



Browns Lane, Tamworth

**Note in response to Lichfield District Council Officer's Comments
Matters of Coalescence with Wiggington Village: Landscape and Visual
Perspective**

1. Issues raised in the emails dated 10th July 2019; and 27th June 2019)

- 1.1 Wiggington, Hopwas and Comberford Neighbourhood Plan policy ref. WHC1 (distinction between settlements including Wiggington and Tamworth) is directly relevant, stating any development must have regard to distinction, and evidence provided to support the fact that any distinctiveness as defined is not adversely affected.
- 1.2 Policy W1 is also directly relevant; no coalescence of any development north of Tamworth with Wiggington, need to maintain visual separation.
- 1.3 Tamworth and Wiggington remain currently as two settlements clearly distinct from one another despite incremental 20th century growth - all the more reason to protect the distinction from further erosion and near coalescence.

2. Response

- 2.1 The LVIA content includes reference to the identified policies at Table 2 on pages 12-13, quoting each in full.
- 2.2 At paragraph 5.8 (fourth and fifth bullet points), the analysis does indeed note that from some areas it appears that the settlements (Tamworth and Wiggington) are almost joined – but it does not suggest the two have 'coalesced', and are not distinct from one another.
- 2.3 Paragraphs 5.9-5.15 deal specifically with the relationship between Wiggington Village and Tamworth, quoting Neighbourhood Plan Policy WHC1 in full. This analysis includes consideration of views from where the perception of 'gap'

between settlements can be appreciated to a greater or lesser extent. This includes LVIA views:

1: From the public footpath over Hogs hill, looking south-west (at distance);
7: From the public footpath on the northern edge of Tamworth, looking north;
8: From the public footpath east of Wiggington, looking south; and
9 and 10: From the public footpath off Comberton Lane, west of Wiggington, looking south-east;

2.4 The analysis also considers how the experience of travelling through the 'gap' between the settlements currently exists – by foot in the second part of para. 5.14, and by car at para 5.15.

2.5 This analysis is brought to conclusion at paragraph 5.16, constraints, second bullet point where the potential for coalescence (physical and visual) is clearly acknowledged, based on the analysis completed.

2.6 The description of the development envelope, paras. 5.20 – 5.25 then clearly explains how this analysis has influenced the extent of proposed development, with specific reference to the relationship with Wiggington. This is further supported by landscape mitigation along the western boundary of the envelope, described at para. 5.30.

2.7 Three LVIA viewpoints refs. 7, 8 and 9 were then subject to a visually verified montage (3D Vista Document, viewpoints A, B and C respectively), to support the LVIA conclusions and demonstrate that clear distinction between the two settlements of Tamworth to the south and Wiggington to the north would be retained in the context of the proposed development.

3. Wiggington Conservation Area Appraisal and Management Plan 2018

3.1 This document was prepared after the LVIA had been written, hence it was not referenced.

3.2 The Conservation Area Appraisal at no point mentions the word 'coalescence' but rather discusses the setting of the village, with glimpsed views out from it to the open countryside, and the fact that it sits on a ridge (section 1.4, page 8), appreciated more when approached from the west.

- 3.3 Views are identified and analysed (page 10), and their retention as such being essential to the character of the conservation area, together with need to consider them in the context of new development.
- 3.4 Panoramic views to the south are referenced, specifically from Main Road and the western edge of the village, and also some views to the east of open countryside with trees and hedges.
- 3.5 Specific (shorter) views are referenced as being down Comberford and Syerscote Lanes, the latter looking to the east (page 11). Note the application site is to the south-east.
- 3.6 Glimpsed views are noted as limited (page 12).
- 3.7 Map 2 (page 28) identifies the locations of "key Views" (in a yellow/orange graphic) towards, within and from the Conservation area. With respect to the south, east and south-east (in the vicinity of the application site), Key Views are identified:
- South along Main Street;
 - East along Syerscote Lane; and
 - East from the car park of the Old Crown PH.
- 3.8 Views south (and north) along Main Street are "channelled" (see LVIA view 11) by built form, roadside vegetation and localised earth embankments – only the very western part of the application site features in these views.
- 3.9 Views east from Syerscote Lane are also in part channelled by roadside hedgerows, with the rising open countryside to the east – the application site doesn't feature in this view as located and orientated in the Appraisal.
- 3.10 Views east from the Old Crown PH - similarly the application site does not feature in this view as located and orientated in the appraisal.

4. Conclusions

- 4.1 The LVIA deals with matters of coalescence, landscape and visual setting and settlement relationship comprehensively. Specifically, it states at para. 8.14 in the Summary and Conclusions section:

*"These proposals have been developed with reference to relevant policy guidance and published landscape character assessments. The development envelope positively addresses the constraints and opportunities identified as part of the detailed landscape and visual analysis. **In particular, it responds to the need to maintain physical and visual separation between the northern edge of Tamworth and Wiggington village and to prevent coalescence.....**"*

- 4.2 All relevant Neighbourhood Plan Policy is referenced and considered.
- 4.3 The nature, scale and character of the relationship between the distinct settlements of Wiggington and Tamworth has been carefully considered and has been a material guiding factor in the preparation of the development proposals.
- 4.4 The proposals are acceptable as such in landscape and visual terms, and align with the relevant policy, respecting and protecting the distinctiveness of the neighbouring settlements of Wiggington and Tamworth.
- 4.5 There is nothing in landscape and visual terms in the December 2018 Conservation Area Appraisal, that necessitates any form of revision or update on the landscape and visual analysis of the relationship between the two settlements, or the proposed development.
- 4.6 As such, coalescence will not occur between the two settlements in the context of the development proposals by virtue of the following:
- They will be physically separate, the closest physical distance between the proposed development and Wiggington is ca. 160 metres (see below);
 - They will visually separate, when considered from identified viewpoints looking along the 'gap' between the two (both north and south), and towards the gap from the west;
 - The perception of having left one settlement, walking across undeveloped agricultural land and then entering another settlement will be retained with

specific reference to the public footpath route between the two settlements; and

- The proposed development will have no impact on the current travelling experience (by foot, cycle or car) along Main Road between the two settlements.



Attachments: Proposed Outline Masterplan; Measurement Plan

Pegasus Environment
Part of The Pegasus Group
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