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# LANDSCAPE AND VISUAL APPRAISAL

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## CHEDWORTH FARMSHOP SITE DEVELOPMENT

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CHARTERED  
LANDSCAPE  
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## **Land at Denfurlong Farm, Chedworth – Landscape and Visual Appraisal**

### **1.1 Introduction & Scope of Study:**

MHP Design Ltd Chartered Landscape Architects were instructed through Evans Jones Ltd to prepare a landscape and visual appraisal to inform design proposals for new residential development to replace existing farm structures at Denfurlong Farm, Fields Road, Chedworth.

The study work has drawn on desktop assessment of existing published landscape assessments, Ordnance Survey data and preliminary architects information. A site survey was also undertaken by two Chartered Landscape Architects during April 2021 to confirm desktop assessment, visual sensitivity and potential effects of development. From this site visit and using these sources of information, a landscape and visual baseline was prepared to inform on general nature of landscape character, the potential visual envelope and nature of potential visual receptors and general sensitivity of the landscape. Against this baseline the preliminary design intentions have been considered with particular focus on inherent mitigation to limit potential effects of development. At the same time opportunities for landscape enhancement have been considered.

The scope of the study area has been considered against the scale and nature of the initial development proposals and nature and sensitivity of the contextual landscape and its component features. For this assessment the study area reflects the extent to which the site is visually identifiable within the contextual landscape. This area is identified in Figure 1.

This landscape assessment has been undertaken in accordance with methodology set out in professional guidance provided by 'Guidelines for Landscape and Visual Assessment Third Edition' prepared by the Landscape Institute and IEMA. This assessment

### **1.2 Site location & Description:**

The site is located within the farmstead of Denfurlong Farm off Fields Road Chedworth as shown in Figure 1.

The existing farmstead is located on the southern edge of the village and close to the junction with the A429 Fosseway. The village has a rural setting set within a generally open agricultural landscape. Woodland is a feature of this wider landscape and generally the village itself has a well treed setting.

Please refer to Figures 1 to 11 for the site location, context, designations and site photographs.

### **1.3 Development Proposals being considered:**

The development proposals consist of the demolition of contemporary farm structures formerly used to contain a farm shop and its replacement with up to 9no. residential dwellings up to two storeys in height and in a mix of attached and detached form. Dwellings are proposed to be appear as a mix of natural stone and steel clad forms to reflect the character of traditional farm outbuildings. Dwellings are set around a central

courtyard with access to Fields Lane via an existing access. Plots 3 and 4 are proposed with a right of access onto an existing farm drive. Plots 1,2 and 5 to 9 will utilise the access to the existing yard.

An area of open space incorporating trees and meadow grass is proposed along part of the western margin of the development. Rear gardens are proposed along all other margins of the site, incorporating a mix of new native hedge planting with stock proof fence or natural limestone dry stone walling.

The potential site layout is illustrated in plan 21.20.003 PL10 A prepared by Coombes Everitt Architects.

## 2.1 Context & Designations:

Greenbelt	No
Area of Outstanding Natural Beauty	Yes. Cotswolds Area of Outstanding Natural Beauty
Listed buildings	Yes. Upper Barn Grade II is within close proximity within the farmstead
Registered Park and Garden	No
Conservation Area	No
Tree Preservation Orders	No
Open access land/public rights of way	No

## 2.0 Landscape legislation context

### 2.1 National Planning Policy Framework (NPPF) February 2019

Paragraphs 174-188 Conserving and Enhancing the Natural Environment	<p>Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>a) Protecting and enhancing valued landscapes, sites of biodiversity or geographical value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</li> <li>b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits of the best and most versatile agricultural land, and of trees and woodland;</li> </ul> <p>Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broad. The scale and extent of development within these designated areas should be limited.</p> <p>Consideration of such applications should include an assessment of:</p>
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	<p>a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</p> <p>b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and</p> <p>c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p>
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## 2.2 Cotswold AONB Management Plan 2018-2023:

The Cotswolds Conservation Board has two statutory Purposes:

- To conserve and enhance the natural beauty of the AONB; and
- To increase the understanding and enjoyment of the special qualities of the AONB.

The Cotswold AONB Board have produced several documents to inform the management of AONB land and to guide development. These documents include:

- AONB Landscape Character Assessment
- AONB Landscape Strategy and Guidelines
- AONB Management Plan dated 2018-2023.

These AONB documents have be used to inform the baseline analysis and to inform design decisions.

The following policy provides guidance and criteria for development within the Cotswolds AONB:

**Policy CE1: Landscape** This policy states:

*1. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Boards Landscape Character Assessment and Landscape Strategies and Guidelines.*

*2. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the AONB – and visual amenity are conserved and enhanced.*

**Policy CE3: Local Distinctiveness** This policy states:

*1. Proposals that are likely to impact on the local distinctiveness of the Cotswolds AONB should have regard to, be compatible with and reinforce this local distinctiveness. This should include:*

- *Being compatible with the Cotswolds Conservation Boards Landscape Character Assessment, Landscape Strategy and Guidelines and Local Distinctiveness and Landscape Change;*

- *Being designed and, where relevant, landscaped to respect local settlement patterns, building styles, scale, and materials – local Cotswold stone would be one of the predominant building materials used throughout;*
- *Using an appropriate colour of limestone to reflect local distinctiveness*

*2. Innovative designs – which are informed by local distinctiveness, character, and scale – should be welcomed.*

**Policy CE4: Tranquillity** This policy states:

- 1. Proposals that are likely to impact on the tranquillity of the Cotswolds AONB should have regard to this tranquillity, by seeking to (i) avoid and (ii) minimise noise pollution and other aural and visual disturbance.*
- 2. Measures should be taken to enhance the tranquillity of the Cotswolds AONB by (i) removing and (ii) reducing existing sources of noise pollution and other aural and visual disturbance.*

### **AONB Landscape Strategy and Guidelines**

The AONB landscape strategy and guidelines identifies new development as a local force for change and outlines strategies and guidelines to address these including recommendations for ensuring new development does not interrupt the setting of settlements or views across the vale. Some of the strategy and guidelines including the following:

- Maintain the open, sparsely settled character limiting new development to existing settlements.
- Ensure new development is proportionate and does not overwhelm the existing settlement.
- Ensure that new development does not adversely affect settlement character and form.
- Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.
- Control the proliferation of suburban building styles and materials
- Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views.
- Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings
- Retain existing trees, dry stone walls, hedges etc as part of the scheme.
- Ensure new development is integrated into its surroundings and does not interrupt the setting of existing settlements. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place
- Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements

### **2.3 Cotswold District Council Local Plan (2011-2031)**

Built, Natural and Historic Environment (Policy EN1)	New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by: a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset; b. contributing to the provision and enhancement of multi-functional green infrastructure; c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats; d. seeking to improve air, soil and water quality where feasible; and e. ensuring design standards that complement the character of the area and the sustainable use of the development.
Design of the Built and Natural Environment (Policy EN2)	Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.
The Wider Natural and Historic Landscape (Policy EN4)	Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas. 2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.
Cotswolds Area of Outstanding Natural Beauty (Policy EN5)	In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight. 2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in national Policy and Guidance.
Trees, Hedgerows and Woodlands (Policy EN7)	Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance: a. trees of high landscape, amenity, ecological or historical value; b. veteran trees; c. hedgerows of high landscape, amenity, ecological or historical value; and/or d. woodland of high landscape, amenity, ecological or historical

	<p>value. Where trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.</p>
<p>Biodiversity and Geodiversity: features Habitats and Species (Policy EN8)</p>	<p>Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible. Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives.</p>
<p>Green Infrastructure (Policy INF7)</p>	<p>Development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure. New Green Infrastructure provision will be expected to link to the wider Green Infrastructure network of the District and beyond. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).</p>

**2.4 Cotswolds Design Code - 2018**

In 2018 Cotswold District Council published the new Cotswolds Design Code which forms part of the Local Plan. The Code aims to raise standards of layout and design of new developments in the Cotswold District and is a material consideration in planning applications. The guidance considers covers all aspects of design within a Cotswold context, including architectural, urban, landscape, ecological and sustainable design and should be considered as part of the iterative process of design development for the site.

**2.5 Policy Summary and implications for development of the site**

The study site falls within the AONB designation which both national and local policies require development to conserve or enhance landscape character and scenic beauty. The AONB management plan requires that development also integrated with the local landscape and that it incorporates materials and design details characteristic of the AONB. These set a low threshold for effects of development to create landscape and

visual harm. Inherent mitigation into the design proposals is therefore most likely required to achieve the requirements set by relevant landscape policy.

### 3.0 Landscape Character

#### 3.1 National Landscape Character Area

National Character Area	<b>NCA Area 107 Cotswolds</b>
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Key characteristics of the Cotswolds character area are as follows:

- Defined by its underlying geology: a dramatic scarp rising above adjacent lowlands with steep combes, scarp foot villages and beech woodlands;
- Rolling, open, high wold plateaux moulded by physical and human influences, with arable and large blocks of woodland, divided up by small, narrow valleys;
- Incised landscapes with deep wide valleys;
- Flat, open dip slope landscape with extensive arable farmland;
- Prominent outliers within the lowlands;
- Honey-coloured Cotswold stone in walls, houses and churches;
- Attractive stone villages with a unity of design and materials.

Statements of Environmental Opportunity for the Cotswolds NCA include in summary:

- SEO1 Protect and enhance the highly distinctive farmed landscape
- SEO2 Safeguard and conserve the historic environment, cultural heritage and geodiversity that illustrate the history, evolution, foundations, land use and settlement of the Cotswolds landscape
- SEO3 Protect, maintain and expand the distinctive character of the Cotswolds and the network of semi natural and arable habitats
- SEO4 Safeguard and manage soil and water resources.

#### 3.2 District/Local Landscape Character Type

County/District Character Types	<p><b>Cotswolds AONB Landscape Character Assessment</b></p> <p>The site is situated within the county landscape character assessment as:</p> <p>'High Wold Dip Slope' broken down into '9D: Cotswolds High Wold Dip-Slope'</p>
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#### High Wold Dip-Slope Character Area: Cotswolds AONB

Characteristics:

- Soft, gently undulating rolling landscape dissected by a series of predominantly south-east flowing rivers;
- Transitional landscape displaying many of the characteristics of the neighbouring High Wold and Dip-Slope Lowland landscape character types;
- Network of dry valley systems;
- Large scale open arable fields with little tree cover, as well as a more complex mosaic of smaller scale arable and pasture contained within a strong framework of hedges and woodland;
- Stone walls less prevalent than on the High Wold, but notable adjacent to roads and in vicinity of settlements;
- Intermittent long distance views towards the high wold and across neighbouring lowlands;
- Sparsely settled with intermittent isolated farmsteads and dispersed hamlets, many marking fording or bridging points;
- Evidence of small scale quarrying in shallow delves, often overgrown by trees and scrub;
- Grain of landscape patterns often aligned along the course of Roman roads that cross the area;
- Intermittent occurrence of airfields on shallow sloping elevated landscapes;
- Distinctive pattern of large estates and associated planned parkland landscape and woodland are evident across the Dip-Slope Lowland;

**9D: Cotswolds High Wold Dip-Slope' Characteristics:**

- The southern extent of the character area is marked by a dramatic beech stand.
- Land cover and land use is typical of the High Wold Dip-Slope with a predominance of arable farming and occasional pasture fields in valley locations.
- Landform is gently rolling and wide valleys are often perceived as part of the rolling landscape. Narrow valleys also occur.
- Where streams occur these are frequently crossed by fords, in association with adjacent farms, or small hamlets such as at Middle Duntisbourne.
- From a number of locations the absence of large woodlands allows for wide views over the neighbouring lowlands and northwards to the hills.
- In this extensive landscape, landmarks and landscape features are numerous.
- These are indications of the long history of settlement on the Dip-Slope.
- The overriding character of the landscape is derived from the parliamentary enclosures and farms that date from the 18<sup>th</sup> and 19<sup>th</sup> centuries.
- The influence of designed woodlands is also of significance, for example the extensive planned linear woodlands and avenues that form part of the wider estate landscape associated with Badminton Park to the east within the adjacent Dip-Slope Lowland landscape type.
- Roads passing along and down the Dip-Slope give the landscape a distinct grain. Many of these have ancient origins. More modern communication routes also have a significant impact on local landscape character, good examples being the course of the M4, and the line of air shaft turrets associated with the rail line that passes beneath the Dip-Slope between Old Sodbury and Acton Turville.
- The extensive use of Cotswold stone throughout the numerous villages and hamlets is a defining characteristic of this area.

*Landscape Sensitivity: The wide, elevated. Gently undulating Dip-Slope landscape is sensitive to landscape change. Characteristic features such as wide panoramic views, a high degree of intervisibility and limited*

*woodland cover increase the sensitivity of the landscape. It is particularly sensitive to large scale developments or elements that may introduce tall vertical elements such as pylons and telecommunication masts.'*

### **3.3 Cotswold AONB Landscape Strategy and Guidelines**

Agricultural intensification and diversification is identified as a 'Local Force for Change'. Potential Landscape implications include which are pertinent to the development proposal:

- Construction of large scale 'industrial style' agricultural sheds on the skyline or in prominent locations.
- Loss of farmstead character

Relevant landscape strategies and guidelines include:

- Maintain the appearance and characteristic of isolated farmsteads and oppose proposals that will become dominant in the landscape.
- Encourage the mitigation of existing large scale sheds eg limited tree planting
- Respect traditional position of agricultural buildings and their relationship to the surrounding land.

Development, expansion and infilling of settlements, including residential is also identified as a local force for change. Implications may include:

- Degradation of views to, from and across the High Wold Dip Slope
- Erosion of distinctive settlement patterns
- Proliferation of suburban building styles
- Introduction and accumulation of lit areas and erosion of characteristically dark skies
- Interruption, weakening or loss of the historic character of settlements

Landscape strategies and guidelines include:

- Maintain open and sparsely settled character
- Avoid development that will intrude negatively into the landscape
- Ensure that new development is proportionate
- Ensure that new development does not adversely affect settlement character and form
- Avoid development incorporating standardised development layouts
- Layout of development should respect local built character
- Control proliferation of suburban building styles
- Ensure new development is visually integrated with the rural landscape setting
- Promote the use of local stone and building styles
- Adopt measures to minimise and where possible reduce light pollution
- Retain existing trees, dry stone walls

### **3.4 Local landscape character**

The features of the immediate contextual landscape that inform the local character include the access road to the village characterised by its open aspect with low edges and limited hedgerow or trees, the open and generally level large to medium scale arable fields defined by low hedges with occasional field trees and isolated settlement both traditional and contemporary with a strong correlation to local roads and lanes creating a strong dispersed linear settlement pattern.

Although generally an open agricultural landscape, the layering effect of hedgerows with larger blocks of woodland creates an open landscape that retains a sense of containment. This enhances the sense of rural tranquillity and isolation from the wider settled landscape.

Overall, deeply rural and an agricultural landscape but long settled along long established roads and lanes giving a moderate sense of time depth, tempered by the modern settlement to the north of the site.

### 3.5 Site features

#### Natural Elements:

Landform	Open, predominately short grass and hardstanding with large former agricultural structures.
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#### Vegetation:

Trees	Limited to a small number of recently planted or self established trees within open yard area. Larger young woodland block located to the immediate west of the yard is a notable feature that brings some containment to the study site.
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Landcover	Grass, stoned yard, concrete hardstandings and former agricultural structures
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Other	N/a
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Hydrology	None
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#### Cultural Elements:

Land Use	Farmstead and former farm shop in agricultural structure to be demolished
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Boundaries and enclosure pattern	Generally, post and wire fencing to south with young woodland to west and stone wall along Fields rod and boundary to existing dwelling.
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Historic features/time depth	Traditional buildings and materials provide a good sense of time depth
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Relationship to built form/settlement	Isolated. Structures form a cluster associated with farmstead.
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Amenity / Recreational use	Site has been part used for short stay caravanning /camping
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Perceptual qualities	Working, diversified farmstead with mix of traditional and contemporary features, high quality and poor quality attributes juxtaposed but contained by highway and wider open agricultural landscape.
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### 3.5 Confirmation of Potential Landscape Receptors

Key potential landscape receptors are identified as follows:

- The High Wold Dip Slope LCT
- The wider local agricultural landscape
- The local landscape character area that forms the setting to the farmstead
- The Dunfurlong farmstead including the site

### 3.6 Confirmed Landscape Receptor Descriptions

The following landscape receptors are identified as being relevant to the study site and are likely to experience some effects as a result of changes to the study site. The national character area of the Cotswolds is considered to be a broad area to identify effects arising from the smaller scale of the development being considered. The High Wold Dip Slope LCT is assessed to be an appropriate receptor to consider effects of development on the wider landscape character area of the AONB. The sensitivity of these confirmed landscape receptors to changes is considered below:

The High Wold Dip Slope LCT

This district character area is broad and extends over an extensive area of the higher Cotswolds. It is representative of the wider AONB landscape in which the study site is located and its published desirable characteristics are easily recognisable within the immediate study area.

The farmstead of which the study site forms a part makes a contribution to this sparsely settled but strongly agricultural landscape. The traditional stone building materials and the clustered pattern of settlement make a strong contribution to this agricultural landscape character. The contemporary barns, hardstandings and modern dwellings immediately adjoining generally detract from the more desirable characteristics so lessen the potential magnitude of change that sympathetic development might introduce to the site.

The wider landscape is assessed to have a **medium high** susceptibility to change and **high** value because of the recognition of its quality through national designation. Overall, this receptor is assessed to have **high** sensitivity.

The geographical area of the development in the context of the landscape character type is small and the introduction of small scale residential development in this partly settled landscape is not in itself out of keeping with local characteristics.

It is therefore assessed that the potential magnitude of change of a small scale development of the farmstead is likely to result in a lower magnitude of change particularly where new built form reflects local vernacular and is assimilated into the traditional farmstead cluster. The use of new green infrastructure to contain development features and particularly the extent to which domestic paraphernalia and activities can be seen will be

	<p>important to conserve local qualities with respect to tranquillity and dark skies. Mitigation measures may therefore play an important role in reducing effects on this wider landscape receptor.</p>
<p>The wider local agricultural landscape</p>	<p>Although this generally reflects the published characteristics of the district landscape character type (LCT) there are a number of locally distinctive characteristics which would potentially effect the extent to which development would affect the landscape character.</p> <p>The LCT recognises the openness and sparsely settled nature of the High Wold but within the wider local landscape a number of distinctive well treed features impact on the degree of openness, bring some containment to views across this landscape in many places. The well trees setting of the linear village of Chedworth and the woodlands associated with the setting of Chedworth ( and the Roman Villa) bring strong sense of enclosure and local distinctiveness. Similarly, a disused railway line now forms a narrow but well treed belt of established vegetation across the landscape to the west. Field hedges, although with limited hedgerow trees do create layering effects in views creating an illusion of the landscape being well treed in many locations.</p> <p>Although the wider local agricultural landscape reflects the LCT and is deeply rural, it remains well settled. The well treed aspects of this wider landscape character is effective in absorbing settlement features and at the same time increasing sense of isolation. The wooded and well treed elements are a characteristic which can be reflected in mitigation measures without contradicting local landscape characteristics.</p> <p>The wider local landscape is assessed to have a <b>medium</b> susceptibility to change and <b>high</b> value because of the recognition of its quality through national designation. Overall, this receptor is assessed to have <b>medium high</b> sensitivity.</p> <p>The ability to utilise green infrastructure to mitigate potential effects of development without conflicting with local characteristics is therefore a useful tool to reducing potential magnitude of change and conserving the character of the wider local landscape.</p>

<p>The local landscape character area that forms the setting to the farmstead</p>	<p>This local area includes the open agricultural fields to the south and east of the farmstead and the small wooded area and former railway line to the west of the farm. It extends to include the Hemplands settlement area to the north and includes Field Road at its gateway to the wider linear village. This local character area reflects the wider published landscape character and the well trees features of the wider local character area. It is distinctive because and roads, the farmstead and existing dwellings to the south and north create a gateway to the wider village. This area has a greater number of settlement features which reduces the sense of isolation within an otherwise open agricultural landscape.</p> <p>The settlement features include buildings, walls, roads and road junctions, road signs, garden features and formal areas of open space associated with clusters of dwellings (The Hemplands). Together these increase the capacity of the local landscape to absorb changes which are in keeping with these local characteristics. Although the local landscape remains distinctly rural it has a greater proportion of settled features which creates a sense of local distinctiveness.</p> <p>This local settled landscape is assessed to have a <b>medium</b> susceptibility to change and <b>high</b> value because of the recognition of its quality through national designation. Overall, this receptor is assessed to have <b>medium high</b> sensitivity.</p> <p>Where changes are in keeping with desirable settlement and landscape features, the landscape will have greater capacity to absorb change and can utilise this gateway characteristic to assimilate development into this location with potentially lower magnitude of change.</p>
<p>The Denfurlong farmstead including the site</p>	<p>The farmstead itself comprises of a number of distinctive elements which together create its distinctive character. Not all features make a positive contribution but overall they maintain a strong agricultural character in keeping with local and wider published landscape characteristics.</p> <p>The farmstead contains a number of traditional stone structures (including barns and farmhouse) which are distinctive and make an important contribution to</p>

	<p>the desirable local characteristics. Ensuring that these are conserved, maintaining their prominence in terms of their hierarchy in the cluster of structures will be important to conserving the character of the farmstead as a whole.</p> <p>The farmstead has only limited green infrastructure and this creates a harsh and open aspect to the east which contrasts with the greater sense of enclosure normally associated with settlement features in this landscape. There is therefore great opportunity afforded by development to introduce new green infrastructure which not only provided mitigation but could introduce an enhancement.</p>
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### 3.6 Landscape Character Summary and implications for the site

The study site and its structures and hardstanding form part of the existing farmstead which is generally contained by a wider agricultural landscape typical of the High Wold Dip Slope LCT. The mix of traditional and contemporary structures is not unusual when seen as part of an active diversified farm. Local building materials and traditional building styles create a strong sense of place, reflecting the Cotswolds vernacular.

Settlement within the wider area frequently has an association with established trees often following natural features or as blocks of isolated agricultural woodland. The study site reflects this characteristic on its western margin but otherwise is unusually open to the south and east with the traditional buildings located close to the road bringing containment from the north.

The wider landscape consists of the dispersed linear settlement found along Fields Road and the agricultural landscape comprising of predominately arable fields but with some smaller fields laid to pasture. These smaller fields are more closely associated with the valleys and coombes along which the main village of Chedworth has established. Overall, this is a deeply rural landscape that contains regular dispersed settlement features set within a prominent open agricultural landscape, typical of published assessments.

Development of the study site will require the farmstead character to be conserved and the introduction of new settlement features to be limited and contained. This is to protect the immediate setting of the farmstead which contributes to the character of the immediate area and rural gateway to the village. AONB Management strategies and guidelines do not preclude development or change but guide development to maintain the rural characteristics and avoid introduction of new suburban features. New development will also be required to maintain the strong sense of tranquillity and the existing dark skies.

## 4.0 Visual Assessment

### 4.1 Visual Context

The Cotswolds AONB is designated for its scenic beauty which is formed through combinations of its undulating agricultural landscape, simple natural features and the unifying use of local limestone, which together create a distinctive rural landscape. The landscape is also distinctive because it is a highly managed

landscape which has been farmed and settled for a long period of time, resulting in well dispersed local settlements and isolated farmsteads. These settled features have a strong correlation with the landscape and are notable for their sense of time depth and distinct Cotswold characteristics.

Potential visual receptors were identified by desktop assessment then confirmed by field survey and were found to be generally limited to users of local roads to the immediate north and east of the study site along with walkers using public rights of way to the south east and north of the site. Potential residential visual receptors are located to the immediate north and to the north east of the site at The Hemplands.

It was noted that the Monarch’s Way regional trail passes through Chedworth to the north of the site but has no visual connectivity with the farmstead or the site due to screening by topography and land cover. Other limitations to longer distance views to the study site were found to be formed by the well treed landcover associated with a former railway line located to the west of the site and layering effect of field hedges within the wider agricultural landscape in conjunction with a generally flat landscape.

**4.2 Potential Visual Receptors:**

The key views identified are described below. Please refer to Figures 1 to 15 for representative viewpoint photographs and viewpoint photograph locations.

Residents to dwelling adjoining the immediate norther boundary of the site. (Views not represented)

The dwelling forms a part of the farmstead cluster but residents/guests will experience clear views into the site from first floor rear windows which face onto the site. Clear views of the existing access to the site are obtainable from the garden over a low dry stone wall. There are no ground floor windows with direct vies onto the site.

Residents will have a **high** susceptibility to changes in views and experience **medium** value views. Overall visual sensitivity is assessed to be **medium high**.

Residents are likely to experience views of new built form and activities associated with the access. Mitigation measures may be partly effective.

Residents of the main farmhouse (Views not represented)

Residents of the main farmhouse will house clear views of the development with the removal of the large contemporary agricultural shed which forms part of the site. The general orientation of the house is to the south and into its gardens and drive, reducing the extent to which views will focus on the study site.

Residents will have a **high** susceptibility to changes in views and experience **medium** value views. Overall visual sensitivity is assessed to be **medium high**.

Residents are likely to experience views of new built form and activities associated with the second access. Mitigation measures may be partly effective.

<p>Residents of The Hemplands (Represented by viewpoint photographs 1, 2 &amp; 3)</p>	<p>Residents have views generally orientated to the west but indirect views towards the site may be experienced from properties closer to Fields Road. Direct views into the site are likely to be part screened by the existing dwelling and farm structures being retained. Local vegetation was also identified to form some screening of the study site from The Hemplands.</p> <p>Residents will have a <b>high</b> susceptibility to changes in view and experience <b>medium</b> value views. Overall visual sensitivity is assessed to be <b>medium high</b>.</p> <p>Residents are likely to experience limited views of new built form through or over existing buildings being retained where vegetation permits. Mitigation measures may be partly effective as the magnitude of change is likely to be low.</p>
<p>Road users of Fields Road (Represented by viewpoint photographs 6, 7 &amp; 8 north of the study site and 9, 10 &amp; 13 east of the study site)</p>	<p>Road users have an indirect view towards the site as approaching the village (from the location of the village place name sign). The cluster of buildings comprising the farmstead are partly seen where gaps in the roadside hedge permit. A clear and direct view emerges on approaching the farmstead where the site can be seen across the open arable field. On reaching the main farmhouse drive the view is lost due to farm structures which adjoin the road side. A further direct and open view is obtained by road users travelling eastwards immediately approaching the site access. A long view is seen across the site (and its hardstanding) to the wider landscape beyond.</p> <p>Road users will have a <b>medium high</b> susceptibility to changes in views and will experience <b>medium high</b> value views. Overall visual sensitivity is assessed to be <b>medium high</b>.</p> <p>Road users will experience views of new built form which will be seen to extend the cluster of existing buildings. Mitigation will be necessary along the southern boundary to reduce views and contain the development. Similarly, road users will see new built form on approaching from the west. Mitigation planting along the road frontage may assist to limit the extent of change in these views. The retention of an open area to retain a long distance glimpsed view to the south would partly mitigate the loss of the long distance view from the road.</p>
<p>Road users of the main lane to Chedworth village (Represented by viewpoint photographs 1 &amp; 2)</p>	<p>A view is obtained by road users heading south out of the village at the lane close to the junction with Fields Road. Although existing traditional structures predominately screen the site, views will be obtained through building gaps. Views from this location generally experience a settled environment with strong influence from the built form and formal open spaces associated with The Hemplands.</p>

	<p>Road users will have a <b>medium high</b> susceptibility to changes in views and will experience <b>medium high</b> value views. Overall visual sensitivity is assessed to be <b>medium high</b>.</p> <p>Road users may see new built form through and over existing structures but these views will be limited and the magnitude of change experienced assessed to be low. Mitigation is not likely to be particularly effective.</p>
Walkers of the PRow east of the Hemplands (KCH41) (Represented by viewpoint photographs 4 & 5)	<p>Walkers may experience limited views of the site as they leave the footpath at the union with Fields Road. Deeper along the path views will be screened by the built form and garden vegetation and structures of The Hemplands. Views will generally be limited by screening from existing farmstead buildings being retained.</p> <p>Walkers will have a <b>high</b> susceptibility to changes in views and will experience <b>high</b> value views in this location. Overall visual sensitivity is assessed to be <b>high</b>.</p> <p>Walkers may see a limited view of new built form but this will be in the context of the existing farmstead buildings. The magnitude of change is predicted to be low. Mitigation measures are unlikely to be effective.</p>
Walkers of PRow (KCH57) south east of the site (Represented by viewpoint photographs 11 & 12)	<p>Walkers will experience open views to the north towards the site where presently the farmstead cluster of structures is seen over the open agricultural foreground on a local ridge of land. The farmstead and other buildings to the north appear quite village like in its composition, forming a gateway to Chedworth.</p> <p>Walkers will have a <b>high</b> susceptibility to changes in views and will experience <b>high</b> value views in this location. Overall visual sensitivity is assessed to be <b>high</b>.</p> <p>Walkers will experience clear views of new built form which will be seen to extend the cluster of farmstead buildings. The removal of the existing barn will change the view and the scale of buildings seen within the cluster. Although this change is likely to be neutral to the quality of the view, mitigation would be effective at drawing attention to the agricultural landscape and away from the farmstead and could create a local enhancement. New screen planting could introduce an enhancement to this view.</p>
Walkers of PRow (KCH71) south of the site (No view identified)	<p>Walkers using this public right of way are generally at some distance from the site and separated by a number of field hedges which will screen views of the site. There is limited potential for views over foreground hedges where future roof structures could be seen. These views are likely to be very limited, indirect and indistinct.</p>

	<p>Walkers will have a <b>high</b> susceptibility to changes in views and will experience <b>high</b> value views in this location. Overall visual sensitivity is assessed to be <b>high</b>.</p> <p>Views of any new built form will be very limited and indistinct. Mitigation measures may be effective but overall the predicted magnitude of change is likely to be low to negligible.</p>
<p><b>4.3 Visual summary:</b></p>	
<p>The site is generally well screened from the north, east and west with the exception of a clear view through the present entrance way. No views from the linear settlement area west of the site and from the campsite to the immediate west were identified. Views from The Hemplands and the road from Chedworth village were limited to glimpses between existing buildings.</p> <p>The main views of the study site were identified to be to the south and south east from Fields Road and from public right of way KCH41). These views were seen with the site appearing as part of the wider farmstead and frequently seen in views with the settlement features of The Hemplands within the backdrop to the view. From these open viewpoints the study site appears as part of the village gateway, compounded by the village sign set just south of the farmstead.</p> <p>Development of the site would be seen and is only part screened by existing built form of the farm and the woodlands and former railway line to the west. Mitigation is likely to be effective to reduce the open nature of the view into the site from Fields Road and to screen existing and proposed built form seen from Fields Road and PRow KCH41 south of the site.</p> <p>Overall, the study site appears as a cluster of built form forming a gateway to the village where settlement features are an element of the local landscape character and a component in local views.</p>	
<p><b>5.0 Mitigation &amp; Enhancement</b></p>	
<p><b>5.1 Potential Mitigation Measures</b></p>	
<p>Conserving the wider rural character of the agricultural landscape to the south is important to protecting the rural gateway to the village. Trees are an element of the local landscape so may provide a useful element of mitigation along the southern margin of the development. These would be seen to form an extension of the existing established green infrastructure and could achieve a high level of screening.</p> <p>New native hedge planting in conjunction with southern boundary tree planting as a separate buffer, would reinforce the screen and maintain separation of the farmstead and development from the wider agricultural landscape. This would better reflect the treed character containment already found associated with local settlement.</p> <p>New tree planting along the site margin with Fields Road would introduce a visual softening of the development new built form and maintain the focus of the view of road users to an east west axis along the road. The present open nature of the view across the access and hardstanding is less attractive although it does permit a long distance view to the south. Although this view maybe predominately lost, the site screening has potential to enhance the rural character of the road at this location.</p>	

Internal site hedge and tree planting maybe effective in softening views of new built form from potential glimpsed views from the north but existing buildings are generally effective at reducing potential effects of development. Internal planting is likely to be more effective to maintaining separation of existing building being retained and conserving their distinctive settings within the farmstead.

Overall, it is assessed that mitigation planting would be effective at reducing potential landscape and visual effects arising from development of the site where buildings and development finishes are sensitive to the local built vernacular.

## **5.2 Enhancement Opportunities**

The establishment of a new southern boundary tree belt and hedge planting along the access adjoining Fields Road would both potentially introduce screening which is likely to bring a local enhancement to both the immediate rural character and the visual amenity of local views.

Both new site hedges and tree belt would increase the area of green infrastructure directly associated with the farmstead, reducing the potential visual prominence of less attractive site structures and features. It would reduce the extent to which built form is seen in views keeping the settlement features of the present village gateway in keeping with the rural character of the landscape.

The introduction of new tree planting including tree belt would not be out of keeping in this location due to the presence of trees within the immediate landscape. In particular local woodland and the well treed route of the former railway line are established features of the landscape into which new planting would be seen to be well anchored.

## **6.0 Assessment of Potential Effects**

### **6.1 Summary assessment of potential landscape effects**

The development of proposals which reflect the characteristic of a traditional farmstead would not be out of context with the local area but care will be required to ensure that the scale of the development remains in keeping with the scale of the existing village gateway.

Landscape effects are assessed to be very limited to the wider scale landscape character and limited to the local character. Mitigation would be required to screen development to maintain the general scale of the farmstead but the reduced sense of isolation due to adjoining local settlement features will limit potential effects on local landscape character.

There would be a change to the character of the farmstead but only some of the existing built elements fully contribute to the desirable rural character. Overall development maybe helpful to improve the setting of existing buildings being retained through a design which creates an identifiable hierarchy giving key existing buildings greater visual importance.

### **6.2 Summary assessment of potential visual effects**

The openness of part of the site would be lost but development in general would not give rise to changes to local views that would be out of keeping with the existing setting. Mitigation planting has capacity to introduce some enhancement to local views in this location.

### **6.3 Construction Phase – Potential effects**

It is unlikely that construction phase effects associated with development would be notable within the footprint of an active farmstead.

### **6.4 Cumulative and In-combination – Potential effects**

The relative isolation of the location and the small scale of the study site and potential nature of the development and its footprint is not assessed to likely give rise to cumulative or in-combination landscape or visual effects.

## 7.0 Summary and Conclusion:

The study site has limited features that contribute positively to the wider landscape character but the cluster of buildings and structures reflect the farmstead location and land use. The farmstead itself is generally experienced in the landscape context with Fields Road and other settlement features. These contribute to a sense of village gateway at this location, emphasised by the village name sign. Whilst some of the older farmstead structures reflect the limestone and stone tile Cotswold vernacular, newer buildings are predominately post war and a mix of styles and finishes. This further contributes to a sense of village gateway rather than be seen as a cluster of traditional farm buildings within an isolated location in the countryside.

The wider landscape remains agricultural in character which informs the setting of both the farmstead and the village. Whilst arable fields are typical of the wider landscape character, there is a notable well treed character to the local landscape. These provide an opportunity to use tree planting to mitigate effects of development without conflicting with the local landscape character.

The condition of local field hedges is noted as poor to moderate and in particular there are very limited hedges in the immediate vicinity of the farmstead. This provides an opportunity for development to incorporate new native hedge planting both within and around the study site which can link meaningfully into the local established green infrastructure.

Visual receptors are generally limited to road users of local roads and lanes and to residents adjoining the study site. Walkers on the local footpath south east of the site will also obtain direct views into the farmstead. These visual receptors will generally have high visual sensitivity and experience high value views in this location.

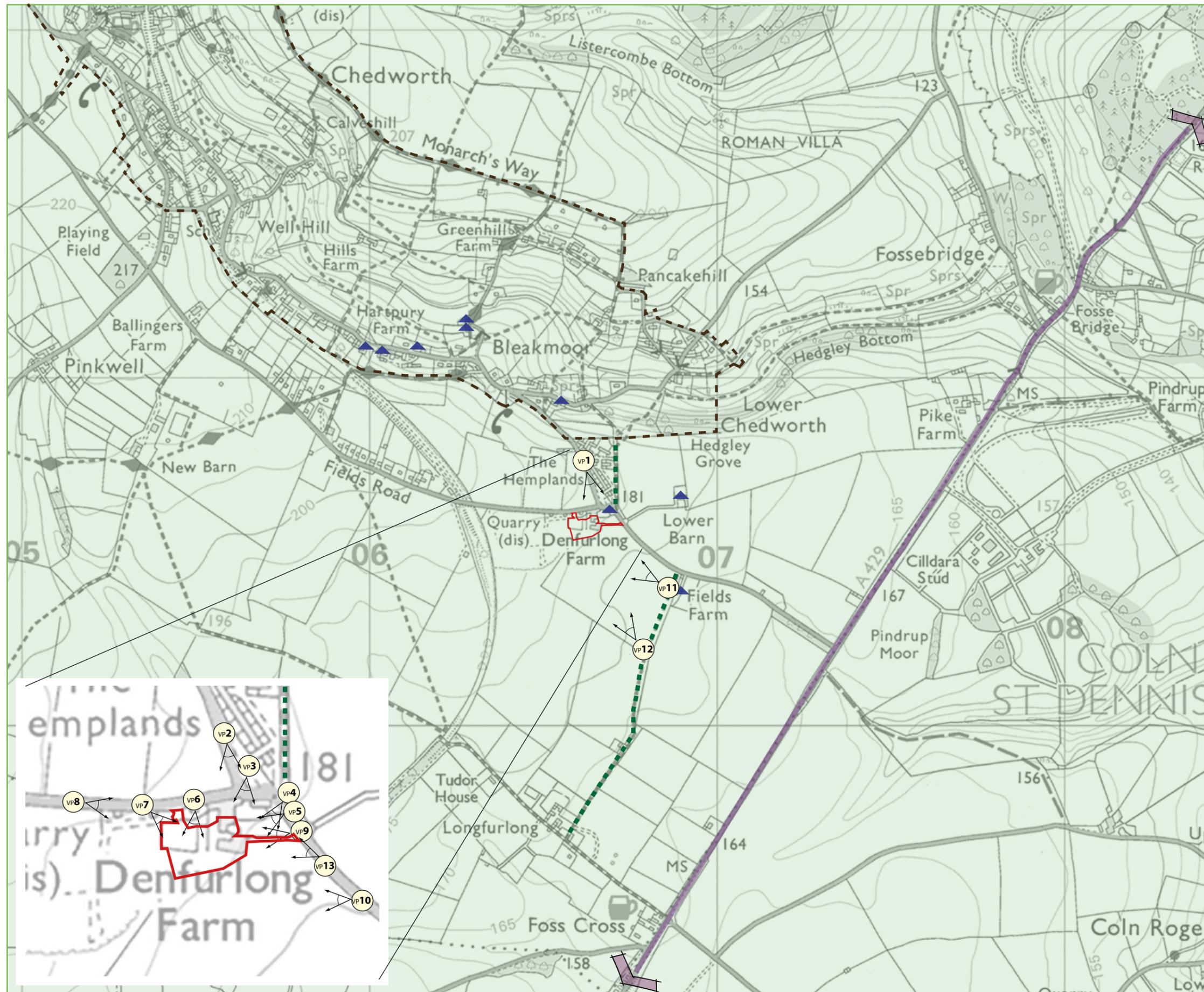
Views are generally seen as glimpsed, indirect and transient but are experienced from a rural setting where value is attributed to views. The farmstead buildings are seen screen open views into the site from The Hemplands area areas to the west and part north of the site. From Fields Rod there are views directly through the site entrance where clear and short distance views are obtained. Similarly, there are views from the public right of way to the east which are direct but seen at greater distance where other settlement features form a cluster in which the farmstead forms a part.

Although the removal of less attractive farm structures and their replacement with buildings incorporating traditional design details and materials has potential to introduce an enhancement, it will be important to contain the development so that activities associated with new dwellings are not introduced to the wider landscape. The use of new boundary hedges and tree planting particularly towards the site entrance and along the eastern site boundary will be helpful to mitigate potential effects on both landscape character and visual amenity. These will also play a part in controlling light spill so that a development does not contribute to unnecessary lighting of dark skies. Where mitigation is engaged, it would be possible to link not existing green infrastructure, such as the well treed areas to the south, so that there is greater potential for wildlife enhancement and assimilation of the mitigation measures into the wider landscape.

Overall, the cluster of existing settlement features and established green infrastructure creates greater capacity for new well designed development into this location without causing a detrimental change to the recognisable local landscape character or wider published landscape character. Similarly, these features of the local landscape along with limited views and distribution of potentially sensitive visual receptors can limit potential harm to views where mitigation planting is incorporated. Such planting is in

keeping with the local landscape character and would be effective at softening the effect of new development on the wider landscape setting of the village and local visual amenity.

With mitigation measures incorporated, the study site has capacity for change which would conserve landscape character and scenic beauty in keeping with both national and local landscape policy and guidelines and strategies of the Cotswolds AONB management plan.



- KEY
-  Study Site
  -  Public Rights of Way
  -  Cotswolds AONB
  -  Listed Building
  -  Key Route / Main road
  -  Viewpoint Location/Direction
  -  Chedworth Conservation Area

Base map reproduced from OS Explorer 1:25000

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Project Name:  
**Chedworth Farmshop**

MHP Reference:  
**21051**

Revision:      Status:      Date:  
Draft 2                      06/09/2021

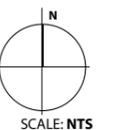
**Figure 1** Site Location, Designations, Context and Viewpoint photograph locations  
21051 Chedworth Farmshop



KEY

- 1- Arable Fields
- 2 - Pastural Valley
- 3 - The Hemplands residential area
- 4 - Linear settlement Fields Road
- 5 - Isolated linear settlement
- 6 - Dunfurlong Farmstead
- 7 - Study Site
- 8 - Wooded former quarry
- 9 - Campsite
- 10 - Wooded former railway line
- 11 - Chedworth main village
- 12 - Local woodland

Base Image source: **Google Earth Pro.**  
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Project Name:

**Chedworth Farmshop**

MHP Reference:

**21051**

Revision:

Status:  
Draft 2

Date:  
06/09/2021

**Figure 2** Landscape Analysis  
 21051 Chedworth Farmshop

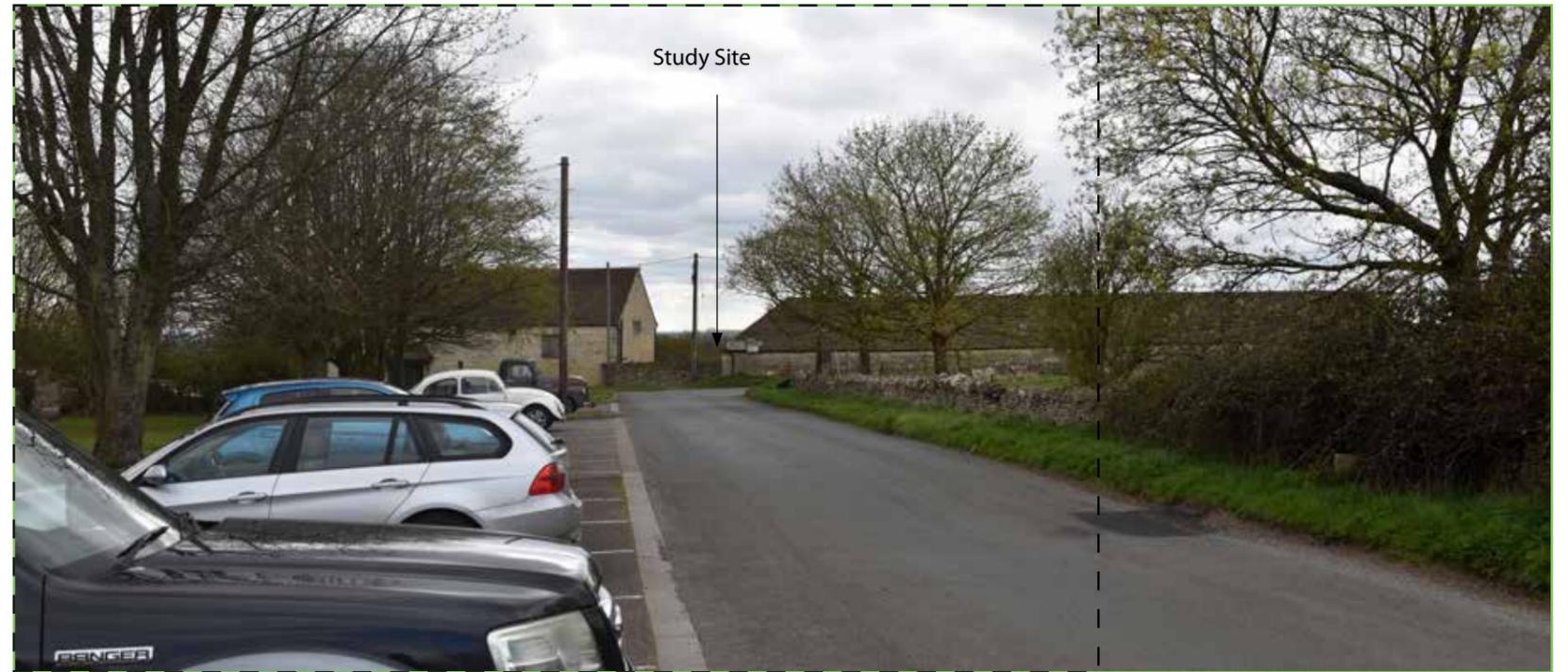


Study Site

**Figure 3 Viewpoint Photograph 1 - Single Frame View**  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFOV: **39.6°**  
Direction of view: **Looking south**

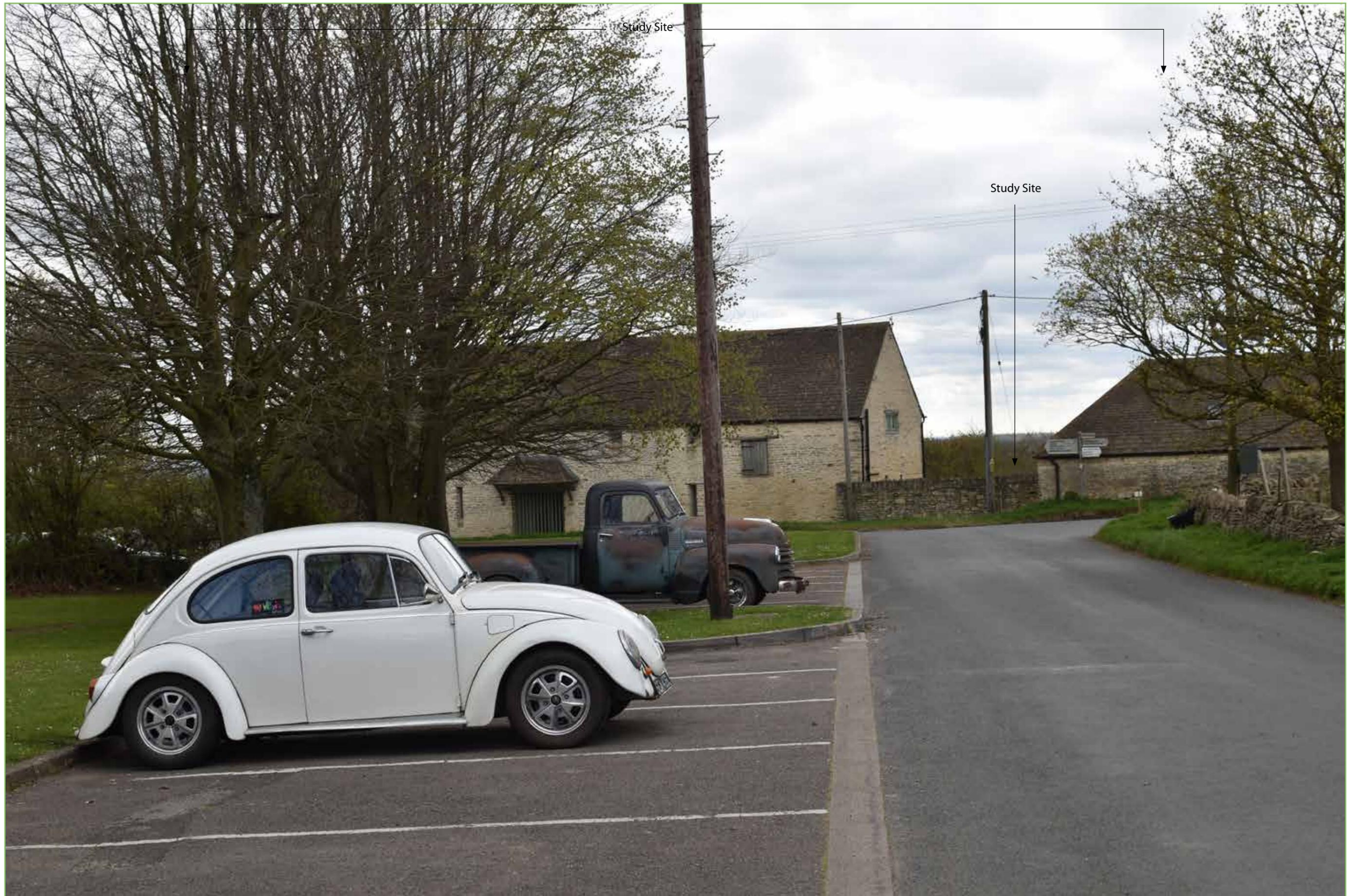


Extent of Single Frame View

**Figure 4 Viewpoint Photograph 1** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

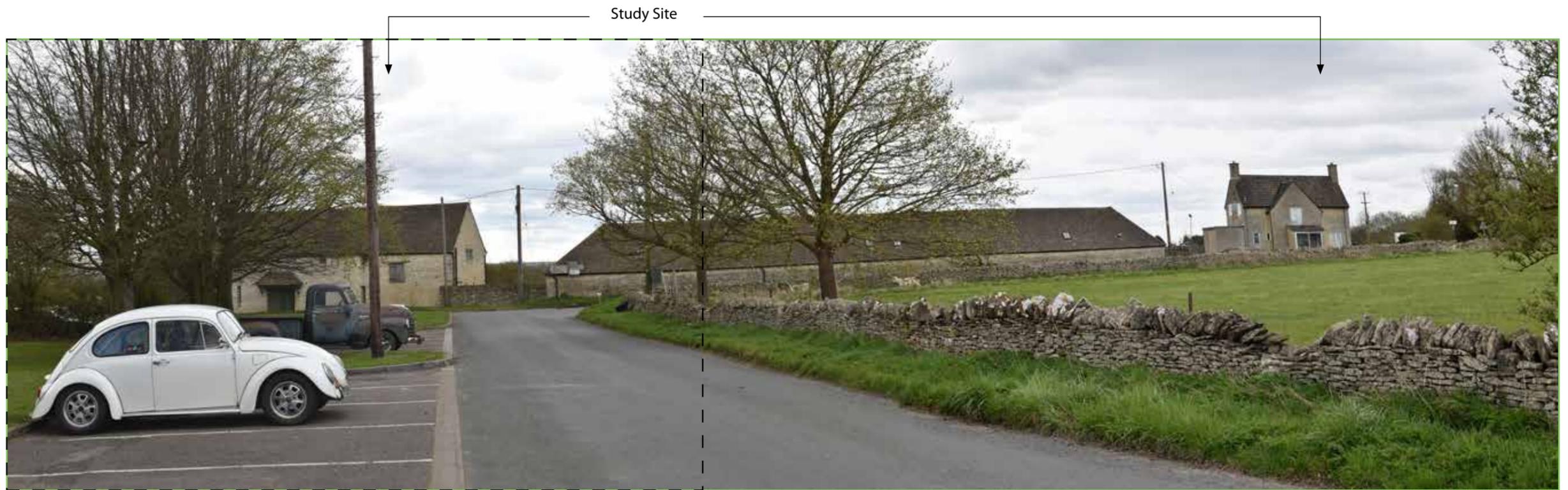
Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **N/A**  
Direction of view: **Looking south**



**Figure 5 Viewpoint Photograph 2 - Single Frame View**  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFOV: **39.6°**  
Direction of view: **Looking south**



Extent of Single Frame View

**Figure 6 Viewpoint Photograph 2** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFoV: **N/A**  
Direction of view: **Looking south**



Study Site

**Figure 7 Viewpoint Photograph 3 - Single Frame View**  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFOV: **39.6°**  
Direction of view: **Looking south**



Extent of Single Frame View

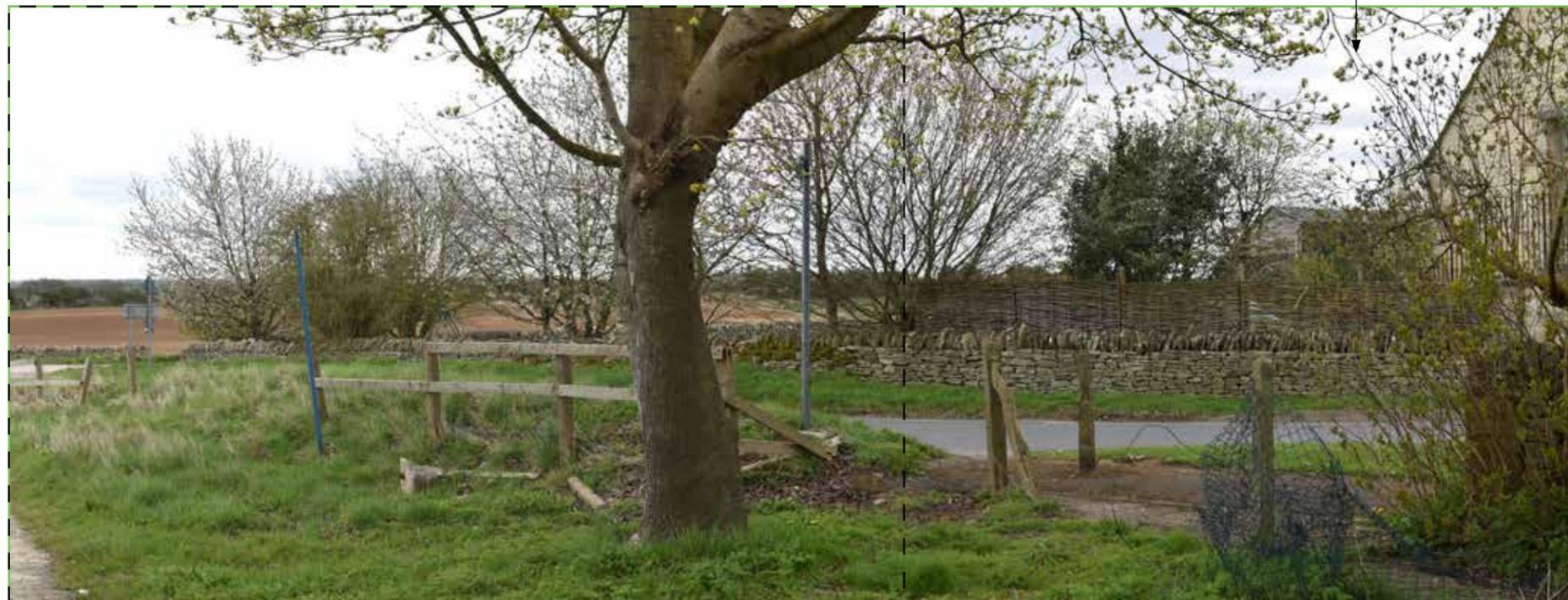


**Figure 9 Viewpoint Photograph 4 - Single Frame View**  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **39.6°**  
Direction of view: **Looking south-west**

Study Site



Extent of Single Frame View

**Figure 10 Viewpoint Photograph 4** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

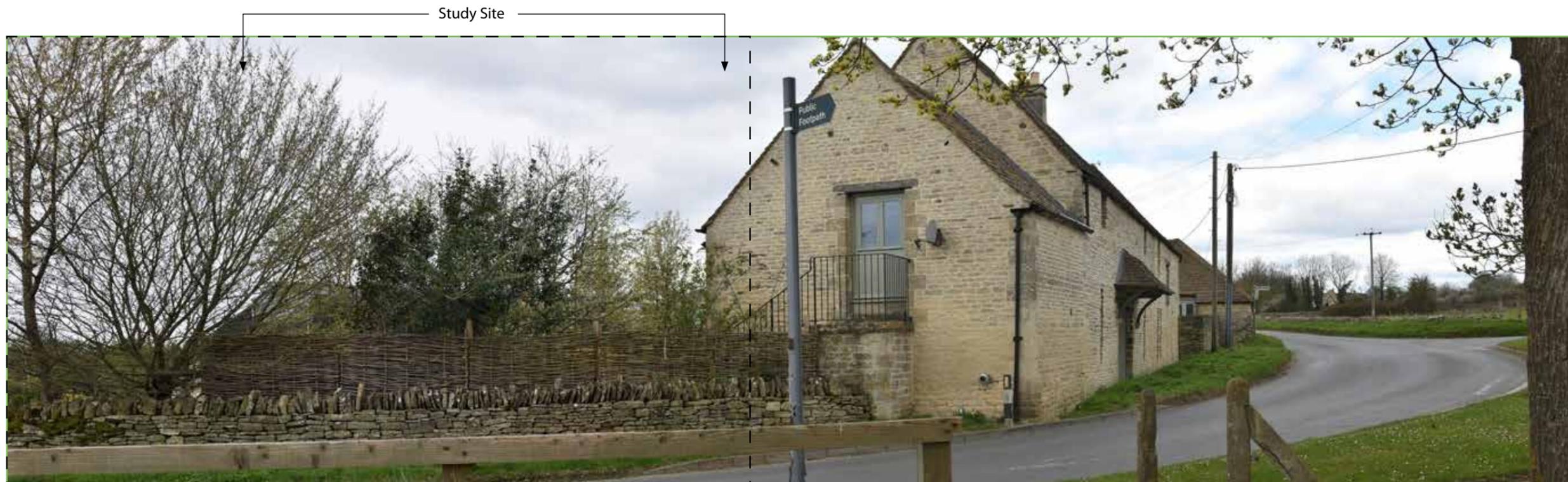
Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **N/A**  
Direction of view: **Looking south-west**



**Figure 11 Viewpoint Photograph 5** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **39.6°**  
Direction of view: **Looking west**

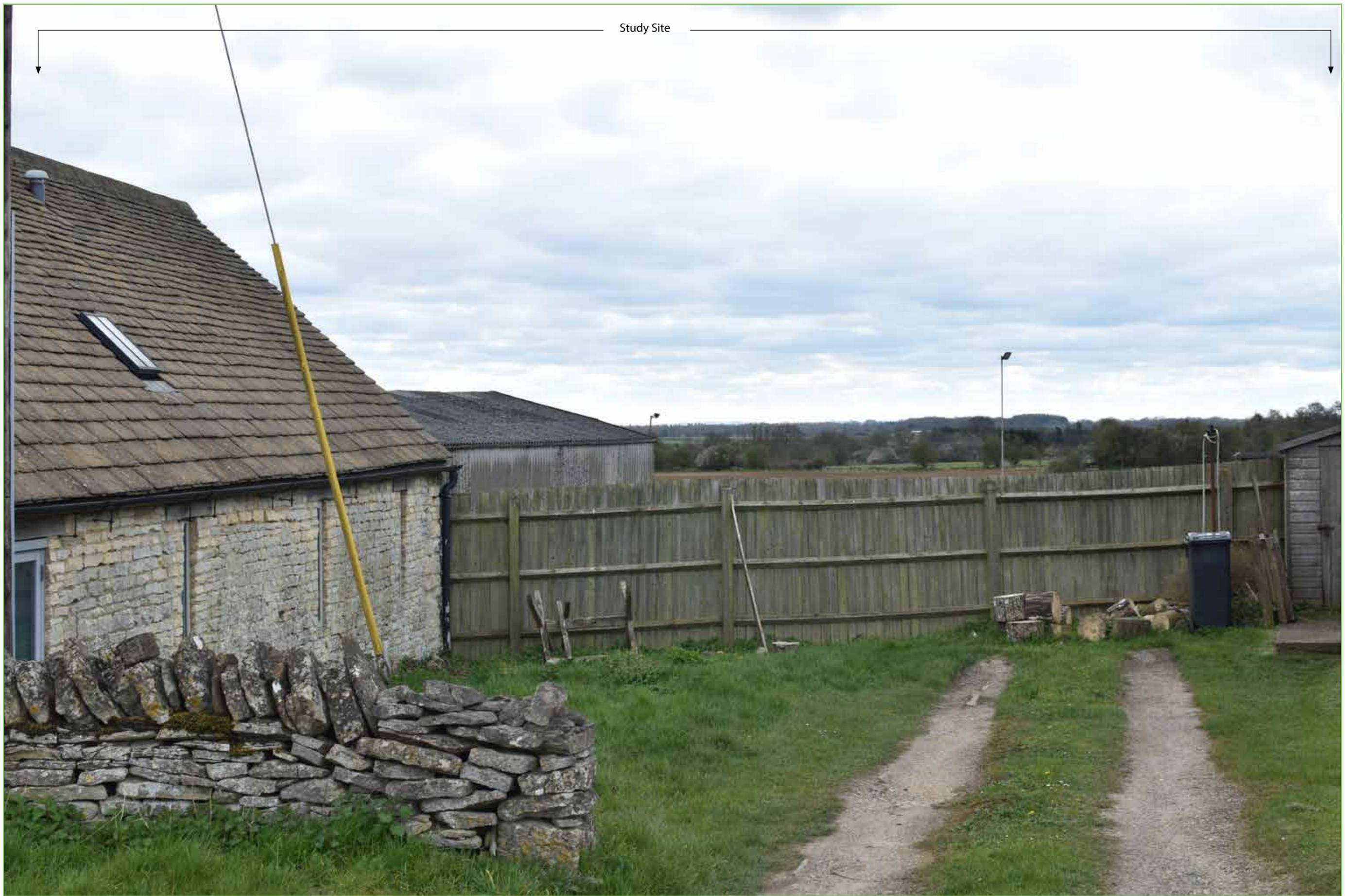


Extent of Single Frame View

**Figure 12 Viewpoint Photograph 5** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

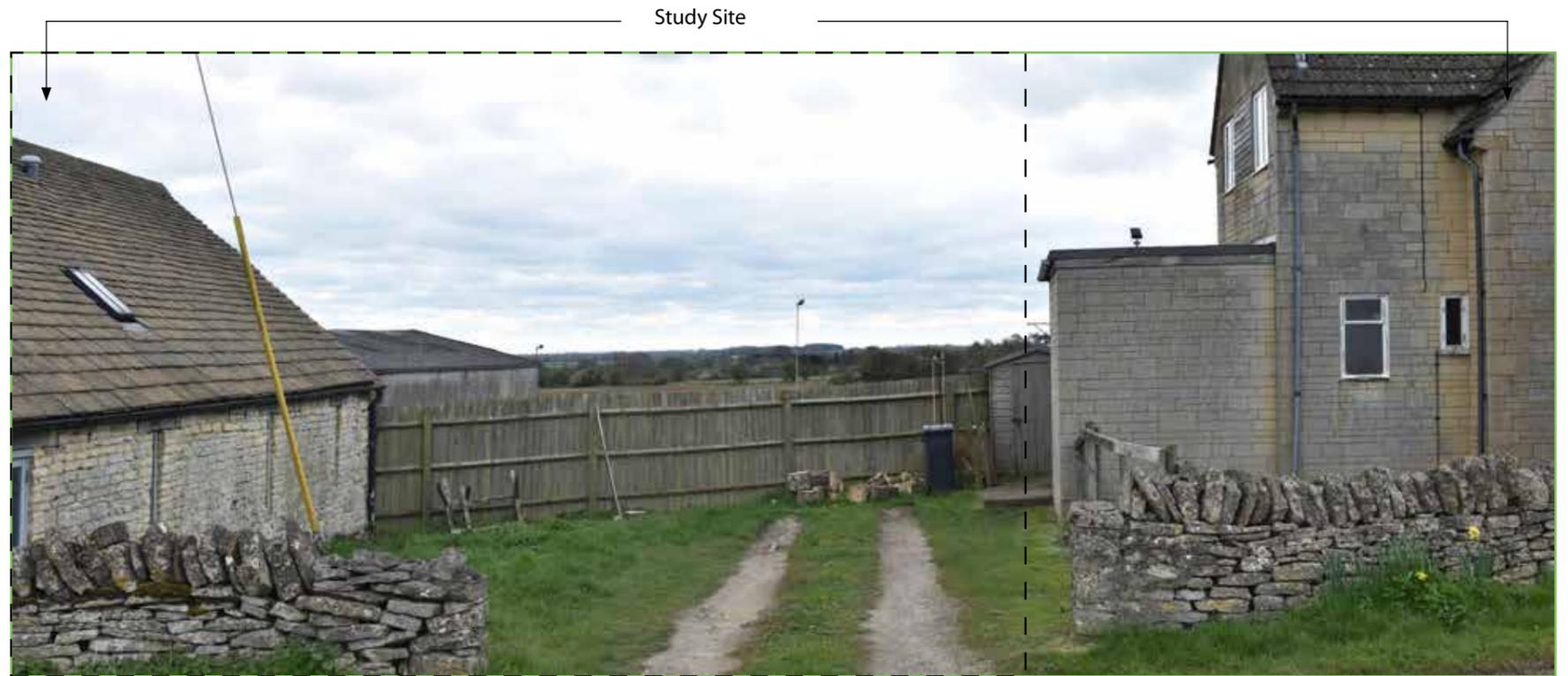
Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFoV: **N/A**  
Direction of view: **Looking west**



**Figure 13 Viewpoint Photograph 6** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **39.6°**  
Direction of view: **Looking south**



Extent of Single Frame View

**Figure 14 Viewpoint Photograph 6** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

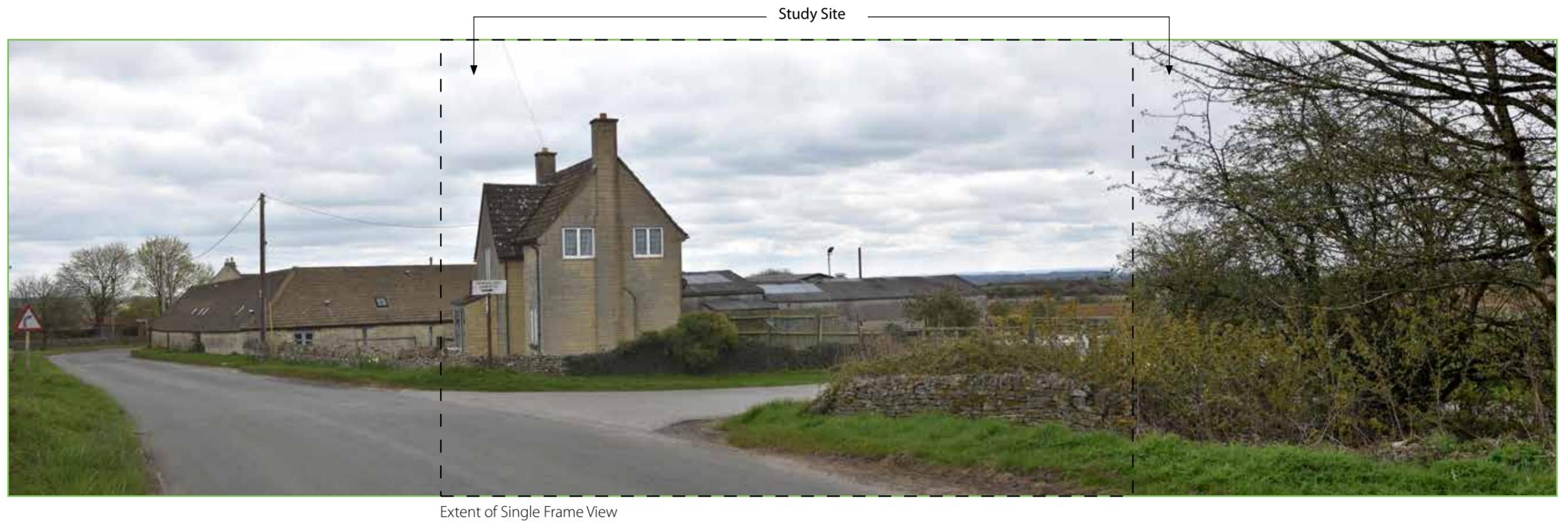
Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFoV: **N/A**  
Direction of view: **Looking south**



**Figure 15 Viewpoint Photograph 7** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **39.6°**  
Direction of view: **Looking south-east**



Extent of Single Frame View

**Figure 16 Viewpoint Photograph 7** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFoV: **N/A**  
Direction of view: **Looking south-east**



**Figure 17 Viewpoint Photograph 8** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **39.6°**  
Direction of view: **Looking east**



**Figure 18 Viewpoint Photograph 9** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **39.6°**  
Direction of view: **Looking west**

Study Site



Extent of Single Frame View

**Figure 19 Viewpoint Photograph 9** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **N/A**  
Direction of view: **Looking west**



**Figure 20 Viewpoint Photograph 10** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **39.6°**  
Direction of view: **Looking north west**



**Figure 21 Viewpoint Photograph 10** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **N/A**  
Direction of view: **Looking north west**



Study Site

**Figure 22 Viewpoint Photograph 11** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFoV: **39.6°**  
Direction of view: **Looking north west**



Extent of Single Frame View

**Figure 23 Viewpoint Photograph 11** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFoV: **N/A**  
Direction of view: **Looking north west**



**Figure 24 Viewpoint Photograph 12** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **39.6°**  
Direction of view: **Looking north**



Extent of Single Frame View

**Figure 25 Viewpoint Photograph 12** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HfOV: **N/A**  
Direction of view: **Looking north**



**Figure 26 Viewpoint Photograph 13** - Single Frame View  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFoV: **39.6°**  
Direction of view: **Looking north west**

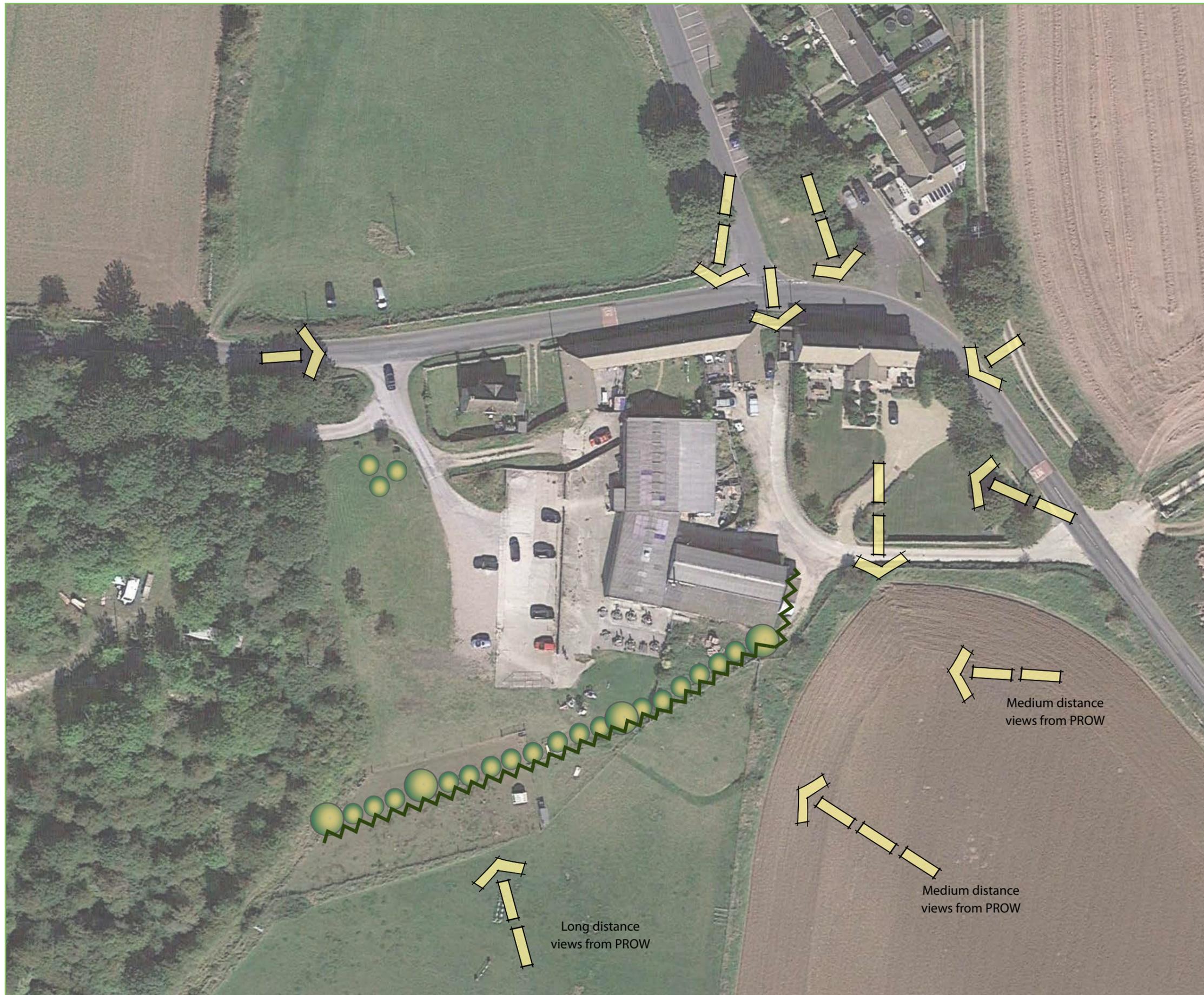


Extent of Single Frame View

**Figure 27 Viewpoint Photograph 13** - Panoramic View for Context  
21051 Chedworth Farmshop

Visualisation Type: **Type 1**  
Projection: **Planar**  
Enlargement factor: **100% @A3**  
Image captured: **16/04/2021**

Camera Make/Model: **Nikon D7200**  
Camera Lens: **Nikon DXPrime 35mm**  
HFoV: **N/A**  
Direction of view: **Looking north west**



KEY

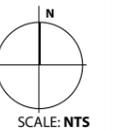
-  Retained Views
-  Proposed hedge/tree planting
-  Proposed tree planting

Medium distance views from PROW

Medium distance views from PROW

Long distance views from PROW

Base Image source: **Google Earth Pro.**  
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**21051**

Revision:	Status:	Date:
Draft 2	Draft 2	06/09/2021

**Figure 28** Landscape Analysis Sketch  
21051 Chedworth Farmshop