

## Proof of Evidence - Summary.

1. It is my contention that the proposed construction of up to 400 houses in Site 1 (East of Warburton Lane) and Site 2 (West of Warburton Lane) constitutes the infliction of major damage to the landscape of Warburton.
2. In respect of Site 2, the site is within the larger area of a former medieval deer park, a designed landscape and a non-designated heritage asset, which both contains and provides the settings for numerous scheduled and unscheduled heritage assets. The former deer park is the core of the medieval landscape of Warburton, almost all of its very many listed buildings and its Conservation Area being set around the perimeter of the former deer park. I suggest that largely because of the above attributes, the former deer park is a valued landscape. The proposed development will inflict substantial harm to a valued landscape to which National Planning Policy Framework paragraph 170 applies and less than substantial harm to the landscape setting for a substantial number of scheduled and unscheduled heritage assets.
3. In respect of Site 1, I suggest the proposed development will inflict less than substantial harm to the landscape setting for a number of scheduled and unscheduled heritage assets.
4. It is my opinion that the submitted Landscape and Visual Impact Assessment (LVIA) forming part of the Environmental Statement (E.S.) is deficient specifically excluding and/or not recognising all of the above heritage assets and in particular not recognising the designed landscape for what it is. This materially affects the baseline landscape value assessment (Table 6.4 in the E.S.) which equates to the extremely important Table 5.1 in Guidelines for Landscape and Visual Impact Assessment, 3<sup>rd</sup> Edition (GLVIA3). This is a fundamentally important issue.
5. The LVIA 'study area' is a relatively small area of land and I suggest is inadequate as the proposed housing will be seen from a considerably greater distance away
6. The LVIA assesses the impact of a 'worst case scenario' defined as 'maximum parameters of up to 400 dwellings, with a maximum height of 3 storeys with 25-30 dwellings per hectare'. I dispute this, as it is clear that 3 storey buildings will be seen from a considerable distance away from the sites with correspondingly greater visual impacts.
7. I suggest that the fact that in the LVIA Visual assessment viewpoints where the Magnitude of effect and the Significance of effect records no 'High Adverse' Magnitude of effect and Significance of effect in the long term where footpaths are enveloped within the scheme, this does reduce the objectivity of the LVIA.
8. I disagree with several of the important assessment of views in the LVIA and these are detailed in my appendix.
9. The LVIA includes 'embedded mitigation' and refers to the drawings in the revised Design and Access Statement (D&A). I suggest that the screen planting to the south, east and west

of Site 2 is totally inadequate, particularly for the ‘Worst case’ scenario. Similarly, in the case of Site 1, screening to the south is also totally inadequate. I revisit these issues under ‘Landscape Design’.

10. In respect of landscape survey works, I am concerned over the number of high quality trees which will be lost if the scheme is constructed. The Historic Hedgerow Gazetteer appears incomplete, inaccurate and inconsistent and I am concerned that some of these landscape features and heritage assets will be lost if the scheme is approved.
11. I suggest that the proposed architecture as indicated on the D&A statement, completely ignores the local vernacular of Warburton, for which we have produced, some years ago, a Village Design Statement (VDS) as well as the recommendations within the Trafford Landscape Strategy SPG.
12. I suggest the proposed scheme totally fails to comply with the National Design Guide ‘Planning practice for beautiful, enduring and successful places’ of 2019 (quoted in the Revised Design and Access Statement).
13. I contend that the damage, both direct and indirect which will be inflicted on a rare landscape type is substantial.

E. Paul Beckmann

14<sup>th</sup> September 2020