



NORTH RYE ARENA  
LANDSCAPE APPRAISAL OF KEY VIEWS

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MR & MRS M. REDWOOD  
JULY 2022



AUTHOR	VERSION	CHECKED	DATE	DESCRIPTION
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PREPARED BY  
RURAL SOLUTIONS LTD

## 1.0 INTRODUCTION

Rural Solutions have been commissioned to submit a planning application for the development of an equestrian arena at North Rye.

Architectural proposals for the Arena were prepared by Yiangou Architects, drawing 6410-1108 - which should be read in conjunction with this report.

The site for the arena is located in the corner of a well screened field with established field boundaries and at present is managed for agriculture with seasonal crops.

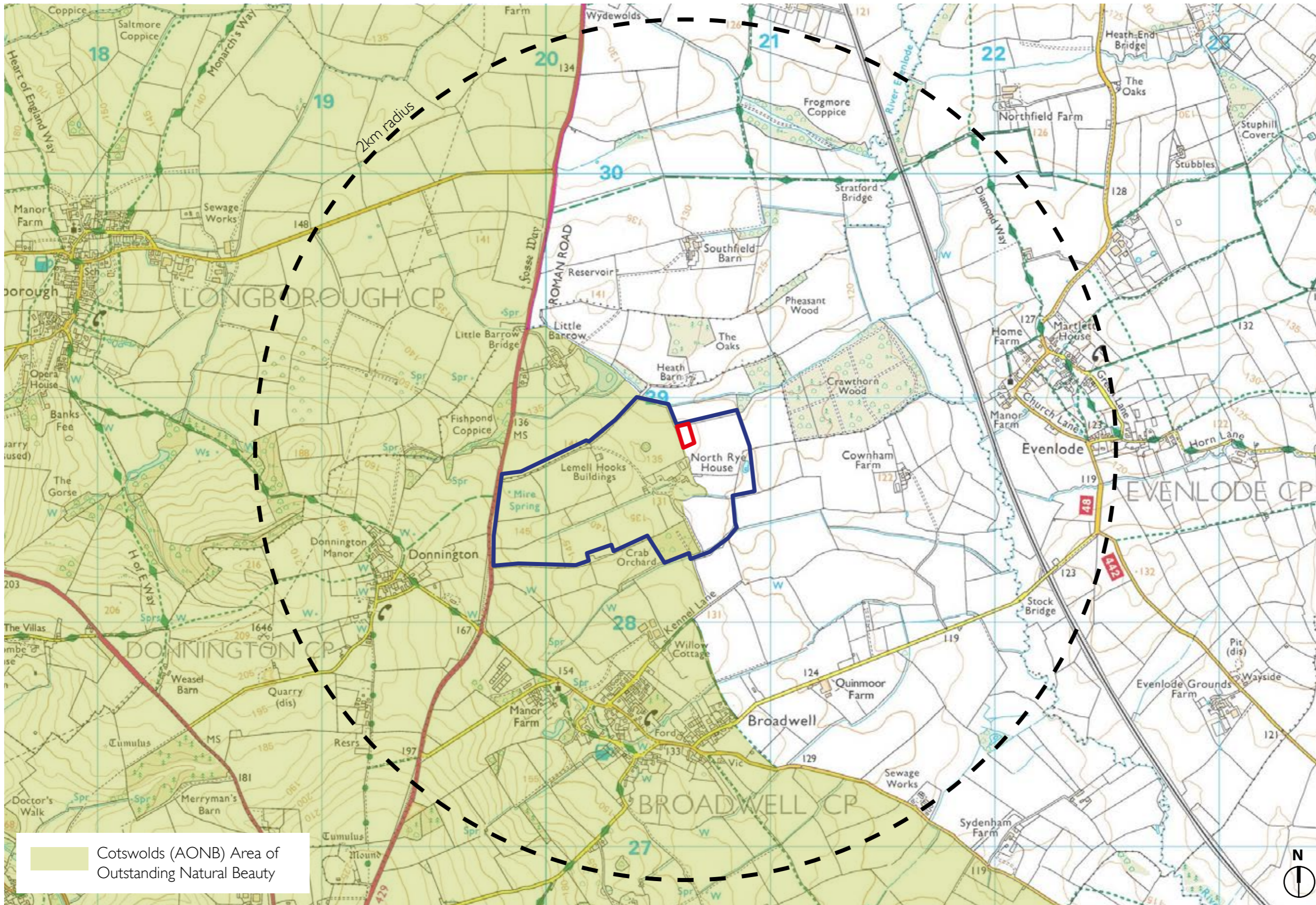
The entire site is located adjacent to the Cotswolds Area of Outstanding Natural Beauty (AONB) with no nearby Public Rights of Way (PRoW).

This document has been prepared to provide a summary appraisal of key views of the site from the surrounding landscape to understand the visual relationship of the proposals within the wider landscape.



-  Wider land ownership.
-  Arena location.
-  Private drive.
-  Shared drive with neighbour.





Cotswolds (AONB) Area of Outstanding Natural Beauty



### 3.0 LANDSCAPE APPRAISAL OF KEY VIEWS

A selection of short, medium and long-distance receptors were reviewed within a 2km radius of the Site to identify and understand the potential relationship of proposals within the contextual landscape.

The receptors reviewed are located within a mix of public locations including highways and PRow. Within the immediate context of the Site and land holding there is no PRow and the Site is largely isolated from public highways or points of access.

Of the ten receptor positions explored only one permitted a partial glimpsed view of the proposed site. Views from the other nine locations were not experienced due to:

- Limited variations in topography within the wider landscape which did not facilitate opportunities for elevated vantage points.
- A dense network of small to medium scale fields, most with well-established hedgerows and high quantities of mature trees, which over multiple field boundaries prevent a view.
- Multiple woodland blocks, spinneys and vegetation buffers further restrict views within the limited topography of the landscape.

A partial glimpsed view was experienced from receptor two located southwest of the site at a distance of c1.4km.

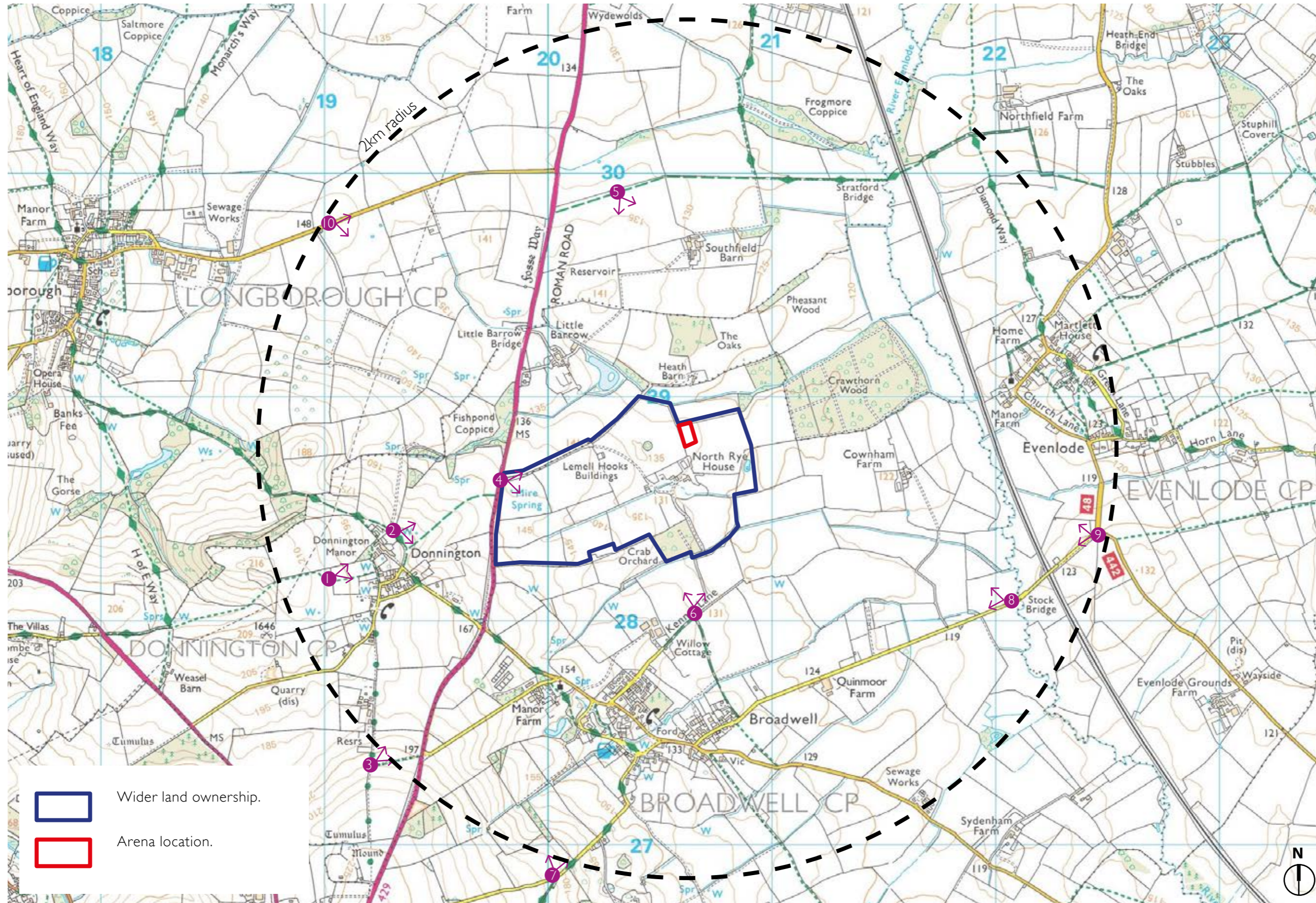
The following pages of this appraisal document the receptor experiences where a view of the Site was permitted and include for record within the appendix a copy of the receptors where no view was experienced.

As the Landscape Appraisal documents due to limited topography and multiple layers of well-established vegetation, the Site has limited visual influence within the wider landscape.

Summary of viewpoints and visual baseline.

VIEWPOINT	LOCATION	VISIBILITY WITH SITE
1	View from a recreational receptor.	No
2	View from a recreational receptor.	Yes
3	View from a recreational receptor.	No
4	View from a transport receptor.	No
5	View from a recreational receptor.	No
6	View from a recreational receptor.	No
7	View from a transport and recreational receptor.	No
8	View from a transport receptor.	No
9	View from a transport and recreational receptor.	No
10	View from a transport receptor.	No







## KEY VIEW OF THE SITE - VIEWPOINT 2



### RECEPTOR TYPE

Recreational receptor. (PRoW footpath #GR|1389#1)

### BRIEF DESCRIPTION OF VIEW

- This view is taken from one of the few elevated receptor locations in the wider landscape and looks in a north-easterly direction towards the Site which is approximately 1.4km away in distance.
  - The receptor is located within the Cotswolds AONB and experienced from a PRoW.
  - The recently managed hedgerow boundary of the Site with mature trees is visible due to the contrast of light seasonal crops within the subject field however, as a seasonal contrast, this is not a year round visual experience.
  - From this receptor and distance only a partial glimpsed view is experienced. The subject building is located primarily out of site behind a larger group of well-established mature trees in the foreground which screens much of the view.
- From this receptor location the orientation of the proposed arena permits views of the west elevation and saw profile roofscape which due to its form permits glimpsed views through the roof to the wider landscape beyond.
  - From receptors at this distance of 1.4km the subject Site is a small component of the view and neither the focus or primary experience. Users of the PRoW enjoy and experience broader, distant views which contain scattered settlements, isolated houses, agricultural structures and well-established rural uses.
  - The proposals which if combined with a sensitive package of enhancements are not likely to form a dominant or significant element within the landscape.





#### SUMMARY OF VISUAL IMPACT

Overall, taking the high level of visual sensitivity and the negligible magnitude of visual effect, it is considered that the Proposed Development at year 1 would give rise to slight adverse visual effects. However, it is considered that appropriate enhancement measures such as suitable landscape proposals would combine to significantly reduce the overall nature of visual effects at year 10, to neutral and of no significance.



## APPENDIX

### AI: RECORD OF LOCATIONS WITH NO VIEW



VIEWPOINT 1

Site Location



RECEPTOR TYPE

Recreational receptor. (PRoW footpath #GR|2496).

BRIEF DESCRIPTION OF VIEW

No view of the Site is visible due to permanent screening from structures and well-established mature evergreen vegetation.



## VIEWPOINT 3

Site location



### RECEPTOR TYPE

Recreational receptor. (PRoW footpath #GR|1192).

### BRIEF DESCRIPTION OF VIEW

No view of the Site is visible due to topography and well-established mature vegetation.



## VIEWPOINT 4

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Site location



### RECEPTOR TYPE

Transport receptor. (The Fosse Way A429).

### BRIEF DESCRIPTION OF VIEW

No view of the Site is visible due to topography and well-established mature vegetation.



## VIEWPOINT 5

Site location



### RECEPTOR TYPE

Recreational receptor. (PRoW footpath #GR|2189#1).

### BRIEF DESCRIPTION OF VIEW

No view of the Site is visible due to topography.



## VIEWPOINT 6

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Site location



### RECEPTOR TYPE

Recreational receptor. (PRoW bridleway #GR|357).

### BRIEF DESCRIPTION OF VIEW

No view of the Site is visible due to well-established mature vegetation.





RECEPTOR TYPE

Recreational and transport receptor. (Restricted Byway #GR|782 ).

BRIEF DESCRIPTION OF VIEW

No view of the development Site is visible due to topography and well-established mature vegetation.



## VIEWPOINT 8

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Site location



### RECEPTOR TYPE

Transport receptor. (Unnamed B Road).

### BRIEF DESCRIPTION OF VIEW

No view of the Site is visible due to topography and well-established mature vegetation.



## VIEWPOINT 9

Site location



### RECEPTOR TYPE

Transport receptor. (Unnamed B Road).

### BRIEF DESCRIPTION OF VIEW

No view of the Site is visible due to topography and well-established mature vegetation.



## VIEWPOINT 10

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Site location



### RECEPTOR TYPE

Transport receptor. (Unnamed B Road).

### BRIEF DESCRIPTION OF VIEW

No view of the Site is visible due to topography and well-established mature vegetation.





 Rural Solutions

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