otherwise calm Pattern: Irregular</p>			
LANDSCAPE ELEMENTS	Hedged / tree-lined boundaries, small young woodland block	N/A	N/A	N/A
LANDSCAPE FEATURES	N/A	N/A	N/A	N/A
SETTLEMENT & EDGE CHARACTER DESCRIPTIONS	Forms part of existing settlement edge. Contemporary character although original school building is Victorian.	N/A	N/A	N/A
VIEWS AND VISIBILITY	<p>Area is identified as within sight of 'Important View Out of Village'. Note: this view is valued for the panorama of the Hills beyond the settlement, not the built frontage per se, although it makes a key contribution to the setting of the view.</p> <p>Limited visual envelope - visible from road to W, nearby properties and from public footpath to E.</p> <p>School buildings clearly visibly from Hills' ridges and upper slopes to NE / E & SE.</p>	N/A	N/A	N/A
DESIGNATIONS	<p>Malvern Hills AONB Land adj. to W = MHC, S15 CRoW Act / common land, HC Village Green</p>	N/A	N/A	N/A
LOCAL POLICIES	PPG17 site	N/A	N/A	N/A
NATURE CONSERVATION / BIODIVERSITY	Apart from hedge & trees along S boundary, majority of hedges & trees relatively recent and likely to be of limited value, although they form part of wider, important wildlife corridors.	N/A	N/A	N/A
HISTORIC / CULTURAL	Old (Victorian) village school.	N/A	N/A	N/A
LANDSCAPE CONTEXT / FUNCTION	Part of settlement edge. Forms part of setting for Important View Out of Village.	N/A	N/A	N/A
GREEN INFRASTRUCTURE	<p><u>Access, recreation, movement & leisure</u>: School use</p> <p><u>Habitat provision and access to nature</u>: Limited but school 'nature areas' & potential for improvement.</p> <p><u>Landscape setting and context for development</u>: Forms part of settlement edge. Already developed.</p> <p><u>Food production and productive landscapes</u>: N/A</p>	N/A	N/A	N/A

	Flood attenuation and water resource management: Potential hydrological issues			
PUBLIC AMENITY	School use	N/A	N/A	N/A

AREA OF CONSIDERATION	COMMENT	VALUE (High/Good/ Positive)	VALUE (Medium/Fair/ Neutral)	VALUE (Low/Poor/ Negative)
STEP 2A LANDSCAPE QUALITY & CONDITION				
OVERALL LANDSCAPE CHARACTER	Incorporate Baseline Landscape Information Step 1			
Typicalness	High / Medium / Low			LOW
Intactness	Good / Fair / Poor		FAIR	POOR
Condition	Good / Fair / Poor		FAIR	POOR
Quality	High / Medium / Low		FAIR	POOR
Vulnerability [to erosion / loss]	High / Medium / Low		MEDIUM	LOW
Overall importance	High / Medium / Low			LOW
2A LANDSCAPE QUALITY & CONDITION (HIGH / MEDIUM / LOW)			MEDIUM	LOW

STEP 2B LANDSCAPE CHARACTER SENSITIVITY				
Do landscape elements and features make a positive / neutral / negative contribution to the landscape?	Contribution = Positive / Neutral / Negative		NEUTRAL	NEGATIVE
Are landscape elements / features 'valuable'?	Value = High / Medium / Low			LOW
If valuable, are they easily replaced?	Yes = Low / In part = Medium / No = High			LOW
Is landscape context / function important and / or valuable?	Importance = High / Medium / Low		MEDIUM	LOW
Would loss result in positive / neutral / negative contribution to the landscape?	If loss = Positive then value = Low If loss = Neutral then value = Medium If loss = Negative then value = High			LOW
2B LANDSCAPE CHARACTER SENSITIVITY (HIGH / MODERATE / LOW)			MODERATE	LOW

STEP 2C SETTLEMENT & EDGE CHARACTER SENSITIVITY				
OVERALL SETTLEMENT & EDGE CHARACTER				
Typicalness	High / Medium / Low			LOW
Intactness	Good / Fair / Poor			
Condition	Good / Fair / Poor			
Quality	High / Medium / Low			
Vulnerability [to erosion / loss]	High / Medium / Low			
Does settlement edge relate well to its landscape setting?	Value / Importance / Relevance = High / Medium / Low		MEDIUM	
Would new development have a positive / neutral / negative effect on existing settlement form and pattern?	If Positive then value = Low If Neutral then value = Medium If Negative then value = High		MEDIUM	LOW
Would new development in this location represent an appropriate extension to the settlement?	If appropriate = Positive then value = Low If Neutral then value = Medium If inappropriate = Negative then value = High			LOW
2C SETTLEMENT & EDGE CHARACTER SENSITIVITY (HIGH / MODERATE / LOW)			MODERATE	LOW

2D LANDSCAPE SENSITIVITY - 2A, 2B & 2C COMBINED (HIGH / MODERATE / LOW)		MODERATE	LOW
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STEP 3 VIEWS AND VISUAL SENSITIVITY				
DESIGNATED NATURAL / SCENIC BEAUTY	Malvern Hills AONB. Within sight of 'Exceptional' and 'Special' viewpoints	HIGH		
LOCAL NATURAL / SCENIC BEAUTY	Area is identified as within sight of 'Important View Out of Village' Note: this view is valued for the panorama of the Hills beyond the settlement, not the built frontage per se, although it makes a key contribution to the setting of the view.			LOW

VIEWS INWARDS	Highly visible / cannot be mitigated = High sensitivity Visible but can be mitigated / Partly visible = Medium sensitivity Not visible = Low sensitivity	HIGH	MEDIUM	
VIEWS OUTWARDS	Highly visible / cannot be mitigated = High sensitivity Visible but can be mitigated / Partly visible = Medium sensitivity Not visible / not important = Low sensitivity		MEDIUM	
SETTING	Important / highly conspicuous / cannot be mitigated = High sensitivity Fairly important / conspicuous but can be assimilated / mitigated = Medium sensitivity Not discernible and / or would enhance visual amenity = Low sensitivity		MEDIUM	
3. VISUAL SENSITIVITY (HIGH / MODERATE / LOW)			MODERATE	

STEP 4 OVERALL SENSITIVITY = LANDSCAPE SENSITIVITY + VISUAL SENSITIVITY			
4. OVERALL SENSITIVITY (HIGH / MODERATE / LOW)		MODERATE	LOW

STEP 5 LANDSCAPE VALUE				
LANDSCAPE DESIGNATIONS	Malvern Hills AONB	HIGH		
DESIGNATED SCENIC VALUE	Malvern Hills AONB	HIGH		
LOCAL SCENIC VALUE	Based on Baseline Landscape Information in Step 1			LOW
LANDSCAPE CHARACTER VALUE	Based on Value in 2A		MODERATE	LOW
LANDSCAPE VALUE	Based on value in 2B & using criteria in Table 4		MODERATE	LOW
GREEN INFRASTRUCTURE FUNCTION / VALUE	Based on factors in Section 1			LOW
PUBLIC AMENITY VALUE	Based on factors in Section 1			LOW
5. LANDSCAPE VALUE (HIGH / MODERATE / LOW)			MODERATE	LOW

STEP 6 CAPACITY TO ACCEPT DEVELOPMENT = OVERALL SENSITIVITY + LANDSCAPE VALUE							
6. CAPACITY TO ACCEPT DEVELOPMENT (HIGH / MEDIUM / LOW)				HIGH	MEDIUM TO HIGH		

STEP 7 SITE ASSESSMENT SUMMARY

SITE SUMMARY TABLE

SITE REF	LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY	
			MODERATE	LOW		MEDIUM TO HIGH	HIGH
3B	MODERATE	MODERATE TO LOW	MODERATE	LOW	MODERATE TO LOW	MEDIUM TO HIGH	HIGH

STEP 8 COMMENTS

SITE REF	COMMENTS
3B	<ul style="list-style-type: none"> FIRST ASSESSMENT CARRIED OUT JANUARY 2017 - area did not form part of original LSCA as school was expected to remain in use. Took into account evolution of NDP and changes to baseline such as construction of new school on Area 9A. Considered capacity of Area combined with adjacent field (Area 3A), i.e. development of a single, undivided site. Capacity of 3B between Medium to High and High due to existing built form / 'brownfield land' status. Combined capacity of Areas 3A and 3B is judged to be Medium to High. Area is visible from 'Exceptional VPs on Hills' ridges (including British Camp) and upper slopes: new development must integrate with rest of settlement edge. MHAONB's <i>Guidance on the Selection and Use of Colour in Development</i> and other guidance should be key references. Area is identified as within sight of 'Important View Out of Village' but this view is valued for the panorama of the Hills beyond the settlement, not the built frontage per se; however, it makes a key contribution to the setting of the view, and careful consideration should be given to this frontage in particular. NB Existing vegetation on site and on boundaries of limited value as relatively recent - not necessarily a constraint, subject to surveys (trees & hedges, and ecology). If developed, assumed main access would be via old school 'loop' and no 'improvements' required: if not the case, potential for adverse effects on landscape character and visual amenity. Whether developed with 3A or not, new built form to be limited to line shown on Landscape Parameters Plan, with gardens / POS / new planting in area to E. Create strong settlement edge and boundary (with locally-appropriate native hedgerow and tree planting with some small native woodland blocks). If developed potential for improvements / enhancements e.g. creation of new GI assets, POS, new habitats, restoration of wildlife corridors, lost / eroded landscape elements (esp. off-site erosion of landcover etc. from horse-keeping - suggest reference to MHAONB <i>Guidance on Keeping Horses in the Landscape</i>). Potential for creation of Local Green Space (see NPPF).