Town and Country Planning Act 1990

Section 78 Appeal

CD C16-C Appendices

Appendix Report to Proof of Evidence on Landscape and Visual Matters

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August 2021

Appellant: Robert Hitchins Ltd

Appeal Site: Oakley Farm Slopes, Oakley, Cheltenham

LPA Reference: 20/01069/OUT

PINS Reference: **APP/B1605/W/21/3273053**

The following appendices are bound in a separate document

Appendix A – RLC Landscape and Visual Impact Assessment Methodology

Appendix B – Landscape Effects Tables

Appendix C – Visual Effects Tables

Appendix D – Cotswolds AONB Special Qualities and their Applicability to Site

Appendix E – Cotswolds Conservation Board's – Extracts of Landscape Character and Guidance Documents

Appendix F – Panoramic Photography

APPENDIX A – RYDER LANDSCAPE CONSULTANTS' LVIA METHODOLOGY

APPENDIX A –
LANDSCAPE & VISUAL IMPACT ASSESSMENT METHODOLOGY

1. Introduction

1.1.1. This Landscape and Visual Impact Assessment (LVIA) methodology has at its core the guidance and recommendations made by the 'Guidelines for Landscape and Visual Impact Assessment (3rd Edition) published jointly by the Landscape Institute and the Institute of Environmental Management and Assessment in March 2013.

1.1.2. This LVIA methodology addresses landscape effects and visual effects as two separate areas of study.

1.1.3. Landscape is the term used to apply to areas of land that are being judged in their own right as environmental assets. Visual or visual amenity is the term used to the visual appreciation of an area.

1.1.4. The LVIA is an objective and systematic way of initially identifying landscape areas and people that will potentially experience a change and then assessing the likely significance of the change arising for the proposed development.

1.1.5. LVIA is used as a tool to guide decision makers and developers alike to best integrate proposed development into a landscape with the best possible landscape and visual effects.

1.1.6. LVIA's such as this can be produced as standalone documents or as part of a wider Environmental Impact Assessment.

1.1.7. This LVIA Methodology was produced in August 2016 and supersedes all previous LVIA Methodologies used by this practice.

2. Terminology

2.1.1. The terminology used in this methodology is the same as that used throughout the LVIA and is explained in the Glossary at the start of the LVIA.

2.1.2. By their nature LVIA's can appear to use similar terms and references which is why this methodology explains as far as reasonably possible what is meant by these terms. The key terms used in this LVIA process are explained below and are based on the GLVIA3 glossary explanation of the same;

Landscape Receptors – defined aspects of the landscape that have the potential to be affected by a proposal;

Visual Receptors – Individuals and/or defined groups of people who have the potential to be affected by a proposal;

Landscape Effects – Effects on the landscape as a resource in its own right;

Visual Effects – Effects on specific views and on the general visual amenity experienced by people;

Landscape Value – The relative value that is attached to different landscapes by society, it is recognised that a landscape may be valued by different people or groups for a variety of reasons; or view.

Visual Value – (Not defined in GLVIA3) but a mark of the overall value attached to a view by society in general. Visual value may be valued by different people or groups for a variety of reasons at different levels.

Susceptibility – the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Sensitivity – a term applied to defined landscape and visual receptors that combines judgements on value and susceptibility to change. It is subsequently used in the assessment of significance of an effect.

Magnitude (of effect) – the term that combines judgements about the size and scale of an identified effect and the extent of the area over which it occurs. It also considers whether the effect is reversible or irreversible for the receptor and whether it is short or long term in duration.

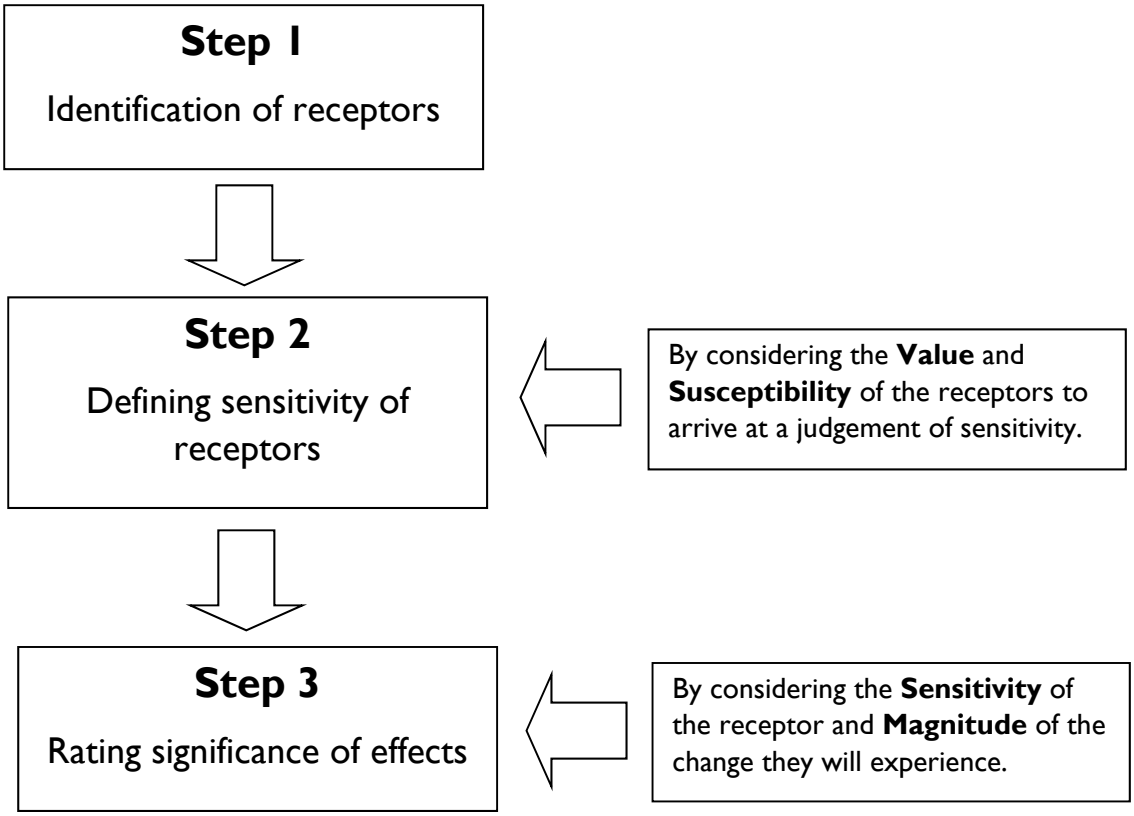
Significance (of effect) – a measure of the importance or gravity of the environmental effect arrived at by considering both sensitivity of the receptor and magnitude of effect.

3. Overview of assessment process

3.1.1. For both the landscape assessment and the visual assessment it is a three step process to arrive at an assessment of the significance of an effect on a receptor.

3.1.2. Appendix A - Figure 1 below represents the process as a flow diagram;

Appendix A – Figure 1



3.1.3. The subsequent sections describe the elements used in this process.

3.1.4. All landscape summary tables and boxes are shaded in green and their visual counterparts in blue.

4. Assessment of landscape effects

4.1. Overview of section contents

- Identification (scoping) of landscape receptors;
- Landscape baseline;
- Landscape value;
- Landscape susceptibility;
- Landscape sensitivity;
- Magnitude of landscape effects; and
- Assessing the significance of landscape effects.

4.2. Identification (scoping) of landscape receptors

4.2.1. The identification of receptors is based on understanding the proposed development. The nature of the proposed development is considered during the following phases;

- Construction
- Completion but with no mitigation (Year 0); and
- Completion with mitigation.

4.2.2. These three stages accord with typical Environmental Impact Assessment (EIA) stages of assessment but can be added to with decommissioning and restoration stages should it be required for the effective assessment of a particular development.

4.2.3. Landscape receptors are typically identified in three ways.

4.2.4. Firstly by considering existing landscape characterisation of an area such as National Character Assessments, county and local authority landscape character assessments. The landscape character assessments are typically identified in a hierarchical fashion working from a national level to the finer grain of local level assessments.

4.2.5. Secondly by identifying any areas subject to a landscape designation e.g. Registered Historic Park or Garden or other form of designation where landscape is critical to the designated asset e.g. a Conservation Area.

4.2.6. Thirdly on an elemental basis by identifying those landscape elements such as trees, hedges, ponds and the like that make up the particular landscape and its aesthetic and perceptual qualities.

4.2.7. The study area i.e. the area used to identify the landscape receptors, is ideally agreed with the competent authority in advance of the assessment. However it is recognised that on occasions a competent authority is not able to give such advice and on these occasions professional judgement is used.

4.2.8. The study area will vary with the size, height and nature of the development. It will include the Site itself, the surrounding landscape as context to the Site and Landscape Character Areas that are likely to be affected directly or indirectly by the proposals.

4.2.9. The study area is formed by casting a line to an appropriate radius around the boundary of the proposed Site. It can also be informed by the use of Zone of Theoretical Visibility (ZTV) mapping which defines the theoretical extent of the area from which the development is potentially visible.

4.3. Landscape baseline

4.3.1. The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured against or landscape effects predicted and assessed.

4.3.2. The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

4.3.3. Landscape Character Assessments is identified by GLVIA3 §5.4 as the key tool for understanding the landscape and should be used for baseline studies.

4.3.4. Existing Landscape Character Assessments should be critically judged for their applicability to the Site and the wider study area.

4.3.5. Typically the landscape baseline will identify and describe the elements that make up the landscape in the study area, including;

Appendix A – Table 1

Physical influences	**Land cover**	**Influences of human activity**
Geology	Vegetation	Land use and management
Soils	Tree cover	Settlement character
Landform/Topography	Built form	Building character
Drainage		Field pattern
Water bodies		Means of enclosure

4.3.6. Other forms of more specialist character assessment can apply to a study area and reference should be made to the following if applicable;

- Townscape Character Assessments;
- Seascape Character Assessments; and
- Historic Landscape Character Assessment.

4.4. Landscape value

4.4.1. As part of describing the landscape baseline the value of the potentially affected landscape is established. GLVIA3 at §5.19 defines landscape value as *'the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.'*

4.4.2. This is done an element by element basis within the Landscape Receptor Table.

4.4.3. Value is presented on a three point scale of High, Medium and Low.

4.4.4. Existing landscape designations are a mark of high landscape value and are identified through the desk study. However the lack of an existing landscape designation does not mean a landscape or the elements that combine to form it are without value. Value for designated and undesignated landscapes is assessed during the fieldwork stage. Appendix A – Table 2 below sets down the levels of value assigned to landscapes with different designations.

Appendix A – Table 2 – Value assigned to landscape receptors with designations

Type and Name of designation	***Description of designation***	***Value***
International designation World Heritage Site (WHS)	A natural or man-made site or area recognized as being of outstanding international importance and therefore deserving special protection.	**High** due to their international importance
National landscape designation National Park, Heritage Coasts and The Broads, Area of Outstanding Natural Beauty (AONB).	Areas by virtue of their attractive landscape have national importance and typically benefit from settings of high landscape quality.	**High** due to their national importance
National heritage designation or registration The setting and extents of Scheduled Monuments, Listed Buildings and Structures, Registered Historic Parklands and Gardens, Ancient Woodlands	Assets and their settings or curtilage that have cultural or natural links to the landscape.	**High** due to their national importance

Type and Name of designation	*Description of designation*	*Value*
Experiential classified landscapes Identified Dark Sky Areas and CPRE and CPRW areas of high tranquillity and wildness.	Landscape areas that have been mapped and defined for the quality of the experience that they evoke.	**High / Medium** due to their national and regional importance
Regional landscape designations Special Landscape Area (SLA), Areas of Special County Value (ASCV) and similar titled areas.	Areas designated at a county or local level on the basis of the quality of the landscape to the region or local authority area.	**High / Medium** due to their regional and local importance
Regional heritage designation Conservation Area / Area of Archaeological Interest	Areas designated at a regional or local level on the basis of the heritage importance including matters of setting and views.	**High / Medium** due to their regional and local importance
Local landscape designations Public Open Space, Green or Blue Infrastructure, Areas of Local Landscape Importance, Tree Preservation Order and Ancient Hedgerow.	Area designated at a local level to reflect the importance of a landscape, area or features within it at a local level.	**High / Medium / Low** depending on their assessed importance within the locality.
No formal designation or registration	The lack of a formal designation does not immediately make the value of the landscape or feature low as local importance has to be judged in the assessment of value.	**High / Medium / Low** depending on their assessed importance within the locality.

4.4.5. Should a landscape receptor be deemed to require further consideration to assess its value then Box 5.1 of GLVIA3 pg 84 is used as the basis of the assessment. This box which is reproduced in its entirety below as Appendix A – Figure 2 is based upon criteria established by the author of GLVIA3 Carys Swanwick and Land Use Consultants dated 2002.

Appendix A – Figure 2 – Criteria for the establishment of Landscape Value

Box 5.1

Range of factors that can help in the identification of valued landscapes

- **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.
- **Scenic quality**: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
- **Representativeness**: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests**: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value**: Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects**: A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations**: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Based on Swanwick and Land Use Consultants (2002)

As reproduced from the GLVIA3.

4.5. Landscape susceptibility

4.5.1. Susceptibility is the term used to describe the ability of an identified landscape receptor to accommodate the proposed development without undue consequences to the baseline condition of that individual receptor.

4.5.2. Receptor susceptibility is identified in the Landscape Receptors Table and is applicable to character areas as whole, designated areas or individual characteristics that contribute to the overall landscape. It can also be applicable to particular aesthetic or perceptual aspects.

4.5.3. GLVIA3 at §5.40 also identifies that matters of landscape planning policy and strategies should also be considered with regard to the effects that proposed development may have on them.

4.5.4. Susceptibility of a landscape receptor to change is specific to the type of development being proposed in that particular area to ensure relevancy to the assessment.

4.5.5. Judgements on susceptibility are presented in a three step scale of Low, Medium or High with definitions for each of these grades presented in Appendix A – Table 3 below;

Appendix A – Table 3 – Definitions of landscape susceptibility

Scale	***Description of susceptibility***
High	Little or no ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies.
Medium	Some ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies
Low	An ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies

4.6. Landscape sensitivity

4.6.1. Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. It is itself then carried forward to determine the significance of landscape effects.

4.6.2. Landscape sensitivity is first recorded for each of the landscape receptors in the Landscape Receptor Table. It provides clear rationale for both the existing value and susceptibility to change for the individual landscape receptor. The rationale is a record of why a receptor has been graded in a particular way.

4.6.3. The scale of sensitivity is again graded using a High, Medium and Low ratings. Split grades are possible where a resulting sensitivity may fall between two grade levels.

4.6.4. Appendix A - Table 4 provides descriptive text for each of these grades of landscape sensitivity;

Appendix A – Table 4 – Description of grades of landscape sensitivity

Grade description	***Typical indicators of sensitivity***
High	• Highly valued for its scenic quality.

Grade description	*Typical indicators of sensitivity*
A landscape area with a particularly distinctive sense of place and character. Landscape characteristic that makes a highly notable contribution to a landscape area.	• Highly valued for its landscape character. • Low tolerance to the type of proposed development. • Designed landscape of historical importance. • Other strong cultural or heritage associations. • Appreciated as a recreational resource. • Landscape characteristics that cannot be readily replaced. • Landscape in good condition.
Medium A landscape area with some distinctive sense of place and character but not nationally rare. Landscape characteristic that makes a positive contribution to a landscape area.	• Some scenic quality but also some less scenic elements. • Recognisable landscape character that has value. • Some tolerance to the type of proposed development. • A recognisably area or piece of designed landscape. • Possible cultural or heritage associations. • Some appreciation as a recreational resource. • Landscape characteristics that could be replaced with some effort. • Landscape in reasonable condition.
Low A landscape area with no distinctive sense of place or notable character and not locally rare. Landscape characteristic that makes a contribution to a landscape area.	• Limited or no scenic quality or elements. • Landscape character is ordinary or weak. • Tolerance to the type of proposed development. • Not a recognisable designed landscape. • No known cultural or heritage associations. • No obvious appreciation as a recreational resource. • Landscape characteristics that could be readily replaced. • Landscape in poor condition.

4.6.5. The judgement of landscape sensitivity as explained above is based on consideration of both the landscape receptor's value and its susceptibility to change arising from the type of development proposed. Appendix A – Table 5 is used as a look-up table to achieve consistency in the definition of sensitivity.

Appendix A – Table 5 – Establishment of landscape sensitivity

	Susceptibility to Change

Value	High	Medium / High	Medium	Medium / Low	Low
High	HIGH	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM
Medium / High	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW
Medium	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW
Medium / Low	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW
Low	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW	LOW

4.6.6. All the identified landscape receptors are first considered in the Landscape Receptor Table to establish sensitivity. It is only the those landscape receptors that are identified as having a Medium, Medium/High or High sensitivity to the development that are carried forward to the assessment stage. However landscape receptors with Medium/Low and Low sensitivity can be carried forward should it be considered appropriate for the assessment after discussion with clients and ideally competent authorities.

4.7. Magnitude of landscape effects

4.7.1. The magnitude of landscape effects is assessed by considering a number of factors before arriving at an informed judgement. The factors are listed below and form the basis of the Landscape Effects Table in the LVIA;

- Size and scale of the proposed development
- Geographical extent of the effect
- Contrast or integration with the existing landscape character
- Duration of the landscape effect
- Reversibility or irreversibility.

4.7.2. The magnitude of landscape effect is considered for the three life stages of construction, on completion but with no mitigation and complete with foreseeable mitigation. This last life stage is typically taken at 15 years after completion to allow landscape mitigation proposals to have established. This period of time can be altered to suit the nature of the project and likely mitigation proposals. Any variations will be stated in the LVIA.

4.7.3. Landscape effects arising from developments can be either beneficial or adverse, permanent or temporary and these are stated within the Landscape Effects Table in the LVIA.

4.7.4. The magnitude of landscape effects is categorised as either Large, Medium, Small or None. Half grades between these categories will be used where the magnitude fits neither category. The narrative description of the magnitude categories is presented in Appendix A – Table 6.

Appendix A – Table 6 – Description of magnitude categories for landscape effects

Large	The Development would result in a substantial alteration to key landscape character or characteristics of the receptor.
Medium	The Development would result in a partial loss of or alteration to key landscape character or characteristics of the receptor.
Small	The Development would result in a minor alteration to landscape character or characteristics of the receptor.
None	The Development would not change the landscape character or characteristics of the receptor.

4.7.5. What is not normally stated in the LVIA is a critique of the architectural appearance of building proposals (should the development include built form) as this is a highly subjective matter. Instead the LVIA assesses the effects based on the scale and massing of the proposals and the resulting effects on the landscape receptors. However where the character or scale of buildings is highly critical to landscape character e.g. co-ordinated estate buildings then comments regarding their appearance may be made.

4.7.6. The size or scale of the magnitude of landscape effects relates to the loss or addition of features to the particular landscape receptor likely to be caused by the development. The assessment takes into account the following;

- The extent/proportion of the landscape element that is lost or added;
- The contribution of that element to the character of the landscape;
- The revised setting of the landscape or landscape element resulting from the development;
- The degree to which aesthetic or perceptual aspects of the landscape receptor are altered; and
- Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

4.7.7. Geographical extent of landscape effects will vary according to the nature of the proposals but generally will consist of the following;

- Site level of the development itself;
- Landscape setting and context to the site;
- Larger scale of the landscape type or character area in which the site lies; and
- Largest scale of National Character Areas (typically for larger projects only).

4.7.8. Duration of landscape effects are typically classified as short, medium or long-term. For the purposes of this LVIA they accord with GLVIA 3 and are defined below. They can be altered to reflect the particular nature of a project and the alternative durations will be stated;

- Short-term 0 to 5 years
- Medium term 5 to 10 years
- Long term 10 to 25 years
- Permanency is considered anything above 25 years as this can be taken as a change that will last as long as a generation.

4.7.9. Reversibility is different to duration and passes a judgement on whether the landscape effect is reversible or not. The definitions of the various states of reversibility are;

- Fully reversible – landscape be able to be returned to its original condition after mitigation e.g. a rural landscape after installation of pipe routes or removal of wind turbines;
- Partially reversible – mitigation proposals would be able to return the landscape to something approaching its original appearance but changed to a certain degree e.g. the restoration of a quarry will likely have a changed appearance; or
- Irreversible – a permanent change to landscape character that is not foreseeable to be returned to the original landscape character i.e. a new housing area.

4.8. Assessing the significance of landscape effects

4.8.1. The assessment of the significance of landscape effects is derived by combining the judgements of landscape sensitivity and magnitude of effect for each landscape receptor. This is presented in the Landscape Effects Table alongside the judgement of magnitude with a clear narrative of the reasoning behind the assessment.

4.8.2. The significance of landscape effects can be beneficial or adverse, permanent or temporary and will occur at different levels of significance or as named for clarity in the Landscape Effects Table - ratings.

4.8.3. A look-up table is used to achieve consistency when judging the significance rating. This table is only a guide and alterations to the classifications it gives can be made based on professional judgement. Appendix A – Table 7 presents this table.

Appendix A – Table 7 – Significance of landscape effect rating

	Receptor Sensitivity				
Magnitude of Effects	**High**	**Medium / High**	**Medium**	**Medium / Low**	**Low**
Large	MAJOR	MAJOR	MAJOR/ MODERATE	MODERATE	MODERATE
Medium / Large	MAJOR	MAJOR/ MODERATE	MODERATE	MODERATE	MODERATE/ MINOR
Medium	MAJOR/ MODERATE	MODERATE	MODERATE	MODERATE/ MINOR	MINOR
Medium / Small	MODERATE	MODERATE	MODERATE/ MINOR	MINOR	MINOR
Small	MODERATE	MODERATE/ MINOR	MINOR	MINOR	MINOR
Small / None	MODERATE/ MINOR	MINOR	MINOR	MINOR	NEGLIGIBLE
None	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT

4.8.4. Narrative descriptions of the different ratings of significance are presented below in Appendix A – Table 8 for both beneficial and adverse effects. It also defines what are considered neutral and negligible landscape effects.

Appendix A – Table 8 – Definitions of the significance ratings for landscape effects

Rating	Description of rating
Major beneficial landscape effect	The proposals will result in a large positive change in the key characteristics of the landscape receptor arising from either large scale improvement or introduction of extensive new positive elements to it so as to improve the notably improve its quality and integrity as a landscape receptor. The proposals may also be in full compliance adopted planning objectives for the landscape.
Moderate beneficial landscape effect	The proposals will result in a positive partial change in the key characteristics of the landscape receptor arising from either their partial addition or improvement in quality or introduction of some positive elements to it so as to moderately improve the quality and integrity of the landscape receptor. The proposals may also comply with adopted planning objectives for the landscape.
Minor beneficial landscape effect	The proposals will result in small positive change(s) in the character of the landscape receptor that is noticeable but does not alter its key characteristics. The change will arise from the addition or improvement of a small part of the receptor or through the introduction of some positive landscape elements to it so as to improve its integrity as a landscape receptor in a small way. The proposals may also be partly comply with adopted planning objectives for the landscape.
Neutral landscape effect	A neutral effect is one that has both beneficial and adverse in equal degrees and the two effects cancel each other out leaving a changed landscape receptor but one with equal quality.
Negligible beneficial or adverse effect	A negligible effect is one that may be discernible but is at first not obvious or debatable as to whether it will occur.
No landscape effect	There is no apparent landscape effect on the receptor.
Minor adverse landscape effect	The proposals will result in small negative change(s) in the character of the landscape receptor that is noticeable but does not affect its key characteristics. The change will arise from the loss or reduction of a small part of the receptor or through the introduction of some negative elements to it so as to reduce its integrity as a landscape receptor in a small way. The proposals may also be partly in conflict with adopted planning objectives for the landscape.
Moderate adverse landscape effect	The proposals will result in a partial change in the key characteristics of the landscape receptor arising from either their partial loss, reduction or introduction of some uncharacteristic elements to it so as to moderately reduce or degrade the integrity of the landscape receptor. The proposals may also be partly in conflict with adopted planning objectives for the landscape.
Major adverse landscape effect	The proposals will result in a large negative change in the key characteristics of the landscape receptor arising from either their loss, reduction or introduction of uncharacteristic elements to it so as to destroy it or seriously degrade the integrity of the landscape receptor. The

Rating	Description of rating
	proposals may also be in conflict with adopted planning objectives for the landscape.

5. Assessment of visual effects

5.1. Overview of section contents

5.1.1. Like the landscape assessment the visual assessment follows a very similar process;

- Identification (scoping) of visual receptors;
- Visual baseline;
- Value of views and visual amenity;
- Susceptibility of visual receptors to change;
- Visual sensitivity;
- Selecting viewpoints;
- Magnitude of visual effects; and
- Assessing the significance of visual effects.

5.2. Identification (scoping) of visual receptors

5.2.1. The identification of visual receptors is based on understanding the proposed development. The nature of the proposed development is considered during the following phases;

- Construction
- Completion but with no mitigation (Year 0); and
- Completion with mitigation.

5.2.2. Visual receptors are people who have a potential to see the proposed development and experience a change in the view or general visual amenity of an area. They are typically identified by the following methods.

5.2.3. Firstly by considering aerial photography and maps to identify people who will be able to see the development.

5.2.4. Secondly by attending Site and the areas around the Site looking to see which receptors would be able to see the proposed development.

5.2.5. Thirdly by conducting Zone of Theoretical Visibility (ZTV) modelling to identify through computer modelling of topography and visual barriers the theoretical extent of where the development is visible from before checking these possible views on the ground.

ZTV modelling is not conducted for all LVIAs and simpler developments, typically lower in height may not be subject to ZTV modelling.

5.2.6. The same study area is adopted for the visual assessment. However should it be deemed that visual effects extend beyond the range of the study area then these should also be considered for the sake of thoroughness.

5.2.7. In the description of views to a development the following distances apply;

- Local or short-range views – under 0.5km
- Medium or mid-range views – 0.5km – 2km
- Distant or long-range views – over 2km

5.3. Visual baseline

5.3.1. The visual baseline is the description of the existing qualities of the views and visual amenity for the individual visual receptors against which any future changes can be assessed against or visual effects predicted and assessed.

5.3.2. The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and OS Mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the elements, features, aesthetic and perceptual factors which contribute to general visual amenity.

5.4. Value attached to views and visual amenity

5.4.1. As part of describing the visual baseline the value of the potentially affected views and general visual amenity is established. GLVIA3 at §6.37 identifies visual value attached to heritage assets and specific cultural views from paintings and like. However views do not need such cultural association to be considered of value by visual receptors, particularly local residents who will experience a view for longer.

5.4.2. The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.

5.4.3. This is done on a receptor group basis within the Visual Receptor Table with the value attached to views described as either Low, Medium or High.

Appendix A – Table 9 – Value assessment of views and visual amenity

Value	Indicative description
High	Views from and visual amenity associated with viewpoints of regional or national importance, popular visitor attractions where views and visual amenity form a key part of the attraction or route. Inclusion within guidebooks or cultural references such as painting and poetry or as part of heritage character. Views from areas with national designations such as National Parks and Areas of Outstanding Natural Beauty or regional or local landscape designations such as Special Landscape Areas or equivalent.
Medium	Views from and visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open space and routes where views and visual amenity form an integral part of the attraction. Views from regional or local landscape designations such as Special Landscape Areas or equivalent.
Low	Views from and visual amenity associated with every-day locations or routes that do not benefit from any designation or cultural associations.

5.4.4. Value is also considered in terms of whether it is nationally, regionally or locally important. Value can also be increased by inclusion of views in historical or cultural references.

5.4.5. Existing landscape designations are generally a mark of visual value as well but this cannot be assumed and must be backed up by site assessment. Conversely the lack of an existing designation does not mean a view is without value. Value for designated and undesignated views and visual amenity is assessed during the fieldwork stage.

5.5. Susceptibility of visual receptors to change

5.5.1. Susceptibility of visual receptors to change in views and visual amenity is derived by considering two matters;

- the occupation or reason why they are experiencing that view or area; and
- the amount of interest or attention they have in the view and appearance of the area...

5.5.2. Visual receptor susceptibility is identified in the Visual Receptors Table and a rationale given for the judgement.

5.5.3. Judgements on visual susceptibility are presented in a three step scale of Low, Medium or High with definitions for each of these grades presented in Appendix A – Table 9 below;

Appendix A – Table 10 – Definitions of visual susceptibility

Scale	***Description of susceptibility***
High	Little or no ability to accommodate the change caused by the proposed development without adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptors being residents at home, outdoor recreation groups whose attention is on the view e.g. walkers, visitors to heritage attractions, public park users, wider communities where setting of an area contributes to general visual amenity, travellers on recognised scenic routes.
Medium	Some ability to accommodate the proposed development with some adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptors include users of transport routes and areas of outdoor recreation where the view is not the primary focus of attention e.g. sports pitches.
Low	An ability to accommodate the proposed development without notable adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptor groups include people at work or going about business that is not focussing on views or general visual amenity.

5.6. Visual sensitivity

5.6.1. Visual sensitivity is derived from combining the judgements on value of a view or visual amenity and susceptibility of the visual receptor together. It is itself then carried forward to determine the significance of visual effects by combining it with the magnitude of visual effects.

5.6.2. Visual sensitivity is first recorded for each of the visual receptors in the Visual Receptor Table. It provides clear rationale for both the existing value and receptor susceptibility to change for the individual visual receptor. The rationale is a record of why a visual receptor has been graded in a particular way.

5.6.3. The scale of sensitivity is again graded using a High, Medium and Low ratings. Split grades are possible where a resulting sensitivity may be judged to fall between two grade levels. A look-up table is used to aid consistency but the grading can be modified based on professional judgement.

Appendix A – Table 11 – Establishment of visual sensitivity

	Susceptibility to Change				
Value	**High**	**Medium / High**	**Medium**	**Medium / Low**	**Low**
High	HIGH	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM
Medium / High	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW
Medium	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW
Medium / Low	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW
Low	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW	LOW

5.6.4. Appendix A - Table 12 provides descriptive text for each of these grades of visual sensitivity;

Appendix A – Table 12 – Description of grades of visual sensitivity

Grade description	***Typical indicators of sensitivity***
High A highly attractive view or visual amenity area with an obvious attraction and general lack of distracting or negative features.	• Highly valued for its scenic quality. • Low tolerance to the type of proposed development. • Designed landscape of historical importance. • Other strong cultural or heritage associations. • Focus of a recreational resource. • Views and visual amenity that cannot be readily replaced. • Possibly benefitting from a national, regional or local landscape or heritage designation.
Medium An attractive view or visual amenity area with an obvious attraction and general lack of distracting or negative features.	• Some scenic quality but also some less scenic elements. • Some tolerance to the type of proposed development. • A recognisably area or piece of designed landscape. • Possible cultural or heritage associations. • Some appreciation as a recreational resource. • Views and visual amenity that could be recreated with some effort. • Possibly benefitting from a regional or local landscape or heritage designation.

Grade description	*Typical indicators of sensitivity*
Low An ordinary view with no differentiating character or an area with no increased visual amenity and general lack of positive visual features.	• Limited or no particular scenic quality or elements. • Tolerance to the type of proposed development. • Not a recognisable designed landscape. • No known cultural or heritage associations. • No obvious appreciation as a recreational resource. • Views and visual amenity that could be readily replaced or recreated. • Unlikely to hold any landscape or heritage designations.

5.6.5. All the identified visual receptors are first considered in the Visual Receptor Table to establish their individual sensitivity. It is only those visual receptors that are identified as having a Medium, Medium/High or High sensitivity to the visual changes brought about by the development that are carried forward to the assessment stage. However visual receptors with Medium/Low and Low sensitivity can be carried forward should it be considered appropriate for the assessment after discussion with clients and ideally competent authorities.

5.7. Viewpoint selection

5.7.1. Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors.

5.7.2. Photography is used to record the views from each of the viewpoints and included in the LVIA or LVA report.

5.7.3. The photography is undertaken in line with the recommendations given in *'Landscape Institute Advice Note 01/11 – Photography and photomontage in landscape and visual impact assessment.'*

5.7.4. Viewpoint selection is a critical process and is based on the following considerations;

- Ideally agreed with the competent authority in advance of the visual assessment;
- Typically from publically accessible locations e.g. footpath, public open space or the like;
- It can however be from a private location e.g. to reflect a resident's experience with the agreement of a client or at the request of a competent authority;

- Viewpoint choice can be informed by Zone of Theoretical Visibility mapping; and
- Objective choices need to be made to best represent a receptor's experience i.e. not behind obvious screening.

5.7.5. Viewpoints selected for inclusion in the LVIA / LVA generally fall into one of three categories as described at §6.19 of the GLVIA3;

1. **Representative viewpoints** – chosen to represent the experience of a receptor group who through their large numbers or extent of view e.g. along the route of a path would make it impractical to present each view.
2. **Specific viewpoints** – from key views say along a transport corridor or those promoted in guidebooks, OS Maps or are important within a public attraction or heritage asset.
3. **Illustrative viewpoints** – Photographs taken to illustrate a specific point say an initial view or lack of a view at certain points.

5.7.6. At times illustrations will be presented to prove a negative i.e. that a development is not visible in a view and does not lead to any visual change.

5.7.7. In selecting the viewpoints the following factors are taken into account;

- Viewing direction and distance – short, medium and long distance;
- The nature of the viewing experience – static views, views along routes, views form settlements;
- The type of view – e.g. framed, glimpsed, panorama, screened, partial; and
- The potential for cumulative views in conjunction with other existing and proposed development.

5.8. Magnitude of visual effects

5.8.1. The magnitude of visual effects is assessed by considering a number of factors before arriving at an informed judgement. The factors are listed below and form the basis of the Visual Effects Table (VET) in the LVIA;

- Size and scale of the change in the view - considering loss or addition of features, changes in composition and consideration of the proportion of the view occupied by the propose development;
- Geographical extent of the effect – angle of view, distance of the receptor to the development and extent of the area over which the changes would be visible;

- Contrast or integration with the existing visual character – possible areas of consideration include form, scale and mass, lines, height, colour and texture;
- Duration of the visual effect – accord with the duration of landscape affects namely Short-term 0 to 5 years, Medium term 5 to 10 years and Long term 10 to 25 years. Permanency is considered anything above 25 years as this can be taken as a change that will last as long as a generation.
- Reversibility or irreversibility – is applied to the nature of the development. Renewable energy such as wind turbines and solar arrays can be classed as reversible visual effects whereas other forms of development such as housing and industrial uses are considered irreversible and permanent. Some developments such as mining and waste management have reversible effects that lead to a changed visual scene.

5.8.2. The magnitude of visual effect is considered for the three life stages of construction, on completion but with no mitigation and complete with foreseeable mitigation. This last life stage is typically taken at 15 years after completion to allow landscape mitigation proposals to have established. This period of time can be altered to suit the nature of the project and likely mitigation proposals. Any variations will be stated in the LVIA.

5.8.3. Visual effects arising from developments can be either beneficial or adverse, permanent or temporary and these are stated within the Visual Effects Table in the LVIA.

5.8.4. The magnitude of visual effects is categorised as either Large, Medium, Small or None. Half grades between these categories will be used where the magnitude fits neither category. The narrative description of the magnitude categories is presented in Appendix A – Table 13.

Appendix A – Table 13 – Description of magnitude categories for visual effects

Large	The development would result in a substantial alteration to the identified view or visual amenity of an area, largely affect key visual features in the view or introduce new prominent features within the scene or alter the general composition or character of the view.
Medium	The development would result in a partial alteration to the identified view or visual amenity of an area, moderately affect key visual features in the view or introduce new notable features within the scene or alter some part of the composition or character of the view.
Small	The development would result in a minor alteration to the identified view or visual amenity of an area, may affect key visual features in the view or introduce new features within the scene or alter some small part of the composition or character of the view.
None	The development would not change the appearance or characteristics of the view or an area's visual amenity.

5.8.5. What is not normally stated in the LVIA is a critique of the architectural appearance of building proposals (should the development include built form) as this is a highly subjective matter. Instead the LVIA assesses the effects based on the scale and massing of the proposals and the resulting effects on the visual receptors. However where the character or scale of buildings is highly critical to visual qualities e.g. co-ordinated estate buildings then comments regarding their appearance may be made.

5.9. Assessing the significance of visual effects

5.9.1. The assessment of the significance of visual effects is derived by combining the judgements of visual sensitivity and magnitude of effect for each visual receptor. This is presented in the Visual Effects Table alongside the judgement of magnitude with a clear narrative of the reasoning behind the assessment.

5.9.2. The significance of visual effects can be beneficial or adverse, permanent or temporary and will occur at different levels of significance or as named for clarity in the Visual Effects Table - ratings.

5.9.3. A look-up table is used to achieve consistency when judging the significance rating. This table is only a guide and alterations to the classifications it gives can be made based on professional judgement. Appendix A – Table 14 presents this table. It is the same table as used for assessing the significance of landscape effects

Appendix A – Table 14 – Significance of visual effect rating

	Visual Receptor Sensitivity				
Magnitude of Effects	**High**	**Medium / High**	**Medium**	**Medium / Low**	**Low**
Large	MAJOR	MAJOR	MAJOR/ MODERATE	MODERATE	MODERATE
Medium / Large	MAJOR	MAJOR/ MODERATE	MODERATE	MODERATE	MODERATE/ MINOR
Medium	MAJOR/ MODERATE	MODERATE	MODERATE	MODERATE/ MINOR	MINOR
Medium / Small	MODERATE	MODERATE	MODERATE/ MINOR	MINOR	MINOR
Small	MODERATE	MODERATE/ MINOR	MINOR	MINOR	NEGLIGIBLE
Small / None	MODERATE/ MINOR	MINOR	MINOR	NEGLIGIBLE	NEGLIGIBLE

None	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT

5.9.4. Narrative descriptions of the different ratings of significance are presented below in Appendix A – Table 15 for both beneficial and adverse effects. It also defines what are considered neutral and negligible visual effects.

Appendix A – Table 15 – Narrative descriptions of visual effects

Category of visual effect and corresponding description
Major adverse visual effects
The proposals will result in a total change in the key characteristics of the view or an area's visual amenity or will introduce elements totally uncharacteristic to the qualities of the scene such as scale, pattern; and/or the proposals will destroy or permanently degrade the qualities of the visual character; and/or the proposals and resulting effects are in large part in conflict with landscape planning objectives and/or result in a substantial or total loss, or alteration of key elements, features or notable characteristics in the view.
Moderate adverse visual effects
The proposals will result in a part change in the key characteristics of the view or an area's visual amenity or will introduce elements partly uncharacteristic to the qualities of the scene such as scale, pattern and some inappropriate features; and/or the proposals will notably reduce or degrade the integrity of the view or visual amenity; and/or the proposals and resulting effects are in some part in conflict with landscape planning objectives and/or result in a part loss, or alteration of key elements, features or notable characteristics in the view.
Minor adverse visual effects
The proposals will result in some small change in the key characteristics of the view or will introduce elements largely characteristic to the qualities of the existing scene such as massing, scale, pattern and some small inappropriate features; and/or the proposals will marginally reduce or degrade the integrity of view or visual amenity; and/or the proposals and resulting effects are in some small part in conflict with landscape planning objectives and/or result in a small loss, or negative alteration of key elements, features or characteristics in the view.
Negligible adverse visual effects
The proposals will result in a some very small negative change in the key characteristics of the view or will introduce elements characteristic to the qualities of the existing scene such as massing, scale, pattern and features that can be considered inappropriate; and/or the proposals will very slightly reduce or degrade the integrity of view or visual amenity in a barely perceptible way; and/or the proposals and resulting effects are in some very small part in conflict with landscape planning objectives and/or result in a very small loss, or alteration of elements, features or characteristics that is perceivable but not necessarily obvious.
No visual effects

Category of visual effect and corresponding description
The proposals will result in no adverse or positive change in the key characteristics of view or visual amenity nor will it introduce any uncharacteristic elements to the view or visual amenity and/or the proposals will neither reduce or improve the integrity of view or visual amenity in a perceptible way; and/or the proposals and resulting effects neither conflict or contribute with landscape planning objectives and/or result in any alteration of key elements, features or notable characteristics of the view or visual amenity.
Negligible positive visual effects
The proposals will result in a some very small positive change in the key characteristics of the view or visual amenity or will introduce elements characteristic to the qualities of the existing view or visual amenity such as massing, scale, pattern and features that can be considered appropriate; and/or the proposals will very slightly improve or enhance the integrity of visual character in a barely perceptible way; and/or the proposals and resulting effects are in some very small part in compliance with landscape planning objectives and/or result in a very small gain, or positive alteration of key elements, features or notable visual characteristics that is perceivable but not necessarily obvious.
Minor positive visual effects
The proposals will result in a some small change in the key characteristics of the view or visual amenity or will introduce elements largely characteristic to the qualities of the existing view or visual amenity such as massing, scale, pattern and some small appropriate features; and/or the proposals will marginally conserve or enhance the integrity of visual character; and/or the proposals and resulting effects are in some part in compliance with landscape planning objectives and/or result in a small loss, or negative alteration of key visual elements, features or notable characteristics.
Moderate positive visual effects
The proposals will result in a notable beneficial change in the key characteristics of the view or visual amenity or will introduce elements that are largely in keeping with the qualities of the existing view or visual amenity with no inappropriate features; and/or the proposals will notably conserve or enhance the integrity of visual character; and/or the proposals and the resulting effects are largely in compliance with landscape planning objectives and/or result in the retention of key visual elements, features or notable characteristics.
Major positive visual effects
The proposals will result in a wholesale beneficial change in the key characteristics of a view or visual amenity or will introduce elements that notably improve the qualities of the existing view or visual amenity with no inappropriate features; and/or the proposals will notably conserve or enhance the integrity of visual character; and/or the proposals and the resulting effects are totally in compliance with landscape planning objectives and/or result in the retention and improvement of key visual elements, features or notable characteristics.

6. Significance of effect and cumulative effects

6.1. Significance of effect

6.1.1. It is up to the competent authority using the findings of this LVIA to determine what they believe to be 'significant' in terms of what effects should be considered in the overall planning balance.

6.1.2. The LVIA gives a whole series of ratings for the individual receptors rather than stating that an effect is significant in terms of EIA Regulations. This is to avoid any confusion about use of the term 'Significant' in line with Landscape Institute's GLVIA3 Statement of Clarification 1/13.

6.1.3. The conclusions to the LVIA present the various ratings of significance and identifies those that are considered more important for both landscape and visual receptors.

6.1.4. The conclusions also state what effect proposed mitigation measures would have on any adverse landscape and visual effects.

6.2. Cumulative effects

6.2.1. Cumulative landscape and visual effects must be considered in LVIA when it is carried out as part of on EIA. It is a discretionary task for LVIA's that are not subject to EIA.

6.2.2. Both cumulative landscape and visual effects are defined at GLVIA3 §7.2 as those that, *'result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.'*

6.2.3. Cumulative effects are particularly important for large scale renewable energy projects such as wind turbine and solar array erection. The former has specific guidance from Scottish Natural Heritage on the production of cumulative effects assessment.

6.2.4. For the purposes of none energy projects cumulative assessments are restricted to an identification of other projects, whether similar in development type or not in the vicinity of the site and if agreed with the competent authority across the wider study area.

7. Mitigation

7.1. Definition of mitigation

7.1.1. Mitigation is deemed to be the actions taken to prevent or avoid adverse effects or if they are unavoidable then to correct or ameliorate the adverse effects identified for the various landscape and visual receptors.

7.1.2. It can take many forms but usually includes elements of design, planting, material choices and possibly operational constraints or land remediation at a future date.

7.1.3. Mitigation specifically addresses adverse effects to return a landscape or visual receptor to its baseline condition. It should not be confused with enhancement measures which are actions that seek to improve the landscape resource or visual amenity above its original baseline.

7.2. Categories of mitigation

7.2.1. There are broadly three categories of mitigation.

7.2.2. **Primary or design measures** – that are developed through the design process and have become integrated into the proposals. Such primary measures may be generated by the professionals advising the project or in response to consultation with stakeholders. They typically include general site arrangements, retention of landscape assets such as trees and hedgerows or inclusion of key views onto and from the site.

7.2.3. **Good construction practice** – to keep the development as acceptable as possible during the construction phase but also protect assets such as trees, hedges and ponds so they remain as long-term features in landscape.

7.2.4. **Secondary measures** – those measures that are taken to address any residual adverse effects after the first two categories of mitigation. This could typically include hedge and tree planting or provision of alternative access arrangements.

7.2.5. Mitigation measures can take place on the site in question or off-site if considered to be of greater benefit or more feasible/sustainable to achieve the desired outcome.

When describing mitigation measures an assessment of the duration of time that is required to achieve the desired mitigation effect is given when possible. It is also noted that mitigation works do not always remove adverse effects but may only reduce them.

APPENDIX B – LANDSCAPE EFFECTS TABLES

Appendix B – Landscape Effects Tables

Introduction

This Appendix is a stripped back version of a typical Landscape and Visual Impact Assessment (LVIA). It follows the methodology as detailed in Appendix A and includes the following four elements;

- Appendix B – Table 1 - List of landscape receptors considered
- Appendix B – Table 2 – Establishing sensitivity of landscape receptors
- Appendix B – Table 3 – Landscape Effects Table
- Summary of landscape effects

List of landscape receptors

The landscape receptors have been placed into four categories as detailed in Table 1 overleaf;

- Existing landscape character areas;
- Landscape characteristics of the Site;
- Landscape characteristics of the contextual area; and
- Applicable special qualities of the Cotswolds AONB.

Appendix B - Table 1 – Identification of landscape receptors

Existing Landscape Character Areas	Landscape Characteristics of the Site	Landscape characteristics of the contextual area	Applicable special qualities of the Cotswolds AONB
NCA 106 – Severn and Avon Vales	Sloping land form	Oakley Grange housing.	Escarpment landscape character.
NCA 107 - Cotswolds	Pasture land use	Wessex Drive housing	Ridge and furrow field pattern
Cotswolds Escarpment – 2d Coopers Hill to Winchcombe	Mature trees	Harp Hill Road Corridor	
Cheltenham AONB Area 7.1 – Oakley Farm Pasture Slopes	Internal hedgerows	Hewlett's Reservoir	
	Boundary hedgerows	Battledown Hill	
	Ridge and furrow field pattern	Contextual AONB area	

Notes

1. No further sub-division or characterisation of the Site is required as it appears as one block of fields with well-defined boundaries.
2. The landscape characteristics of the Site combine to give it an overall rural appearance within the landscape.
3. Setting to Cheltenham is discussed as a function of the landscape rather than as an individual characteristic.
4. Only the applicable AONB special qualities to the Site are included.

Appendix B – Table 2 - Establishing sensitivity of landscape receptors

Landscape Receptor		**Sensitivity**					**Sensitivity Value**
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
Existing Landscape Character Areas							
NCA 106 – Severn and Avon Vales	Site is part of it	N/A	To broad a landscape character assessment with a range of values – not considered further.	N/A	Not considered further.	N/A	**N/A**
NCA 107 - Cotswolds	Site is part of it	N/A	As above	N/A	As above	N/A	**N/A**
Cotswolds Escarpment – 2d Coopers Hill to Winchcombe	Site is part of it	National value	As a highly distinctive part of a nationally important landscape the value rating is High.	HIGH	Susceptibility is high given lack of existing major housing development on the escarpment slopes and as described in published character information.	HIGH	**HIGH**
Cheltenham AONB Area 7.1 – Oakley Farm Pasture Slopes	Site is part of it	National value as part of AONB	As a piece of remaining open farmland on the fringe of Cheltenham that demonstrates slopes of the escarpment and acts as attractive setting.	HIGH	Susceptibility in this character area is considered Medium given the adjacent housing particularly that of Oakley Grange. Ribbon housing of Harp Hill and screened housing of Wessex Drive has less effects.	MEDIUM	**MEDIUM / HIGH**
Existing landscape characteristics of Site							

Landscape Receptor		**Sensitivity**					**Sensitivity Value**
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
Sloping land form	On site	National	Forms lower slopes of escarpment and Battledown Hill that are visually and physically linked to the higher escarpment.	HIGH	High susceptibility to change from major residential development modifying sloping land form and screening it from sight and perception in the landscape.	HIGH	**HIGH**
Pasture land use	On site	Local	Pasture land use is common place around Cheltenham but the proximity of it to the urban edge increases its value.	MEDIUM	High susceptibility as land cannot be kept for pasture land-use and receive major housing development.	HIGH	**MEDIUM / HIGH**
Mature trees	On site	Local	Mix of mature trees on Site including potential veterans. Contribute to quality of Site and enjoyed from off site. Open field trees add to their scenic value.	HIGH	Susceptibility is High to both damage during construction and to the quality of their setting.	HIGH	**HIGH**
Internal hedgerows	On site	Local	Straight enclosure hedgerows help to set pattern that contributes to wider landscape and aids 'reading' of lower escarpment slope.	HIGH	High susceptibility to the development process from either removal to allow construction or removal from sight by construction, or loss of form through changed management.	HIGH	**HIGH**
Boundary hedgerows	On site	Local	The boundary hedgerows are not as valuable as the internal ones but do contribute	MEDIUM	Susceptibility is Medium because there positioning to the edge of the Site facilitates their retention. However their context and	MEDIUM	**MEDIUM**

Landscape Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
			positively to the overall rural character.		ongoing management remain susceptible to change.		
Ridge and furrow field pattern	On Site	Regional	Of historic value and adds to sense of time depth on Site. Specifically mentioned as one of the AONB special qualities as part of historical element of natural beauty.	HIGH	Highly susceptible to any form of ground re-modelling whether that is for house platforms, access roads, cuttings or paths. Also difficult to re-instate if affected by temporary works such as compounds or stockpiling.	HIGH	**HIGH**
Landscape characteristics of contextual landscape							
Oakley Grange housing.	Adjacent to north and part east	Local	New housing area built on former GCHQ campus. Current edge of town character.	MEDIUM	Medium susceptibility with arrangement of existing development, change in context and risk of amalgamation.	MEDIUM	**MEDIUM**
Wessex Drive housing	Adjacent to west	Local	More established housing area to Oakley Grange largely set with inward facing streets.	MEDIUM	As above but with limited outward facing spaces to be affected by neighbouring development.	LOW	**MEDIUM / LOW**
Harp Hill Road Corridor	Adjacent to south	National	Most established ribbon development of houses that act as a transition between town and country. One side of houses on road opposite Site.	MEDIUM	Susceptibility is Medium given that it is already in proximity to housing areas e.g. Wessex Drive and greater Cheltenham is visible in wider views,	MEDIUM	**MEDIUM**

Landscape Receptor		Sensitivity					Sensitivity Value
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
Hewlett's Reservoir	Adjacent to east	Local	Heritage interest given Listed structures and the linkage that the green roofs provides between the Site and the rest of the AONB.	MEDIUM / HIGH	Susceptibility is reduced by the presence of the most recent Oakley Grange housing running up to its southern flank and along Harp Hill but its setting is still relatively open.	MEDIUM	**MEDIUM / HIGH**
Battledown Hill (Site on northern slope)	Crest 180m to south	Local / National	A locally striking hill whose value is added to by it being a Scheduled Monument, acts as an outlier hill on the escarpment. Land form is greatest landscape asset.	MEDIUM / HIGH	Susceptibility is Medium even with the housing of Harp Hill and the Battledown Estate being on it as these are more dispersed, larger properties unlike the denser residential proposals.	MEDIUM	**MEDIUM / HIGH**
Contextual AONB area	To east and south	National	The contextual AONB is positioned to the east beyond Hewlett's Reservoir, up Aggs Hill and on to the higher escarpment at Cleeve Common.	HIGH	Susceptibility to major housing development is High given its lack of existing mass housing on its rising ground. Large scale housing areas to the east of Cheltenham stay on lower, flatter ground.	HIGH	**HIGH**
Special qualities of Cotswolds AONB							
The Cotswold escarpment	Site is part of it.	National	As one of the cited special qualities of the AONB its value is deemed High. The Site forms part of its lower slope.	HIGH	There is a modicum of residential development on the escarpment's lower slopes but it is not largescale, mass development but rather ribbon form like Harp Hill. Style of development in different landscape character areas is	HIGH	**HIGH**

Landscape Receptor		**Sensitivity**					**Sensitivity Value**
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
					discussed in more detail in Local Distinctiveness and Landscape Change (CD J5).		
Ridge and furrow field pattern	On Site	Regional	The ridge and furrow pattern varies in notability across Site but overall adds time depth and interest to the collection of fields.	HIGH	Highly susceptible to any form of ground re-modelling whether that is for house platforms, access roads, cuttings or paths. Also difficult to re-instate if affected by temporary works such as compounds or stockpiling.	HIGH	**HIGH**

Appendix B – Table 3 – Landscape Effects Table

Landscape Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	*Size / Scale*	*Geographical Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Rating**	*Rating*	*Adverse / Beneficial / Neutral*	*Permanent / Temporary*	*Rational*
Cotswolds Escarpment – 2d Coopers Hill to Winchcombe	**HIGH**	Construction	Relatively large working area but modest compared to overall 2d Coopers Hill to Winchcombe LCA	In an obvious position close to edge of Cheltenham and notable from wider landscape.	Contrast with current appearance of rural landscape but some integration from existing houses.	An estimated 5 years at 50 houses per year. None reversible.	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Temporary**	The act of construction on a prominent Site at the interface of town and country will be readily observable from Cheltenham and the higher escarpment and influence the appearance of a much wider area than just the Site.
		Completion	The Site remains small in comparison to the larger LCA but remains set in a notable position.	As above.	Contrast with AONB escarpment landscape against which it is judged.	Permanent.	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	The completion of construction will reduce the notability of the development but the landscape change of a prominent location would remain when considering the landscape at a local scale or as a linkage to the wider AONB area.
		Established mitigation	As above as the proposed mitigation is largely ineffective at assimilating the proposals into the wider escarpment landscape.	As above.	As mitigation planting becomes established the built development will integrate slightly better locally but not within wider escarpment.	Permanent and irreversible.	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	The proposed mitigation measures of setting public open space between the development and Harp Hill does not recreate the rural character of the former site, or conserve or enhance the landscape character of the wider 2d Escarpment when weighed against harm caused by building on the escarpment slope.
Cheltenham AONB Area 7.1 – Oakley Farm Pasture Slopes	**MEDIUM / HIGH**	Construction	Total change in landscape character during construction.	Across the greater part of the Area 7.1.	Contrast with current rural pasture land character.	An estimated 5 years.	**LARGE**	**MAJOR**	**Adverse**	**Temporary**	The construction works would immediately change the rural character of the whole character area that the Site effectively forms.
		Completion	Total change in landscape character after construction	As above.	As above.	Permanent.	**LARGE**	**MAJOR**	**Adverse**	**Permanent**	As above.
		Established mitigation	Total change in landscape character even with mitigation established.	As above.	As above.	Permanent and irreversible.	**LARGE**	**MAJOR**	**Adverse**	**Permanent**	The mitigation works in themselves would not address the rural landscape character loss from the construction of houses and are also in contrast to the characteristics of this area as well.
Sloping land form	**HIGH**	Construction	An estimated 70% of the Site's sloping land form would be modified during construction.	This effect takes place on Site but is also evident off site.	Contrast with sloping open ground of the current Site.	Alteration likely to be in early stages of construction.	**LARGE**	**MAJOR**	**Adverse**	**Temporary**	The formation of house platforms, main and secondary access road and SuDS basin will effectively remove the uniform slope from Site and diminish the character and appreciation of Battledown Hill form. Earth movement will appear raw in landscape.
		Completion	As above.	As above.	As above.	Permanent.	**MEDIUM / LARGE**	**MAJOR**	**Adverse**	**Permanent**	Without the rawness of disturbed ground it will be slightly less evident but the even,

Landscape Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	*Size / Scale*	*Geographical Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Rating**	*Rating*	*Adverse / Beneficial / Neutral*	*Permanent / Temporary*	*Rational*
											open ground slope will be lost under housing, cut slopes and roads on Site.
		Established mitigation	As above.	As above.	As above.	Permanent.	**MEDIUM / LARGE**	**MAJOR**	**Adverse**	**Permanent**	As above with the retention of the upper slopes in Field 1 and parts of Fields 2 & 3 not substantial or as evident in the landscape as the current open ground.
Pasture land use	**MEDIUM / HIGH**	Construction	Large scale across whole Site.	Local to Site but appreciated from wider landscape.	High degree of contrast of construction activity compared	Temporary	**LARGE**	**MAJOR**	**Adverse**	**Temporary**	Not unexpectedly the land-use character of the Site will change dramatically during construction and the existing rural pasture character will be removed.
		Completion	As above.	As above.	Contrast until open space is formed.	Permanent	**LARGE**	**MAJOR**	**Adverse**	**Temporary**	The loss of pasture land use remains complete.
		Established mitigation	As above.	Localised effects will reduce with mitigation but not from wider landscape.	Some degree of similarity in part of public open space e.g. Field 1 with open grass but not farmed pasture.	Permanent and irreversible.	**MEDIUM / LARGE**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	The public open space that is proposed will not have an agricultural pasture land use character with its paths, increased sward diversity and other features like increased tree planting, seats, bins and information signs. Marginal similarities to current open pasture.
Mature trees	**HIGH**	Construction	Formation of building development where most trees occur.	Local to the Site immediate context e.g. Oakley Close	Contrast with existing open field setting for trees. Majority retained.	An estimated 5 years,	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Temporary**	As the proposals seek to retain the majority of trees within the built development it is not tree loss but rather change of setting that is the primary effect.
		Completion	As above.	As above but with new houses reducing trees' contribution to wider landscape	Will form focus of public space / play areas	Permanent and irreversible.	**MEDIUM / SMALL**	**MODERATE / MINOR**	**Adverse**	**Temporary**	As above with the proposed slope no steeper than sections of surrounding landscape and other quarry restoration.
		Established mitigation	As above.	As above.	New planting and maturing of landscape will help integrate landform within local scene.	Permanent and irreversible.	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	The mature trees will be become features of the built realm and their open field setting and wider landscape contribution is lost. New tree planting in belt and in pubic open space will develop but with a parkland rather than open field character.
Internal hedgerows	**HIGH**	Construction	Largescale removal to form housing areas.	Higher 20-30% retained and between Fields 4 & 5	Contrast	Permanent as a result of the works.	**MEDIUM / LARGE**	**MAJOR**	**Adverse**	**Permanent**	The loss of the internal hedgerows, whatever their quality has a wider impact than just the immediate reduction in site quality and rural character. It is these hedgerows that form the Site's strong landscape pattern when viewed from other places on the escarpment. The magnitude of
		Completion	As above	As above	Contrast replaced with built form.	As above	**MEDIUM / LARGE**	**MAJOR**	**Adverse**	**Permanent**	

Landscape Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	*Size / Scale*	*Geographical Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Rating**	*Rating*	*Adverse / Beneficial / Neutral*	*Permanent / Temporary*	*Rational*
		Established mitigation	Remaining internal hedges subsumed into tree belt / open space planting.	Whole receptor on Site	As above plus effective removal of remaining internal hedge lengths	Permanent and irreversible.	**LARGE**	**MAJOR**	**Adverse**	**Permanent**	effect actually increases with mitigation as the remaining hedgerow are subsumed by the open space planting and tree belt.
Boundary hedgerows	**MEDIUM**	Construction	Opening up main access off Harp Hill.	Other hedges retained to same location.	Contrast with continuous boundary hedge.	Permanent as a result of the works.	**SMALL**	**MINOR**	**Adverse**	**Temporary**	The estimated 55m stretch of hedgerow loss to form the Site access largely affects that part of the Harp Hill corridor.
		Completion	Removed as part of Site closure.	Removed from location.	Contrast of existing farm hedges becoming boundary hedges for development.	As above	**SMALL**	**MINOR**	**Adverse**	**Temporary**	Still a Minor adverse as the hedges that were previously rural in character are now acting as hedges in a housing area and do not make as great a contribution to the AONB character.
		Established mitigation	As above	As above.	Largely contrast but some integration along Harp Hill and Wessex Drive.	Permanent and irreversible.	**SMALL**	**MINOR**	**Adverse**	**Permanent**	As above even with the addition of new hedgerows flanking the main road or in garden spaces as these are part of the urban estate rather than replacing rural character.
Ridge and furrow field pattern	**HIGH**	Construction	Moderate to large removal of ridge and furrow pattern.	Removed from housing area and access routes, SuDS basin.	Contrast with remaining fields where earthworks are not planned.	Permanent and irreversible.	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	The construction of houses, SuDS basin, access roads, any formation of the indicated break in the slope and tree belt planting will reduce the amount and notability of the ridge and furrow field pattern on Site. In Field 1 an estimated 70% would be lost under houses, in Field 2 an estimated 30% of the stronger pattern in the upper field lost to road construction and in Field 3 an estimated 50% lost under the road and cutting construction with associated re-grading either side of the main access route. The overall change in the prominent ridge and furrow area is broadly measured as reducing from its current 8.4Ha to 3.8Ha, a reduction of an estimated 55%
		Completion	As above	As above.	As above	Permanent and irreversible.	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	The proposed mitigation is not to remove the ridge and furrow from the public open space.	Retained ridge and furrow would be localised to the south of the Site.	As above particularly if the remaining pattern is split by such things as the access road and footpaths.	Permanent and irreversible.	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	
Oakley Grange housing.	**MEDIUM**	Construction	Noticeable change with construction activity.	Change to southern side of older estate and western side of most recent build.	Contrast with current rural open space.	Construction disturbance temporary but built form permanent.	**LARGE**	**MAJOR / MODERATE**	**Adverse**	**Temporary**	A major construction project immediately adjacent to a settled area for an estimated period of 5 years will alter the character of Oakley Grange.
		Completion	Noticeable change with new houses set to side of estate.	As above.	Some integration when viewed from housing area.	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	The new houses would change the character and sense of settlement edge for Oakley Grange.

Landscape Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	*Size / Scale*	*Geographical Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Rating**	*Rating*	*Adverse / Bene-ficial / Neutral*	*Permanent / Temporary*	*Rational*
		Established mitigation	There will still be noticeable change and a loss of openness.	As above	As above and boundary planting hedge would assist on establishment.	Permanent and irreversible.	**MEDIUM/ SMALL**	**MODERATE / MINOR**	**Adverse**	**Permanent**	New tree and boundary hedges would add separation / screening but not mitigate the loss of openness
Wessex Drive residential area	**MEDIUM / LOW**	Construction	Noticeable change with construction activity in Field 1.	Change to eastern side of this older housing area near Path 86.	Contrast with current rural open space of Site.	Construction disturbance temporary but built form permanent.	**LARGE**	**MODERATE**	**Adverse**	**Temporary**	A major construction project immediately adjacent to a settled housing area for an estimated period of 2 to 3 years will alter the character of the eastern side of Wessex Drive.
		Completion	Noticeable change with new houses set to side of estate.	As above.	Still of contrast to previous state of field.	Permanent and irreversible.	**MEDIUM**	**MODERATE / MINOR**	**Adverse**	**Permanent**	The new houses would change the character and sense of settlement edge for Oakley Grange.
		Established mitigation	There will still be noticeable change and a loss of openness.	As above	As above and boundary planting hedge would assist on establishment.	Permanent and irreversible.	**MEDIUM**	**MODERATE / MINOR**	**Adverse**	**Permanent**	New tree and boundary hedges would add separation / screening but not mitigate the loss of openness which is currently highly evident to side of Wessex Drive.
Harp Hill Road Corridor	**MEDIUM**	Construction	Affected by main construction traffic route.	Majority of corridor affected up to site entrance.	Contrast through increased activity at Site.	Temporary - duration 5 years then permanent road and houses	**MEDIUM**	**MODERATE**	**Adverse**	**Temporary & Permanent**	Largely down to construction traffic and activity on this road affecting combined with presence of new main access road and association with construction down slope.
		Completion	Scale of effect reduces with cessation of construction traffic	Main effect around site entrance.	Contrast with character of Harp Hill.	Permanent and irreversible.	**MEDIUM (entrance) SMALL (hedge)**	**MODERATE TO MINOR**	**Adverse**	**Permanent**	Larger adverse effect along the section of road with direct sight to new main entrance road. Elsewhere existing boundary hedge will largely but not totally remove sight of new development.
		Established mitigation	As above	As above.	As above.	Permanent and irreversible	**MEDIUM / SMALL (entrance)**	**MODERATE / MINOR**	**Adverse**	**Permanent**	On establishment the new open space and tree belt planting will remove sight to development but the main site entrance will still be in contrast to character of Harp Hill and remain with the character of an urban road entry to a larger area beyond. .
Hewlett's Reservoir complex	**MEDIUM / HIGH**	Construction	To the current open western side of reservoir complex near pavilion.	Change to currently open side of reservoir complex with new road near	Contrast with vehicles movements and disturbed ground.	Temporary and reversible from machinery but not road & houses	**MEDIUM**	**MODERATE**	**Adverse**	**Temporary**	The roadway running through Field 3 which will also act as main construction route. Change in context to the open, publicly visible side of reservoir area. Reduce setting as heritage feature and part of AONB.
		Completion	The Site construction would have ceased and road formed.	Permanently changed context to open side of complex.	Less contrast without construction vehicles but setting remains altered.	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	The road and modified land form including houses further south will adversely change the currently open, field setting to the historic reservoir until mitigation establishes.

Landscape Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	*Size / Scale*	*Geographical Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Rating**	*Rating*	*Adverse / Bene-ficial / Neutral*	*Permanent / Temporary*	*Rational*
		Established mitigation	Sense of change and newness of road corridor would reduce	As above.	Still a degree of contrast between heritage feature and contemporary build.	Permanent and irreversible.	**SMALL**	**MODERATE / MINOR**	**Adverse**	**Permanent**	The planting associated with the main access corridor, the open space and to screen the main housing area will restore some but not all the existing scenic setting to Hewlett's Reservoir. It will appear more influenced by development and its character could directly alter further If security fencing is required.
Battledown Hill	**MEDIUM / HIGH**	Construction	Construction activity across building zone and less so in open space.	Predominately in the lower two thirds of the Site where building is proposed.	Contrast in terms of scale and mass of housing where only ribbon of Harp Hill is visible.	Temporary construction effects but permanent build.	**MEDIUM**	**MODERATE**	**Adverse**	**Temporary**	Plant activity and disturbed ground that will then be replaced with built form will reduce the definition of Battledown Hill as a feature at the edge of Cheltenham.
		Completion	In building area of site, some discernible open space left to upper slope.	Building area of Site.	Integration with similar raised landform.	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	Cessation of plant movement and creation of finished building profile on hill's slopes with some evident open space left beyond houses at the point of completion.
		Established mitigation	Building area plus the open space would be reduced in scale and form by tree planting / belt	Building area of Site with open space becoming less discernible.	Trees canopies would provide an increase of integration but main housing area would remain visible.	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	The area will still fundamentally look like a housing area with or without the trees backing it on the upside of the slope with a resulting reduction in the appreciation of this side of Battledown Hill. The linear tree belt may link the form of the hill further east instead of being a visually definable entity of its own.
Contextual AONB area	**HIGH**	Construction	The nearby AONB to the east if the Site.	Hewlett's Reservoir and Aggs Hill	Contrast, particularly when associated with Aggs Hill.	Temporary construction effects but permanent road access and houses.	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Temporary**	The immediate contextual area of the AONB is actually Hewlett's Reservoir and beyond that Aggs Hill. The construction phase will be the most noticeable but the resulting roads and houses will appear closer to the designated AONB and diminish its sense of separation from Cheltenham at the foot of the escarpment. Visual association with contemporary built form will reduce the sense of separation in this part of the AONB. Tree belt should screen tree line but main road will still be evident from Aggs Hill.
		Completion	As above	As above	As above	Permanent estate road access and edge of house line.	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	The tree line will likely screen out views to the housing when established	From nearer parts of AONB but not high escarpment.	Contrast will remain even with mitigation.	Permanent estate road access.	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	
AONB Special Quality – Escarpment (including views to and from it)	**HIGH**	Construction	Evident across the whole Site	From nearby locations and high escarpment	Contrast with rural character of	Temporary construction effects but	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	The character of the escarpment at the Site is that it is located on the lower slope of the overall escarpment as it runs down to the

Landscape Receptor	Sensitivity	Magnitude of Effect						Significance of Effect			
		Stage in life cycle	*Size / Scale*	*Geographical Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Rating**	*Rating*	*Adverse / Beneficial / Neutral*	*Permanent / Temporary*	*Rational*
					escarpment and sloping land form	permanent development.					flatter Severn plain. It is still a fundamental part of the escarpment and is defined as such in the Cotswolds LCA (CD J3). There is no Settled Vale landscape character type between the escarpment at Cheltenham as there is along other parts of the scarp. This special quality will have its landform manipulated to form housing plateaus and street lines. It would take place at the point of clearance and there is no ready mitigation for it. The houses that would be placed over the landform would also cloak the slope making the escarpment fall harder to discern.
		Completion	As above	As above	Contrast with escarpment character settlement type.	Permanent and irreversible	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	As above	As above	As above	Permanent and irreversible	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	
AONB Special Quality – Ridge and Furrow as historical asset	**HIGH**	Construction	An estimated 55% of the Site's most prominent ridge and furrow would be removed. Scale may be larger.	Loss associated with building areas and roadway into estate in Fields 2 & 3.	Contrast	Permanent and irreversible	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	Ridge and furrow is but one of the listed examples of the archaeological and historical special quality of the Cotswolds AONB. The loss as estimated is to the more prominent ridge and furrows pattern but there may be more (say lower Field 2 and the loss could be greater) Remaining pattern is also broken up by main access road fragmenting its appearance in the remaining open space.
		Completion	As above	As above	Contrast	Permanent and irreversible	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	As above	As above	Contrast	Permanent and irreversible	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	

Summary of landscape impact assessment

Using the four categories of landscape receptors the following summaries can be presented.

Existing Landscape Character Areas

No effects on the larger scale National Character Areas that are applicable to the area given their greater scale.

The character of Cotswold Escarpment 2d – Cooper's Hill to Winchcombe will receive a **Moderate, Adverse and Permanent** character change. Even though the land take is small compared to the wider 2d area it is in prominent position and the change in escarpment character cannot be readily mitigated.

The character of Cheltenham Character Area 7.1 – Oakley Farm Pasture Slopes is fundamentally changed from one of sloping, rural pasture fields to a suburban housing area. The character of the open space is also at odds with its current qualities and do not mitigate the change of the majority of this local character area. As the Site forms the overwhelming majority of Area 7.1 the resulting landscape character to it is **Major, Adverse and Permanent**. The proposed landscape mitigation measures are unable to address this wide-scale and fundamental character change.

Landscape characteristics on Site

In considering the final effects of the proposals after mitigation on the six site landscape characteristics they are all adverse but at a variety of levels of significance;

- Major – Sloping landform, Internal hedgerows;
- Major-Moderate – Pasture land use, ridge and furrow;
- Moderate – Mature trees; and
- Minor – Boundary hedgerows.

In considering the scale of significance it is two of the more important landscape characteristics that receive the largest adverse effects namely the sloping landform of the lower escarpment and the internal hedgerows that give this Site its notability in the wider landscape.

If an amalgamating exercise is conducted the overall landscape impact can be summarised as **Major – Moderate, Adverse and Permanent.** It is a reasonable statement of fact that the individual elements that combine to give this part of the AONB its attractive rural character will be removed by the development and this loss is not mitigated by the public open space proposals.

Landscape characteristics of the contextual area

In reviewing the significance of the final adverse effects to the six contextual areas identified around Site the following synopsis is given;

- Moderate – Battledown Hill and Contextual AONB to east; and
- Moderate / Minor – Oakley Grange, Wessex Drive, Harp Hill and Hewlett's Reservoir.

The greater level of landscape impact takes place for the more sensitive landscape elements.

An amalgamated summary of the combined impact on the six landscape receptors would place the associated landscape change to the contextual area as **Moderate / Minor, Adverse and Permanent**.

Special qualities of the Cotswolds AONB

The two special qualities applicable to the Site, namely escarpment and ridge and furrow historical element would both receive **Major-Moderate, Adverse and Permanent** effects even with the mitigation proposals in place.

APPENDIX C – VISUAL EFFECTS TABLES

Appendix C – Visual Effects Tables

Introduction

This Appendix is a stripped back version of a typical Landscape and Visual Impact Assessment (LVIA). It follows the methodology as detailed in Appendix A and includes the following four elements;

- Appendix C – Table 1 - List of visual receptors considered
- Appendix C – Table 2 – Establishing sensitivity of visual receptors
- Appendix C – Table 3 – Visual Effects Table
- Summary of visual effects

Panoramic photography

There are a series of panoramic photographs held in Appendix F to assist the discussion of views back to the Site from publicly accessible locations.

There are two types of panoramic photographs in Appendix F;

- Illustrative photographs that show the character of the Site and are not part of the LVIA; and
- Representative photographs of views back to the site from short, mid and long range.

Over 40 panoramic views back to the Site have been taken during the production of this LVIA given its visibility in the wider landscape. However representative ones are to focus discussions at the Inquiry.

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Appendix C - Table 1 – Identification of visual receptors

Illustrative site photographs I Ref - (Not part of VIA)	**Short range view to Site – SR Ref**	**Mid range view to Site – MR Ref**	**Long range view to Site – LR Ref**
I1 - View from Field 2 on Site looking south to Harp Hill	SR VP1 – View from Footpath Cheltenham 86 looking east across Site	MR VP1 – View from Priors Road south east towards Site	LR VP1 – View from Cotswolds Way looking south west towards Site
I2 - View from Field 3 looking east across Site to Hewlett's Reservoir	SR VP2 - View from Harp Hill looking north and east towards Cheltenham and AONB	MR VP2 – View south from Imjin Road playing fields	LR VP2 - View from Bill Smylie Butterfly Reserve looking south west towards Site
I3 - View from Field 2 looking east across Site to Cotswold Escarpment	SR VP3 - View looking east along Harp Hill in the vicinity of the proposed site entrance	MR VP3 - View from Charlton Kings Footpath 12 on Aggs Hill looking west towards site	LR VP3 – View from Cleeve Common looking south west towards Site
I4 - View from Field 1 looking north across Site and out over Cheltenham	SR VP4 – View from Oakley Grange looking south towards the Site		LR VP4 – View from Memorial Tree on Cleeve Common looking south west towards Site
I5 – Illustrative view of Hewletts Reservoir from Harp Hill			LR VP5 – View from Cleeve Camp Scheduled Monument looking south west towards Site
			LR VP6 – View from Southam parkland looking south towards Site

Notes

1. The photographic references accord with the panoramic images held in Appendix F.
2. Only those with a VP reference have been used as representative images in the visual impact assessment process.
3. Those with an I reference are provided to illustrate the character of the Site.

Appendix B – Table 2 - Establishing sensitivity of visual receptors

Landscape Receptor		**Sensitivity**					**Sensitivity Value**
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
Short range visual receptors							
SR VP1 – View from Footpath Cheltenham 86 looking east across Site	Adjacent to west edge of Site	Local	Local footpath leading from Priors Road to Harp Hill. Route is overgrown but available views to AONB are good.	MEDIUM / HIGH	Limited susceptibility to change given the views when available are open and immediately across the Site providing a high degree of attractiveness.	HIGH	**HIGH**
SR VP2 - View from Harp Hill looking north & east towards Cheltenham and AONB	Adjacent to south side of Site.	Local	View through gap in boundary hedge that appears to have been a previous desire line entry. From Battledown Camp. Glimpsed view when travelling in car.	MEDIUM	Some ability to accept as the view is from a settled area (Harp Hill) looking out to a much larger urban area (Cheltenham). However the open foreground allows this attractive view.	MEDIUM	**MEDIUM**
SR VP3 - View looking east along Harp Hill in the vicinity of the proposed site entrance	7m to south of Site	Regional	View in the region of the proposed Site entrance indicating existing opportunity to see Cotswold escarpment and transitioning into AONB.	MEDIUM	Some ability to accept as the view is from a settled area (Harp Hill) but direction of view is more towards the Cotswold escarpment rather than urban form of Cheltenham.	MEDIUM	**MEDIUM**
SR VP4 – View from Oakley Grange looking south to Site.	40m to north of Site	Local	Residents of this housing area will cherish and take a keen interest in the immediate scene to their houses.	MEDIUM	View is from a housing area so there is familiarity of built form. However view is towards open land with mature trees that provides a pleasant backdrop.	MEDIUM	**MEDIUM**

Landscape Receptor		**Sensitivity**					**Sensitivity Value**
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
Mid-range visual receptors							
MR VP1 – View from Priors Road south east towards Site	250m to west of Site	Local	Edge of town route but with obvious view out to the Site and start of open AONB landscape. Elevates value of view from typical urban scene.	MEDIUM	Medium susceptibility to change from residential development as there is a mix of existing built form (Wessex Drive) and open ground (Field 1).	MEDIUM	**MEDIUM**
MR VP2 – View south from Imjin Road playing fields	360m to north of Site	Local	Sports field that is used for active and passive leisure pursuits such as walking and for access to Cheltenham Circular Walk.	MEDIUM	Mixed susceptibility as expanse of Oakley Grange is present in the view along with the sloping open ground of Site as it forms part of Battledown Hill.	MEDIUM	**MEDIUM**
MR VP3 - View from Charlton Kings Footpath 12 on Aggs Hill looking west towards site	960m to east of Site	Regional	Set within AONB the paths that cross Aggs Hill allow an elevated view back to Cheltenham and along the escarpment to the west. It is an attractive scene.	HIGH	Susceptibility to change is High through the potential insertion of urban form and for physically marking the edge of Cheltenham and changing the sense of perceived isolation on Aggs Hill.	HIGH	**HIGH**
Landscape characteristics of contextual landscape							
LR1 – View from Cotswolds Way looking south west towards Site	2.2km to north east of Site	National	Users of this National long distance trail have an expectation of high quality views and value the scene they are making an effort to experience.	HIGH	Medium / High susceptibility with existing development in the scene in the form of greater Cheltenham but less so on the lower slopes of the escarpment in views from the Cotswolds Way.	MEDIUM / HIGH	**HIGH**

Landscape Receptor		**Sensitivity**					**Sensitivity Value**
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
LR2 - View from Bill Smylie Reserve looking south west towards Site	2.2km to north east of Site	National	Elevated, panoramic view from a nationally designated landscape out across more nationally designated landscape.	HIGH	As above.	MEDIUM / HIGH	**HIGH**
LR3 – View from Cleeve Common looking south west towards Site	3.2km to north east of Site	National	As above and a local visitor destination and a key part of the. Cotswolds Way. Part of Cotswolds AONB's special qualities.	HIGH	As above.	MEDIUM / HIGH	**HIGH**
LR4 – View from Memorial Tree on Cleeve Common looking south west towards Site	3.5km to north east of Site	Local	As above with added value of being a memorial destination with seating for quiet contemplation.	HIGH	As above.	MEDIUM / HIGH	**HIGH**
LR5 – View from Cleeve Camp Scheduled Monument looking south west towards Site	3.2km to north east of Site	Local / National	As per rest of Cleeve Common but with added value of the Scheduled Monument setting that was positioned here to take in the defensive view from the scarp across the Severn plain.	HIGH	As above	MEDIUM / HIGH	**HIGH**

Landscape Receptor		**Sensitivity**					**Sensitivity Value**
Name	Distance from Site	Receptor Value			Receptor Susceptibility to Change		
		Level	*Rational*	*Rating*	*Rational*	*Rating*	
LR6 – View from Southam parkland looking south towards Site	2.8km to north of Site	Regional	View from another lower part of the Cotswolds AONB escarpment almost due south to the Site and Battledown Hill. Walkers passing through an attractive piece of parkland.	HIGH	Susceptibility to major housing development is Medium as there is some housing in the scene, including the more recent Oakley Grange housing but general lack of high density development.	MEDIUM	**MEDIUM / HIGH**

Appendix C – Table 3 – Visual Effects Table

Visual Receptor	**Sensitivity from Table 2**	**Magnitude of Effect**						**Significance of Effect**			
Viewpoint ref & Name		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Value**	*Rating*	*Adverse / Bene-ficial / Neutral*	*Permanent / Temporary*	*Rational*
SR VP1 – View from Footpath Cheltenham 86 looking east across Site	**HIGH**	Construction	Large part of available view west.	For whole of path particularly where hedge breaks are.	Contrast with current rural scene.	Temporary for estimated 5 years resulting buildings permanent.	**LARGE**	**MAJOR**	**Adverse**	**Temporary**	Plant movement and sense of construction disturbance in previous rural view from path.
		Completion	As above.	As above.	Contrast would remain as would rawness,	Permanent and irreversible.	**MEDIUM / LARGE**	**MAJOR**	**Adverse**	**Permanent**	On completion contrast will still remain between former rural scene and new dense housing area.
		Established mitigation	As above.	As above.	Still contrast but some integration with estate side planting	Duration of effects would be permanent and irreversible.	**MEDIUM**	**MAJOR / MODERATE**	**Adverse**	**Permanent**	The edge planting to the new estate will help reduce the visual impact marginally as seen from the path. The tree belt will screen housing from upper part of path.
SR VP2 - View from Harp Hill looking north & east towards Cheltenham and AONB	**MEDIUM**	Construction	Larger part of foreground view would change.	Through gaps in hedge and over it when maintained to a lower level.	Contrast with current rural character.	Temporary for estimated 5 years resulting buildings permanent.	**MEDIUM**	**MODERATE**	**Adverse**	**Temporary**	Road users will sense development beyond hedge albeit the boundary hedge does provide a good degree of screening.
		Completion	As above.	As above.	As above and with immediate foreground of open space.	Permanent and irreversible.	**MEDIUM / SMALL**	**MODERATE / MINOR**	**Adverse**	**Permanent**	Some sense of development remains with possible need for lighting along footpath through public open space.
		Established mitigation	As above.	As above.	Tree belt will provide screening of housing area but also the wider view to Cheltenham.	Permanent and irreversible.	**SMALL**	**MINOR**	**Adverse**	**Permanent**	Tree belt will screen out general sight to housing but also the wider view to Cheltenham. Any views beyond the boundary hedge will end up foreshortened by tree belt and stop being panoramic in nature.
SR VP3 - View looking east along Harp Hill in the vicinity of the proposed site entrance	**MEDIUM**	Construction	The site entrance will be a notable feature to open side of Harp Hill	Entrance width approx 20m bell mouth with 50m hedge gap	Contrast - No similar access off Harp Hill in this upper stretch. Nearest one 500m to west.	Permanent and irreversible.	**MEDIUM / LARGE**	**MODERATE**	**Adverse**	**Temporary**	There will be a considerable visual change to the upper stretch of Harp Hill where there are no roads running off down the slope to the north. Break in boundary hedge will be very evident as will construction traffic on Harp Hill. Also sight to newer part of Oakley Grange opened up.
		Completion	As above	As above	As above	Permanent and irreversible.	**MEDIUM / LARGE**	**MODERATE**	**Adverse**	**Permanent**	Still a Moderate, adverse visual effect even without construction traffic as this will be replaced with residential

Visual Receptor	**Sensitivity from Table 2**	**Magnitude of Effect**						**Significance of Effect**			
Viewpoint ref & Name		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Value**	*Rating*	*Adverse / Bene-ficial / Neutral*	*Permanent / Temporary*	*Rational*
											traffic and sight to new housing down the slope until tree belt establishes.
		Established mitigation	Interface between Site access and Harp Hill remains same	As above	Contrast with one sided ribbon development of upper Harp Hill remains	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	The mitigation of roadside trees and hedges will grow in as will tree belt reducing sight to new houses. However the visual change to the Harp Hill Corridor will remain with the Site's main access leading off the open side of the road.
SR VP4 – View from Oakley Grange looking south to Site.	**MEDIUM**	Construction	Change to setting of housing area during construction period.	Along all north and eastern interface	Contrast with sloped open space.	Estimated 5 years construction period. Housing permanent and irreversible.	**MEDIUM / LARGE**	**MODERATE / MAJOR**	**Adverse**	**Temporary**	Construction activity and noise will be in contrast to current open, quiet rural character of scene. This construction disturbance will abate and stop on completion but houses will still occupy previous open space. The proposed hedge and tree planting to the Site's northern boundary will part screen the view but there will still be a sense of built development in close proximity beyond the currently open edge of Oakley Grange.
		Completion	Change is across whole of Oakley Grange edge.	As above	As above	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	Ability to see size of change is reduced by planting.	As above	As above.	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	
MR VP1 – View from Priors Road south east towards Site	**MEDIUM**	Construction	The open natural portion of the view will be subject to wholesale change.	Across Sainsbury's car park and from Priors Road 100m stretch	Contrast with sloped open space	Estimated 5 years construction period. Housing permanent and irreversible.	**MEDIUM / LARGE**	**MODERATE / MAJOR**	**Adverse**	**Permanent**	Construction traffic will be intrusive on sloping ground beyond Sainsbury's and the magnitude of effect would reduce on completion of construction. The adverse effect on the view here affects the outward appreciation of the setting of Oakley as part of Cheltenham's settlement edge and removes sight to the AONB. There would be no sight to the open space on the south side of the houses which would appear to climb up the slope of Field 1 towards Harp Hill.
		Completion	Permanent change would still affect the same part of view.	As above.	Contrast with sloped open space	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	As above	As above	Some integration with form of Wessex Drive but seen to range higher up slope.	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	
MR VP2 – View south from Imjin Road playing fields	**MEDIUM**	Construction	The development would appear at a similar scale to Oakley Grange.	More visible from northern side of playing fields near new	Contrast with open ground and rural character.	Estimated 5 years construction period. Housing permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Temporary**	Construction activities will range up the northern slopes of Battledown Hill that is perhaps best viewed from Imjin Road playing fields.

Visual Receptor	**Sensitivity from Table 2**	**Magnitude of Effect**						**Significance of Effect**			
Viewpoint ref & Name		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Value**	*Rating*	*Adverse / Bene-ficial / Neutral*	*Permanent / Temporary*	*Rational*
				Crematorium access.							The playing fields have clear sight to the existing Oakley Grange development with the newer part to the east of the Site appearing intrusive and densely developed within this edge of settlement view to the AONB and Battledown Hill. The proposed housing would integrate to a degree with the Oakley Grange housing and extend built form higher up Battledown Hill and reduce the quality of the view and appreciation of Battledown Hill's form. The mitigation measures do not address thus change.
		Completion	Across the visible slopes of Battledown Hill.	As above.	Marginal integration but contrast with higher sloped ground.	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	As above.	As above.	Some additional integration with Oakley Grange.	Permanent and irreversible.	**MEDIUM**	**MODERATE**	**Positive**	**Permanent**	
MR VP3 - View from Charlton Kings Footpath 12 on Aggs Hill looking west towards site	**HIGH**	Construction	Upper part of scheme set against wider view of Cheltenham.	Footpath below Northfield Farm Woods	Contrast with open, rural nature of Fields 2 & 3 and general AONB scene	Permanent and irreversible.	**MEDIUM / SMALL**	**MODERATE**	**Adverse**	**Permanent**	This view from Aggs Hill sees the reservoir green roof merging in with the grass of Field 3. Construction traffic will be very evident along with the new road formation. The southern edge of the housing line would be evident until the tree belt establishes to screen it from view. When evident it will appear as dense housing edge set up the hill and be viewed with Harp Hill ribbon moving the visible edge of Cheltenham. The main access road and associated traffic movements will remain evident although partially screened by tree planting in this attractive scene.
		Completion	As above.	As above.	Contrast with southern edge of houses and road and vehicle movements of main access road.	Permanent and irreversible.	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	As above	As above.	Road and vehicle movements partially evident.	Permanent and irreversible.	**SMALL**	**MODERATE MINOR**	**Adverse**	**Permanent**	
LR VP1 – View from Cotswolds Way looking south west towards Site (Near Bill Smylie Butterfly Reserve)	**HIGH**	Construction	Large scale on Battledown Hill but small in overall view.	Pockets of views along the Cotswolds Way walking south	Contrast with open sloping ground but matching texture of Cheltenham urban form.	Permanent and irreversible.	**MEDIUM / SMALL**	**MODERATE**	**Adverse**	**Permanent**	Construction activity and movement will draw the eye to this area of the wider panoramic view when it is in Site. Housing will be seen running up slope of Battledown Hill at the end of the lower escarpment as it runs into Cheltenham. Amalgamation of housing area with Oakley Grange.
		Completion	As above.	As above.	Contrast with other parts of Cheltenham as running up slope.	Permanent and irreversible.	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	

Visual Receptor	**Sensitivity from Table 2**	**Magnitude of Effect**						**Significance of Effect**			
Viewpoint ref & Name		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Value**	*Rating*	*Adverse / Bene-ficial / Neutral*	*Permanent / Temporary*	*Rational*
		Established mitigation	As above.	As above.	As above plus form of linear tree belt across the whole Site.	Permanent and irreversible.	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	Loss of notable hedgerow pattern that marks the Site and the slope in the wider view. The new housing area will remain clearly evident in the view with the principle screening of the tree belt set behind it acting as a backdrop and removing sight to the public open space mitigation area behind the development in this view.
LR VP2 - View from Bill Smylie Reserve looking south west towards Site	**HIGH**	Construction	Small part of overall panoramic view.	Acts like open access land, edge views can be taken.	Contrast with existing rural character of fields on lower scarp.	Permanent and irreversible	**MEDIUM / SMALL**	**MODERATE**	**Adverse**	**Permanent**	Same rational as LR VP1. The Site is notable because of its field pattern and positioning running down the lower escarpment and forming part of the setting to east Cheltenham. Numerous views exist from the reserve as it acts like open access land. Delving (shallow quarrying) sometimes restricts sight out. Sight to parcels of open space on Battledown Hill evident. This open space linkage is important to stop sense of total settlement of the hill.
		Completion	As above.	As above	Contrast with dense housing on sloping escarpment form.	Permanent and irreversible	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	As above.	As above.	Contrast with tree belt set behind the greater mass of development accentuating them in view.	Permanent and irreversible	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	
LR VP3 – View from Cleeve Common looking south west towards Site	**HIGH**	Construction	Small part of overall panoramic view.	Acts as open access but with specific features of note	Contrast with existing rural character of fields on lower scarp.	Permanent and irreversible	**MEDIUM / SMALL**	**MODERATE**	**N/A**	**Permanent**	Same rational as LR VP1. Views from Cleeve Common to Site are more distant than LR1 & LR2 but it gives a greater opportunity to see and appreciate the run of open, sloping ground that starts on the high escarpment and runs to Aggs Hill and down past the covered reservoir on to the Site. It also allows its function as part of the wider setting of greater Cheltenham to be observed.
		Completion	As above.	As above	As above.	Permanent and irreversible	**SMALL**	**MODERATE**	**N/A**	**Permanent**	
		Established mitigation	As above.	As above.	Contrast with trees set behind the greater mass of development accentuating them in view.	Permanent and irreversible	**SMALL**	**MODERATE**	**N/A**	**Permanent**	
LR VP4 – View from Memorial	**HIGH**	Construction	Small part of overall panoramic view.	Acts as open access but with	Contrast with existing rural	Permanent and irreversible	**MEDIUM / SMALL**	**MODERATE**	**N/A**	**Permanent**	Same rational as LR VP1.

Visual Receptor	**Sensitivity from Table 2**	**Magnitude of Effect**						**Significance of Effect**			
Viewpoint ref & Name		*Stage in life cycle*	*Size / Scale*	*Geographic Extent*	*Contrast/ Integration*	*Duration / Reversibility*	**Magnitude Value**	*Rating*	*Adverse / Bene-ficial / Neutral*	*Permanent / Temporary*	*Rational*
Tree on Cleeve Common looking south west towards Site				specific features of note	character of fields on lower scarp.						Views from Cleeve Common also include views away from the very escarpment edge. This Memorial Tree location has heightened value given its commemorative importance to many visitors to this location.
		Completion	As above.	As above	As above.	Permanent and irreversible	**SMALL**	**MODERATE**	**N/A**	**Permanent**	
		Established mitigation	As above.	As above.	Contrast with trees set behind the greater mass of development accentuating them in view.	Permanent and irreversible	**SMALL**	**MODERATE**	**N/A**	**Permanent**	
LR VP5 – View from Cleeve Camp Scheduled Monument looking south west towards Site	**HIGH**	Construction	Small part of overall panoramic view.	Acts as open access but with specific features of note	Contrast with existing rural character of fields on lower scarp.	Permanent and irreversible	**MEDIUM / SMALL**	**MODERATE**	**Adverse**	**Permanent**	As per LR VP1 but with added value given the view is a large part of why this Scheduled Monument was formed in this location.
		Completion	As above.	As above	As above.	Permanent and irreversible	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	
		Established mitigation	As above.	As above.	Contrast with trees set behind the greater mass of development accentuating them in view.	Permanent and irreversible	**SMALL**	**MODERATE**	**Adverse**	**Permanent**	
LR VP6 – View from Southam parkland looking south towards Site. (Near to Southam de la Bere Hotel)	**MEDIUM / HIGH**	Construction	The Site forms the greater part of open ground visible on Batteldown Hill	Generally open views on Footpath leading to Queens Wood	Contrast with visible character of open fields even at this distance.	Permanent and irreversible	**MEDIUM / SMALL**	**MODERATE**	**Adverse**	**Permanent**	This view is representative of a different angle to the Site. With it being almost due north the shape of the field patterns is very evident particularly Fields 1 & 2. Development would remove the open ground from sight and appear to link Wessex Drive (west of Site) with the recent part of Oakley Grange (east of Site) to create a largely continuous belt of housing on the north side and higher up Battledown Hill. Like views from higher up the escarpment the tree belt backdrop does nothing for screening or breaking up built form in this view.
		Completion	As above.	As above.	Contrast with form of development on Battledown Hill.	Permanent and irreversible	**SMALL**	**MODERATE / MINOR**	**Adverse**	**Permanent**	
		Established mitigation	As above.	As above.	As above	Permanent and irreversible	**SMALL**	**MODERATE / MINOR**	**Adverse**	**Permanent**	

Summary of visual impact assessment

Using the three range categories of visual receptors the following summaries can be presented.

Short range visual effects

All views at short range would experience an adverse impact when looking towards the proposed development. There is a variety of ratings of significance when mitigation planting, particularly the tree belt has established as listed below;

- Major-Moderate – View from Pubic Footpath Cheltenham 86 to west of Site;
- Moderate – View from Harp Hill near main site entrance and views from Oakley Grange ; and
- Minor – Views from Harp Hill past boundary hedge and tree belt. .

All these views are publicly accessible locations.

If an amalgamating exercise is conducted the overall visual impact for short ranged views can be summarised as **Moderate, Adverse and Permanent.** It should be remembered that all these views are to a part of the Cotswolds AONB.

Mid range visual effects

Again like the short-range views all of the mid-range representative viewpoints would experience an adverse impact when looking towards the proposed development. There are two ratings of significance when mitigation planting, particularly the tree belt has established as listed below;

- Moderate – View from Priors Road and Imjin Road Playing Fields; and
- Moderate / Minor – View from Aggs Hill.

The greater Moderate, Adverse level of visual impact takes place for the view to Site experienced by the highest number of people and that is key to the setting of the Oakley edge of Cheltenham. This is a recognisable and attractive piece of the AONB that can be seen in relative detail from Priors Road and also from the Imjin Road Playing Fields. landscape

An amalgamated summary of the combined impact on these three visual receptors would place the associated visual change somewhere between **Moderate and Moderate / Minor, Adverse and Permanent**.

Long range visual effects

Again like the other views back to the Site all the long range views would experience an adverse effect. As noted in the Landscape Statement of Common Ground (CD C11) views from long-range are panoramic and the Site forms a small portion of it. However it is a notable portion largely due to its strong hedgerow pattern, it's positioning on the recognisable landform of Battledown Hill at the visible end of a continuous stretch of open ground linking the high escarpment down to the edge of Cheltenham.

The ratings of significance of effects is as follows;

- Moderate – The Cotswolds Way National Trail, Bill Smylie Butterfly Reserve and Cleeve Common collection of viewpoints.

- Moderate / Minor – Southam parkland.

Taking all the Cleeve Common viewpoints as a single viewpoint the amalgamated effect on the representative long range viewpoints that all lie in the Cotswolds AONB is **Moderate, Adverse and Permanent.**

The rating of the significance of effect is greater than the mid-range viewpoints given the increased sensitivity of the visual receptors experiencing the change to the view. The available long range viewpoints lie on the Cotswold escarpment to the north and north east with Battledown Hill itself screening sight to the proposed development from southern and western stretches of the escarpment.

The Cotswold escarpment and views to and from it are one of the special qualities of the Cotswolds AONB and a key defining factor of its natural beauty and how people experience this nationally designated landscape.

APPENDIX D – COTSWOLDS AONB SPECIAL QUALITIES AND THEIR APPLICABILITY TO SITE

The special qualities of an AONB are those aspects of the area's natural beauty which make the area distinctive and which are valuable, especially at a national scale. They are the key attributes on which the priorities for its conservation, enhancement and management should be based. They bring out the essence of the AONB as an evocative description of the area rather than as a statistical account.

The Special Qualities of the Cotswolds AONB – Statement of Significance

The Cotswolds are a rich mosaic of historical, social, economic, cultural, geological, geomorphological[9] and ecological features. The special qualities of the Cotswolds AONB are:

- the unifying character of the limestone geology – its visible presence in the landscape and use as a building material;
- the Cotswold escarpment, including views from and to the AONB;
- the high wolds – a large open, elevated predominately arable landscape with commons, 'big' skies and long-distance views;
- river valleys, the majority forming the headwaters of the Thames, with high-quality water;
- distinctive dry stone walls;
- internationally important flower-rich grasslands, particularly limestone grasslands;
- internationally important ancient broadleaved woodland, particularly along the crest of the escarpment;
- variations in the colour of the stone from one part of the AONB to another which add a vital element of local distinctiveness;
- the tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution;
- extensive dark sky areas;
- distinctive settlements, developed in the Cotswold vernacular, high architectural quality and integrity;
- an accessible landscape for quiet recreation for both rural and urban users, with numerous walking and riding routes, including the Cotswolds Way National Trail;
- significant archaeological, prehistoric and historic associations dating back 6,000 years, including Neolithic stone monuments, ancient drove roads, Iron Age forts, Roman villas, ridge and furrow fields, medieval wool churches and country estates and parks;
- a vibrant heritage of cultural associations, including the Arts and Crafts movement of the 19th and 20th centuries, famous composers and authors and traditional events such as the Cotswolds Olympicks, cheese rolling and woolsack races.

9. Geomorphology is the physical features of an area, strongly influenced by geology.

Appendix D – Cotswolds AONB Special Qualities and their Applicability to Site

Introduction

This appendix holds the list of Special Qualities as defined in the current Cotswolds AONB Management Plan 2018-2023 Statement of Significance. These are the key attributes on which the priorities for the Management Plans' conservation, enhancement and management policies are based.

Special qualities extract

Page 18 of the Cotswolds AONB Management Plan that presents the Statement of Significance has been extracted and placed overleaf. Set across 14 separate bullet points are the special qualities that make the natural beauty of the Cotswolds distinctive and of national value.

Applicable special qualities

Of these 14 bullet points six have been highlighted on the document as having some form of applicability to the Oakley Farm site or the nearby area. They are;

1. The unifying character of the limestone geology – its visible presence in the landscape;
2. The Cotswold escarpment, including views from and to the AONB;
3. Internationally important flower-rich grasslands, particularly limestone grasslands;
4. Internationally important ancient broadleaved woodland, particularly along the crest of the escarpment;
5. An accessible landscape for quiet recreation for both rural and urban users, with numerous walking and riding routes, including the Cotswolds Way National Trail; and
6. Significant archaeological, prehistoric and historic associations dating back 6,000 years, including … ridge and furrow fields …

These six special qualities and their level of applicability to the Site and nearby area is discussed individually below.

1. Unifying limestone geology

This special quality is generic to the greater Cotswolds area. The character of the natural and built elements of the Cotswolds AONB can be traced back to its underlying limestone geology. The manifestation of which in this part of the AONB is the dramatic escarpment that flanks the western edge of the AONB and marks a distinctive boundary between the limestone landscape and the alluvial landscapes of the Severn and Avon plains.

2. Cotswold escarpment and views from and to the AONB

The Site is located on the lower slopes of the topographical and geologically distinct escarpment. It has visual and topographical links to both the very high escarpment that culminates in Cleeve Common some 3km to the north east of the Site and the lower but still notable topographical form of Battledown Hill whose summit is approximately 200m to the south of teh Site.

The Site forms part of the panoramic views from the nearby high escarpment and the slopes that run up to the high edge.

3. Internationally important flower-rich grasslands, particularly limestone grasslands

There are no flower rich grass land at the Site of any sort but there is nearby on the higher escarpment most notably at Cleeve Common and the nearby Bill Smylie Butterfly Reserve.

4. Internationally important ancient broadleaved woodland, particularly along the crest of the escarpment

There are no broadleaved ancient woodlands at the Site but there is in the vicinity further up the escarpment to the east and north east such as Queens Wood towards the top of the escarpment.

5. Accessible landscape for quiet recreation including the Cotswolds Way National Trail

The landscape of the Site at the moment is not accessible although views can be taken over it from Harp Hill. The Cotswolds Way is positioned approximately 1.6km away from the Site with the nearest point being at the top of Aggs Lane. The Site forms part of teh panoramic views gained from teh Cotswolds Way.

6. Significant archaeological, prehistoric and historic associations

On the Site the specifically mentioned ridge and furrow field patterning exists. Offsite there is Battledown Camp Scheduled Monument on top of Battledown Hill and Cleeve Camp on top of Cleeve Hill.

In summary

Out of the six special qualities highlighted in the Statement of Significance two directly apply to the Site in terms of it being on the Cotswold escarpment and displaying ridge and furrow field patterning as a historic association. The remaining four do not apply directly to Site but are evident in the nearby area which the Site is a part of and contributes value to.

APPENDIX E – COTSWOLDS CONSERVATION BOARD'S – EXTRACTS OF LANDSCAPE CHARACTER AND GUIDANCE DOCUMENTS

Cotswolds AONB Landscape Strategy and Guidelines

June 2016

Cotswolds AONB Landscape Strategy and Guidelines

Introduction

The evolution of the landscape of the Cotswolds AONB is a result of the interaction of both natural forces and the activities of mankind. Landscape is dynamic and continues to change in response to the complex interaction of influences at the global, national, regional and local level. This process of change is inevitable and necessary.

Whilst change can sometimes erode landscape character, it can also bring about positive and beneficial effects through the restoration of lost or degraded landscapes, as well as the creation of new landscapes that will enhance and enrich landscape character. The way in which we respond to change will largely determine the future character of the Cotswolds AONB landscape.

The Landscape Character Assessment and Landscape Strategy and Guidelines will provide a useful tool in the decision making process and allow the Cotswolds Conservation Board, together with a wide range of stakeholders, including local communities, to find new ways of delivering change and regeneration which conserves landscape character and promotes local distinctiveness. The aspiration is to achieve a balance between the desire to conserve, and where appropriate, re-instate the cherished landscape elements that have so long been associated with the Cotswolds, and at the same time promote and support a living, working landscape that is compatible with the principles of sustainable development.

The *Cotswolds AONB Landscape Character Assessment* provides the basis for this Landscape Strategy and Guidelines document. The character assessment describes the evolution of the landscape, and the character of the 19 landscape character types that have been identified within the AONB.

The *Landscape Strategy and Guidelines* presents a range of landscape strategies and guidelines for the 19 landscape character types to help manage change in a sustainable and positive way.

The objectives of the Landscape Strategy and Guidelines are:

- to identify the forces for change impacting on each of the 19 landscape character types and considers the implications of these changes on landscape character, with particular reference to the identified key characteristics
- to develop broad landscape strategies and guidelines to inform the decision making process and help manage change in a sustainable and positive manner;
- to provide a framework within which the Cotswolds Conservation Board and other stakeholders can review and add to the landscape strategy and guidelines, and identify opportunities for their involvement and long term delivery of the strategy;

How to use the Landscape Strategy and Guidelines

The *Cotswolds AONB Landscape Character Assessment* offers a comprehensive characterisation of the AONB's landscape that can assist in understanding and promoting the concept of local distinctiveness. The study also recognises the fundamental role that farming, forestry and other forms of development have played in fashioning the landscape and acknowledges that the landscape of the AONB owes its character as much to these influences as to those of geology, climate, flora and fauna.

By building on the findings of the character assessment, the *Cotswolds AONB Landscape Strategy and Guidelines* provides an overview of the forces for change that are influencing the landscape and has identified a series of landscape strategies and guidelines to help direct change in a positive and sustainable way. In very general terms, the *Landscape Strategy and Guidelines* should be seen as a tool to aid the planning, design and management of the AONB's diverse landscapes.

The landscape character assessment and landscape strategy reports are designed to act as a catalyst for positive landscape change by achieving the following objectives:

- to provide a description of the baseline landscape and to identify key features that contribute to local distinctiveness;
- to highlight the principal forces for change and the potential implications of change on landscape character;
- to provide guidance to help accommodate change in a positive way

The strategy, in particular, recognises the potential for landscape conservation, enhancement, restoration and creation, and on finding opportunities to strengthen distinctive character through the design and management of new and existing landscapes.

Uses of the Landscape Strategy and Guidelines

Whilst many planning and strategy documents contain clear guidance and specific policies related to landscape character, there is sometimes a lack of supporting guidance or advice on the practicalities of using information on landscape character as part of the planning and development control process.

There are often widely differing views and opinions amongst all sections of the community, on the uses, benefits, and potential applications of landscape character assessment. In addition, landscape character assessment is seen by many principally as a development control tool, the purpose of which is to resist forms of development. There is therefore a need for clear guidance on the range of potential uses and applications of the Cotswolds AONB *Landscape Character Assessment* and *Landscape Strategy* and these are considered below.

Planning

- Informing development plan policies at local level and informing policy at the national level
- Fulfilling the requirement of Paragraph 115 of the National Planning Policy Framework which makes clear that in designated landscapes, including AONBs, the conservation of the landscape and scenic beauty has great weight with respect to planning issues.
- Assisting studies of development potential, for example to help identify sites for new development.
- Informing the siting, scale and design conditions for particular forms of development such as minerals and housing.
- Contributing to landscape capacity studies relating to the supply of land for housing, minerals or other land uses.
- Providing an input to Environmental Assessment at the level of plans and policies and in association with individual development proposals.
- Providing a framework and context for the production of more local landscape character assessments and Village Design Statements

Landscape Conservation, Management and Enhancement

- Providing a basis for the preparation of landscape management strategies.
- Helping guide landscape change in positive and sustainable ways, for example programmes of woodland expansion and identifying new uses for disturbed and degraded land.
- Informing the targeting of resources for land management and agri-environment schemes and evaluating the effectiveness of funding.

Section 85, CROW Act 2000

Section 85 of the Countryside and Rights of Way Act 2000 requires public bodies, including regional and local planning authorities, to have due regard to the purposes of designation in carrying out their functions. The Landscape Strategy and Guidelines will enable public bodies to deliver this duty

Implementing the Strategy

The *Landscape Character Assessment* and *Landscape Strategy and Guidelines* should be accessible to every authority and organisation involved in the planning, design and management of the AONB's landscape as it provides a common source of baseline information. Indeed by offering a common framework, the Landscape Strategy and Guidelines make it easier for an integrated approach to be adopted to manage and monitor landscape change in the AONB. The following section suggests the role and responsibilities of agencies likely to be involved in implementing the strategy and identifies how the study might be used

Government Agencies

- Help inform organisations such as Natural England, the Environment Agency, DEFRA, the Forestry Commission and Historic England in prioritising and targeting action through grants and funding initiatives.
- Support the National Character Area process and development of Strategic Environmental Opportunities by providing baseline landscape assessment data and identifying indicators for monitoring landscape change.

Cotswolds Conservation Board/Local Authorities

- Guiding and implementing the development control process including the preparation of development briefs and contributions to evidence at public inquiry.
- Consideration of landscape issues in planning policy development.
- Framework for development capacity studies and for the analysis of the landscape setting of towns and villages.
- Basis for developing more detailed local landscape character assessments and townscape assessments.
- Help improve awareness of landscape issues through promotion and interpretation.

Land Owners and Land Managers

- Help guide landowners and managers to inform decisions on land management issues and long term planning.
- Target funds to achieve optimal landscape benefits and provide a benchmark for monitoring future landscape change.

Developers

- Help promote the benefits of high quality distinctive environments as a setting for new developments and the value of reflecting local identity by using distinctive elements and features of landscape character as a model for the layout and design of new developments.

Community Groups, Parish Councils, Local Interest Groups, Voluntary Organisations

- Input to local projects and initiatives such as Neighbourhood Plans and Village Design Statements,
- Help improve pride in local distinctiveness and awareness in landscape issues generally;
- Help identify opportunities for community action;
- Assist local communities in securing funding for environmental restoration or enhancement projects.

Educational Establishments and Research Organisations

- Promoting an understanding of landscape character and the influence of landscape change.
- A basis for long-term research projects such as monitoring landscape change

Taking a Positive Approach to Change: Guiding Principles

The following section draws together the main strategies identified for each of the 19 landscape character types in the landscape strategy and guidelines.

Recognise and Enhance Local Distinctiveness

The Landscape Character Assessment identifies and records the patterns, features and elements of the various landscape character types and areas that contribute to making one landscape different from another. It is these factors that contribute to defining local distinctiveness.

The *Landscape Strategy and Guidelines* identifies both the wider and local forces for change that threaten to erode local distinctiveness and reduce the inherent variety expressed by the AONB's landscapes. The strategy aims to counteract this by offering the means by which landscape change might be managed to reinforce the contrasts in landscape character identified in the landscape character assessment. This obviously has significant implications for landscape design and management and the following underlying principles should be adopted

- Avoid a standardised approach to design by using the Landscape Character Assessment and strategy to inform the process of negotiation between planning officers and developers. For example, officers might identify specific criteria and landscape considerations that a specific development should take account of prior to approval. The success of a proposal can subsequently be assessed on the basis of these criteria and considerations.
- Planning authorities should be proactive and specify to developers how their proposals can be designed to reflect and enhance local landscape character. Officers might outline elements and characteristic features that should be considered for enhancement, restoration or conservation etc.
- Planning authorities should, where appropriate, encourage developers to use local building materials, building styles, native species and other characteristic features and elements of a particular landscape to strengthen local distinctiveness.
- Developers and agents for change should be encouraged to adopt creative solutions and identify the means by which development might be successfully integrated into the existing landscape character. Consideration should be given to the scale of development, layout and relationship to existing development and field patterns. This might apply to built development as well as new woodland planting for example.
- Planning authorities should consider the cumulative impact of small-scale changes and incremental changes as a result of one-off developments

Adopt a Positive Approach to Landscape Change

The strategy offers a key tool in the delivery of the European Landscape Convention. The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape. Created by the Council of Europe, the convention promotes landscape protection, management and planning, and European co-operation on landscape issues.

Signed by the UK Government in February 2006, the ELC became binding from March 2007. It applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection.

The ELC defines landscape as:

"An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." (Council of Europe 2000)

It highlights the importance of developing landscape policies dedicated to the protection, management and creation of landscapes, and establishing procedures for the general public and other stakeholders to participate in policy creation and implementation.

Natural England is leading the implementation of the ELC in England and has worked with Defra and Historic England to produce the European Landscape Convention: A Framework for Implementation in England.

This framework seeks to further strengthen the protection, management and planning of England's landscapes, by providing a structure for action plans that will be prepared by any interested partners and stakeholders. It underpins a wide range of activities which, through public engagement and stakeholder involvement, will lead to a wider understanding and appreciation of landscapes, improved knowledge and care, as well as a sense of inspiration, well-being and connection between people and place.

In taking a positive approach to landscape change, developers, planning authorities and Government agencies should consider the following:

- Use key environmental features to assist the development control process. Development, which is assessed as having potential to have a significant effect on key features, may be a candidate for refusal or require stringent planning conditions that ensure important features are not lost.
- Use the landscape strategy as a baseline for Environmental Impact Assessments of developments. The impact of development on key features and landscape character should be assessed and where impacts are found to occur, scheme modification or mitigation measures should be required to remove or reduce the impact of development.
- Priority should be given to protecting key features. Wherever possible, opportunities to introduce new features should be identified to compensate for loss or degradation elsewhere. This might include ensuring that where a particular habitat or area of planting is lost as a result of development, habitat creation or planting is undertaken at a suitable location close by.
- Ensure that change is appropriate to landscape character. Proposals should only be pursued that are appropriate for each landscape type and the features and characteristics that define local distinctiveness. Perceptual aspects such as tranquillity, remoteness and wilderness should also be considered.
- Developers should be encouraged to consider adopting creative design solutions to conserving or enhancing local landscape character. The character assessment and strategy can provide a blueprint for new development and provide a model for

creating landscape and restoring habitats. This is particularly important where brownfield sites offer no features on which new development can refer to.

- Consider the effects of small-scale development on landscape character. Incremental changes can gradually erode landscape character and local distinctiveness if the wider context of a development or land management initiative is not considered. The landscape character assessment and strategy highlights key characteristics such as distinctive field patterns, features and settlement patterns that are particularly susceptible to incremental change. However, the strategy may also identify the means by which such developments may be successfully incorporated into the landscape and indeed enhance particular characteristics

Building Bridges: A Coordinated Approach to Landscape Resources

A wide range of factors and forces for change, influence the character, condition and sensitivity of the AONB's landscape character. To counter, control and guide these forces for change, numerous strategies have been identified, many of which have implications for a diverse range of disciplines, organisations and communities. It is essential that landscape issues are tackled in an integrated way and interested parties and community groups engaged in order that their thoughts and aspirations are assessed, consensus reached and particular roles and responsibilities identified and agreed. There is also a need to share and co-ordinate information, in order to minimise costs and reduce the risk of duplication of work

The Cotswolds Conservation Board and associated Local Authorities are committed to an integrated approach and the findings of the strategy will be combined with the results from a wide range of parallel studies and initiatives.

Monitoring Landscape Change in the Future

Monitoring the rate of landscape and environmental change enables planning officers and those responsible for implementing the strategy to assess the practical effectiveness of existing policy, initiatives and management, and help modify policy and management regimes in the light of actual trends.

The information arising from a programme of monitoring rates and patterns of landscape change can be used for a variety of purposes including decision making in the development control process, and the identification of priorities and targets for funding and enhancement initiatives. The Landscape Strategy and Guidelines has been used to identify a range of indicators within the Conservation Board's State of the Cotswolds report to assist in the monitoring of landscape change whether this is deemed to be positive or negative.

It is important that the responsibilities for recording and monitoring change are established at an early stage. It is likely that a range of agencies and organisations will be required to monitor change as indicators vary from elements of the built environment, the extent of particular habitats, and the survival rate of particular heritage features. Wherever possible, communities should be engaged in the monitoring process.

Conclusion

The *Cotswolds AONB Landscape Strategy and Guidelines sets* out a series of ideas and initiatives to help ensure that change and development respects landscape character, and that key features are conserved and enhanced

The Strategy also provides the framework for further action and it is hoped that through a process of continued collaboration, and the input of parallel projects, the strategies presented here, can be translated into firm commitments which can be supported and delivered through the Cotswolds AONB Management Plan as well as through Development Plans of the Local Authorities and Agri-environment Schemes

Ultimately, the intention is that the Strategy provides a tool in the decision making process and assist the Conservation Board together with other agencies, developers and local communities, in finding new ways of delivering change and regeneration, whilst conserving and enhancing landscape character and promoting local distinctiveness

How to Use the Landscape Strategy and Guidelines for the Cotswolds AONB

Landscape Strategies and Guidelines been identified for each of the AONB's 19 landscape character types.

Guidelines for each landscape type include consideration of the following:

- **Key Features**. These are the features of the landscape that make the most important contribution to the character of the landscape. The notes are based on the key characteristics identified in the Cotswolds AONB Landscape Character Assessment but also explain why they are important. Key features are specific and do not necessarily occur in each of the landscape types or component landscape character areas. It is anticipated that the Key Features identified for each of the landscape types will be the focus of conservation and enhancement initiatives in the future, and that their protection will normally be sought.

- **Assessment of Landscape Sensitivity and Capacity**. For each of the landscape types, a brief assessment of sensitivity to change is presented. Where relevant, a discussion of the landscape's capacity to successfully accommodate change is also discussed.

- **Local Forces for Change**. These are the forces that have been assessed as being of greatest significance in each of the nineteen landscape types. They represent a refinement of the generic forces for change that have been identified for the AONB as a whole.

- **Landscape Implications**. The same or similar forces for change may apply across a number of landscape types. However, the implications of change on each landscape may be very different as a result of their contrasting character, the nature of their key environmental features and their sensitivity or capacity to accommodate change.

- **Landscape Strategies and Guidelines**. This section presents strategies for each of the landscape types based on the key environmental features and consideration of the implications of each of the local forces for change.

Where a particular site or area falls close to the boundary line of a landscape type, it is recommended that the characteristics and strategies for each of the adjacent landscape types are taken into consideration

2. Escarpment

Character Areas

2A Bath to Beach Farm

2B Beach Farm to Hillesley

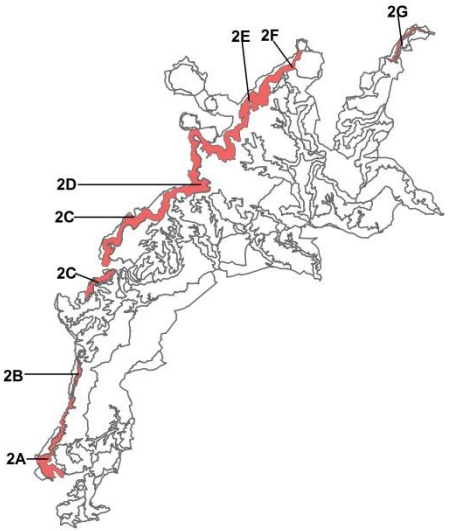
2C Uley to Cooper's Hill

2D Cooper's Hill to Winchcombe

2E Winchcombe to Dover's Hill

2F Dover's Hill to Mickleton

2G Edge Hill



Key Features

- **Steep exposed and elevated west facing escarpment slope, partly cloaked in semi-natural broadleaved woodland** forming a dramatic relief feature visible from the Forest of Dean and Malverns and a backdrop to neighbouring lowlands.
- **Rock outcrops often mark the site of former quarries** and offer valuable opportunities to view geological formations.
- **Generally poor soils and steep sloping relief of the escarpment not suited to arable farming, and primarily used for pasture or woodland**, which are the dominant land uses.
- **Limited areas of Registered Common Land on upper scarp slopes merging into the more extensive areas on the High Wold** represent an important landscape resource often of nationally important nature conservation and cultural heritage value.
- **Strong sense of elevation with dramatic panoramic views over the Severn Vale to the Forest of Dean and beyond into Wales, the Malverns and the Shropshire Hills** from open areas on the upper escarpment. This contrasts with the more intimate landscapes at lower elevations.
- **Continuity of escarpment face interrupted by a series of major valleys and embayments** creating dramatic relief features and local interest.
- **Gentler landform on lower slopes below the spring line** dissected by numerous streams and characterised by hummocky areas of former landslip, ridge and furrow and areas of arable farming blurring the transition with the surrounding vale.
- **Calcareous grasslands located on steeper escarpment slopes,** often found in close association with areas of ancient semi-natural broadleaved woodland and together forming nationally important habitats.
- **Summit of the escarpment slopes often marked by dramatic linear beech hanger**s. These are often viewed as a silhouette against the skyline from the vale below.
- **Woodlands, hedgerows, scrub and isolated trees give the impression of a well wooded landscape**. Escarpment woodlands are often narrow and either trace steeper relief or mark the course of streams and gullies that are cut into the escarpment face, and together with hedgerows create important wildlife corridors.
- **Settlement generally confined to lower, shallower slopes, in sheltered locations and adjacent to spring lines**, with linear settlements bordering streams and roads on the lower escarpment slopes and isolated farms and dwellings in sheltered positions mid way up the escarpment.
- **A number of large towns and cities located at, or in the vicinity of the foot of the escarpment**. The scarp forms a rural backdrop to urban development and limits eastward expansion.
- **Roads and tracks surrounded by dense vegetation and occupying holloways**, run parallel to streams and link the High Wold to the Vale. Many are likely to follow the course of ancient and possibly prehistoric tracks. Occasional principa roads descending the escarpment form locally prominent features.
- **Numerous prehistoric sites and follies are located on promontories and elevated sections of the escarpment** indicating their symbolic and strategic importance. Their high visibility and wide panoramic viewing opportunities also make them popular to visitors and tourists.

2. Escarpment

Summary description

Stretching 52 miles in an almost unbroken line and often cloaked in semi-natural broadleaved woodland, the Escarpment comprises an exposed west-facing slope with a distinct sense of elevation and dramatic views to the west. The continuity of the scarp is interrupted by a series of major valleys and embayments, and rock outcrops often marking the sites of former quarries.

A mosaic of woodland, hedgerows, scrub and isolated trees, and particularly the dramatic beech hangers, give the impression of a well wooded landscape, although the area is also well-suited to pasture and grassland.

Settlements are generally confined to the gentler slopes and in sheltered locations adjacent to spring lines. Roads and tracks rise up the slope, often surrounded by dense vegetation and occupying hollow ways. Numerous prehistoric sites, and follies such as Broadway Tower, sit on promontories and other elevated sections.

Landscape Sensitivity

The escarpment is a distinctive and dramatic landscape. The combination of its elevation, and the steep slopes rising from the lowlands, make it a highly visible feature and is therefore very sensitive to change, particularly where this would introduce built elements within the otherwise agricultural landscapes, or interrupt the balance of rough grassland, species rich calcareous grassland and broadleaved woodland on the upper escarpment slopes.

The undulating lower escarpment slopes, at the junction of the vale, are visually less prominent than the upper escarpment slopes and generally more widely settled.

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
	New Development		
2.1	Development, expansion and infilling of settlements including residential, industrial and leisure onto or towards the lower slopes of the Escarpment, including Bath (LCA 2A) and Cheltenham (LCA 2D).	• Encroachment of built development onto escarpment slopes intruding into the landscape. • Erosion of distinctive form, scale and character of smaller settlements along the base of the Scarp and on lower slopes including their relationship to the landscape and spring line. • Loss of characteristic small scale settlements and hamlets due to settlement growth and coalescence. • Proliferation of suburban building styles, housing estate layout and materials and the introduction of ornamental garden plants and boundary features. • Spread of lit elements up the Escarpment slope. • Potential for glint from buildings, particularly on hillsides. • Erosion of the setting of the AONB • Upgrading of rural lanes and holloways in areas of new development and the introduction of suburbanising features such as mini roundabouts, street lighting, highway fencing and kerbs, traffic calming at village entrances. • Degradation of the view from the scarp across the adjoining vale and from the vale looking at the scarp. • Urban fringe impacts such as fly tipping and dumping of vehicles • Loss of archaeological and historical features, field patterns and landscapes. • Interruption, weakening or loss of the historic character of settlements and the historic context in how they have expanded, especially the importance of the relationship between the historic core of the settlement and surviving historic features such as churchyards, manor houses, burgage plots, historic farms, pre-enclosure paddocks and closes	• Maintain to open, dramatic and sparsely settled character of the Escarpment. • Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements onto the escarpment • Conserve pattern of settlements fringing the lower slopes and their existing relationship to landform. • Ensure new development is proportionate and does not overwhelm the existing settlement • Ensure that new development does not adversely affect settlement character and form • Conserve the distinctive orientation of linear villages on lower escarpment slopes and the relationship of settlements to the Escarpment and spring line • Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful rural landscape character. • Avoid cramming development right up to the boundaries resulting in hard suburban style edge to the settlement • Control the proliferation of suburban building styles and materials • Restore existing stone, old brick and half-timbered buildings within settlements in preference to new built development. • Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style). • Existing buildings should be carefully conserved and where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented • Adopt measures to minimise and where possible reduce light pollution. • Promote initiatives that remove heritage assets from 'at risk' status in the Heritage at Risk Register. • Avoid development that may restrict or obscure views to the upper escarpment slopes and distinctive features such as folly towers and hillforts. • Conserve the rural character of the road network, and in particular hollow-ways climbing the escarpment.

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			• Avoid proposals that result in the loss of archaeological and historical features or that impact on the relationship of the settlement and its links with surviving historical features. • Ensure the historic character and context are included in Neighbourhood Plans • Identify key viewpoints to and from the escarpment • Create new woodlands that link to existing woodlands on lower escarpment slopes to counteract the impact of intrusive or degraded urban edges. • Plant trees and hedges within and around new development to reduce impact on the landscape ideally in advance of the development taking place. • Retain existing trees, hedges etc as part of the scheme. • Promote and link to the escarpment 'green' infrastructure in any major extensions to Gloucester and Cheltenham • Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network. • Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements
2.2	Isolated development such as new single dwellings and conversion of farm buildings on the mid escarpment slopes that might compromise rural landscape character including farm buildings converted to residential use.	• Visual intrusions introduced to the landscape • Upgrading of minor roads and lanes and holloways in areas of new development and introduction of suburbanising features such as street lighting. • Introduction of 'lit' elements to characteristically dark escarpment slope landscapes. • Potential for glint from buildings. • Erosion of distinctive dispersed settlement character on the escarpment slopes. • Suburbanisation and domestication of agricultural landscape by the introduction of gardens e.g ornamental garden plants and boundary features, garden sheds, gateways, parking areas and conversion of tracks to manicured drives and ornamental gateways • Appearance of 'mini parklands' out of context with the surrounding landscape • Appearance and proliferation of stables and 'white tape' field boundaries for horses and ponies – see section 2.6. below • Loss of tranquillity and sense of seclusion	• Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated. • Protect the undeveloped, unlit character of much of the escarpment. • Oppose new housing on the Escarpment (unless special circumstances apply in accordance with Paragraph 55 of the NPPF and development conserves and enhances the AONB as required by the CRoW Act 2000 • Avoid conversion of isolated farm buildings. • Conserve the distinctive rural and dispersed settlement pattern. • Restore existing stone farm buildings and structures in preference to new built development. • Existing buildings should be carefully conserved and where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented • Maintain the sense of openness and consider the impact of development proposals on views to and from the escarpment slopes, including the impact of cumulative development. • Control the proliferation of suburban building styles and materials. • Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs and traditional fruit

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			varieties, whilst discouraging large alien tree species such as eucalypts and conifers and inappropriate forms and cultivars of native species, particularly on fringes of open countryside • Respect traditional position of agricultural buildings and their relationship to the surrounding land.
2.3	Conversion of traditional farm buildings to new uses Deterioration in condition of vernacular farm buildings	• Erosion of distinctive features and loss of Cotswold character. • Domestication or industrialisation of existing agricultural vernacular and character • Loss of locally historic features and erosion of the integrity of the historic landscape • Loss of historic features/character of distinctive buildings if converted to uses requiring inappropriate interventions to historic fabric and form. • Introduction or expansion of lit elements on the Escarpment • Loss and erosion of Farmstead Character and how the buildings relate to the surrounding landscape and agricultural land use • Decline in quality of landscape	• Conserve vernacular farm buildings for their own sake and/or by developing other options for their use whilst retaining their agricultural character • Where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented • New uses should not prejudice the effective operation of the farm enterprise. • Avoid inappropriate new uses that necessitate excessive loss of original historic features, or introduce elements that expand domestication or industrialisation • Discourage the conversion of farm buildings to a function with a limited life span and seek to prevent follow-on conversions e.g. for housing. • Respect traditional position of agricultural buildings and their relationship to the surrounding land. • Stabilise historic buildings and undertake localised scrub and woodland clearance to enhance their landscape setting and increase the contribution they make to landscape character. • Ensure best practice is followed for the protection of species associated with farm buildings e.g. bats • Promote examples of good practice
2.4	Solar Farms on or in the setting of the Escarpment	• Industrialisation of the rural landscape • Change of character due to colour and texture and heliographic glint • Loss of seasonal change in the landscape • Loss of characteristic pastoral landscape • Damage to and loss of landscape features such as Ridge and Furrow, Strip Lynchets, trees, walls and hedgerows. • Concealment of geomorphological or archaeological features • Impact of supporting infrastructure such as buildings and cables, roadways, security fencing, CCTV masts and lighting. • Decline in quality of landscape	• Prevent proposals for solar farms that will impact negatively on landscape character and/or intrude into views to and/or from the Escarpment • Avoid proposals that will result in the loss or harm to landscape features such as Strip Lynchets, hedgerows and walls • Ensure a comprehensive LVIA is undertaken (including potential cumulative effects) • Ensure a glint/glare assessment is undertaken to determine the heliographic impact on receptors. • Reduce landscape impact with appropriate screening • Bury cables underground and seek opportunities to bury existing power lines • Keep supporting infrastructure to a minimum and ensure it is in keeping with landscape character • Ensure removal and restoration on temporary construction access.

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			• Avoid the inclusion of any security lighting proposals • Seek appropriate landscape enhancement to field boundaries and margins within solar farm development proposals. • Promote the use of roof space for photovoltaic panels particularly on modern farm buildings
2.5	Introduction of vertical elements such as communication masts, wind turbines, electricity pylons and large road signs on and adjacent to the escarpment	• Introduction of visually intrusive 'urban' or industrial features to the dramatic escarpment • Loss of open character and 'natural' appearance • Introduction of unnatural movement and loss of tranquillity • Intrusion on the setting of scheduled monuments, listed buildings and designed landscapes • Breaking up of escarpment skyline • Impact on views to, from and along the escarpment	• Conserve the open, remote character by objecting to the development of vertical elements on the skyline or where these would adversely affect views along the escarpment or from the neighbouring vales and Cotswolds LCTs • Ensure the development of vertical elements in neighbouring areas beyond the AONB do not adversely affect views to, from and along the escarpment and across the adjacent LCTs • Ensure alternative options have been fully considered • Minimise impact by locating new communication masts on existing structures or by using existing masts • Set masts against trees • Bury cables underground and seek opportunities to bury existing cabling • Avoid use of visually prominent urban security fencing and CCTV masts. • Consider other renewable energy and communication technologies • Ensure full assessment of heritage setting impacts and appropriate measures undertaken • Seek to minimise size and number of roadsigns
2.6	Establishment or expansion of equestrian establishments	• Proliferation of stables and other visual clutter such as ribbon fences, jumps, horse boxes, shelters, manège and lighting associated with 'horsiculture'. • Creation of paddocks by sub-dividing fields using non-characteristic field boundary treatments such as post and rail fence or ribbon fences • Erosion of the dramatic, often open landscape character of the Escarpment • Deterioration in pasture quality and over grazing • Pressure to provide new housing for staff and owners • Creation of surfaced tracks, new and enlarged field entrances and parking areas for cars and horse boxes etc. • Excessive use of local roads and paths by horses, in part due to no direct or close connections to bridleways etc. • Increase in vehicle movements and roadside parking • Damage to road verges.	• The creation of horse paddocks in visually prominent locations such a roadside and valley side locations should be avoided. • Oppose change of use for the 'keeping of horses' in visually prominent locations. • A concentration of horse paddocks and associated structures in any one area can have a cumulative harmful impact on landscape character and should be avoided • Take into account proximity to bridleways etc. • Where possible, existing buildings should be utilised and new stables and other structures kept to a minimum.. • Ensure all new ventures provide accommodation within new stable buildings and proposals for separate isolated housing should be resisted • New structures should be carefully sited and designed to minimize their impact on the landscape. Wherever possible they should be located close to existing buildings. They should be constructed from appropriate vernacular materials and should follow the form of the landscape, avoiding prominent skyline sites and slopes

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			• Jumps, temporary fences and other equipment should be well maintained and removed when not in use. • Any lighting should be designed to minimise light pollution, e.g. low level and directed downwards and fitted with timers. • Where pastures need to be subdivided into smaller paddocks, temporary electric fencing is better than more permanent structures and offers greater flexibility in pasture management. Post and rail should be avoided. • Encourage the use of olive green tape, wider spacing of fence posts etc • Historic field boundaries, such as hedges, walls and fences should be maintained or extended, and new boundaries should match the local vernacular wherever possible. • Ensure authorisation is obtained from the highway authority for new gates or stiles on public rights of way. • In some instances, hedges and dry stone walls may need protection by fencing to prevent damage • Jumps, temporary fences and other equipment should be well maintained and removed when not in use. • Existing gates and access points should be retained if possible, and new gates should match the local vernacular. • Historic features, including ridge and furrow pastures, stone troughs and stone stiles, should be protected from damage by equestrian uses. • Promote Board guidance on good practice
2.7	Major road construction and improvement schemes on escarpment slopes	• Intrusive features on highly visible sections of the escarpment, and at gateways into the AONB • Introduction or increased movement in the landscape • Urbanising effect • Potential impact of additional road signage and lighting • Loss of tranquillity and excessive noise • Light and air pollution • Impact of road signs • Loss of archaeological features and impact on the setting of heritage assets. • Loss of woodland and other sensitive habitats	• Avoid major road building schemes • Implement traffic management schemes including speed reduction • Ensure any scheme brings substantial net benefits for the landscape and is designed to conserve and enhance character of the landscape • Ensure comprehensive EIA and LVIA are undertaken and their recommendations implemented. • Ensure careful and sensitive design of road proposals and associated infrastructure on escarpment crest and slopes • Keep lighting to an absolute minimum and use 'Dark Sky friendly' lighting • Seek to prevent rat-running on local roads, restoring and enhancing the character and amenity of local settlements and road network. • Restore redundant lengths of highway to agriculture or suitable habitat • Where bridges or other structures are unavoidable and visually prominent, their siting and design should be well integrated into landform and be of lasting architectural quality.

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			• Avoid over-engineering links to the local road network. • Ensure landscaping design is fully in keeping with local character and land form • Seek opportunities for habitat creation, particularly unimproved grassland, on verges, embankments and areas of land isolated by new road and their long term management • Minimise loss of woodlands and other sensitive habitats; avoid loss of ancient woodland as an irreplaceable semi-natural habitat. • Funding from Highway Agency or highway authorities for mitigation measures to be a pre-condition e.g noise screening, quiet surfacing, land bridge etc. • Consider the potential for exposing geological features and their long term management
2.8	Road upgrading and improvements, especially of minor country roads, as a result of development or general improvement schemes.	• Introduction of suburban features such as mini roundabouts, lighting, kerbs and traffic calming measures. • Use of inappropriate materials (e.g. standard highway fences and barriers) • Loss of roadside hedges and walls • Loss of verge/roadside habitat	• Refer to DMRB Vol 10 for general environmental design guidance. • Conserve the rural character of the local road network • Avoid the upgrading of tracks or creation of roads on the escarpment, particularly on the mid and upper slopes, especially where a lack of roads is characteristic • Resist the construction of 'village gateways', particularly those which are inappropriate and out of character • Minimise the use of road markings, permanent signage and lighting, siting them with care and ensuring that they are in keeping with their surroundings wherever possible whilst fulfilling road safety requirements. • Avoid making over-large and inappropriate entrances and keep visibility splays to a minimum • Promote use of design and materials appropriate to local character. • Produce guidance on design and suitable materials. • Promote use of 'shared space' for traffic calming measures in villages. • Seek opportunities to conserve and enhance roadside boundaries and habitats and their long-term management. • Promote road verge protection and management
2.9	Excessive traffic and/or speed on minor local roads and lanes. Increase in size of vehicles using country lanes.	• Pressure to improve roads by widening and straightening. • Loss of tranquillity and danger to walkers/riders and other non-motorised users. • Damage to verges and roadside boundaries by vehicles	• Promote traffic restriction measures such as lorry routing maps. • Maintain or reinstate rural character within settlements by promoting shared space and road design to slow and minimise traffic impact • Apply national guidance on rural speed restrictions in sensitive areas (DfT Circular 01/2013 especially Para 128) • Ensure traffic management measures reflect the character and materials of the area. • Encourage use of public transport, car sharing etc

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			• Encourage cycling on safe routes • Promote road verge protection and management
	Land use		
2.10	Agricultural intensification, diversification and farm amalgamation.	• Construction of large scale industrial style agricultural 'sheds', silos and AD plants in prominent locations obscuring views of the Escarpment when viewed from the vale and dominate views of the lowlands when viewed from the upper escarpment slopes • Introduction of industrial elements on the Escarpment • Conversion of farm outbuildings and field barns to recreational or business uses • Removal of semi-natural vegetation and poor maintenance of and subsequent loss of field boundaries • Contamination of water courses and aquifer particularly from nitrates and phosphates. • Increased conversion of pasture to arable land, mainly on the lower slopes. • Woodland creation on permanent pasture. • Degradation and loss of hedgerows and increased use of post and wire fencing. • Abandonment of permanent pasture on the Escarpment and resulting spread of scrub and secondary woodland on otherwise open slopes. • Damage to and loss of archaeological sites and field monuments from conversion of pasture to arable and from intensification of grazing. • Move towards arable production on small mixed farms resulting in the removal or degradation of hedgerows and/ or loss of former pasture. • Loss of Farmstead character • Introduction or expansion of lit elements in the characteristically dark landscape • Increased damage to roads, road verges, dry stone walls and hedges from large machinery • Pressure to upgrade lanes or create new access tracks on the Escarpment • Increased width of gateways into fields	• Conserve the open, dramatic and often remote character of the Escarpment and views to, along and from it. • Ensure that new farm buildings including silos and AD plants etc do not have an adverse visual impact on the wider landscape and views • Maintain the appearance and characteristic of isolated farmsteads and oppose proposals that will become dominant in the landscape • Provide advice to farmers on the siting of new buildings, lighting, colour etc. • Encourage the mitigation of existing large agricultural buildings e.g by limited tree planting. • Encourage the installation of PV on the roofs of new agricultural buildings, avoiding risk of glint/glare. • Seek to conserve traditional farm buildings. • Respect traditional position of agricultural buildings and their relationship to the surrounding land. • Conserve characteristically dark stretches of the Escarpment • Encourage small-scale mixed farming and encourage woodland and boundary management. • Monitor river nutrient levels. • Avoid the conversion of pasture to arable particularly where archaeological sites/field monuments may be lost or damaged. leads to fragmentation of grassland or potential contamination of water courses/aquifer • Encourage low intensity grazing or restrict access by livestock where archaeological sites/ field monuments may be lost or damaged • Encourage means and methods of reducing cultivation damage to archaeological sites and monuments (including reversion to grassland, minimal-tillage, direct drilling and other damage reduction methods). • Conserve areas of permanent pasture. • Protect and retain ancient/veteran trees. • Promote the conservation and restoration of hedgerows. Those marking ancient boundaries should be regarded as a priority. • Ensure any woodland creation is in keeping with landscape character – see section

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
2.11	Increased use of polytunnels, glasshouses and field film in the adjacent vale.	• Impact on views from the escarpment across the vale. • Introduction of unnatural, often shiny, materials leading to an industrialised appearance • Impact of light pollution	• Consider the scale and siting of polytunnels etc • When not in use, remove field film and polytunnels or roll polytunnel plastic up to reduce impact.
2.12	Loss of traditional horticulture/ agriculture	• Loss of traditional orchards and local varieties of fruit • Introduction of field film and polytunnels/ glasshouses into the neighbouring vale and their impact on views from the escarpment.	• Identify and protect existing traditional orchards and new potential sites for traditional orchards • Identify historical sites of orchards and promote their restoration • Promote the appropriate management of existing traditional orchards and the planting of locally distinctive varieties • Consider scale and siting of polytunnels etc
2.13	Planting of energy crops such as Miscanthus, short rotation coppice and short rotation forestry	• Loss or seasonal interruption of views particularly from roads and public rights of way. • Loss of and fragmentation permanent pasture • Change in colour and texture of the escarpment • Damage to Archaeological sites, historic landscapes, geological and geomorphological features damaged or obscured • Winter cropping resulting in 'scars' on the escarpment from the appearance of bare ground and vehicle tracks. • Appearance of tracks on the escarpment slopes for access and crop extraction.	• Ensure energy crops are not planted where they would restrict or intrude into views, particularly open views across the landscape and on skyline sites. • Do not plant on semi-natural habitats, permanent pasture or on sites with Section 41 NERC Act or local BAP species that could be affected in a negative way. • Do not plant on sites where archaeological sites could be damaged or where significant historic landscapes would be adversely affected or on sites where features of geological or geomorphological importance would be obscured. • Promote Cotswolds Conservation Board guidance
2.14	Decline in grazing stock on escarpment slopes and areas of common land Abandonment of grassland	• Scrub encroachment and loss of permanent pasture and species rich grassland due to invasion of dominant grass species. • Development of secondary woodland • Loss of characteristic of grazing animals on the Escarpment • Loss of open character of some sections of the escarpment • Change in colour and texture in the landscape due to rank vegetation and scrub. • Tendency for 'abandoned land' to be targeted for conversion into arable or woodland or for development • Archaeological and geological sites obscured or damaged	• Conserve areas of open pasture and common. • Encourage traditional management regimes to limit scrub encroachment on areas of semi natural grassland. • Re-introduction of grazing on semi-natural grasslands/improvement of existing grazing regimes. • Produce guidance on scrub management • Identify key viewpoints
2.15	Separation of farmhouse/agricultural housing from the working farm for sale with a plot of land. Sub-division of farmland for 'lifestyle' plots	• Loss of integrity, cohesion and character of historic farmsteads and associated farmland. • Loss of agricultural context • Suburbanisation of agricultural landscape by the introduction of gardens e.g ornamental garden plants and boundary features, parking areas, lighting, and conversion of tracks to manicured drives and ornamental gateways • Shelterbelt planting for privacy screening • Appearance and proliferation of stables and 'white tape' field boundaries for	• Only permit new uses of traditional farm buildings that are appropriate to retain their historic character and features. • Use planning conditions to restrict subdivision of fields, construction of stables etc. Consider use of Article 4 Direction. • Ensure separation of housing does not prejudice the effective operation of the farm enterprise • Avoid isolated development, particularly in areas of dark skies

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
		horses and ponies • Sub-division of fields using post and rail fences • Pressure for housing on plots of land	• Respect traditional position of agricultural buildings and their relationship to the surrounding land
3.16	Flood management and alleviation measures	• Construction of 'hard' flood defences • Tree planting for flood management inappropriate to landscape character	• Retain and manage Escarpment watercourses in their naturalistic form.. • Consider Rural Sustainable Drainage interventions such as in-stream woody barriers to slow peak water flow particularly within woodland. • Seek to influence surrounding land management such as de-compaction of pastures and contour ploughing, wide margins etc on the adjacent High Wold and High Wold Dip-slope.. • Ensure flood defences integrate into the landscape by using appropriate mitigation measures, landscaping and materials • Seek opportunities for tree planting for flood management in-keeping with landscape and woodland character - see Creation of Woodland section 3.22 below
2.17	Development of scrub and trees on roadside verges Mowing of verges at inappropriate times New and upgraded verge crossings at entrances	• Loss of views from the public highway • Loss of roadside grassland habitat • Damage to hedges and walls and other features • Creation of 'lawns' on the roadside due to regular mowing for tidiness leading to a homogenised and sub-urban appearance • Incremental change through introduction of urban elements eroding rural character; raised kerbs, unsympathetic surfacing, upgraded entrances, creation of fenced visibility splays etc from rural roads	• Identify key views from roads • Manage/remove verge scrub and trees, particularly where views can be restored or where there are benefits for biodiversity • Reintroduce appropriate verge management and mowing • Promote best practice management of verges • Ensure highway authority planning conditions respect and are appropriate to rural character and situation
2.18	Lack of appropriate management in disused quarries	• Loss of limestone flora due to the development of scrub and secondary woodland. • Loss of bat roosts and nesting sites for birds • Loss of geological exposures	• Identify disused quarries important for biodiversity and/or geology • Encourage appropriate management by providing advice and guidance • Seek planning conditions to ensure quarry restoration and aftercare benefit landscape and biodiversity, particularly unimproved grassland
2.19	Visitor pressure at escarpment vantage points and circular walks commencing from car park areas.	• Degradation of the landscape as a result of littering, path erosion, car parking and use of off road vehicles. • Adverse effect on species rich grassland communities.	• Introduce measures to limit/manage access to degraded areas of the landscape. • Reinstate areas of degraded landscape. • Encourage the use of formal paths rather than allowing desire lines to develop. • Limit/exclude motorcycles and mountain bikes from areas of historic and biodiversity interest. • Minimise car journeys to escarpment vantage points by offering adequate public transport services. • Resist the development of tourism facilities on the escarpment

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
2.20	Damage to field monuments and archaeological sites and the historic environment from farming operations, livestock, tree root damage, burrowing animals, woodland management operations and tree planting and recreational activity.	• Damage to important archaeological sites and important landscape features including earthworks and lynchets • Loss of traditional field patterns and integrity of the wider historic landscape. • Loss of traditional field boundaries, particularly hedgerows and dry stone walls where they occur on the escarpment.. • Loss of locally distinctive features • Encroachment of scrub onto archaeological features	• Inform landowners of important archaeological sites • Protect all upstanding archaeological sites and consider the impact of changing land use/development on their landscape setting. • Manage/remove burrowing animals. • Restore the wider setting of key monuments ~~to~~ • Raise awareness of the historic environment and of the SMR as a source of information • Provide guidance on managing the historic environment to farmers and land owners • Retain traditional field patterns and field boundaries • Ensure tree planting does not take place on archaeological features. • Control scrub and manage existing trees on archaeological features to minimise damage for example by root damage or wind-blow. • Minimise or prevent damage to the historic environment by recreational activity by working with landowners to prepare site management plans and if necessary limit access. • Repair badly eroded features such as earthworks and dry stone walls. • Avoid the planting of new hedgerows or the development of volunteer hedgerows adjacent to dry stone walls
2.21	Loss of and damage to geological and geomorphological features due to tree growth, erosion and change of land use	• Loss of sites that provide an understanding of the Cotswold landscape • Visible features such as outcrops, gulls and areas of landslip, particularly rotational slip obscured or lost.	• Identify important geological features and ensure they are conserved and appropriately managed.
	Woodland and trees		
2.22	Creation of woodland	• Loss of open character of some sections of the escarpment • Dilution of the visual impact of the characteristic Escarpment 'Hanging Woodlands' • Loss of views from and along the escarpment • Weakening of the characteristic mosaic of woodland and grassland particularly in LCts 2C and 2D (Winchcombe to Uley) • Loss and fragmentation of permanent pasture, breaking the virtually intact corridor of grassland along the escarpment. • Mosaic of new woodlands of inappropriate shape and scale forming prominent non-characteristic features on the escarpment • Loss of Historic Landscape Character through inappropriate siting and/or species.	• Extend and link existing woodland in preference to creating new 'stand-alone' blocks • Ensure that new woodland planting does not limit or obscure views from and along the escarpment. • Ensure new woodlands respond to the scale and form of existing escarpment woodlands. • Select species characteristic of the ancient semi-natural woodland on the Escarpment. • Ensure woodland creation does not result in the loss of permanent pasture or unimproved grassland • Ensure the grassland corridor along the escarpment remains intact. • Ensure new woodland maximises its open space with grassland to replicate and expand the woodland/grassland mosaic in LCTs 2C and 2D. • Discourage the planting of conifers and encourage the use of native

2. Escarpment

	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			broadleaves especially when extending or linking the beech woodlands. • Encourage the replacement of conifer with native species, particularly on PAWS. • Seek EIA determination if necessary. • For shelterbelts and plantations associated with designed landscapes, select species characteristic of historic designed landscape in the area. • Raise awareness of woodland owners by producing information and guidance • Identify key viewpoints • Ensure adequate deer management and squirrel control
2.23	Inappropriate or inconsistent management, or neglect of existing woodlands, including hanger woodlands,	• Decline and loss of woodland habitats and wildlife corridors. • Poor management endangering long-term continuity of woodlands, especially ancient woodlands and significant alteration to the character of individual stretches of the escarpment. • Decline in the continuity and strength of character of the beech hangers. • Changes in composition of woodlands with potential increase in extent of coniferous plantations.	• Conserve and enhance areas of existing woodland, with priority given to ancient woodlands. • Promote Constant Cover woodland management • Retain areas of grassland within woodlands to conserve and enhance the important mosaic of woodland and grassland (LCTs 2C and 2D) • Retain the irregular form of woodland and its relationship to landform and interlocking patterns with hedgerows. • Restore PAWS to broadleaved woodland • Felling coupes should be designed to take account of their visual impact • Conserve woodlands along gullies and streams. • Seek opportunities to install 'woody barriers' in streams for flood management.
2.24	Impact of tree disease such as Chalara Dieback of ash.	• Change of colour and texture of woodland canopy as trees die • Thinning of woodland canopy, particularly on the skyline • Loss of single, sometimes veteran, trees in the landscape • Re-stocking with species not native to the Cotswolds	• Promote Woodland Management Plans to minimise the impact of disease and manage change • Recommend alternative species to ash that reflect the appearance and structure of Cotswold woodland • Consider different provenance of ash that may be disease resistant • Establish a programme to plant replacement trees in the landscape outside of woodlands e.g. hedgerow trees, parkland and wood pasture • Seek arboricultural advice.

APPENDIX F – PANORAMIC PHOTOGRAPHY

Appendix F – Oakley Farm List of Illustrative and Viewpoint Photographs of the Site

Contents

Illustrative Photograph 1 – View from Field 2 on Site looking south to Harp Hill

Access track up to former farm house

Domestic and orchard planting near house setting

Properties of Harp Hill at the top of the Site

Sloping ground looking south up the hill is obvious

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/5.6
No. of photographs stitched – 3
Approximate distance to Site – On Site

Notes

1. This is the most 'domesticated' part of the site where the farm house previously stood and the current outbuildings are located.
2. It forms a small part of the lower north end of Field 2 and does not alter the more dominant rural character of the fields.
3. The view looks up the sloping ground of Battledown Hill towards the ribbon of properties on Harp Hill to the south.
4. This view does not form a part of a LVIA process as it is not from a publicly accessible location, it is presented to illustrate landscape character of the site.

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Oakley Farm Slopes, Cheltenham

Figure Title
Appendix F – Illustrative Photograph 1

Date	Scale	
9/8/21	Not to scale	
Job No	**Figure No**	**Rev**
21-404	01 - Sheet 1	

Illustrative Photograph 2 – View from Field 3 looking east across Site to Hewlett's Reservoir

South eastern extent of Oakley Grange development with wooded escarpment beyond

Listed pavilion at Hewletts Reservoir

Highest part of site to the south east

Boundary hedge to Harp Hill

Notable slope of Field 3

Ridge and furrow lines of Field 3

View down approximate alignment of main access road to Site

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/4
No. of photographs stitched – 5
Approximate distance to Site – Upper south side of Site

Notes

1. Photograph taken from upper part of Field 3 looking to the site's eastern boundary with both Oakley Grange properties and Hewlett's covered reservoir to the east of the site
2. Ridge and furrow lines are strongly evident in this part of the field as they are in all of Field 1 and the upper part of Field 2.
3. The view generally looks along the alignment of the Site's main access road as it runs down Field 3.
4. This view would not form a part of a LVIA process as it is not from a publicly accessible location, it is presented to illustrate landscape character of the site.

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Figure Title Appendix F – Illustrative Photograph 2		
Date 9/8/21	**Scale** Not to scale	
Job No 21-404	**Figure No** 01 - Sheet 2	**Rev**

Illustrative Photograph 3 – View from Field 2 looking east across Site to Cotswold Escarpment

Cheltenham edge

Chain of escarpment high ground and hills

Oakley Grange practically screened behind high hedges and mature trees of site

Approximate position of site entrance marked by dead tree

Evident ridge and furrow

Steeply falling topography running from the south to north

Hedge to Harp Hill to south side of Site and road beyond

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – Upper south side of Site

Notes

1. View east illustrating the Site's landscape linkage with the high Cotswold escarpment and flow of open countryside up to Cleeve Common.
2. The scenic value of the Site with its mature trees and hedgerows and sloping pasture is clearly evident in the view.
3. This is near the proposed main site access point with the main access road entering near the position of the dead tree and then running away from the viewer.
4. This view would not form a part of a LVIA process as it is not from a publicly accessible location, it is presented to illustrate landscape character of the site.

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Figure Title Appendix F - Illustrative Photograph 3		
Date 9/8/21	**Scale** Not to scale	
Job No 21-404	**Figure No** 01 - Sheet 3	**Rev**

Illustrative Photograph 4 – View from Field 1 looking north across Site and out over Cheltenham

West boundary hedge and trees next to Footpath Chelt 86

Lone field tree in Field 1 would be retained with houses around it

Long distance views to Malvern Hills AONB

Oakley Grange as urban edge of Cheltenham

Dashed red line marks the approximate position of the development built form on the slope (tree line would stand further up the hill)

Escarpment running north towards Bishop's Cleeve

Field 1 to Field 2 internal hedgerow

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/5.6
No. of photographs stitched – 5
Approximate distance to Site – On Site

Notes

1. View from southern, higher end of Field 1 looking out across Cheltenham and the flat Vale of Gloucester to the Malvern Hills AONB as a very distant backdrop.
2. The continuous nature of the Cotswold escarpment can be seen with it running to the north towards Bishop's Cleeve and Winchcombe.
3. Dashed red line is an approximation and not measured on site but guided by the position of the open field tree.
4. The Wessex Drive housing area is just visible through the boundary hedgerow to the west of the view.
5. This view would not form a part of a LVIA process as it is not from a publicly accessible location, it is presented to illustrate landscape character of the site.
6. This view is similar to public view SR VP2 through gap in hedge.

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Figure Title Appendix F - Illustrative Photograph 4		
Date 9/8/21	**Scale** Not to scale	
Job No 21-404	**Figure No** 01 - Sheet 4	**Rev**

Illustrative Photograph 5 – View to Hewletts Reservoir from Harp Hill road

Harp Hill boundary hedge | Mature trees on site near Field 6 | Long distance views to high escarpment | Listed pavilion building | Cleeve Common | Current brick boundary wall with minimum security measures

Limited sense of housing in current view | No active pasture management of Field 3 | Raised reservoir green roof set above Field 3 level

Date of photography – 27/7/21
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/4
No. of photographs stitched – 3
Approximate distance to Site – Adjacent to Site

Notes

1. View over current field gate access from Harp Hill road to Field 3, Hewletts reservoir and the high Cotswold escarpment beyond. This is a publicly accessible view.
2. The view shows the rural qualities of the Site and the apparent lack of housing to the north and east of the view.
3. The pavilion and the Hewletts Reservoir boundary brick walls are both clearly evident and add to the time depth associated with the Site.
4. There are longer distance views out towards the high escarpment of Cleeve Common as it runs north toward Nottingham Hill even on a hazy day as the 27/7/21 was.
5. The foreground consists of the south east part of Field 3 and has received minimum pasture management since August 2020.

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Figure Title Appendix F – Illustrative Photograph 5		
Date 9/8/21	**Scale** Not to scale	
Job No 21-404	**Figure No** 01 - Sheet 5	**Rev**

Short Range Viewpoint 1 – View from Footpath Cheltenham 86 looking east across Site

Remnant farm buildings and Oakley Grange to low side of slopes

Steeply sloping ground of Filed 1 is fully evident in these 'side-on' views

Field 1 – Field 2 hedgerow limits open ground views further east

Distant backdrop of escarpment with apparent unbroken countryside link up to Cleeve Common

Site benefits from mature trees and tall hedgerows particularly at Fields 4 and 5

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/8
No. of photographs stitched – 4
Approximate distance to Site – 2m

Notes

1. View east from Public Footpath Cheltenham 86 that runs immediately west of the site at the edge of houses off Wessex Drive.
2. The footpath is well hedged on the field side but there are breaks, both visually and desire lines where sight to the adjacent Field 1 and beyond to the rest of the escarpment are taken.
3. This 'side-on' view illustrates the steeply sloping nature of the site's topography as part of the lower escarpment slopes and the north face of Battledown Hill.
4. The extent of the foreground view is Field 1 with the mature hedgerow compartmentalising sight.
5. Mature trees in the Site's mid-ground and views to open ground offsite suggest an open stretch of countryside running to the distant high escarpment that forms the backdrop.
6. The red and blue lines indicate that development would be evident across the whole of this view.
7. Visual receptors here are considered to have a **High Sensitivity** to the development of residential built form from the footpath where little is evident at the moment.
8. The magnitude of visual change is considered to be **Medium/Large** prior to mitigation and **Medium** after mitigation**.**
9. The **High** sensitivity combined with a **Medium** magnitude of effect gives a **Major/Moderate, Adverse and Permanent** visual effects from this location.

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Figure Title
Appendix F – Short Range Viewpoint 1

Date	**Scale**	
9/8/21	Not to scale	
Job No	**Figure No**	**Rev**
21-404	01 - Sheet 6	

Short Range Viewpoint 2 – View from Harp Hill looking north east towards Cheltenham and AONB

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/5.6
No. of photographs stitched – 4
Approximate distance to Site –2m

Notes

1. View taken from gap in hedge that appears to have been an unauthorised point of entry onto the slopes to walk dogs.
2. The red and blue lines indicate the development would stretch across the whole view.
3. The development would form a new foreground to the scene and effectively block out the view to the mid-ground of Cheltenham laid out at the foot of the lower escarpment.
4. The upper slopes of the escarpment would not be blocked by the built form of the development, instead they would be part blocked by the proposed tree belt when it establishes.
5. The slopes are predominately open and fundamentally rural in character even with the urban form of Cheltenham set to their north.
6. The ability to see the masts to the south of Cleeve Common indicates inter-visibility with this key part of the high escarpment as indicated on Long Range VP's 3, 4 & 5 looking back to Site.
7. Visual receptors here are considered to have a **Medium Sensitivity** to the development as there is residential built form on Harp Hill and visible at the bottom of Battledown Hill.
8. The magnitude of visual change is considered to be **Medium/Small** prior to mitigation and **Small** after mitigation for users of Harp Hill road primarily due to the proposed tree belt**.** If they stopped to take and consider this view beyond the boundary hedge the magnitude of visual change would be greater at **Medium/Large** before mitigation and **Medium** after mitigation with greater Cheltenham screened out by the tree belt.
9. It is only the moving or kinetic views from Harp Hill that have been assessed below that have the benefit of the boundary hedge.
10. The **Medium** sensitivity of visual receptors combined with a **Small** magnitude of effect gives a **Minor, Adverse and Permanent** visual effects for the road users.

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Oakley Farm Slopes, Cheltenham

Figure Title
Appendix F – Short Range Viewpoint 2

Date	**Scale**	
9/8/21	Not to scale	
Job No	**Figure No**	**Rev**
21-404	01 - Sheet 7	

Short Range Viewpoint 3 – View looking east along Harp Hill near the proposed site entrance

Southern boundary hedge to site

Hedge screen views to open ground of Site

No footpaths on either side of the road

High escarpment of Cleeve Common clearly visible above hedge

New entrance in vicinity of dead tree

Houses of Harp Hill to one side of road

Construction delivery to current active development sight on Harp Hill

Date of photography – 27/7/21
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/5.6
No. of photographs stitched – 4
Approximate distance to Site – 10m

Notes

1. View along Harp Hill in the vicinity of the proposed site entrance.
2. The relatively high hedge to the site's southern boundary limits open views down the slopes to breaks such as field entrances.
3. This view is more representative of what travelling along the Harp Hill road corridor looks like than SR VP2.
4. A break in the hedge will be required to allow access onto the Site, the extent of visibility splays where hedge removal and re-planting is required is shown on the preliminary access drawing.
5. This indicates a west visibility splay of 49m and an easterly one of 44m. The drawing suggests approximately 55m of hedgerow would need to be removed to accommodate these splays.
6. Sight through the new access will allow an appreciation of the scale of development on the lower part of the slopes including Oakley Grange that is currently screened.
7. The character of this part of Harp Hill will be altered with a major feeder road altering the sense of countryside to the left (north) of the road.
8. Apparent 1.8m wide footpaths would run around the bell mouth of the new access and then stop. There are no footpaths on either side of this part of Harp Hill at the moment.
9. Depending on the final highway requirements such as ghost islands, pedestrian refuges, illuminated bollards and the like the street scene of Harp Hill will change.
10. Visual receptors here are considered to have a **Medium Sensitivity** to the development of residential built form in this transitional area where the Harp Hill houses are evident at the moment.
11. The magnitude of visual change is considered to be **Medium/Large** prior to mitigation and **Medium** after mitigation has established**.**
12. The **Medium** sensitivity combined with a **Medium** magnitude of effect gives a **Moderate, Adverse and Permanent** visual effect from this location.

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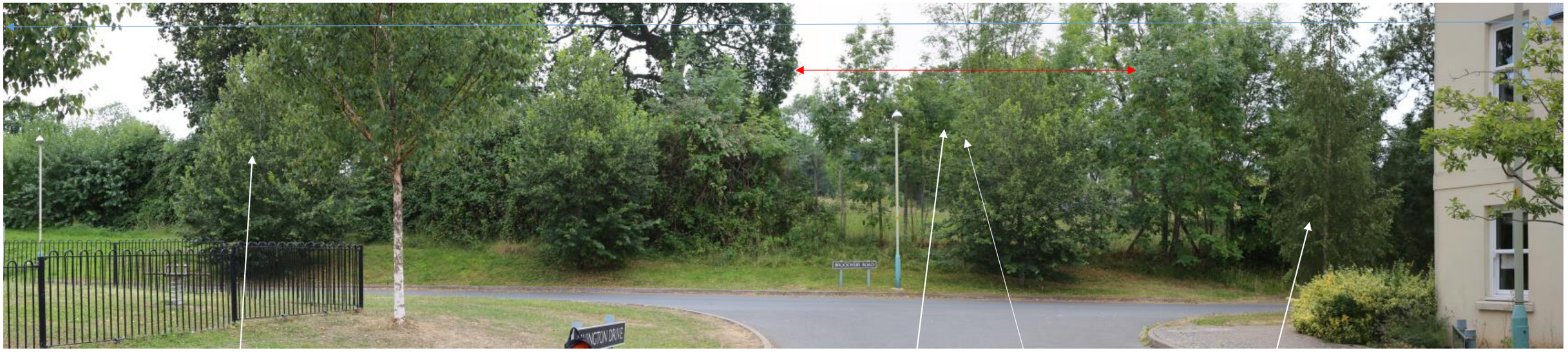
Figure Title
Appendix F - Short Range Viewpoint 3

Date	**Scale**	
9/8/21	Not to scale	
Job No	**Figure No**	**Rev**
21-404	01 - Sheet 8	

Short Range Viewpoint 4 – View from Oakley Grange looking north towards Site



Sloping ground of escarpment but lower down so tree lines partially screen site

Fields 1 & 2 form are of open ground at end of mid-ground

Hedge and tree lines screen out views to wider Cheltenham

The mature trees of Fields 4, 5 & 6 screen out views to lower part of Field 2 but not Field 1

Date of photography – 27/7/21
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/46
No. of photographs stitched – 4
Approximate distance to Site – 20m

Notes

1. Panorama taken from public road at end of Alvington Drive near its junction with Brockweir Road and is a representative view from the south side of the older Oakley Grange housing area.
2. Blue line demarks the approximate extent of the proposed development and the red the visible portion of open ground on Site from this location.
3. There is a mixed vegetation screen along the boundary between the Site and Oakley Grange but a sense of open, undeveloped ground beyond the boundary is gained.
4. There is no expansive open views up the slope of Battledown Hill from publicly accessible areas but residents of Oakley Grange will have these from upper storey rooms.
5. The overall impression of Oakley Grange is as a contemporary development set on the edge of town next to rural fields.
6. Visual receptors here are considered to have a **Medium Sensitivity** to the development of mass residential built form given they are living in such an area.
7. The magnitude of visual change is considered to be **Medium** prior to mitigation and also **Medium** after mitigation**.**
8. The **Medium** visual receptor sensitivity combined with a **Medium** magnitude of effect gives a **Moderate, Adverse and Permanent** visual effect from this location.

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Project Oakley Farm Slopes, Cheltenham		
Figure Title Appendix F - Short Range Viewpoint 3		
Date 9/8/21	**Scale** Not to scale	
Job No 21-404	**Figure No** 01 – Sheet 9	**Rev**

Mid Range Viewpoint 1 – View from Priors Road south east towards Site

Priors Road / Redmarley Road junction

Mature trees and hedges of Field 4-6

The open ground of the larger Fields 1 & 2 form part of open backdrop to the settlement edge

High ground of Battledown Hill

Site provides an attractive open backdrop with a well treed character in this view

Wessex Drive area to west of Site

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm
f-stop f/5.6
No. of photographs stitched – 5
Approximate distance to Site – 250m

Notes

1. View from Priors Road with Sainsbury's as part of foreground.
2. The red line represents the amount of open ground of the Site that is visible where views to the proposed housing would be largely unscreened.
3. The blue line represents the approximate extent of the site with Fields 3 to 6 generally screened by mature trees and hedgerows on the site itself.
4. The Site and the open ground of Fields 1 & 2 are clearly evident and add a scenic element to this view of Battledown Hill.
5. The view currently assists in connecting the town visually with its landscape setting and allows an appreciation of the location and character of the nearby Cotswolds AONB.
6. This is an 'everyday' type of view and will be the most frequently taken view to the proposed development given the quantum of traffic on Priors Road.
7. Visual receptors here are considered to have a **Medium Sensitivity** to the development of residential built form on an attractive area of sloping ground.
8. The magnitude of visual change is considered to be **Medium** prior to mitigation and remain at **Medium** after mitigation**.**
9. The **Medium** sensitivity combined with a **Medium** magnitude of effect gives a **Moderate, Adverse and Permanent** visual effects from this location.

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Project Oakley Farm Slopes, Cheltenham		
Figure Title Appendix F – Mid Range Viewpoint 1		
Date 9/8/21	**Scale** Not to scale	
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Mid Range Viewpoint 2 – View from Imjin Road Playing Fields looking south west towards Site

Newer part of Oakley Grange

Mature tree collection in Fields 4, 5 & 6

Domed form of Battledown Hill evident and attractive in scene

Open ground of Fields 1 & 2 forming north slope of Battledown Hill

Open flat grass pitch of Imjin Road Playing Fields

Sports pavilion

Older part of Oakley Grange less conspicuous in view than newer part

Date of photography – 27/7/21
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 360m

Notes

1. View taken from the north side of Imjin Road Playing Fields near to the new access to Cheltenham's Cemetery and Crematorium.
2. The blue arrow denotes the approximate extent of the site and the red arrow the extent of the open ground visible. The fact that there is a number of red arrows shows that there are pockets of open ground visible across the Site.
3. The open pasture fields are clearly evident in the view and assist in understanding the form of Battledown Hill and give it scenic interest.
4. The Site's open fields and mature trees contribute positively to the appearance of this part of the Oakley settlement edge of Cheltenham.
5. Development of the Site's fields would be readily noticeable with built form running up the hill and around the mature trees of Fields 4, 5 & 6.
6. The Site would not retain the same sense of openness and would lose its rural appearance.
7. Visual receptors here are considered to have a **Medium Sensitivity** to the development of residential built form.
8. The magnitude of visual change is considered to be **Medium** prior to mitigation and remain at **Medium** after mitigation with the main tree belt set behind the visible development in this view**.**
9. The **Medium** sensitivity combined with a **Medium** magnitude of effect gives a **Moderate, Adverse and Permanent** visual impact from this location.

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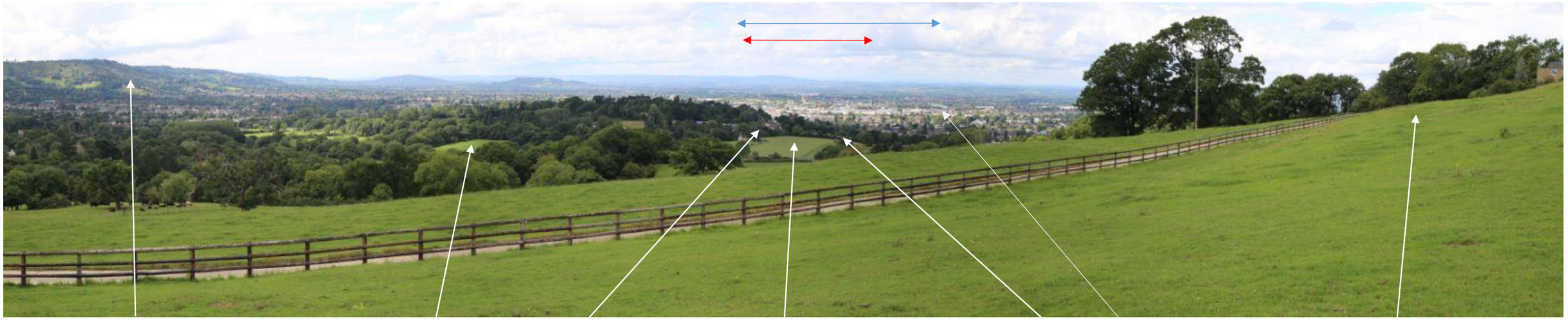
Project Oakley Farm Slopes, Cheltenham		
Figure Title Appendix F - Mid Range Viewpoint 2		
Date 9/8/21	**Scale** Not to scale	
Job No 21-404	**Figure No** 01 - Sheet 11	**Rev**

Mid Range Viewpoint 3 – View from Charlton Kings Footpath 12 on Aggs Hill west towards Site



Escarpment running to south of Cheltenham

Pasture fields set on Battledown Hill

Flat grass of Hewlett's covered reservoir

Listed pavilion adjacent to site

Pasture field on escarpment with blocks of trees

East end Harp Hill houses are discernible in the view

Elevated views of Cheltenham in mid-ground

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 960m

Notes

1. View from due east of the site from Public Footpath Charlton Kings 12 as it runs down Aggs Hill.
2. The blue arrow denotes the approximate extent of the site and the red arrow the extent of the open ground visible.
3. Hewlett's covered reservoir with its pan flat green roof marks the edge of Site and merges visually with Field 3 adjacent to it.
4. Viewed within the context of another section of the escarpment the landscape similarities of topography, land use and tree and hedge pattern are clearly evident between the Site and this part of the AONB.
5. The houses of Field 3 and the access road to them would be visible.
6. Hewlett's covered reservoir would effectively become the visible edge the AONB on Harp Hill.
7. Visual receptors here are considered to have a **High Sensitivity** to the development as it is another part of the AONB.
8. The magnitude of visual change is considered to be **Small** prior to mitigation and remain **Small** after mitigation**.**
9. The **High** sensitivity combined with a **Small** magnitude of effect gives a **Moderate/Minor, Adverse and Permanent** visual effects from this location.

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Oakley Farm Slopes, Cheltenham

Figure Title
Appendix F – Mid Range Viewpoint 3

Date	**Scale**	
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Long Range Viewpoint 1 – View from Cotswolds Way looking south west towards Site

Cotswold Way national trail giving extensive views along escarpment

Higher escarpment running to south of Cheltenham

Grass roof of Hewletts Reservoir merging with Site

Open ground of Imjin Road playing fields

Oakley Grange properties running up to site's lower northern / eastern boundary

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/8
No. of photographs stitched – 4
Approximate distance to Site – 2.2km

Notes

1. View taken from a Public Footpath Southam 102 that forms part of the Cotswold Way National Trail.
2. The blue arrow denotes the approximate extent of the site and the red arrow the extent of the open ground visible.
3. The three larger fields (Fields 1, 2 & 3) are clearly evident in the view with the field pattern set with and against a mature tree backdrop contributing attractive elements to the overall view.
4. The slope of Field 1 can be seen extending form the southern upper side of the Site to its lower northern side.
5. The open green fields and visible mature trees of the site contribute positively to the appearance of the eastern settlement edge of Cheltenham.
6. Development of the three fields would be readily noticeable with built form running up the hill and linking the two parts of the Oakley Grange development together.
7. The greater extent and distinctive form of the Cotswold escarpment landscape character type is visible from this position and elevation.
8. Visual receptors here are considered to have a **High Sensitivity** to the development of residential built form given it is a National Trail in a designated landscape.
9. The magnitude of visual change is considered to be **Small** prior to mitigation and **Small** after mitigation with the built part of the development remaining evident**.**
10. The **High** sensitivity combined with a **Small** magnitude of effect gives a **Moderate, Adverse and Permanent** visual effects from this location.

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Figure Title Appendix F – Long Range Viewpoint 1		
Date 9/8/21	**Scale** Not to scale	
Job No 21-404	**Figure No** 01 - Sheet 13	**Rev**

Long Range Viewpoint 2 – View from Bill Smyllie Reserve looking south west towards Site

Cotswold Way to left in this open access area

Development at Site would appear to stretch over Battledown Hill

Oakley Grange properties running up to Site's lower northern boundary

Sweep of open land from high to low escarpment is evident

Cheltenham's settlement edge punctuated with open, green space running between sections of built form

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/5.6
No. of photographs stitched – 4
Approximate distance to Site – 2.3km

Notes

1. View from the upper part of escarpment back towards the lower escarpment slopes that fringe Cheltenham.
2. Blue line demarks the approximate extent of the proposed development and the red the visible portion of Site from this location.
3. The Site's larger three fields again appear as an unbroken stretch of open countryside running down the slope towards Cheltenham.
4. These elevated views give an indication of the different parts of the town and how it runs up to the lower escarpment slope and has areas of open space extending back into the town.
5. Development running up the hill would reduce some of the sense of separation between Oakley Grange area and Charlton Kings area with the wooded high ground at Battledown Hill providing the remaining visible separation.
6. Visual receptors here are considered to have a **High Sensitivity** to the development of residential built form of this type.
7. The magnitude of visual change is considered to be **Small** prior to mitigation and **Small** after mitigation with the built part of the development remaining visible**.**
8. The **High** sensitivity combined with a **Small** magnitude of effect gives a **Moderate, Adverse and Permanent** visual effects from this location.

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Figure Title
Appendix F – Long Range Viewpoint 2

Date	**Scale**	
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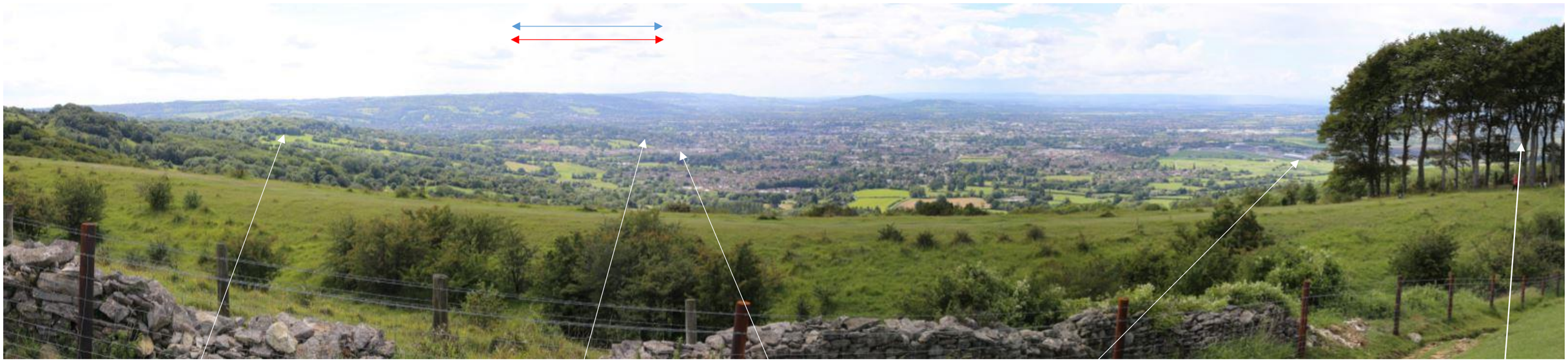
21-404	01 - Sheet 14	

Long Range Viewpoint 3 – View from edge of Cleeve Common looking south west towards Site



Escarpment slopes with pasture and scrub land-use and texture running towards site

Sweep of high to low escarpment running down to Site ending at Wessex Drive

Oakley Grange evident to north and east of Site

Racecourse to north side of town

High hanger wood that is visible from Site

Date of photography – 18/8/20
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/4
No. of photographs stitched – 4
Approximate distance to Site – 3.2km

Notes

1. Panorama taken from track approximately 300m west of the Cleeve Common masts near a prominent hanger woodland copse.
2. Blue line demarks the approximate extent of the proposed development and the red the visible portion of Site from this location.
3. Cleeve Common is a popular visitor destination on the high escarpment and is managed for the benefit of wildlife, people and farming.
4. The three larger fields 1 to 3 are readily visible from parts of the Common looking south with the broader axis of the Site presented to the viewer.
5. Visual receptors here are considered to have a **High Sensitivity** to the development of residential built form.
6. The magnitude of visual change is considered to be **Small** prior to mitigation and remain **Small** after mitigation**.**
7. The **High** sensitivity combined with a **Small** magnitude of effect gives a **Moderate, Adverse and Permanent** visual effects from this location.

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Oakley Farm Slopes, Cheltenham

Figure Title
Appendix F – Long Range Viewpoint 3

Date	Scale	
9/8/21	Not to scale	
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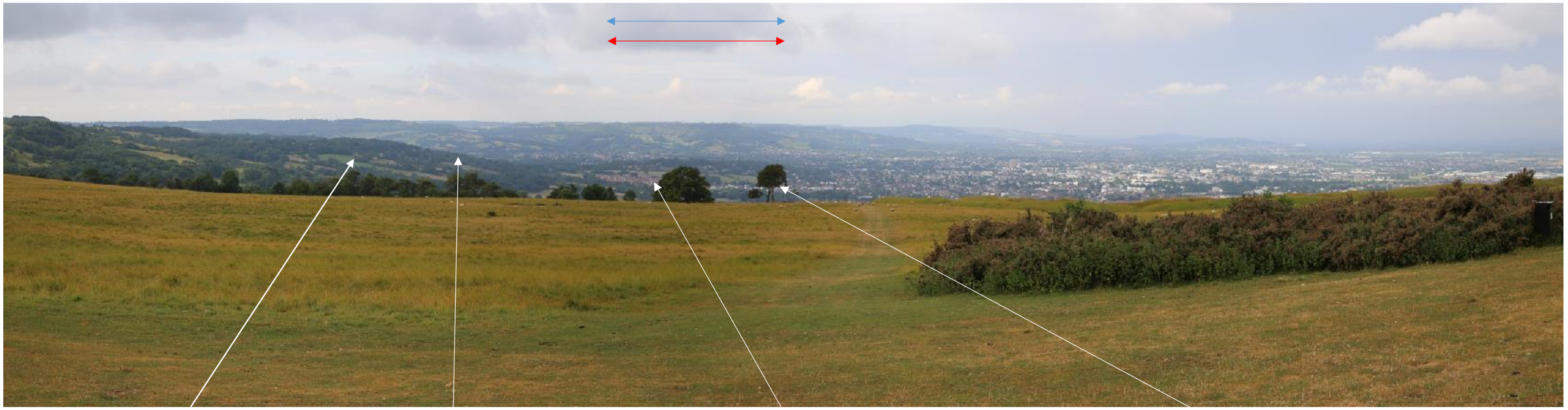
21-404	01 - Sheet 15	

Long Range Viewponit 4 – View south from Cleeve Common Memorial Tree



Mix of pasture and woods give texture to escarpment slopes

Oakley Grange houses appear as a contrast to form and texture of escarpment slope

View to Site part blocked by canopy of one of the 'Twins' trees

Dip of escarpment at Aggs Hill running down towards Site

Open grassland of Common allows views to greater Cheltenham from this commemorative location

Date of photography – 27/7/21
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/5.6
No. of photographs stitched – 4
Approximate distance to Site – 3.5km

Notes

1. Panorama taken from the surrounding seat to the Memorial Tree.
2. Blue line demarks the approximate extent of the proposed development and the red the visible portion of Site from this location.
3. This view is typical from further on the Common.
4. A broad side of the Site is visible and an appreciation of where it sits within the wider setting of Cheltenham is gained.
5. A block of houses as proposed would make it the highest apparent mass development up the slopes in this part of Cheltenham.
6. Even though the Harp Hill houses are already higher than the Site they are not readily visible as they are a single ribbon of houses instead of a housing area with density and depth.
7. Visual receptors here are considered to have a **High Sensitivity** to the development of residential built form in this rural scene.
8. The magnitude of visual change is considered to be **Small** prior to mitigation and **Small** after mitigation**.**
9. The **High** sensitivity combined with a **Small** magnitude of effect gives a **Moderate, Adverse and Permanent** visual effect from this location.

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Oakley Farm Slopes, Cheltenham

Figure Title
Appendix F – Long Range Viewpoint 4

Date	Scale	
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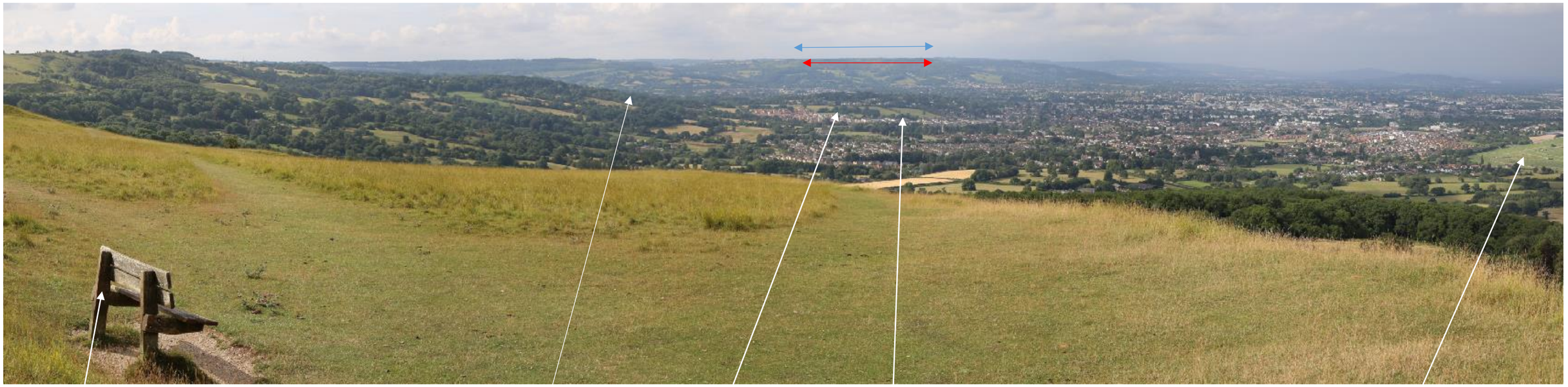
Long Range Viewpoint 5 – View from near Cleeve Camp looking south west towards Site



Seat to aid enjoyment of this highly scenic view

Dip slope of Aggs Hill leading eye to Site

Hedge and regular field pattern evident along with sloping nature of Fields 1 & 2

Cheltenham Race Course

Group of mature trees on Site at Fields 4, 5 & 6

Date of photography – 27/7/21
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/5.6
No. of photographs stitched – 4
Approximate distance to Site – 3.2km

Notes

1. Panorama taken from Cleeve Camp Scheduled Monument looking out over greater Cheltenham and the escarpment leading south of the town.
2. Blue line demarks the approximate extent of the proposed development and the red the visible portion of Site from this location.
3. The Site appears as an integral part of the escarpment leading on from Aggs Hill and down Battledown Hill.
4. The internal hedgerows and regular field shape help to mark the Site in the view.
5. The pre-historic camp was set at this location to take advantage of the view just as modern visitors to the Common are encouraged to do with seating provided.
6. Visual receptors here are considered to have a **High Sensitivity** to the development of residential built form.
7. The magnitude of visual change is considered to be **Small** prior to mitigation and remains **Small** after mitigation with the proposed tree belt set behind the housing**.**
8. The **High** sensitivity combined with a **Small** magnitude of effect gives a **Moderate, Adverse and Permanent** visual effects from this location.

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Figure Title
Appendix F – Long Range Viewpoint 5

Date	**Scale**	
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Long Range Viewpoint 6 – View from Southam parkland looking south towards Site

Mature parkland trees on sloping lower escarpment

Development at Site would appear above vegetation in mid-ground

Site appears as the last remaining piece of open ground on Battledown Hill

Distant high escarpment is but a shape in hazy conditions

Greater Cheltenham is not visible from lower down escarpment

B4632 Southam Road.

Date of photography – 27/7/21
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/4
No. of photographs stitched – 3
Approximate distance to Site – 2.6km

Notes

1. View taken from footpath to east of Queens Wood on the lower slopes of the escarpment near Southam de la Bere hotel. The Site is in the AONB and has a historic parkland character.
2. Photographs taken in hazy conditions as indicated by the higher, more distant escarpment having no discernible detail.
3. Even with the hazy condition the form and pattern of the Site was clearly evident some 2.8km away forming the north side of Battledown Hill.
4. Blue line demarks the approximate position of the proposed development and the red line the estimated extent of built form visible.
5. With the screening of greater Cheltenham and framing of the Site by the mid-ground vegetation it will emphasise the new built form on the visible hillside.
6. Other views between Southam and Queens Wood are available occurring in pockets with foreground vegetation screening them out on occasion.
7. Visual receptors here are considered to have a **Medium/High Sensitivity** to the development of residential built form.
8. The magnitude of visual change is considered to be **Small** prior to mitigation and **Small** after mitigation**.**
9. The **Medium/High** sensitivity combined with a **Small** magnitude of effect gives a **Moderate/Minor, Adverse and Permanent** visual effects from this location.

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Project Oakley Farm Slopes, Cheltenham		
Figure Title Appendix F – Long Range Viewpoint 6		
Date 9/8/21	**Scale** Not to scale	
Job No 21-404	**Figure No** 01 - Sheet 18	**Rev**