

LANDSCAPE AND VISUAL
IMPACT APPRAISAL

LAND OFF KIDNAPPERS
LANE, LECKHAMPTON

CHARTERED
LANDSCAPE
ARCHITECTS

The logo for mhp consists of the lowercase letters 'mhp' in a bold, rounded, green font. The 'm' and 'h' are connected at the top, and the 'p' has a distinctive shape with a curved bottom.

Document Control		Author	Checked
Status:	V2	Paul Harris CMLI	
Date:	January 2019		

Land Off Kidnappers Lane, Leckhampton – Landscape and Visual Impact Appraisal

Scope of this report

MHP Design Ltd Chartered Landscape Architects were instructed by Robert Hitchins Ltd to produce a landscape and visual impact assessment for proposed development at land off Kidnappers Lane, Leckhampton.

MHP Design Ltd have experience of undertaking landscape and visual assessment at the site and this knowledge has been used to inform the development of the masterplan to ensure that the scheme responds to local landscape and visual sensitivities. The author of this Landscape and Visual Impact Appraisal has extensive knowledge of the site, its context and its potential local sensitivity as illustrated in the Appeal Decision APP/B1605/W/17/3178952 dated 4th April 2018 for a previous proposed development on the study site.

This landscape and visual impact assessment has been undertaken in accordance with 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition and current guidance provided by the Landscape Institute and undertaken by Chartered Landscape Architects. Landscape and visual sensitivities explored and assessed as part of appeal APP/B1605/W/17/3178952 have been used to inform the baseline for this assessment and build upon existing baseline studies.

Site location:

The study site is located on former horticultural nursery land located off Kidnappers Lane, Leckhampton and extends to an area of approximately 1.3ha. The study site is of an irregular shape and predominately open with former plant nursery structures generally demolished and removed other than hardstanding and below ground elements which generally remain insitu.

The land is predominately level and has limited vegetation within it due to its former commercial use. However, the study site is generally well contained by established vegetation although not all of which falls within the ownership of the site.

Adjoining the study site are the existing dwellings of 'The Bungalow' and Charltyne' both of which have an open aspect to the study site.

Site access is directly onto Kidnappers Lane.

Please refer to Figure 1 for the site location, context, designations and Figure 2 for viewpoint location plan.

Development Proposals being assessed:

This assessment considers the low density development of up to 25no. dwellings up to two storeys in height with associated gardens, public open space and access all set out in accordance with the layout principles illustrated in Illustrative Masterplan 300.P.3 Revision K prepared by Robert Hitchins Ltd.

Context & Designations:

Greenbelt	No
Area of Outstanding Natural Beauty	No, but the boundary to the Cotswolds AONB is located south of Church Road to the south of the study site. Refer to Figure 1
Settlement Boundary	The site lies the Principal Urban Area of Cheltenham
Listed buildings	No
Registered Park and Garden	No
Conservation Area	No
Tree Preservation Orders and ancient or veteran trees	None. No veteran or ancient trees assessed to be within or on the boundary of the site.
Open access land/public rights of way	Yes. Lotts Meadow located to the east and south of the site is identified as local green space and has a number of public rights of way which cross it. There is a further right of way located to the north of the study site
Valued Landscape	The site itself is not identified as a valued landscape but it is acknowledged that it falls within a broader landscape which is identified as valued with regard to Paragraph 170 of the Framework

Landscape legislation context

National Planning Policy Framework (NPPF)

Paragraph 170	<p>Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> a) Protecting and enhancing valued landscapes, sites of biodiversity or geographical value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits of the best and most versatile agricultural land, and of trees and woodland;
---------------	---

<p>Paragraph 172</p>	<p>Great weight should be given to conserving and enhancing landscape and scenic beauty in National parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.</p>
<p>Joint Core Strategy Adopted December 2017</p>	
<p>Policy SD6</p>	<p>Landscape.</p> <ol style="list-style-type: none"> 1. Development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social wellbeing; 2. Proposals will have regard to the local distinctiveness and historic character of the different landscapes in the JCS area, drawing, as appropriate, upon existing Landscape Character Assessments and the Landscape Character and Sensitivity Analysis. They will be required to demonstrate how the development will protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement or area; 3. All applications for development will consider the landscape and visual sensitivity of the area in which they are located or which they may affect. Planning applications will be supported by a landscape and visual impact assessment where, at the discretion of the local planning authority, one is required. Proposals for appropriate mitigation and enhancement measures should also accompany applications.

<p>Policy SD7</p>	<p>The Cotswolds Area of Outstanding Natural Beauty. All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan.</p>
<p>Policy SD8</p>	<p>Historic Environment</p> <ol style="list-style-type: none"> 1. The built, natural and cultural heritage of Gloucester City, Cheltenham town, Tewkesbury town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy; 2. Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.....
<p>Cheltenham Borough Council Local Plan</p>	
<p>Policy CO1</p>	<p>Landscape Character. The quality of landscape will be taken into account when proposals for development are assessed, in order to ensure that character and visual amenity are conserved and where possible enhanced.</p>
<p>Policy CO2</p>	<p>Development within or affecting the AONB. The council states it 'will not permit development which would harm the natural beauty of the landscape'.</p>

<p>Policy CP7</p>	<p>Design. Development will only be permitted where it complements and respects neighbouring development and the character of the locality and/or landscape</p>
<p>Emerging Policy: Leckhampton with Warden Hill Parish Council Neighbourhood Plan</p>	
<p>Draft Policy LWH4 Protecting Local Green Spaces</p>	<p>The following local green spaces are designated in accordance with paragraphs 76 and 77 of the NPPF in the Cheltenham Local Plan, the Leckhampton Fields LGS designation is also supported in the Joint Core Strategy examination has the Inspector’s recommendation :</p> <ul style="list-style-type: none"> a) The Leckhampton Fields, b) Weavers Field in Warden Hill <p>Development will only be permitted in very special circumstances, when potential harm to the local green space by way of inappropriateness, and any other harm, is clearly outweighed by other considerations.</p>
<p>Draft policy LWH5 Maintenance and Improvement of Local Green Space and Open Spaces</p>	<ul style="list-style-type: none"> a) Work with local farmers and landowners in maintaining and improving the beauty and amenity of the land and ensuring responsible public use b) Maintain the footpaths and hedges including removing any litter c) Identify trees appropriate for preservation orders. d) Build on the Lepus Report to develop an action plan for the local ecosystem e) In conjunction with Leglag and FOLK, organise and encourage volunteer work to maintain and improve the landscape and amenity of the LGS and in other ways to improve the environment

<p>Draft Policy LWH6 Protecting Other Open Spaces and Amenities</p>	<p>Development that would result in the loss of small open spaces within the Leckhampton with Warden Hill Parish would only be supported when:</p> <ul style="list-style-type: none"> a) The green space is not part of the original housing development design which is supporting and encouraging children’s recreation and sports; b) Equivalent or better provision is provided elsewhere within a suitable location in Leckhampton with Warden Hill Parish, access to young children needs to be considered carefully; c) It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity, or active public recreation use; <p>Allotments should be protected from development in accordance with the Cheltenham Local Plan</p>
<p>Draft Policy LWH7 Conserving and Leckhampton’s Valued Landscape</p>	<p>New development should conserve and enhance the valued landscape by:</p> <ul style="list-style-type: none"> (a) Conserving and enhancing the landscape setting, landscape features and settlement pattern of Leckhampton village; (b) Conserving and enhancing the Cotswold AONB and its setting; (c) Conserving and enhancing the area’s woodland and orchards; (d) Conserving and enhancing mature trees and hedgerows, or where removal is proposed as a last resort, offsetting by way of replacement planting of native species is provided elsewhere on- the site or within the neighbourhood plan area; (e) Retention and enhancement of open watercourses, in particular Hatherley Brook and Moorend Stream;

	<p>(f) Where new planting and landscaping is proposed it should use native species and be designed in such a way so as to ensure that it is suitable when considered in the wider local landscape, and where appropriate, links to existing woodland and hedgerows;</p> <p>(g) Taking account of the impact of the development on significant views detailed in reference 4;</p> <p>(h) Where opportunities arise creation of new views and vistas;</p> <p>(i) Seek to minimise the encroachment of development into visually exposed landscapes and where development is proposed on the edge of settlements, it enhances views of the settlement edge from the surrounding countryside and does not lead to inappropriate incursion into the surrounding countryside by reason of its siting, design, materials or use of landscaping; and by</p> <p>(j) Seeking to conserve and enhance the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed through the use of appropriate styles and sustainable locally distinctive materials.</p> <p>(k) Leckhampton Hill and Cotswold Scarp and across the Leckhampton Fields</p>
<p>Draft Policy LWH10 Northern Fields Design principles Conserving and Leckhampton’s Valued Landscape</p>	<p>All new development will be expected to respond positively to the key attributes of the neighbourhood area and the key local design features of Leckhampton village. Development will not be supported where it is of poor design that has an adverse impact on the character of the area.</p>

	<p>The area ON between Kidnappers Lane and Lotts Meadow is too close to Leckhampton Hill, too visible from the Hill and too poorly screened from view for any estate type of development to be allowed. If any development is to be considered on this land at a future date, such development must be of a rural character and must be well and sustainably screened from view from Leckhampton Hill and the surrounding valued landscape of the Leckhampton Fields by having well in advance planted suitable sustainable trees and thickened hedgerows and having allowed enough years for both to mature sufficiently.</p>
<p>Emerging Policy: Cheltenham Plan Pre-Submission Version - February 2018</p>	
<p>Policy D1: Design</p>	<p>Development will only be permitted where it:</p> <ul style="list-style-type: none"> a) adequately reflects principles of urban and architectural design; and b) complements and respects neighbouring development and the character of the locality and / or landscape.
<p>Policy L1: Landscape and Setting</p>	<p>Development will only be permitted where it would not harm the setting of Cheltenham including views into or out of areas of acknowledged importance.</p>
<p>Policy GI1: Local Green Space</p>	<p>Development will not be permitted within a Local Green Space, designated either within the Cheltenham Plan or an approved Neighbourhood Plan, unless there are very special circumstances which outweigh the harm to the Local Green Space. Particular attention will be paid to the views of the local community in assessing any development proposals that affect a designated Local Green Space.</p>

<p>Policy GI3: Trees and Development</p>	<p>Development which would cause permanent damage to trees of high value (Note 1) will not be permitted.</p> <p>The following may be required in conjunction with development:</p> <ul style="list-style-type: none"> a) the retention of existing trees and b) the planting of new trees and c) measures adequate to ensure the protection of trees during construction works.
<p>Policy CI1: Securing Community Infrastructure Benefits</p>	<p>Development proposals will only be permitted where adequate community infrastructure capacity exists, or where additional capacity is capable of being provided as part of the development without unacceptable impacts on people or the environment. In order to secure community infrastructure improvements, the Council will employ planning obligations as necessary and appropriate. Obligations may relate to:</p> <ul style="list-style-type: none"> a) affordable housing b) green infrastructure, including open space c) suitably designed and located play, recreation, sport and leisure facilities d) education provision e) broadband infrastructure provision
<p>Policy CI2: Sports and open space provision in new residential development</p>	<p>The Council will expect new development to contribute towards meeting local standards in respect of the provision of:</p> <ul style="list-style-type: none"> a) Open Space b) Playing pitches c) Built sports facilities

	<p>On-site provision, off-site provision or a financial contribution may be sought in accord with the assessment processes defined in the Social, Sport and Open Spaces Study – Developer Contributions Toolkit (2017).</p>
<p>Policy MD5: Leckhampton</p>	<p>Originally a JCS site, development at this location will need to take into account landscape impacts, highways issues and green space. Site boundaries are based on the JCS Inspector’s comments in her Note of Recommendations from 21 July 2016. Development at this location will need to ensure that the JCS examination’s consideration and findings related to this site are fully taken into account.</p>
<p>Leckhampton with Warden Hill Neighbourhood Development Plan - Landscape and Visual Appraisal - Nov 2017</p>	
<p>This landscape and visual appraisal was prepared by Lepus Consulting Ltd in November 2017. The appraisal confirms the following:</p> <ul style="list-style-type: none"> • That there is a subtle gradient of increasing landscape and visual sensitivity towards the Cotswolds AONB • That the majority (but not all) of the area has a strong intact landscape character • Land closer to the urban edge in the northern fields is arguably less sensitive due to associations with residential landscapes and brownfield locations within the area. • The appraisal recognises the study site as being one of ‘<i>three disused garden nurseries</i>’ located along Kidnappers Lane. It is considered that the reference to ‘<i>brown field locations within the area</i>’ refers to these former nursery sites 	
<p>Other Legislative factors</p>	
<p>Countryside and Rights of Way Act:</p>	<p>No public rights of way or public access exist across the site. There are several local public rights of way within</p>

	<p>the wider local landscape and immediate context. Figure 2 identifies the nearest Public Rights of Way.</p>
<p>Policy Summary</p>	
<p>Existing national and local policy (and emerging policies) do not restrict development of the study site where its design is sympathetic to local visual amenity and the semi rural character of the area.</p> <p>The study site does not form part of a designated landscape and is itself not identified as being a valued landscape. The study site does not form part of the proposed green space designation of the adjoining land. However, it is located within a broader area of landscape that is acknowledged to be valued with regard to paragraph 170 of the Framework. As such development of the site should protect the landscape character in this semi rural location and protect the visual amenity of local views. The draft neighbourhood Plan identifies that a rural character of lower density and substantial screening by new boundary vegetation would be required to achieve an acceptable development. The study site lies within the setting of the Cotswolds AONB so development must ensure that views to and from the AONB are not harmed by development.</p>	
<p>National Landscape Character Context</p>	
<p>National Character Area</p>	<p>NCA 106 Severn and Avon Vales</p>
<p>The site is located within the National Character area 106 Severn and Avon Vales, as shown on the Natural England National Character Area Map. Key characteristics of the Severn and Avon Vales character area are as follows:</p> <ul style="list-style-type: none"> ▪ A diverse range of flat and gently undulating landscapes. ▪ Prominent oolitic limestone outliers of the Cotswold Hills break up the low-lying landscape in the south-east of the area ▪ Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards. 	

- Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east.
- Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere
- A strong historic time line is visible in the landscape, from the Roman influences centred at Gloucester, earthwork remains of medieval settlements and associated field systems through to the strong Shakespearian heritage at Stratford-upon-Avon.
- Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.

(Source: NCA Profile: 106 Severn and Avon Vales
<http://publications.naturalengland.org.uk/publication/5900626>)

Opportunities and Strategies

Statements of Environmental Opportunity for the Severn and Avon Vales NCA include in summary:

- SEO1 Protect and manage the landscape, heritage and biodiversity associated with the Severn Estuary, the river valleys and other hydrological features.....
- SEO2 Seek to safeguard and enhance this areas distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management...
- SEO3 Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity
- SEO4 Protect geological exposures and maintain, restore and expand semi natural habitats....

Key drivers of change relevant to the contextual setting of the study site are identified to include:

- Traditional orchards have declined and been lost

- The orchard tree age structure is too limited. The older fruit tree population is declining and there are too few middle aged trees to replace them in the future. This is a particularly significant problem in perry pears.
- Loss and deterioration of hedges is ongoing. The loss of hedgerow trees and failure to nurture a new generation of hedgerow trees has created some very open areas....

District/Local Landscape Character Type

County/District Character Type

Settled Unwooded Vale

- SV6B Vale of Gloucester

Key Characteristics:

- Soft, gently undulating to flat landscape, but with intermittent locally elevated areas that project above the otherwise flatter landform;
- Area drained by a series of east west aligned tributaries of the Severn, including the Cam, Frome and Chelt, and the Stratford Avon flowing into the Severn from the north;
- Mixed arable and pastoral land use enclosed by hedgerow network, in places forming a strong landscape pattern;
- Limited woodland cover with mature hedgerow trees and occasional orchards;
- Rural areas bordered by large urban and suburban areas and interspersed with commercial and industrial premises;
- Varied mix of buildings materials including brick, timber and stone, and slate and thatch roofing;
- Proliferation of modern 'suburban' buildings styles and materials;
- Major transport corridors pass through the Vale, frequently aligned north south, beyond which is a network of local roads and lanes linking villages and hamlets; and
- Widespread network of pylons and transmission lines;
- Numerous nurseries in the vale commonly located on the edge of settlements and/or adjacent to major roads
- The influence of settlement character of the vale landscapes carries in its nature and extent some areas feel deeply rural whilst in other areas the urban edge of Gloucester, Cheltenham or Tewkesbury Exerts a strong influence.

JCS Character Assessment

A landscape character and sensitivity analysis around urban centres of Gloucester, Cheltenham and Tewkesbury was prepared as part of the evidence for the joint core strategy. The study site has been identified as being situated within character area A: Leckhampton.

The key characteristics of the A: Leckhampton character area are summarised as follows:

- A very gently sloping, intimate landscape, consisting of numerous small holdings and nurseries (of varying condition), that are predominantly used as unimproved pasture.
- Enclosed almost entirely by built form in the north, west and east, with the Cotswold AONB Escarpment directly to the south and south-east, the area is further enclosed at a local scale by a strong and varied tree structure, albeit confined to field boundaries and remnant orchards.
- Formal Poplar planting, occasional conifer screening, and ornamental tree varieties tend to demarcate private gardens or grounds.
- Field size ranges from small to medium, bound by tree and scrub, and post and wire fence
- Two tributaries of the Hatherley Brook provide natural and well vegetated features, and (although observed to be dry and somewhat overgrown) the Moat at Church Farm gives historical and potential hydrological interest.
- There are numerous public footpaths (including part of the Cheltenham Circular Footpath), while allotments and a formal playing field which abut the urban development provide further recreational opportunities.
- Although the fast A46 passes the site other roads are narrower and somewhat less trafficked.
- The proximity to residential development with associated fencing; a commercial auction unit and associated car parking; dilapidated nursery greenhouses; and the often dishevelled aesthetic of the area can have a detrimental visual impact.
- Dense built form is often fully or partly screened by vegetation; settlement within the site takes the form of scattered farmsteads and cottages (often of historic importance); and the small holdings with varied animals (pigs, sheep,

horses and chickens) and “home-made” appearance lend a textural, intimate and personal quality to the area.

- Vegetation, fencing, and grass are often rough in nature and ridge and furrow and other localised undulations add interest to the pasture.

Local Landscape Character

The local landscape character is predominately semi rural in nature reflecting the published district and JCS character types. This was also confirmed by the Inspector in his appeal decision (APP/B1605/W/17/3178952) dated 4th April 2018 where he refers in paragraphs 18, 24 & 26 to the semi rural character of the local landscape. The features which inform the local landscape character which forms the immediate context to the study site, can be identified as follows:

Undisturbed Agricultural Field Parcels:

Predominantly used as unimproved pasture, these fields have a sense of time depth and enclosure. The undisturbed agricultural field’s character areas are typically bounded by mature hedgerows, vegetated corridors and watercourses lined by mature trees.

Occasional isolated mature field trees in species such as oak are also present. Vegetation is often rough in nature, ridge and furrow and other undulations add interest to the pasture. Some younger planting of trees has occurred in more recent years and this breaks with the traditional land use and field patterns.

Allotments:

The allotment character has a moderate sense of openness and connection to the established settlement. This character area is surrounded by relatively urban land uses but has a moderate sense of enclosure provided by mature boundary vegetation and adjacent built form.

Former Nurseries:

The study site is largely situated within this character area. Former commercial horticultural nurseries are now disused and in varying stages of dereliction or clearance.

Established conifer screening and ornamental trees demarcate the grounds in many of these former nursery site.

Recreational Grounds:

Recreational grounds have a sense of openness and connection with surrounding established settlement these tend to be well managed amenity grassland with associated parking facilities and sports paraphernalia such as goal posts.

Established Settlement:

Established settlement on the edge of the study area is relatively high density and suburban in style. Built material tends to be red brick and houses are detached. More centrally within the study area established settlement includes several listed buildings and more recent development set within comparatively large grounds.

Small Holding, disturbed agricultural:

The study site is partially situated within this character area. This character area consists of smaller field parcels with varying small scale pastoral and agricultural land uses. Boundary treatments vary from plot to plot creating a "home made" appearance. The character area features various sheds, stores and animal houses in varying condition. Several plots appear to be disused and overgrown whilst others are regularly maintained and in productive use. There is a textural intimate quality to the area.

Vegetation Belt:

Vegetation Belts feature a variety of shrub and tree species with bramble encroachment the vegetation belts provide a sense of enclosure to the surrounding land uses and but remain fairly inaccessible of themselves. This character area has a strong sense of time depth and contributes to a sense of time depth in the surrounding character areas. Condition is moderate and often over grown.

Watercourse and Associated Vegetation:

This Character area is typically associated with a fall in landform which combined with mature, frequently, willow trees provides a sense of enclosure.

Semi rural lane:

This character area applies to Kidnappers Lane immediately adjoining the site but it can also be applied other local roads and lanes which connect the main settlement areas with the rural agricultural landscape of the vale. These semi rural lanes frequently have well settled characteristics adjoining areas of open and unsettled countryside. Kidnappers Lane itself experiences a significant transition with distinctively urban characteristics towards the west and more rural characteristics to the east. Settlement features are generally small in scale and well contained with established vegetation although more open frontages onto the lane are common, reflecting an established traditional linear settlement pattern.

Site features

Natural Elements:

Landform

Generally level

Vegetation:

Trees

Limited trees on site with a number of poor specimens located within a small group close to existing dwellings (The Bungalow/Charltyne)

Hedges and hedgerows

Well established native hedgerow to east and south of the site giving robust separation with Lotts Meadow. Hedge remnants and scrub along northern and western site boundaries.

Landcover

Generally open with ruderal grassland/scrub

Other

Existing dwellings located between the eastern boundary of the study site and Lotts Meadow introduce built form (main dwellings and outbuildings) to the character of the site.

Hydrology	No standing water or running ditches on site
Cultural Elements:	
Land Use	Disused horticultural nursery
Boundaries and enclosure pattern	Weak and broken but strong separation with Kidnappers Lane and Lotts Meadow
Time depth / Historic landscape	Poor time depth. Modern structures, limited vegetation of age and few elements of any age.
Relationship to built form/ settlement	Strong relationship with Kidnappers Lane from open entrance. Generally separated from main urban area but stronger links with the existing settlement along Kidnappers Lane.
Amenity / Recreational use	None on site but Lotts Meadow and sportsfield beyond are important local resources for local amenity and recreation.
Perceptual qualities	Semi rural but transitional landscape with visual links to the rural landscape of the Cotswolds scarp and agricultural landscape but close to urban features associated with Leckhampton, A46 corridor and Cheltenham generally.
Landscape Character Summary	
<p>The landscape character of the site is generally disturbed and damaged but it lies within a semi rural character recognised as having its own charm and distinctiveness. The elements of the study site which contribute to its character do not contribute to the desirable characteristics of the contextual area. At the same time the study site is sufficiently contained that its detracting features are not generally experienced in the contextual landscape other than from Kidnappers Lane at the entrance to the study site.</p>	

Whilst the contextual landscape may be semi rural in character, there are a number of quite urban features within close proximity. These include the main residential areas along Kidnappers Lane and along the A46 corridor to the north as well as at Vineries Close to the south. Distinctly rural characteristics include the open agricultural landscape to the south of Kidnappers Lane.

Overall the study site lies within an area which forms a transition from the urban character areas of Cheltenham to the north and the agricultural vale landscape to the south. This transitional area comprises elements of both urban and rural character, but it is notable that elements associated with settlement are greater than elements more closely associated with an active agricultural landscape. The extent of established vegetation is important in maintaining a semi rural character to the area particularly where the agricultural activity is more limited.

Landscape Sensitivity

The landscape of the study site does not fall within a designated landscape and is separated from the Cotswolds AONB by a number of fields and areas of existing settlement. The study site does not have rare or distinctive attributes but does form a part of the transition area which is assessed to form part of a broader valued landscape because of its distinctive characteristics.

The susceptibility of the Severn and Avon Vales National character Area to change is assessed to be **medium low** where settlement of mixed age and character is present. The value of the Severn and Avon Vales NCA is assessed to be **medium** due to the extent and distribution of settlement and communication corridors away from the River Severn corridor.

The susceptibility of the Vale of Gloucester SV6B district landscape character type to change is assessed to be **medium** due to the extent and nature of existing settlement and associated features. The value of the Vale of Gloucester LCT is assessed to be **medium low** where the landscape falls within areas adjoining major settlement or influenced by well established communication corridors.

Site features are generally in a poor condition and are deteriorating. The site trees and boundary vegetation do contribute to the well vegetated appearance of the location and are therefore its

most sensitive features.

The study site is assessed to have a **low** susceptibility to change due to its limited contribution to local landscape character and to the condition of its elements. The study site is assessed to have **medium** value due to the valued nature of the contextual landscape.

Overall the landscape sensitivity of the site is assessed to be **medium low**.

Visual context

The scope of this assessment has been informed by previous site assessment by the author and observations of the Inspector in the Appeal Decision dated 4th April 2018 (APP/B1605/W/17/3178952). The following potential visual receptors have been confirmed, and representative viewpoint photographs taken which are presented in Figure 2 to Figure 11.

Key Visual Receptors:

Users of Kidnappers lane
(Viewpoints 1 & 2)

Views from Kidnappers Lane are generally limited to close proximity to the entrance of the site due to established vegetation and orientation of views. Established coniferous hedge screens views into the site on Kidnappers Lane to the west of the site and by established native field hedge and avenue of trees adjoining Lotts Meadow to the south.

The site entrance is open and there are clear views into the immediate entrance area of the site for road users travelling in both directions. These views are limited, generally indirect and transient in nature.

Road users in this location are more likely to be local users and views not experienced in the setting of the escarpment. Views are therefore assessed to be **low** value.

<p>Walkers using public rights of way CHL/8, CHL/9 & CHL/10 south of Kidnappers lane (Viewpoints 3, 4 & 5)</p>	<p>There are very limited views towards the site from public rights of way to the south of Kidnappers Lane. In winter conditions there may be infrequent glimpsed views through deciduous vegetation but these are likely to be limited, indistinct and indirect.</p> <p>Walkers will experience medium high value views in this location which is predominately rural in character and where the Cotswolds escarpment is frequently seen as the backdrop to local views in the opposite direction to potential views towards the site.</p>
<p>Walkers using public rights of way CHL/8 and CHL/11 Lotts Meadow (Viewpoints 6 & 7)</p>	<p>Open views towards the site are obtained from within Lotts Meadow when walking these rights of way. The site itself is obscured by the existing boundary vegetation which extends over 4m in height in places. The existing residential properties of The Bungalow and Charltyne are also located between the site and Lotts Meadow.</p> <p>Views towards the site are generally indirect and are not experienced in views from Lotts Meadow toward the visually prominent Cotswold escarpment.</p> <p>The views experienced by walkers are assessed to be medium high value.</p>
<p>Walkers using public right of way CHL/6 north north/west of site (Viewpoints 8 & 9)</p>	<p>Walkers using this public right of way are generally limited in views towards the site until the path opens at its union with the driveway to Robinswood Cottage. The footpath is generally enclosed by hedges with some newer post and chainlink fencing to the west of Robinswood Cottage.</p>

	<p>A clear view is obtained towards the site south of the cottage and this view is retained along the driveway to the cottage along which the public right of way passes before joining Kidnappers Lane.</p> <p>The view experienced is generally open with a focus on the high ground of Leckhampton Hill seen over the foreground and mid ground vegetation. Residential built form, garden features and former nursery areas are part seen in this open view which is semi rural in character.</p> <p>The Inspector of the former appeal identified 'extensive views into and across the site' which were not significantly reduced by foreground vegetation.</p> <p>The views are experienced as direct views and indirect along only a short length of footpath CHL/6 at its closest point to the study site.</p> <p>The views experienced by walkers are assessed to be medium high value, reflecting the value attributed by the Inspector of the former appeal.</p>
<p>Walkers using public rights of way ASH/31 & ASH/32 Leckhampton Hill within AONB (Viewpoints 11 & 12)</p>	<p>Views from the lower slopes of Leckhampton Hill are open and expansive towards the west across the Severn vale towards the higher ground to the west of the River Severn. The study site is predominately screened by existing vegetation to the immediate south of the site but the location is generally identifiable. The site is seen in the context of the urban edge of Cheltenham in turn seen in the context of the wider rural vale.</p>

	<p>Views from this location into the site are indistinct but direct. Walkers will experience high value views in this location within the AONB and on the escarpment.</p>
<p>Walkers using the Cotswold Way national trail, Leckhampton Hill (Viewpoint 10)</p>	<p>Views experienced by walkers using the Cotswold Way national trail on the highest ground of the escarpment, are expansive and panoramic. The study site is identifiable in the view but small only a very small element in a broad view which experiences the broader Cheltenham urban area in its rural setting.</p> <p>Walkers will experience high value views from this location.</p>

Summary of Visual Sensitivity

The study site is generally well contained by screening boundary vegetation including hedgerows and trees within and around the site as confirmed by the Inspector of the former appeal. This limits views into the site from Lotts Meadow and viewpoints south of Kidnappers Lane. A limited but open view is obtained into the site at the existing entrance. Similarly, an open view is obtained from the public right of way at Robinswood Cottage to the north of the site. Both of these more sensitive views were identified by the Inspector in the former appeal.

There are limited medium distance views into the site due to intervening vegetation but from the higher ground of the escarpment the site is identifiable over this intervening vegetation. These elevated views are long distance and whilst the site is identifiable, it is less distinctive when seen in the context of the southern urban edge of Cheltenham.

Overall the site and its immediate contextual landscape are assessed to have a **medium** sensitivity which is due to its current openness rather than its contribution to local landscape character or its importance to facilitate local views. It is noted that the site falls within an area identified as high visual sensitivity within the 2012 Landscape and Visual Sensitivity and Urban Design Report for Strategic Site 6A South Cheltenham. However, this was a broad brush

assessment and from the reasons given above and in the context of the adjoining designated landscape of the AONB, the study site does not have the same visual sensitivity as the Cotswold escarpment and its foot slope landscape to the east of the site.

Please refer to viewpoint photographs and viewpoint location plan Figures 2 to Figure 11.

Assessment of Landscape Effects

The landscape receptors identified in the Landscape Baseline section, are assessed for their sensitivity by consideration of their susceptibility to change as a result of the proposal (high, medium, low) and the value of the landscape receptor. The overall sensitivity of the landscape receptor is assessed using the criteria set out in the methodology in Appendix A.

NCA Area 106 Severn and Avon Vales

The proposals are within a semi rural location in the context of the Cheltenham urban fringe where settlement is a characteristic. The site does not lie within a deeply rural part of the NCA.

Susceptibility of the national character area in this location is assessed to be **medium low** where settlement of mixed age and character is present, and value assessed to be **medium** due to the context of the existing urban area.

Overall sensitivity of the national character area is assessed to be **medium low**.

Magnitude of change to the national character area is assessed to be **negligible**.

District Landscape Character type – Settled
Unwooded Vale – SV6B Vale of Gloucester

The proposals do not introduce settlement features which are uncharacteristic of this settled landscape character type. The scale and

	<p>grain of the development proposals are in keeping with the semi rural nature of the location.</p> <p>The susceptibility of the district landscape character type to change in this location is assessed to be medium.</p> <p>The value of the local landscape character type is assessed to be medium low where the landscape falls within the areas adjoining major settlement or is influenced by well established communication corridors.</p> <p>The magnitude of change assessed from the development on the local character type is assessed to be low.</p>
<p>Local Landscape Character Area</p>	<p>The local landscape character is semi rural in character with its combination of settled features juxtaposed with undeveloped parcels of land all united by hedgerows, trees and other established vegetation. Settlement is a strong feature within the local landscape with large scale urban settlement in close proximity. The small scale nature of the development proposals reflects this local characteristic.</p> <p>The local landscape character area is assessed to have medium susceptibility and medium value reflecting its settled semi rural character. Overall sensitivity is assessed to be medium.</p> <p>Magnitude of change is assessed to be low.</p>

<p>Site Character</p>	<p>The site itself makes little positive contribution to local landscape character although its derelict features do not generally influence the character of the surrounding landscape as they are well contained by boundary vegetation.</p> <p>Overall the site is assessed to have a low susceptibility to change due to its character and poor quality features but assessed to have medium value due to its context with Lotts Meadow. Overall sensitivity is assessed to be medium low.</p> <p>The magnitude of change assessed from the development of the site is assessed to be high.</p>
<p>Assessment of Visual Effects</p>	
<p>Users of Kidnappers Lane (Viewpoints 1 & 2)</p>	<p>Road users are considered to have a medium susceptibility to change due to the speed at which they are travelling and the degree to which their attention is focused on the road. Views are assessed to be Low value into the site.</p> <p>Development proposals will be visible from Kidnappers Lane both through the entrance and over boundary vegetation. By keeping new built form away from the site entrance a rural character can be retained through hedge and tree planting along the frontage and within the site as proposed. The open frontage of the site will be lost but this is presently experienced as derelict from Kidnappers Lane.</p>

	<p>It is assessed that the new entrance could bring enhancement to the character of Kidnappers Lane and associated improvement in visual amenity to road users.</p> <p>Motorists are assessed to have an overall magnitude of effect of medium.</p>
<p>Walkers using public rights of way CHL/8, CHL/9 & CHL/10 south of Kidnappers Lane (Viewpoints 3, 4 & 5)</p>	<p>Views towards the site are very limited and new built form will be indistinct if partly seen through breaks in existing vegetation.</p> <p>Walkers are considered to have high susceptibility to change and to experience medium high value views in this location where the focus is on the Cotswold escarpment.</p> <p>Overall walkers are assessed to have medium high sensitivity to changes in views. The overall magnitude of effect is assessed to be low/negligible.</p>
<p>Walkers using public rights of way CHL/8 and CHL/11 Lotts Meadow (Viewpoints 6 & 7)</p>	<p>Walkers generally experience open views towards the scarp and within Lotts Meadow. Built form of settlement edge is seen in views to east but not to south or north. Part of the roofscape of the development closest to the northern boundary maybe seen but roof elements will be seen to be generally dispersed and mixed with new tree canopy when established.</p> <p>Walkers are assessed to have a high susceptibility to changes in views and to</p>

	<p>experience medium high value views into the AONB. Overall they are assessed to have medium high sensitivity.</p> <p>The magnitude of change that is likely to be experienced by residents is assessed to be low.</p>
<p>Walkers using public rights of way CHL/6 north north west of site (Viewpoints 8 & 9)</p>	<p>Views are open toward and into the site and experienced by walkers for a short distance along the footpath as it emerges onto the shared driveway with Robinswood Cottage.</p> <p>Development would be seen in the view which would remain set below the established vegetative backdrop to the site formed by trees within Lotts Meadow and along Kidnappers Lane. Mitigation hedgerow planting will soften the view but not obscure views of some upper elements of built form.</p> <p>Walkers are assessed to have high susceptibility to changes in views and to experience medium high value views. Overall they are assessed to experience medium high sensitivity.</p> <p>The magnitude of change likely to be experienced is assessed to be medium.</p>
<p>Walkers using public rights of way ASH/31 & ASH/32 Leckhampton Hill within the AONB (Viewpoint 5)</p>	<p>Walkers experience broad, panoramic views into the vale. New development will be predominately screened by a existing established vegetation which will be further strengthened with new internal site tree</p>

	<p>planting. In the winter landscape there is a greater chance of walkers identifying new development elements through vegetation. This will be experienced against settlement features already forming part of the current urban margin.</p> <p>Walkers are assessed to have a high susceptibility to changes in views and to experience high value views. Overall the visual sensitivity of walkers is assessed to be high.</p> <p>The magnitude of change likely to be experienced by users is assessed to be negligible/low.</p>
<p>Walkers using the Cotswold Way at Leckhampton Hill (Viewpoints 10)</p>	<p>Expansive views in which the site is identifiable but experienced in the context of the existing urban area.</p> <p>New built form would be identifiable but the extent of the change would be very limited in the panoramic nature of the view and the immediate urban context to the site.</p> <p>Walkers are assessed to have a high susceptibility to change and to enjoy high value views. Overall they are assessed to have high visual sensitivity.</p> <p>The predicted magnitude of change likely to be experienced by walkers is assessed to be negligible.</p>
<p>Construction Effects</p>	

During construction predicted landscape and visual effects may occur for a temporary period of time. These effects may be greater than during the operation phase of the proposals or they may involve effects which may only occur during construction. The duration for the construction phase of the development is estimated to last for up to 12 months. The following construction effects are assessed for this proposed development:

Construction effects on landscape

It is acknowledged for this assessment that construction impacts will be temporary but large in scale due to the nature and size of the proposed development. The likely effects of the construction phase will comprise:

- Compound for delivery and storage of materials (Temporary structures such as storage containers)
- Heavy plant, excavators
- Security, 'Heras' type fencing and temporary hoarding boards
- Noise and movement associated with delivery vehicles and heavy plant machinery
- Machinery such as excavators
- Tree root protection zone fencing

Construction effects on views

The overall landscape and visual effects of the construction phase will affect groups of receptors in different ways. Roads and footpaths in close proximity to the study site will experience more significant effects. These likely visual impacts are expected as follows:

- Visual receptors at close proximity may experience moderate temporary visual effects.
- Visual receptors at medium and long distances may experience low to negligible temporary visual effects.

Mitigation and Enhancement

The existing established site boundary vegetation has been identified as making the most significant contribution to local landscape character and at the same time creating a strong sense of enclosure to the study site. This limits both long distance and local views into the site and significantly reduces the contribution made by the open areas of the site to the character and visual amenity of the local area.

Mitigation is recommended where site boundary vegetation has been removed or is absent including the site frontage with Kidnappers Lane and along the southern and western boundaries. The introduction of new native hedge and tree planting provides an opportunity to complete the visual containment of the site and create a green infrastructure that meaningfully relates to existing infrastructure adjoining Lotts Meadow and Kidnappers Lane. This has the ability to conserve and extend the semi rural characteristics of the location and at the same time create an appropriate setting and sense of place for the development.

The proposed layout provides internal open space which extends across the site (south/north) which provides an opportunity for incorporating tree planting. Planting across this open space can create further screening of the development in long distance views from within the AONB to the east as well as screening from Kidnappers Lane particularly when travelling westwards towards the A46. This central belt of tree planting can also reduce the sense of depth to the development in views experienced from the public right of way at Robinswood Cottage.

Informal tree planting along the short length of boundary with Lotts Meadow to the north west of the site and internally within the same general area, can introduce further screening of the roofscape of the development in views from Lotts Meadow. Whilst this may not obscure all views of built form it is likely to create a sense of low density and broad dispersal of built form not dissimilar to the character and scale of the local settlement pattern along Kidnappers Lane.

The above measures reflect the screening and mitigation measures stated set out in the emerging local neighbourhood plan.

Summary of Landscape and Visual Effects

Predicted landscape and visual effects and the significance of those effects are summarised in Tables 1 and 2 below.

Table 1: Summary of landscape assessment									
Landscape effects								Significance of effect	
Landscape receptor	Susceptibility /vulnerability to change	Value	Overall Sensitivity	Scale of effect	Geographical Extent	Duration and reversibility	Overall Magnitude of effect	Significance of effects at Year 1	Significance of effects at establishment (of mitigation planting*)
NCA 106 Severn and Avon Vales	Medium low	Medium	Medium low	Very minor scale of effect and extent. Permanent.			Negligible	Not significant	Not significant
LCT/LCA: Settled Unwooded Vale SV6B Vale of Gloucester	Medium	Medium low	Medium	Very minor scale of effect and extent. Permanent.			Low	Slight adverse	Slight adverse
Local Landscape Character	Medium	Medium	Medium	Low to moderate scale of effect which is generally contained the site. Permanent			Low	Slight adverse	Slight adverse
Site Character	Low	Medium	Medium-Low	Large scale of effect with loss of openness but limited to site. Permanent			High	Moderate adverse	Slight adverse

*Establishment in this case means primary mitigation measures are achieving their objectives.

Table 2: Summary of visual assessment									
Visual effects								Significance of effect	
Visual receptor	Susceptibility /vulnerability to change	Value	Overall Sensitivity	Scale of effect	Geographical Extent	Duration and reversibility	Overall Magnitude of effect	Significance of effects at Year 1	Significance of effects at establishment (of mitigation planting*)
Users of Kidnappers Lane	Medium	Low	Medium Low	Scale of effect and geographical extent very limited and any glimpsed views seen in settlement context. Permanent			Medium	Moderate adverse	Slight beneficial
Walkers using PROW CHL/8, 9 & 10 south of Kidnappers Lane	High	Medium High	Medium High	Medium to large scale of effect due to road entrance and permanent.			Low/negligible	Slight adverse	Not significant
Walkers using PROW CHL/8 and 11 in Lotts Meadow	High	Medium High	Medium High	Moderate scale of effect and limited to approximately 40% of boundary where vegetation has been reduced. Temporary effect with mitigation in place			Low	Slight adverse	Slight adverse
Walkers using PROW CHL/6 north west of the site	High	Medium High	Medium High	Negligible scale of effect and extent.			Medium	Moderate adverse	Slight adverse
Walkers using PROW ASH/31 & 32 Leckhampton Hill	High	High	High	Limited scale of effect due to existing settlement features and limited geographical extent.			Negligible/Low	Slight adverse	Not significant
Walkers using the Cotswold Way at Leckhampton Hill	High	High	High	Very limited scale and extent of effect and transient in nature.			Negligible	Not significant	Not significant

*Establishment in this case means primary mitigation measures are achieving their objectives.

SUMMARY AND CONCLUSION:

The study site is located within a settled area of semi rural character close to the southern edge of the wider Cheltenham urban area. The site itself forms part of a disused horticultural nursery and is in semi derelict condition although former structures have generally now been removed. Two residential dwellings are located immediately adjoining the northern boundary of the site and share the current site access onto Kidnappers Lane.

The land is contained by well established hedgerow to the north and east with weaker boundary vegetation to the south and west. Beyond the site boundaries trees and hedges contribute to the screening of the site particularly along Kidnappers Lane.

The study site falls outside of the Cotswolds AONB but is assessed to form part of a broader valued landscape although the site itself does not provide rare or distinctive landscape or visual attributes which contribute to the valued landscape other than it remains open in character. A number of public rights of way are located within the local context to the site including footpaths and the Cotswold Way national trail within the Cotswolds AONB. The Cotswold escarpment is a distinctive landform that provides the general backdrop and focus to local views to the east and south east.

The study site has been subject to a planning appeal (APP/B1605/W/17/3178952) against a refusal to grant planning permission for up to 45 dwellings. The appeal was dismissed but the observations drawn by the Inspector have been taken into consideration in this assessment. This assessment is for development of up to 25 dwellings in a significantly lower density scheme that has responded to the concerns and observations made in the previous appeal. The key difference when comparing schemes is the lower density of the present proposals which provide internal space for hedge and tree planting along the southern and western site boundaries. In addition, a central belt of open space allows trees planting to divide the site into two parts so reducing the visual mass of the development. The low density of the scheme also allows the site entrance to be kept free of development and extensively planted with new hedges and trees to create a robust screen with Kidnappers Lane and to conserve a rural character in keeping with the local landscape.

With the mitigation in place this assessment has identified that the development would result in

only slight adverse effects to site, local and district landscape character through the loss of the openness, replaced with new green infrastructure that protects the semi rural character of the area.

In terms of local visual amenity this assessment identifies that with established mitigation there would be slight adverse residual effects in views experienced in local views from the north and west of the study site and no significant visual effects from views south of Kidnappers Lane or from footpaths on the escarpment or its foot slope within the AONB to the east. This assessment has identified that from Kidnappers Lane itself views into the site would be improved by the proposed new green infrastructure which would retain the leafy setting of the lane and restrict views on new built form.

This assessment has been undertaken using the current landscape and visual baseline as experienced at the time of the assessment with consideration of views in winter conditions. This assessment does not take into account future potential residential or development for education within land adjoining the A46 highway or Kidnappers Lane. Such development is likely to change both the landscape and visual baseline against which proposed development on the study site should be assessed.

APPENDIX A - ASSESSMENT METHODOLOGY

1.1 Assessment Guidelines

The methodology used to identify and assess the landscape and visual effects of proposed development and their significance is based on the following recognised guidance:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- Photography and Photomontage in Landscape and Visual Impact Assessment, Advice Note 01/11 (Landscape Institute)

1.2 LVIA Methodology

The Landscape and visual impact assessment is a tool used to identify and assess the effects of change, resulting from development, and their significance on the landscape as a resource and people's views and visual amenity. It is an iterative process intended to inform design decisions so that new development can avoid or reduce significant negative (adverse) effects on the landscape and visual environment.

It is recognised as important to draw distinctions between landscape and visual effects during the assessment; treating them independently although related. GLVIA sets out the recommended process for assessing the significance of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from development.

The GLVIA states that the assessment should cover the following stages:

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish parameters
- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects: that are likely to occur including whether they are adverse or beneficial
- Assess significance of effects: systematic assessment of the likely significance of the effects identified

- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any significant negative (adverse) effects

Method of Desk Study

Assessment of Ordnance Survey map data, aerial photographs, landscape designations and landscape planning policies are undertaken at the outset to inform the extent of the study area and identify sensitive visual receptors and likely sensitivity of the landscape. Liaison with the Local Planning Authority landscape officer is also undertaken to agree landscape resources and visual receptors of potential sensitivity to be included within the assessment.

Method of Field Work

Site survey is undertaken by at least one chartered landscape architect. Visual and landscape receptors are checked and refined initially from the study site. Visual receptors are then visited from the nearest publicly accessible location to select the most suitable and representative viewpoint. Assessment is undertaken on site; locations and notes recorded on maps and photographs taken from viewpoints. Photographs are taken using a digital SLR set to the equivalent of a 50mm SLR lens; which best represents the view experienced by the human eye.

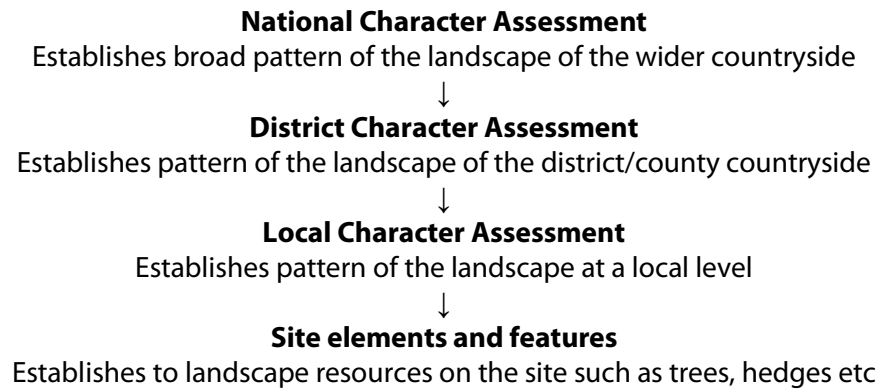
1.3 Method for Assessing Landscape

Landscape Character and Characterisation

Landscape Character Assessment Guidance defines 'landscape' as consisting of the following elements:

- Natural: Geology, landform, air and climate, soils, flora and fauna
- Cultural/Social: land use, settlement, enclosure
- Perceptual and Aesthetic: memories, associations, preferences, touch and feel, smells, sounds and sight

Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can provide more detail to the one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study site and its study area.



Value of the landscape receptor

Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Value is determined by some or all the following aspects:

- Importance applied to landscape by designation or planning policy and the level of this importance in terms of local, regional or national importance
- The views of the local consultees including the local planning authority, members of the public, special interest groups such as Parish Council, wildlife or walking groups
- The rarity, importance and condition of the landscape resource as judged objectively by the landscape professional

International and Nationally designated landscapes tend to be of the highest value, locally designated landscapes are most likely to be of moderate value and undesignated landscapes can either be of lower to moderate value depending on an assessment taking into account the following factors:

- Condition of the local landscape
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Associations

The definitions of value used are as follows:

- **Very High:** such as World Heritage Sites
- **High:** such as National Parks, AONB, Conservation Areas, Listed Buildings
- **Medium:** such as Special Landscape Areas, Areas of Great Landscape Value, several protected features such as Tree Preservation Orders, site may be mentioned in literature, art, tourism or in district/county landscape character assessments or sensitivity assessments.
- **Medium Low:** generally undesignated, may have value at a community level by tourism, literature, art, village greens or allotments, may have a small number of protected features
- **Low:** no designated features or landscape, limited value, no protected features

Susceptibility of the landscape receptor to the proposed change

This relates to the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of the of landscape planning policies.

The definitions of susceptibility of the proposed change to landscape used are as follows:

- **High:** Elements, features or whole landscapes that are susceptible to change, with limited opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Medium:** Elements, features or whole landscapes that are partially susceptible to change, with some opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Low:** Elements, features or whole landscapes that have limited susceptibility to change, with opportunities to accommodate change based on the strength of the

existing landform, land use pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

Definition of Landscape Sensitivity

Landscape **sensitivity** is determined by combining judgements of the **susceptibility** to the proposed change and the **value** of the receptor. Refer to Table A.

Table A: Definition of Landscape Sensitivity:	
Sensitivity	Definition
High	<ul style="list-style-type: none"> - High susceptibility to proposed change - May be a designated landscape valued at a National or International level - Landscape characteristics are vulnerable and unable to accommodate change - Development may result in significant changes to landscape character
Medium-High	<ul style="list-style-type: none"> - Medium or high susceptibility to proposed change - May be a designated landscape valued at a local or national level - Landscape characteristics are vulnerable with limited ability to accommodate change - Development may result in moderate changes to landscape character
Medium	<ul style="list-style-type: none"> - Medium susceptibility to proposed change - Some designated features and/or valued at a local level - Landscape characteristics are able to accommodate some change - Development may not result in significant changes to landscape character
Medium-Low	<ul style="list-style-type: none"> - Low or medium susceptibility to proposed change - Likely to be an undesignated landscape but possibly some designated features and/or valued at a local level - Landscape characteristics are resilient to accommodating change - Development may not result in significant changes to landscape character
Low	<ul style="list-style-type: none"> - Low susceptibility to proposed change - Undesignated landscape and/or valued at a community level - Landscape characteristics are robust and able to accommodate change - Development may not result in significant changes to landscape character
Negligible	<ul style="list-style-type: none"> - No susceptibility to proposed change - Undesignated, valued at a site level - Landscape characteristics that are degraded or discordant with landscape character - Development may result in an improvement to landscape character

Landscape Receptor – Overall Magnitude of Effect

The magnitude of the effect is determined by combining the professional judgements about the **size or scale** of the landscape effect, the **geographical extent** over the area which the effect occurs, its **reversibility** and its **duration**.

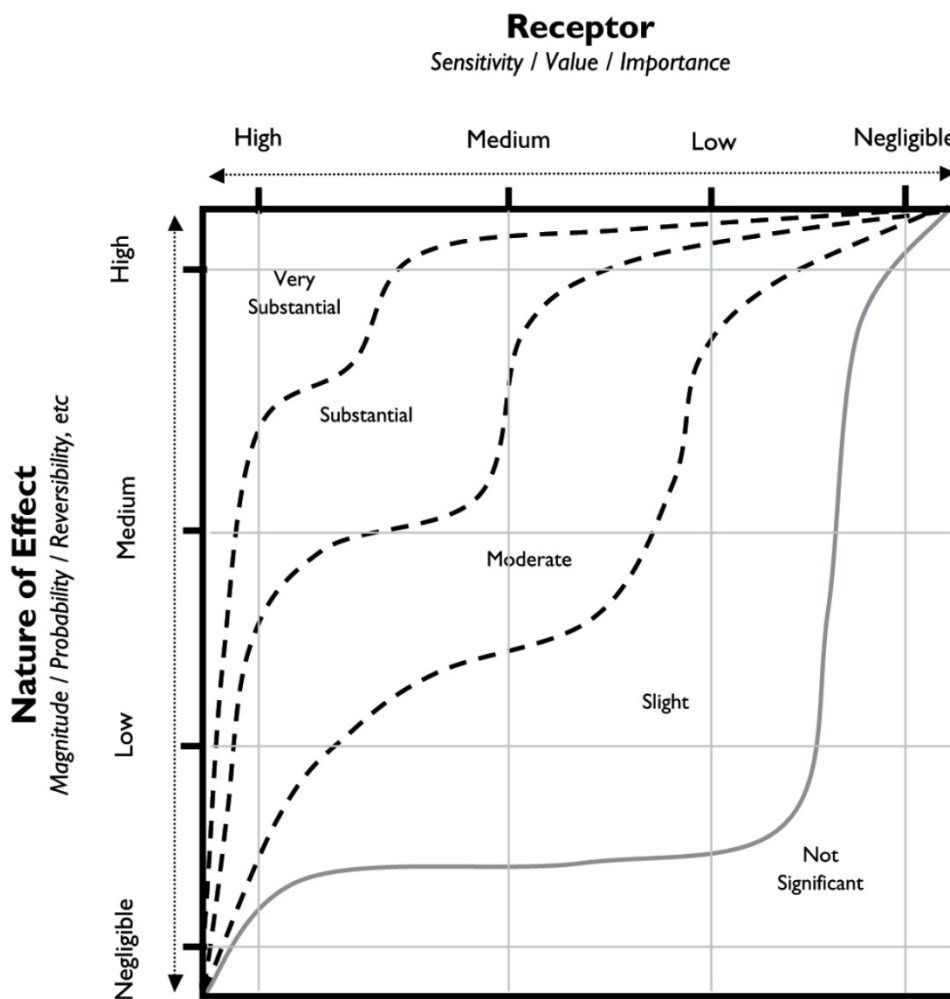
Refer to table B:

- The scale of the effect – for example, whether there is complete loss of a particular element/feature/characteristic or partial loss or no loss; proportion of key elements or features of the baseline that will be lost, the value/importance of these elements to the landscape character and the degree of contrast between the development and the landscape character
- The geographical extent of the area affected relative to the receptor; this will range from the site itself, a short distance comprising the immediate local area, a medium distance comprising the local and middle landscape and long distance comprising the wider landscape
- The duration of the effect; 0-1 year for the construction period is considered short term duration, 1-10 years for mitigation to establish is considered medium term duration, 10 years and beyond is considered long term duration
- Reversibility; the extent to which the development could be removed and the land reinstated. Reversible and temporary development would include solar farms and wind turbines. Other development such as housing would be considered irreversible and permanent

Table B: Definition of Landscape Magnitude of Effect:	
Magnitude of change:	Predicted landscape effects:
High	- Very substantial loss of landscape elements of the landscape, and/or the lost elements make a substantial contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a dominating and contrasting characteristic to the landscape
Medium-High	- Substantial loss of landscape elements of the landscape, and/or the lost elements make a large contribution to landscape character, and/or change affects a moderate to large geographical area, and/or the development introduces a prominent and partially uncharacteristic feature to the landscape
Medium	- Moderate loss of landscape elements of the landscape, and/or the lost elements make a moderate contribution to landscape character, and/or change affects a moderate geographical area, and/or the development becomes an identifiable feature but not wholly uncharacteristic to the landscape
Medium-Low	- Partial loss of landscape elements of the landscape, and/or the lost elements make a moderate to small contribution to landscape character, and/or change affects a small to moderate geographical area, and/or the development is perceptible but not wholly uncharacteristic to the landscape
Low	- Minor loss of landscape elements of the landscape, and/or the lost elements make a small contribution to landscape character, and/or change affects a small geographical area, and/or the development introduces elements not uncharacteristic to the landscape
Negligible	- Negligible or no loss of landscape elements of the landscape, and/or the lost elements make a limited contribution to landscape character, and/or change affects a very small geographical area, and/or the development introduces characteristics that are consistent with or enhance the landscape, and/or effects may be short term, temporary or reversible

Assessment criteria used to assess landscape effects

Landscape effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



1.4 Method for Assessing Views

A Zone of Theoretical Visibility (ZTV) is often produced as an initial desktop tool to inform the extent of the study area based on the theoretical visibility of the development. The (ZTV) illustrates the extent to which the proposed development site as a whole is potentially visible from the surrounding area. ZTV's are prepared using GIS software (Global Mapper) by carrying out an analysis of the visibility of the site from the surrounding area up to 5km using a digital terrain model from OS Landform DTM profile and OS Panorama DTM data. Calculations are based on bare earth survey OS height data with a viewer height set at 1.7m. The digital terrain model and subsequent output are based on bare earth modelling and as such do not take into account any screening from land cover such as buildings, hedgerows and trees. ZTV mapping therefore represents a 'worst case' scenario assuming 100% visibility, where the actual extents of visibility are likely to be less extensive. ZTV's are used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is then used to identify potential key views of the development which are then verified by field work to further identify and visit visual receptors. Where a ZTV is not produced, the study area is determined by reviewing land use and landform shown on OS maps and aerial photos. Field work is then undertaken to refine the extent of views.

Viewpoints selected for inclusion in the assessment and for illustration of the visual effects fall broadly into three groups:

- **Representative viewpoints**, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ – for example, certain points may be chosen to represent the views of particular public footpaths and bridleways
- **Specific viewpoints**, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
- **Illustrative viewpoints**, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be restricted visibility at certain locations

Visual effects are determined through a process of identifying which visual receptors are likely to experience significant visual effects. The process of identifying effects involves determining the **sensitivity** of each visual receptor and **magnitude** of change experienced at each which leads to a professional judgement of the **visual effects**.

Value attached to views

Visual sensitivity is partially determined by judgements made attributing value to views.

Judgements take account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and reference to them in literature or art

The value of views is defined as follows:

- **High**; Recognition of the view by its relation to a heritage asset or national planning designation (AONB, National Park, National Trail). Appearance in guide books, tourist maps or featured in well-known art works. Provision of facilities such as interpretation panels, parking places & signage. Views enjoyed at a local or national level.
- **Medium**; Local planning designation (Country Park, AGLV) or valued locally by village design statement or sensitivity assessment. May be some detractor elements, views enjoyed at a local level.
- **Low**; No specific value placed by designation or publication, may be a large proportion of detractor elements within the view, views enjoyed at a community or site level.

Susceptibility of visual receptors to change

Visual sensitivity is partly determined by the susceptibility to change of each visual receptor. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention is focussed on the views and visual amenity they experience at particular locations

The susceptibility of visual receptors to change in views and visual amenity is defined broadly as follows:

- **High**; residents at home (generally rooms occupied during daylight hours), people engaged in outdoor recreation (public rights of way or where attention is focussed on the landscape or particular views), visitors to heritage assets or other attractions where the surroundings are important to the experience, communities where views contribute to the landscape setting enjoyed by residents in the area
- **Medium**; travellers on road, rail or other transport modes such as cyclists
- **Low**; people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity

Combining judgements regarding the **susceptibility of change** with the **value** attached to views leads to a professional judgement of **sensitivity** of each visual receptor.

Table C: Definition of Visual Sensitivity	
Sensitivity rating:	Definition:
High	Receptor may have high susceptibility to changes in view/visual amenity, views experienced may be of a high value designated landscape or at a defined publicised viewing point/attraction, receptors may include residents at home (from rooms generally occupied in daylight hours), users of national or long distance trails or visitors to listed parks/gardens.
Medium-High	Receptor may have medium or high susceptibility to changes in view, views experienced may be of a high or medium value designated landscape, receptors may include travellers on scenic road routes, residents at home (from rooms not facing the development or generally not occupied in daylight hours), users of public rights of way.
Medium	Receptors may have medium susceptibility to changes in view/visual amenity, views experienced may be within medium value locally designated landscape, receptors may include travellers on roads, pedestrians or cyclists.

Medium-Low	Receptors may have with low or medium susceptibility to changes in view/visual amenity, views experienced may be of a medium or low value locally designated landscape where there maybe be some detractors, receptors may include commuters on busy roads such as motorways or urban roads, users may be involved in passive outdoor sport such as golf.
Low	Receptors may have low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting
Negligible	Receptors may have low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work

Visual Receptor – Overall Magnitude of Effect

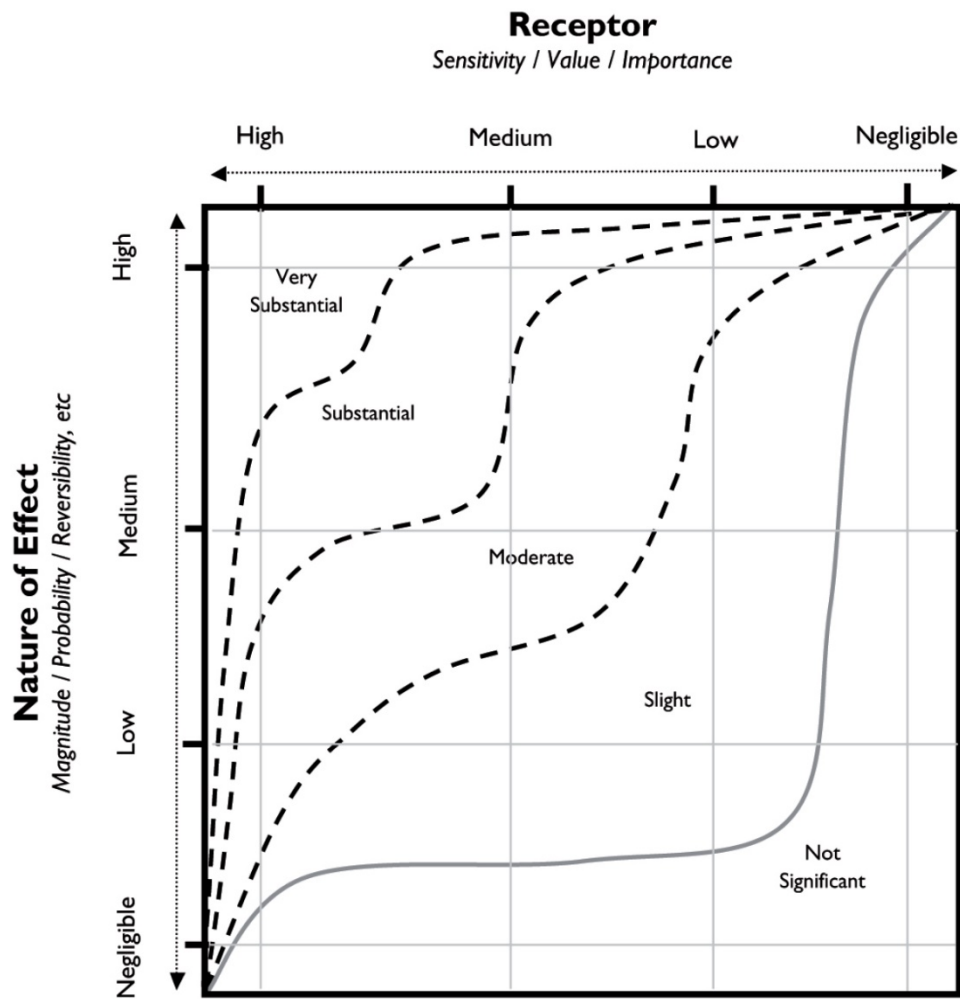
The magnitude of the effect is determined by combining the professional judgements about the **size or scale** of the visual effect, the **geographical extent** over the area which the effect occurs, its **reversibility** and its **duration**. Refer to table D:

Table D: Definition of Visual Magnitude of Effect	
Magnitude of change:	Predicted visual effects:
High	Total loss or very substantial alteration of key views, and/or site may form a very large proportion of the view, and/or all of the site may be visible, and/or views of the site may be experienced over a long distance by high numbers of receptors, and/or views may be permanent and irreversible
Medium-High	Substantial alteration of key views, and/or site may form a medium to large proportion of the view, and/or most of the site may be visible, and/or views of the site may be experienced over a moderate to long distance by moderate to high numbers of receptors, and/or views may be permanent and irreversible
Medium	Moderate alteration of key views, and/or site may form moderate proportion of the view, and/or around half of the site may be visible, and/or views of the site may be experienced over a moderate distance by moderate numbers of receptors, and/or views may be permanent and irreversible
Medium-Low	Moderate to minor alteration of key views, and/or site may form moderate to minor proportion of the view, and/or partial views of the site, and/or views of the site may be experienced over a moderate to

	short distance by moderate to low numbers of receptors, and/or views may be permanent and irreversible
Low	Minor alteration of key views, and/or site may form small proportion of the view, and/or partial or obscured views of the site, and/or views of the site may be experienced over a short/local distance by low numbers of receptors, and/or views may be permanent and irreversible
Negligible	Limited alteration of key views, and/or site may form very small proportion of the view, and/or limited views of the site, and/or views of the site may be experienced over a very short distance by a limited number of receptors, and/or views may be temporary, reversible, permanent or irreversible

Assessment criteria used to assess visual effects

Visual effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



1.5 Assessment criteria used to assess significance of effects

Following identification of the sensitivity, extent and significance of the individual landscape and visual effects the overall effects are combined with each other. A judgement is then made by identifying the most significant effects, after mitigation, resulting in the likely impacts of the proposed development. The definitions of the final statement of significance are shown in **Table E**.

Table E: Definition of significance	
Significance of impact:	Definition of predicted effects:
Substantial beneficial (positive) effect	The proposals would result in: the scheme causing a significant improvement to the existing view

	successful mitigation providing significant improvements to landscape quality and character fitting in very well with the scale, landform and pattern of the existing landscape
Moderate beneficial (positive) effect	The proposals would result in: the scheme causing a noticeable improvement to the existing view successful mitigation providing noticeable improvements to landscape quality and character fitting in well with the scale, landform and pattern of the existing landscape
Slight beneficial (positive) effect	The proposals would result in: the scheme causing perceptible improvement in the existing view successful mitigation providing slight improvements to landscape quality and character fitting in with the scale, landform and pattern of the existing landscape
Not significant	The proposals would result in: the scheme causing no discernible deterioration or improvement to the existing view mitigation that neither deteriorates or improves landscape the scale, landform and pattern of the current landscape is broadly retained
Slight adverse (negative) effect	The proposals would result in: the scheme causing a slight perceptible deterioration to the existing view almost wholly success in mitigating adverse effects not quite fitting the landform and scale of the landscape
Moderate adverse (negative) effect	The proposals would result in: the scheme causing a noticeable deterioration to the existing view only partial mitigation of adverse effects variance to the existing landscape, out of scale or at odds with the local pattern and landform
Substantial adverse (negative) effect	The proposals would result in: the scheme being immediately apparent causing significant deterioration to the existing view no way of fully mitigating adverse effects considerable variance to the existing landscape, degrading the integrity of its overall character

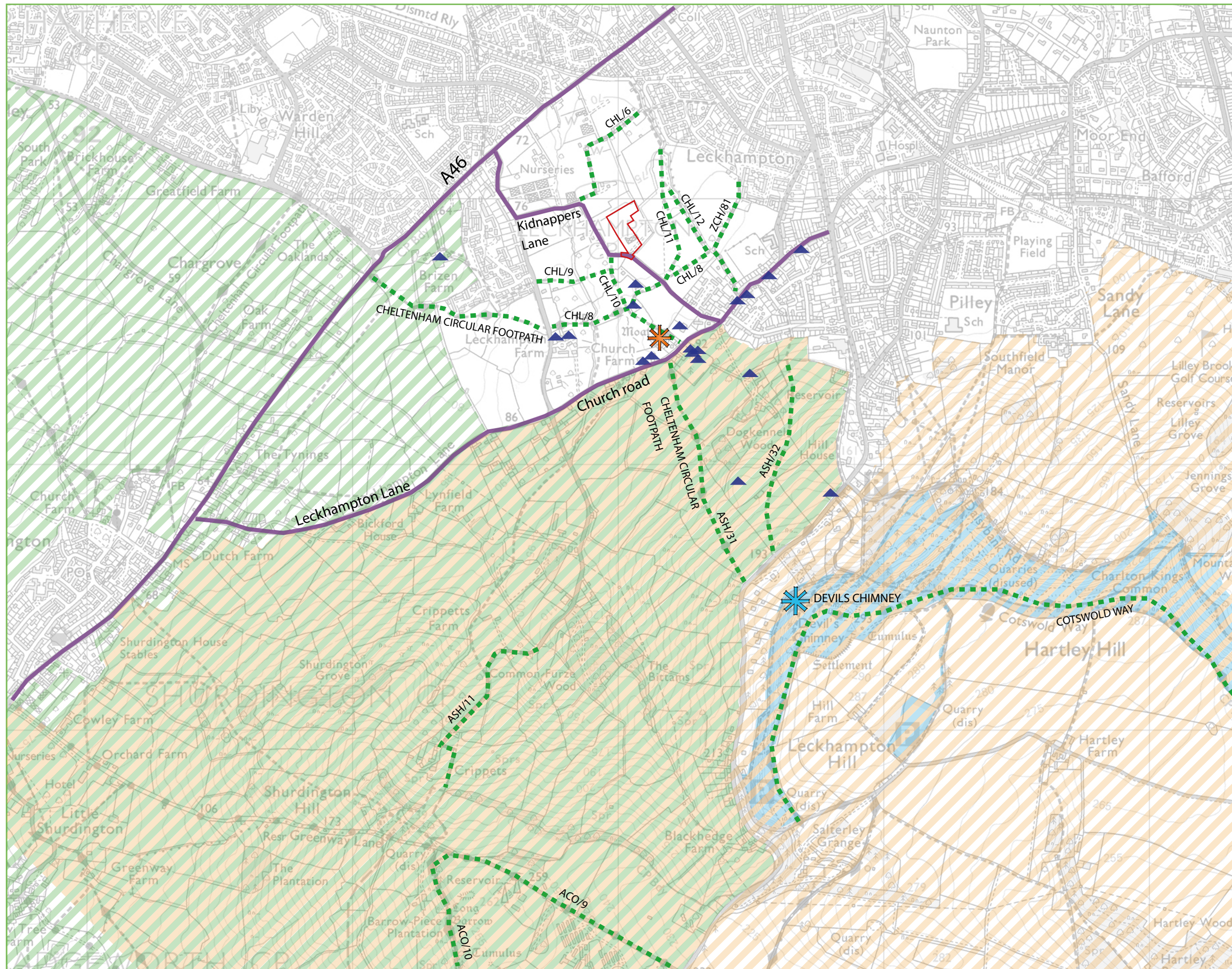
APPENDIX B – GLOSSARY OF TERMS

Some of the terms listed below may not have been used within the document.










Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCA's)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual

	areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape value	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Susceptibility (or vulnerability)	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
Time depth	Historical layering – the idea of a landscape as a ‘palimpsest, a much written –over manuscript.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

APPENDIX C – FIGURES AND PLANS



KEY

-  Study Site
-  Public Rights of Way
-  Cotswold AONB
-  Green Belt
-  SSSI
-  Listed Building
-  Scheduled Monument
-  Point of Interest
-  Key Route / Main road

Base map reproduced from OS Explorer 1:25000

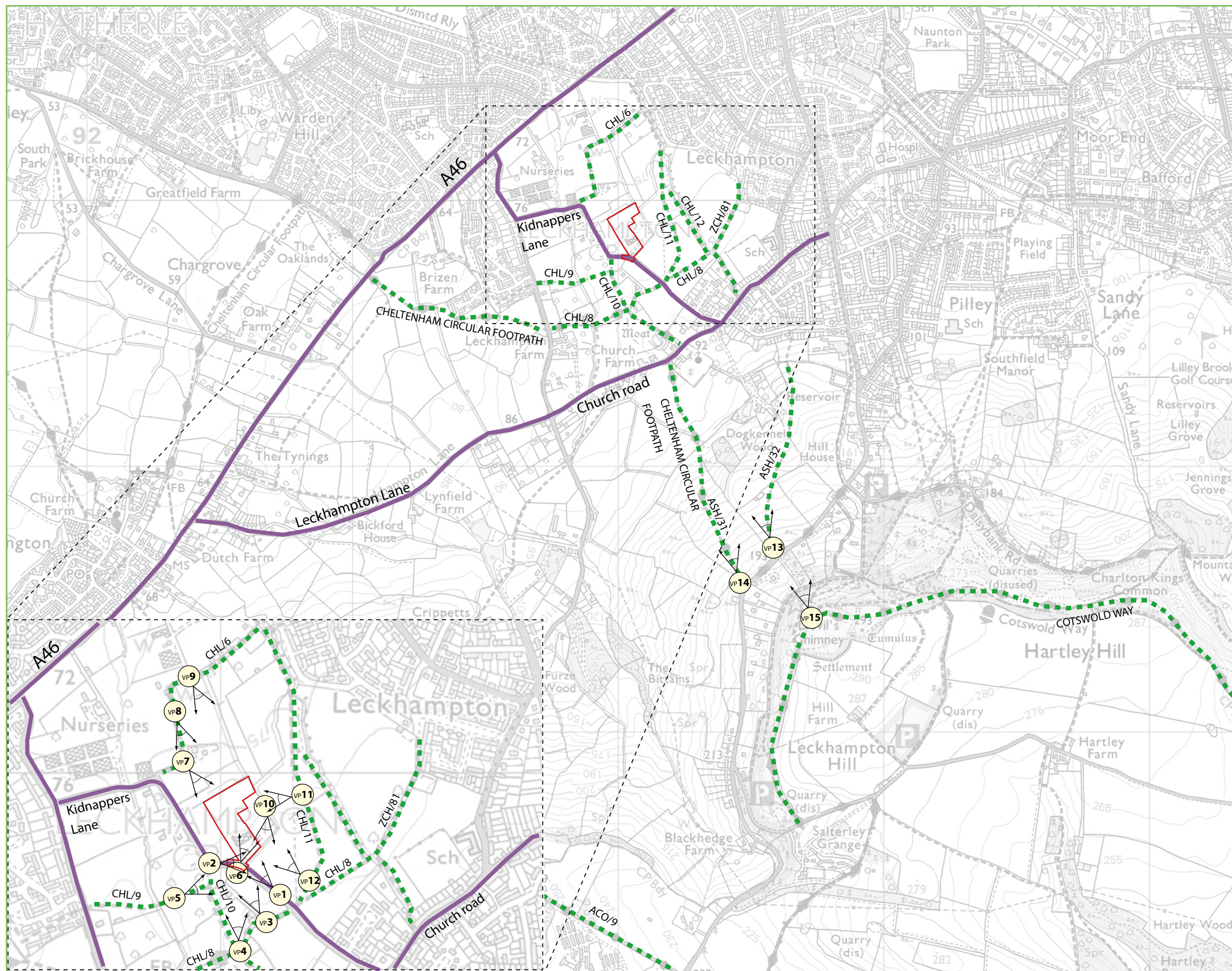
© Crown copyright and database rights [2018]
All rights reserved. Licence number 0100031673 SCALE: NTS





Project Name:
Revised Scheme Kidnappers Lane

MHP Reference:
18107

Revision:	Status:	Date:
	Final	28/09/18

Figure 1 Site Location and Context
18107 Revised Scheme Kidnappers Lane



- KEY**
-  Study Site
 -  Public Rights of Way
 -  Viewpoint Location/Direction
 -  Key Route / Main road

Base map reproduced from **OS Explorer 1:25000**

© Crown copyright and database rights [2018]
All rights reserved. Licence number 0100031673 SCALE: NTS

Project Name:
Revised Scheme Kidnappers Lane

MHP Reference:
18107

Revision:	Status:	Date:
	Final	28/09/18

Figure 2 Viewpoint Photograph Locations
18107 Revised Scheme Kidnappers Lane



View looking north west from Kidnappers Lane

Image captured 26/09/2018

Viewpoint Photograph 2



View looking east from Kidnappers Lane

Full extent of panorama, taken 26/09/18
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

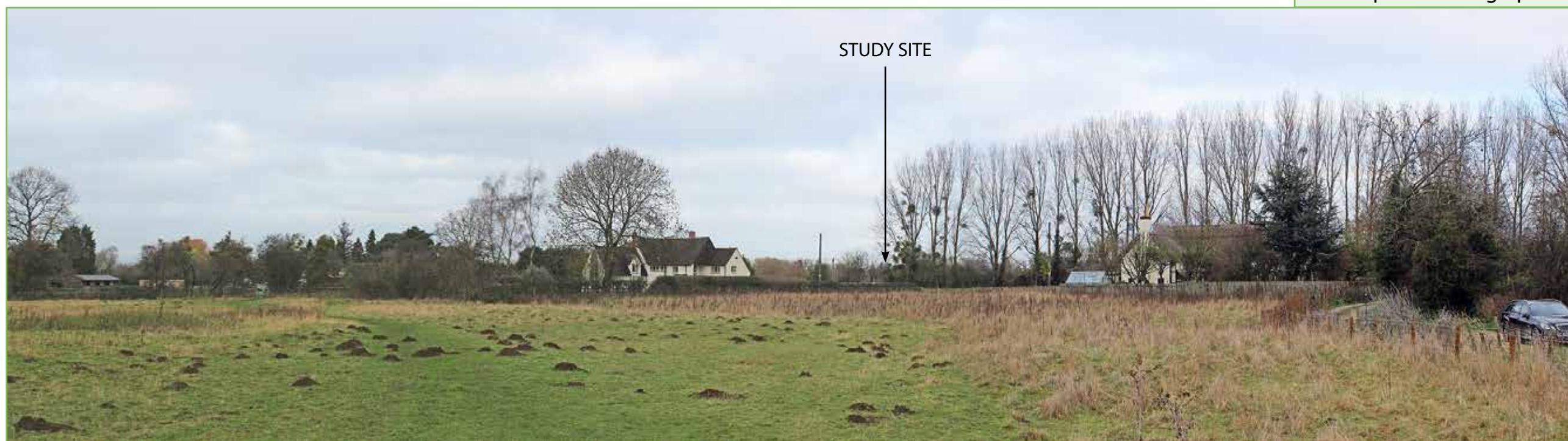
Viewpoint Photograph 3



View looking north west from Public right of way CHL/8

Full extent of panorama, taken 26/09/18
This is a composite image made up of 2no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 4



View looking north from Public right of way CHL/8

Full extent of panorama, taken 26/11/15
This is a composite image made up of 5no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 5



View looking east from Public right of way CHL/9

Full extent of panorama, taken 26/11/15
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 6



View looking north-east into study site from Kidnappers Lane

Full extent of panorama, taken 26/09/18
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 7



View looking south from Public right of way CHL/6

Full extent of panorama, taken 26/09/18
This is a composite image made up of 2no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.



View looking south from Public right of way CHL/6

Image captured 26/09/2018

Figure 7 Viewpoint Photographs
18107 Revised Scheme Kidnappers Lane

Viewpoint Photograph 9



View looking south from Public right of way CHL/6

Full extent of panorama, taken 26/09/18

This is a composite image made up of 3no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 10



View looking eastwards from Lotts Meadow

Full extent of panorama, taken 26/09/18

This is a composite image made up of 3no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 11



View looking west from Public right of way CHL/11

Full extent of panorama, taken 26/09/18
 This is a composite image made up of 5no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 12



View looking north west from Public right of way CHL/11

Full extent of panorama, taken 26/09/18
 This is a composite image made up of 3no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

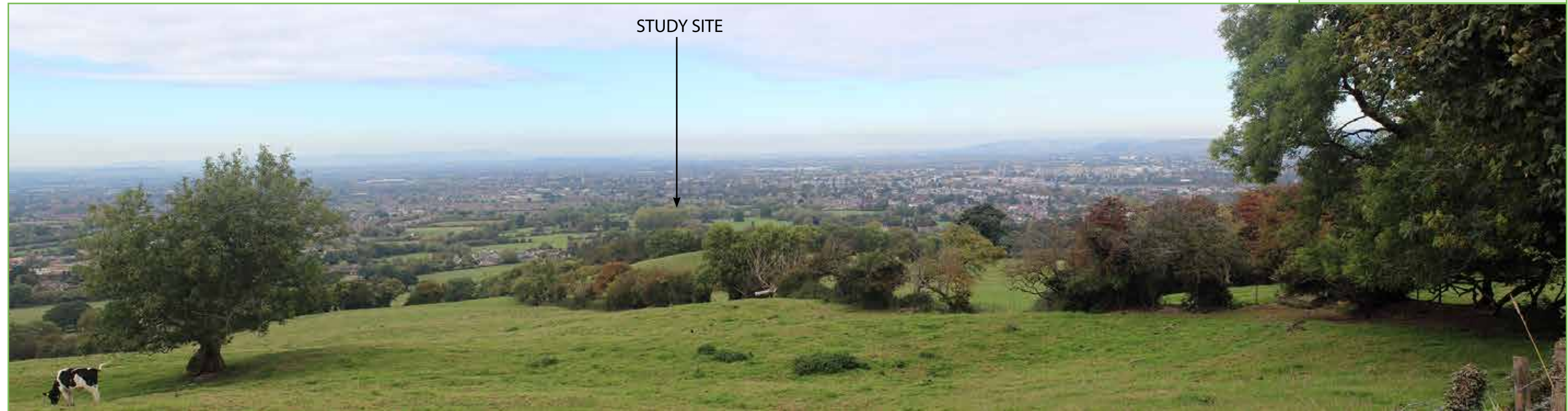
Viewpoint Photograph 13



View looking north from Public right of way ASH/32

Full extent of panorama, taken 26/09/18
 This is a composite image made up of 3no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

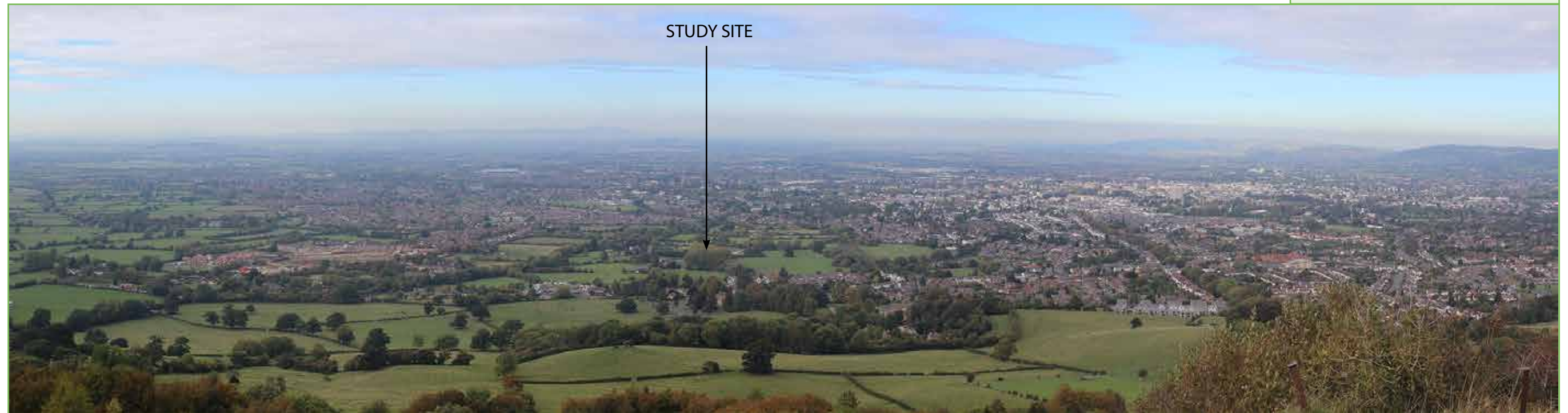
Viewpoint Photograph 14



View looking north from Public right of way ASH/31

Full extent of panorama, taken 26/09/18
 This is a composite image made up of 3no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Figure 10 Viewpoint Photographs
 18107 Revised Scheme Kidnappers Lane



View looking north west from the Cotswold Way

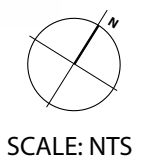
Full extent of panorama, taken 26/09/18
This is a composite image made up of 3no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.



Figure 12 Constraints and Opportunities
18107 Revised Scheme, Kidnappers Lane



Figure 13 18107.101 Landscape Strategy
18107 Revised Scheme Kidnappers Lane



SCALE: NTS