LANDSCAPE AND VISUAL IMPACT ASSESSMENT

REPLACEMENT DWELLING, FORMER STABLES SITE, ULLENWOOD

CHARTERED LANDSCAPE ARCHITECTS mhp

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REPLACEMENT DWELLING FORMER STABLES SITE, ULLENWOOD –LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Scope of this assessment:

MHP Design Ltd Chartered Landscape Architects were instructed by Mr and Mrs Bunner to produce a landscape and visual impact assessment for a proposed replacement dwelling at the former stables site off Greenway lane, Ullenwood.

The assessment has been undertaken in two stages. The baseline section of the report describes the study site and its features which combine to form the landscape character and the sites visual relationship with its surroundings. The initial assessment is intended to identify baseline landscape and visual conditions and identify opportunities and constraints to inform the design for landscape and visual mitigation as part of the wider design process for development of the site. Following an iterative process of design development, a landscape and visual impact assessment has been produced to test the final proposals and make judgements on potential harm based on professional methodology included in Appendix A.

This landscape and visual impact assessment has been undertaken in accordance with 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition and current guidance provided by the Landscape Institute and undertaken by Chartered Landscape Architects.

Previous study undertaken for the building and it's redevelopment have also been used to inform this assessment.

Site location:

The study site is located on land north of Greenway Lane on the southern edge of Cheltenham. The site is in a predominantly rural location with the residential Greenway Manor opposite. The site is close to the B4070 Leckhampton Hill and approximately 250m north-west of the National Star Foundation and Ullenwood Court (former commercial units now with consent for residential development which is being built out).

The site is on the far south western edge of Cotswold District Council jurisdiction and on the south eastern edge of the Cheltenham and Gloucester Greenbelt. The site is within the Cotswold Area of Outstanding Natural Beauty.

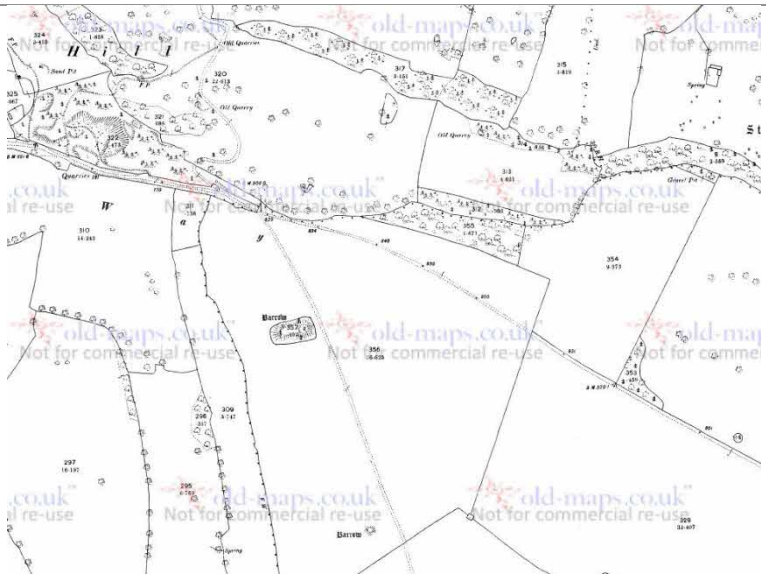
Please refer to the accompanying Figure 1 for the site location, context and designations and figure 2 for viewpoint location plan.

Site Description

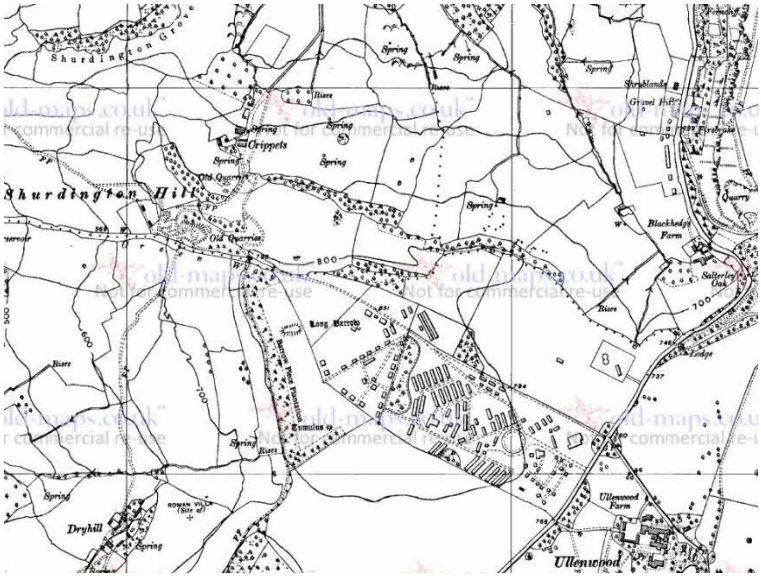
The site is a medium-sized, irregular-shaped plot of land, broadly level consisting of disturbed ground and a detached single storey building with pitched roof constructed in concrete blocks and corrugated roof materials. The site is bordered by agricultural pasture used for equestrian accommodation and grazing and is set amongst a framework of well-established woodland. Site boundaries are weak and poorly defined consisting of predominantly scrub or post and rail fencing. The land has been cleared of long established spoil heaps and rubbish recently.

Historic OS maps from late-1800's indicate the land was initially part of a larger field to the south divided by a track (Greenway Lane). The former field pattern has been partially lost in the north-eastern corner. What was likely native hedge or stone walling has been replaced with modern equestrian fences and scrub obscuring the boundary.

Latter historic maps from the 1940's and 1950's show the presence of two buildings associated with the Second World War and the use as an emergency military hospital and training camp. One of the buildings, the former military chapel and morgue, formerly in use as stables. This former land use explaining the previously disturbed nature of the site.



1884 OS Map.



1854 OS Map.

Development Proposals being assessed:

The development proposals are for a replacement dwelling located close to the footprint of the existing former stables' buildings. The replacement dwelling has been designed by architects to assimilate into its location with minimal impacts on its surroundings. Details include a low-profile structure with natural finishes, living green roof and use of local materials and finishes. External spaces for the dwelling utilise existing disturbed areas of the site rather than extending into woodland or adjoining pasture.

Access to the replacement dwelling utilises the existing site access onto Greenway Lane.

It is a design aspiration that the new dwelling results in landscape and visual enhancements to the location as a direct response to national planning policy that seeks to conserve the landscape and scenic beauty of the AONB. The design for the replacement dwelling has therefore given considerable thought to the constraints and opportunities of the site, AONB management strategies and potential impacts of development and post development use on the contextual landscape. This has resulted in a bespoke design for a dwelling and its external spaces. The landscape strategy plan is set out below:

Key features of the landscape strategy are:

- Small scale development
- Contained to the north by the existing woodland
- New hedge and tree planting along Greenway Lane to contain domestic curtilage, conserving rural character of the lane
- Recessed access to set domestic curtilage away from the lane
- Open view retained through field gate entrance towards Leckhampton Hill
- Proposed tree planting outside of domestic curtilage to the north east to filter views of new built form from Leckhampton Hill
- Native hedge boundaries to assimilate into immediate landscape and prevent encroachment into open countryside

All of the above seek to control light spill and impacts on tranquillity and character from use of the dwelling.

Context & Designations:	
Greenbelt	Yes; Cheltenham and Gloucester
Area of Outstanding Natural Beauty	Yes; Cotswolds AONB
Listed buildings	None on or immediately adjoining study site
Registered Park and Garden	No
Conservation Area	No
Tree Preservation Orders	Within adjoining area (Woodland TPO)
Open access land/public rights of way	No. The Cotswold Way National Trail adjoins the site along Greenway Lane.
Landscape legislation context	
National Planning Policy Framework (NPPF) July 2021	
Section 15: Conserving and Enhancing the Natural Environment	Paragraph 174 requires that: *Planning policies and decisions should contribute to and enhance the natural and local environment by:* *a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value, soils (in a manner commensurate with their statutory status or identified quality in the plan);* Paragraph 176 states: *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.…*
Cotswold District Local Plan:	
Cotswold District Local Plan (2011-2031)	
Policy EN1 – Built, Natural and Historic Landscape	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 multifunctional 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
Policy EN2 – Design of the Built and Natural Environment	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.
Policy EN4 – The Wider Natural and Historic Landscape	1. 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.
Policy EN5 – Cotswolds AONB	1. 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.

The Cotswolds 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 will 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 that proposals that are likely to impact on the landscape of the AONB: - should have regard to, be compatible with and reinforce the landscape character of the location as described in the Board's Landscape Character Assessment and Landscape Strategies and Guidelines. - Should have regard to the scenic quality of the location and its setting and ensure that views into and out of the AONB are conserved and enhanced.
Policy CE3 – Local Distinctiveness	This policy states that proposals that are likely to impact on the distinctiveness of the AONB:

	- should be compatible with the Board's Landscape Character Assessment, Landscape Strategies and Guidelines and Local Distinctiveness and Landscape Change. - Be designed and landscaped to respect local settlement patterns, building styles and materials. - Use an appropriate colour of limestone to reflect local distinctiveness This policy also states that innovative designs informed by local distinctiveness, character and scale should be welcomed.
Policy CE5: Dark Skies	Proposals that are likely to impact on the dark skies of the Cotswolds AONB should have regard to these dark skies, by seeking to (i) avoid and (ii) minimise light pollution.
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. Strategies 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.	

	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
Other Legislative factors	
Countryside and Rights of Way Act:	There are no public rights of way within the study site. The Cotswold Way National Walking Trail is adjacent to the site, along Greenway Lane. **Figure 2** identifies the nearest Public Rights of Way.
Policy Summary	
Compliance with existing national and local policy will require development of the study site to achieve the following landscape and visual objective: ▪ Conserve the landscape and scenic beauty of the Cotswolds AONB ▪ Conserve visual amenity experienced on local public rights of way close to the study site including the Cotswold Way National Trail. ▪ Conserve local distinctiveness by conserving dark skies and local tranquillity. Landscape policy does not preclude redevelopment of the site where the character and scenic beauty of the AONB is conserved or enhanced.	
National Landscape Character Context	
National Character Area (NCA)	NCA Area 107 The Cotswolds

The key characteristics of the Cotswolds national character area are summarised as follows:

- Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys;
- Drystone walls define the pattern of fields of the high wold and dipslope. On the deeper slopes and river valleys, hedgerows form the main field boundaries;
- The majority of principal rivers flow south eastwards forming the headwaters of the Thames with the exception of rivers in the west which flow into the River Avon and then the Severn Estuary.
- Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and Second World War airfields.
- Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned;

The national character areas are of assistance in understanding the broader characteristics and issues of the wider landscape and the district and local character assessments provide greater detail of relevance to the study area.

Statement of Environmental Opportunity (SEO) 3 contained within the NCA Profile encourages the following opportunities for enhancement: Protect, maintain and expand the distinctive character of the Cotswolds and the network of semi-natural and arable habitats, including limestone grassland, beech woods and wetlands along streams and rivers, to enhance water quality, strengthen ecological and landscape connectivity, support rare species and allow for adaptation to changes in climate. For example, by:

- Protecting species-rich grasslands in favourable condition through extensive grazing, restoring limestone grassland and unimproved pastures across the whole area, and seeking opportunities to expand and buffer the network.
- Protecting and enhancing and seeking to re-introduce sustainable management of ancient woodland across the area and in particular the hanging beech woods associated with the scarp, such as the Cotswolds Beechwoods Special Area of Conservation, aiming to incorporate these into a wider habitat network by looking for opportunities to create mosaic of habitats with limestone grassland, as well as scrub and field margins, that will help protect populations of species such as the Duke of Burgundy butterfly.

▪ Maintaining and improving the quality and expanding a network of integrated public green spaces and rights of way for biodiversity, geodiversity, recreation and health benefits. ▪ Seeking and realising opportunities to reinstate hedgerows, and hedgerow trees, where they have been lost, especially for the benefit of species such as bats. .butterflies and other invertebrates and farmland birds, and to enhance landscape character".	
Local Landscape Character Type/Area - Cotswolds AONB Landscape Character Assessment (2004)	
Local Character Type:	- Area 7 High Wold: sub area; C Cotswolds High Wold Plateau

The site lies within local character type area 7 classified as the High Wold landscape which is divided into several sub areas. The site is within sub area C; Cotswolds High Wold Plateau.
Some of the key characteristics of this landscape type is as follows:

Characteristics:

- Broad, elevated, gently undulating plateau area dissected by a network of dry valleys with distinctive convex profile valley sides;
- expansive long-distance views across the open plateau, and to distant hills beyond the Severn Vale;
- elevated areas of plateau surrounded by deeply incised valleys;
- predominantly arable land use with some improved pasture/grass leys, and very limited permanent pasture mainly confined to valley bottoms;
- large scale, regular fields mainly enclosed by dry stone walls, together with hedgerows with very occasional hedgerow trees, and post and wire fencing;
- small to moderate size geometric farm woodlands, many comprising small coniferous and broadleaved plantations and shelterbelts, and plantations bordering roads;
- settlement limited to small stone built villages and hamlets, generally within valleys, and isolated farmsteads and individual dwellings;
- network of mainly linear roads following ridge tops, and linking settlements;
- evidence of long period of occupation of the land;
- seasonal rotation of arable cropping patterns and improved grassland interrupts otherwise homogenous and simple land cover;
- remnants of once more extensive commons survive on the fringes of the escarpment;
- occasional active and disused limestone quarries located across the High Wold; and
- use of locally quarried stone for both walls and houses, frequently constructed in distinctive local vernacular.

"..settlement is sparse and generally limited to small villages, hamlets and isolated farmsteads, linked by roads following the ridge tops…Across the more open plateau settlement is confined to a pattern of isolated farmsteads and individual dwellings."

"*Fields on the plateau tend to be large and geometric in shape; many are enclosed by dry stone walls and hedgerows, although hedge loss and dereliction of stretches of walls gives the landscape a neglected appearance in places. Indeed, in many areas, weakened boundaries are reinforced with post and wire fencing."*

"Pylon lines are also intrusive features across this part of the high Wold, notably on the plateau to the east and south of Cheltenham".

Cotswolds AONB Landscape Strategy and Guidelines

There are several Forces for Change identified within the AONB Landscape Strategies and Guidelines, those most relevant to this site are included below:

Local force for change: Isolated development such as new single dwellings and conversion of farm buildings that might compromise rural landscape character and dispersed settlement patterns, including farm buildings converted to residential use.

Potential Landscape Implications:

- Visual intrusions introduced to the landscape
- Erosion of the sparse settlement pattern of the high wold
- Introduction of 'lit' elements to characteristically dark landscapes
- Loss of tranquillity and sense of seclusion
- Upgrading of minor roads and lanes in areas of new development and introduction of suburbanising features such as gateways, kerbs and street lighting
- 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

Landscape Strategies and Guidelines:

- Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated.
- Conserve areas of dark skies
- Protect the undeveloped, unlit character of much of the escarpment.
- Oppose new housing on the High Wold, 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.
- When restored or 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 built development on views to and from the High Wold, 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 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.

Local Force for change: Impact of tree disease such as Chalara Dieback of ash.
Potential Landscape Implications:

- Change of colour and texture of woodland canopy as tree 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

Landscape Strategies and Guidelines:

- 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

Site features and immediate contextual features	
Natural Elements:	
Landform	Generally level with some artificial level changes around the building to the north side. Clearly levels have been adjusted and do not appear natural or undisturbed.
Vegetation	
Trees	There are few trees within the main area of site
Hedges and hedgerows	No defined or intact hedges/hedgerows. A new native beech hedge has been planted adjoining Greenway Lane.
Landcover	Limited ruderal regrowth on cleared ground.
Other	There is a detached concrete building
Hydrology	No ponds, streams or ditches are evident
Cultural Elements:	
Land Use	Former military use buildings converted to equestrian stables and hardstandings. Now derelict and unused
Boundaries and enclosure pattern	Weak boundaries predominantly scrub, post and wire or post and rail fences. Historic field pattern and hedges/walls have been lost.

Time depth / Historic landscape	Little time depth; immediate site trees are young, historic field boundaries lost and building is approx. 1930-40's. The wider, off-site, landscape with mature oak woodland belts contribute greater time depth
Relationship to built form/ settlement	There is built form on site and hardstandings, fences, gates that provide the sense of a moderately, albeit small scale active landscape, the nearby Greenway Manor is prominent as the nearest residence. Ullenwood Court is being developed out with new residential units and the National Star Foundation campus are also in close proximity.
Amenity / Recreational use	None.
Perceptual qualities	Moderately tranquil with some distant traffic noise from the B4070 Leckhampton Hill road. There are large pylons nearby that have some influence on reducing the sense of remoteness and aesthetic qualities.
Landscape Character Summary	
Site is within predominantly rural setting with some influence from nearby residential properties (Greenway Manor), Ullenwood Court and the National Star Foundation campus. The site itself reflects few of the Cotswolds High Wold Plateau characteristics; the building is 20th century brick and concrete with no Cotswold vernacular, field boundaries have declined there are no established hedges of age or dry-stone walls, historic field pattern has been lost, trees are of no great age, the site contains no pasture, the groundcover and landform is disturbed. Overall, the site appears a redundant site falling into derelict use resulting in a localised visual detractor to the wider AONB landscape setting.	
Landscape susceptibility, value and general sensitivity	

High due to AONB designation. However, the site itself due to its redundant derelict nature does not contribute positively to the AONB. It is sensitive due to its location within high sensitivity AONB setting but the individual elements of the site are not. As such the study site is assessed to have medium low susceptibility but high value.

Cotswold AONB Landscape Strategy and Guidelines recognises that: '*Despite its predominantly agricultural character, the wide, elevated, gently undulating plateau landscape retains a strong sense of remoteness and tranquillity contributing to its high sensitivity. Wide panoramic views, a high degree of inter-visibility, and limited woodland cover also add to the sensitivity of the High Wold landscape to development, particularly tall vertical elements, such as telecommunication masts and wind turbines and to woodland creation and shelterbelt planting. The High Wold contains a large number of prehistoric monuments dating to the Neolithic and Bronze Age and defensive enclosures dating to the Iron Age. These are an important component of the landscape and highly sensitive to developments that may affect their landscape setting and material remains."*

Confirmed Landscape Receptors and Sensitivity

Confirmed landscape receptors considered in this assessment are as follow:

Area 7 High Wold sub area 7c Cotswold High Wold Plateau	This district landscape character area has detracting features including active highway corridors, pylons, masts and unsympathetic settlement but it remains an area recognised as 'typical' of the landscape character of the Cotswolds closer to the major settlement beyond the escarpment within the vale. The landscape contains a mosaic of farmland including arable and pasture, settlement and woodland within an often undulating topography. This mosaic of land use and undulating topography has capacity to absorb many of the potential detractors within the landscape so is assessed to have a **medium** susceptibility. The value of the landscape is confirmed as **high** in accordance with published assessment. Overall the sensitivity of the district landscape character area is assessed to be **medium high**.
Local landscape character at Ullenwood	The landscape character of the areas forming the wider Ullenwood landscape reflects many of the characteristics of the High Wold.

	Highway corridors and their associated noise and activity has a particular impact on tranquillity and sense of remoteness at Ullenwood but away from these influences the character is rural and typical of the landscape to the hinterland of the escarpment. The susceptibility of the landscape is assessed to be **medium** and value **high**. Overall this landscape receptor is assessed to have **medium high** sensitivity
Greenway Lane	The character of Greenway Lane is predominately rural but it is influenced by the urbanising features of extensive conifer hedge and localised areas of prominent built form including formal gateway with walls and domestic planting. Field boundaries onto the lane are in moderate to poor condition as are many of the hedges where present. At the far eastern end of the lane corridor tranquillity is disturbed by Leckhampton Road. Towards the west the lane merges into the Cotswold escarpment woodlands where extensive views become available over the vale. As such the character of the lane is not consistent but changes according to location. The susceptibility of the lane character to further change is assessed to be **medium** with the value assessed to be **high**. Overall this landscape receptor is assessed to have **medium high** sensitivity.
Study site	The study site comprises of land used as part of its former equestrian use including the former concrete hospital structure later used for stabling. The study site is contained to the west and north by well established woodland and to the south by settlement features lying south of Greenway Lane. To the east the land is open consisting of grazed paddock. These features contribute a wider rural character to the site but it is not remote or isolated from settlement features.

	The site itself has remnants of hardstanding, former spoil and muck heaps and areas of general clearance. Some of these are now establishing as cover of poor quality ruderal vegetation with higher percentage of ash. The features of the site contribute little to the local or wider character being neither agricultural or settled in character but falling somewhere between the two. As such the site is assessed to have a **low** susceptibility although located within an area of **high** value. Overall, the site is assessed to have **medium** sensitivity.
Visual Assessment –Scope and context	
The scope of views was assessed through desk top study of topography and the presence of potential visual receptors such as footpaths. An initial ZTV (zone of theoretical visibility) was run using digital terrain modelling up to a 3km radius based on a 10m high building using existing ground levels to establish a worst case scenario. The terrain modelling does not account for landcover in the form of established vegetation or buildings. Site work was then undertaken to select and visit the representative viewpoint locations from where the site was assessed, and photographs taken, refer to Figures 3 to 8.	
Key Visual Receptors:	
Cotswold Way National Walking Trail – along Greenway lane including Greenway Manor (viewpoint photos 1, 2, 4, 5, 6)	Views experienced by walkers on Greenway Lane and, to a lesser extent, from upper storey windows of Greenway Manor. Views are short-medium distance. View are experienced as a sequence of glimpses between belts/blocks of woodland. Direct open views into site are limited to section of path immediately along southern site boundary where boundary vegetation is weak. The site is experienced as a neglected and disturbed site detracting from the setting of the path and the wider AONB landscape. Receptors are walkers who have a **high** susceptibility to change. Views are of **high** value due to the nature of views from a national walking trail within an AONB designated landscape.

Public right of way – The Crippetts (viewpoint photo 3)	Views are experienced by walkers on a local public right of way ascending Crippetts Hill. The viewpoint has been included for context although the site is not visible from the path, particularly in summer when intervening vegetation is in leaf.
Cotswold Way National walking trail from north of National Star College to Leckhampton Hill (viewpoint photo 8)	Views are intermittent experienced by walkers on the Cotswold Way National walking trail. For the most part vegetation east of the site restricts views of the site. There are brief glimpses through breaks in vegetation. The site is not clearly visible in views, particularly in summer. The walking trail has a more open immediate setting ascending towards Leckhampton Hill. From here the site is seen in the medium distance as part of a heavily vegetated larger landscape view. Large pylons introduce visual detractors in the foreground. Receptors are walkers who have a **high** susceptibility to change. Views are of **high** value due to the nature of views from a National Trail within an AONB designated landscape.
Leckhampton Hill and Devils Chimney open access land (viewpoint photo 7)	Views are experienced from the western margins of the open access land, predominantly by walkers on the Cotswold Way National walking trail travelling southwards from Devils Chimney. Views are open and west facing, predominately focused on Cheltenham and the vale. The site is experienced in views as heavily wooded with views of boundary vegetation and few views into the site. Nearby Greenway Manor is partially visible nestled within woodland near the proposed site. Views of the site are seasonally affected by winter/summer vegetation. Receptors are walkers who have a **high** susceptibility to change. Views are of **high** value due to the open nature of views from a National Trail within an AONB designated landscape.

Summary of Visual Baseline Analysis

The majority of views are contained locally within less than 1 km and these views are glimpsed between vegetation with few open direct views of the site. The key, most direct view at close proximity is afforded from the Cotswold Way National Trail along the southern site boundary with Greenway Lane. It is from a short section of the path from where the site is currently experienced as a localised visual detractor to the wider AONB.

Longer distance views of the site are likely to be affected by seasonal variation in local off-site vegetation; in summer the site is almost fully contained, in winter visibility may increase seen through a bare framework of trees. Key views are limited to a small number of visual receptors, albeit high sensitivity receptors in a relatively confined local area.

Mitigation and enhancement

Design features inherent within the development proposals reduce the visual prominence of the built form and assimilate the structures and spaces into the contextual landscape.

There are extensive opportunities to enhance the landscape of the site by restoring lost features, replacing lost vegetated boundaries, grassland and managing vegetation to ensure future longevity. These enhancements will in turn provide some visual and character mitigation. In addition to landscape and ecological enhancements, there are good opportunities to preserve and significantly enhance the AONB and a section of the Cotswold Way National Trail. The Cotswolds AONB Landscape Strategy and Guidelines document and the Cotswolds National Landscape Character Profile identify opportunities for enhancement. Refer to pages 6-9 in the landscape character section of this appraisal for details.

Potential to enhance through the following actions:

- Reinstate historic field boundary (in accordance with SEO3 of the Cotswolds NCA)
- Improve diversity of grass sward through management along site and woodland margins to extend species-rich grassland and encourage retention/creation of new limestone grassland (in accordance with SEO3 of the Cotswolds NCA)
- Introduce new materials carefully to ensure they include characteristic boundary materials such as dry-stone walls and native hedges as opposed to post and rail fences
- Introduce sustainable management of boundary vegetation and woodland/trees belts to ensure successful longevity, particularly in light of high ash content and risks from ash dieback disease (in accordance with AONB Landscape Strategies and Guidelines and SEO3 of the Cotswolds NCA)
- Introduce new tree species such as beech around margins of site to provide future tree structure where currently trees are predominantly ash and at risk of Chalara Dieback (as recommended by Cotswolds AONB Landscape Strategy and Guidelines, see local

force for change below) and to complement the nearby Cotswolds Beechwoods Special Area of Conservation (SAC and Natura 2000 site).	
Assessment of Landscape Effects	
There are currently no design proposals for the site therefore the magnitude of change is yet to be determined. The likely effects on landscape character can be minimised utilising characteristic materials and design that relates to the Cotswold setting and surrounding woodland/pastures, incorporating suggested landscape enhancements.	
Area 7 High Wold sub area 7c Cotswold High Wold Plateau	The development is small and limited in the context of the district character area but would remove a local detractor from the landscape and strengthen green infrastructure. New development features would be contained and discreet and introduced without loss of features which contribute to the local landscape character. The magnitude of effect on the district character area is assessed to be **low** resulting in a **Slight Beneficial** landscape effect.
Local landscape character at Ullenwood	The local landscape character at Ullenwood reflects a mix of active elements including highways, college and other settlement features all contained within a high wold open and rural landscape. Activities are generally contained by a combination of landform and land cover. The study site forms a small part of this landscape receptor which shows disturbance and has few of the desirable features of the high wold landscape. The replacement dwelling provides an opportunity to introduce features and characteristics which remove or reduce the detractor features of the site. The magnitude of effect on this landscape receptor is assessed to be **medium** resulting in a **Moderate Beneficial** landscape effect.

Greenway Lane	The study site is a prominent feature when approaching from the east or passing its boundary with the lane when approaching from the west. The features of the site are a detractor with cumulative adverse effect in association with the gateway features of Greenway Manor. The development proposals would remove this cumulative effect by increasing visual separation and construction of a replacement dwelling of much lower prominence than the existing concrete stables. New hedge planting and strengthening of tree structure along Greenway Lane and in association with the replacement building is predicted to strengthen the rural character of the site and improve the character of the lane in this location. The magnitude of effect on this landscape receptor is assessed to be **medium** resulting in a **Moderate Beneficial** landscape effect.
Study site	The study site has few of the desirable characteristics of the area and appears as disturbed ground with unsightly concrete structure and associated yard. The development proposals increase screening from Greenway Lane and provide an opportunity to strengthen green infrastructure to assimilate the site into its surrounds and achieve long term improvement. Where urbanising features can be obscured through architecture and external design, there is strong potential to improve the character of the study site. The magnitude of effect on this landscape receptor is assessed to be **medium** resulting in a **Moderate Beneficial** landscape effect.
Assessment of Visual Effects	
An assessment of the effect of development on confirmed visual receptors is provided below:	

Cotswold Way National Walking Trail – along Greenway lane including Greenway Manor (viewpoint photos 1, 2, 4, 5, 6)	The visual prominence of the stable block will be removed ad replaced with greater screening of the site from lane side hedge planting and tree planting. Architecture will be identifiable, and some light may be seen in hours of darkness. Yards and present disturbed ground will be screened. Some domestic paraphernalia may be identifiable at times eg refuse collections. The magnitude of effect is assessed to be **low** due to green infrastructure screening. Overall visual effect is assessed to be **slight beneficial**.
Public right of way – The Crippetts (viewpoint photo 3)	No views will be obtained. No effects assessed
Cotswold Way National walking trail from north of National Star College to Leckhampton Hill (viewpoint photo 8)	View is long distance and development features are unlikely to be distinct or visually prominent due to tree screening and distance. External parking and other features will be screened by the development structure and tree planting within the paddock to the north east. No impact on night skies is assessed from this location. The magnitude of effect is assessed to be **low** with the site being less prominent than at present. Overall visual effect is assessed to be **slight beneficial**.
Leckhampton Hill and Devils Chimney open access land (viewpoint photo 7)	Long distance views where the present stables may be identifiable will be replaced with tree screening which will appear as part of the adjoining woodland infrastructure. Trees and building will screen cars or external features/domestic paraphernalia. No impact assessed on night skies from this location. The magnitude of effect is assessed to be **low** with the site being less prominent than at present. Overall visual effect is assessed to be **slight beneficial**.

Night time Assessment

Introduction

A night time assessment has been undertaken in this location to assist with understanding potential night time effects arising from the development.

Appendix C contains additional viewpoint photography recorded at dusk from potentially sensitive visual receptors (Viewpoint 7 and 8). Photographs were recorded approximately an hour before sunset, and at sunset, to provide a reasonable balance between visibility of landform and the apparent brightness of artificial lights in the images.

Inherent Design Mitigation

A number of inherent design features have been incorporated into the building design in order to minimise light spill, these include the following;

- A low-profile structure with natural finishes, living green roof and use of local materials and finishes. No skylights are proposed in the roof
- External Louvres to reduce light spill from the house and prevent glare and light trespass from internal spaces
- Minimal external lighting; lighting only areas which need to be lit. Low-level bollard lighting and downward facing lighting using passive control triggers.

Visual Baseline and Potential Night-time Visual Effects –Cotswold Way Viewpoints 7a/b & 8 a/b

Existing sources of light within the landscape within proximity to the proposed dwelling and relevant to receptors in these locations include, Greenway Manor, Ullenwood Court, Greenway Lane, Leckhampton Hill Road, The National Star Foundation campus at Ullenwood. Refer to Figure 1 Appendix A which identifies these existing features in relation to the study site. Whilst receptors using the Cotswold Way National Trail in this location are likely to attract large numbers of walkers, this section of the route is not readily accessible by vehicle and is not within proximity of a viewing point which has potential views of the site.

The LVA provides a concise summary of the existing baseline views in relation to the identified receptors which are described below. The identified viewpoint locations were visited in January when vegetation was not in leaf and additional photographs recorded an hour before dusk, and at sunset.

Leckhampton Hill and Devils Chimney Open Access Land (**Viewpoint Photograph 7**).

Views are experienced from the western margins of the open access land, predominantly by walkers on the Cotswold Way National walking trail travelling southwards from Devils Chimney. Views are open and west facing, predominately focused on Cheltenham and the vale.

The site is experienced in views as heavily wooded with views of boundary vegetation and few views into the site. Nearby Greenway Manor is partially visible nestled within woodland near the proposed site. Views of the site are seasonally affected by winter/summer vegetation.
At dusk, light sources within proximity include the adjoining Greenway Manor where an existing light source from the building is visible in the view at dusk and sunset. The manor itself is elevated above the level of the proposed dwelling and more prominent and available in views from this location. The site itself remains contained and filtered behind exiting woodland trees and is obscured from direct open views, even when vegetation is not in leaf. There may be glimpsed, and heavily filtered views of lighting associated with the dwelling from this location where louvered glass elevations are orientated towards receptors on Leckhampton Hill on this section of the path. Views are likely to be further filtered by proposed tree planting indicated in the landscape strategy drawing are established. Light spill from within the proposed dwelling is assessed have an overall negligible magnitude of effect on the current baseline night time view. The new development at Ullenwood Court will introduce new light sources within close proximity to the site in this view but these will be limited in nature as mitigation vegetation establishes, the proposed dwelling is not assessed to contribute towards a cumulative effect in relation to lighting and dark skies.

Cotswold Way National walking trail from north of National Star Foundation to Leckhampton Hill **(Viewpoint Photograph 8)**

Views are intermittent experienced by walkers on the Cotswold Way National walking trail. For the most part vegetation east of the site restricts views of the site. There are brief glimpses through breaks in vegetation. The site is not clearly visible in views, particularly in summer.

The walking trail has a more open immediate setting ascending towards Leckhampton Hill. From here the site is seen in the medium distance as part of a heavily vegetated larger landscape view. Large pylons introduce visual detractors in the foreground.

The site is slightly more available in a winter landscape where there are glimpsed views towards the southern elevation of the site, seen within the context and containment of the existing established woodland trees.

At dusk and sunset light sources within proximity include the Leckhampton Hill Road where vehicle lights are frequently evident in views at dusk and after nightfall. There may be glimpsed, and filtered views of lighting associated with the external areas of the dwelling from this location where low-level lighting associated with the southern elevation and arrival space may be glimpsed in views. New lighting sources will be seen from the new Ullenwood Court development which will decrease as mitigation planting establishes. Views are likely to be further filtered by proposed tree planting indicated in the proposed landscape strategy drawing. Light spill from within the proposed dwelling is assessed have an overall negligible magnitude of effect on the current baseline light levels of the existing night time view due to the lack of glazing to these elevations. Despite the site's proximity to Ullenwood Court, due to the filtering effect of existing woodland cover the site will not be readily identifiable from this location associated with and contributing to an overall cumulative effect of lighting on existing dark skies.

Night Time Assessment Conclusion

The proposed new dwelling is located within an area of the Cotswolds AONB where a number of existing light sources including a college campus, individual dwellings and a network of busy local roads contribute towards an existing overall lighting effect on the potential dark skies of the Cotswolds AONB. The extant consent for residential development on the site confirms that the principle of some level of lighting from a residential dwelling in this location will be acceptable.

Inherent design mitigation and carefully designed internal and external lighting schemes to the proposed dwelling ensure that technical solutions have been fully utilised in order to reduce light spill and limit external lighting to the proposed dwelling.

Further site work and assessment have been undertaken, revisiting viewpoints on the Cotswolds Way to the east, which confirms that the magnitude of effect on night time views in relation to light spill from the proposal will be negligible. Due to the limited extent of development of the site, the aforementioned mitigation and technical solutions, proposals for development of the site will have a very limited cumulative effect on the existing lighting in the wider landscape.

It is concluded that for the above reasons, no significant harm will occur to the dark skies of the Cotswold AONB as a result of the development of the proposed dwelling in this location.

Construction Effects

Construction effects are predicted to be contained and limited to a domestic scale. Desirable features are protected and works area can be contained to existing paved or disturbed ground.

Temporary construction effects are predicted to have an adverse impact on both landscape character and visual amenity through the following activities:

- Introduction of storage containers and fencing
- Active machinery and deliveries
- Construction activities creating sounds audible from Greenway Lane
- Temporary safe storage of materials, skips and machinery may be result in prominent storage area/containers.

Construction effects are predicted to limited to less than one year but may result in moderate adverse effects at commencement decreasing to slight adverse when core structures have been completed.

Effects on both landscape character and visual amenity particularly with regard to walkers on Greenway Lane may be partly mitigated through the use of protective woven screens erected along the boundary with the lane to obscure the site and associated activities.

Cumulative Effects

There is predicted to be some cumulative effects arising from construction activities which may coincide with similar activities on the nearby Ullenwood Court land south of Greenway Lane. Deliveries

and works areas are quite separated but activities may give rise to slightly adverse cumulative impacts both on character and visual amenity. On completion both developments will be visually and physically separated including access. As such the longer term cumulative effects arising from the replacement dwelling works will be limited with a slightly greater sense of settlement within the local landscape. This is likely to be experienced through increased activity rather than urbanisation through introduction of prominent visual changes due to the extent and nature of new enhancement and mitigation green infrastructure.

Significance of Effects

The significance of effects are set out in Tables 1 and 2 below. The threshold for significant harm in a landscape of medium high sensitivity is assessed to be Slight/Moderate Adverse. No significant effects are confirmed in the assessment Tables below. The key below should be read in conjunction with Tables 1 and 2.

No harm or negligible effects and maybe beneficial	
Limited harm but less than significant	
Potential for significant harm	
Significant harm	

Summary & Conclusion

Although the landscape of the high wold in this location is assessed to have a medium high sensitivity and high value, the site itself is uncharacteristic and a local visual detractor due to its form, condition and its uncharacteristic materials and disturbance of the adjoining ground. As such it makes only a limited contribution to the desirable features of the local landscape character or visual amenity.

The site has consent for the conversion of the existing stable building to a new dwelling, but the opportunity exists to construct a dwelling that brings further enhancement to both the landscape character and visual amenity of the site and immediate area. The development proposals have been

informed by earlier baseline landscape and visual appraisal which through an iterative design process has led to design proposals which respond to the constraints and opportunities afforded by development. The architectural proposals have been designed to assimilate with the rural location, responding to conserve and enhance local views and character. This is achieved through the introduction of a building of low visual prominence and sensitive design using appropriate materials and finishes, supported with new native green infrastructure which restores desirable characteristics appropriate with the locality. Domestic paraphernalia, light spill and other potentially urbanising features are either limited or contained by design and strategic green infrastructure. In effect the development proposals leave a limited footprint within the landscape which when assessed identifies generally beneficial effects for both local landscape and visual receptors.

The threshold for potential harm in the medium high sensitivity landscape of this area of the AONB is low being assessed to be slight/moderate adverse. Although some cumulative effects have been identified these are primarily associated with construction phase and in the longer term are not considered sufficient to undermine the rural character of the location. Overall, the assessment has identified that the development proposals would not result in significant effects that would exceed this threshold or conflict with the strategies and guidelines for the high wold character area that add to recognised pressures for change. As such the development proposals will maintain and enhance a strong sense of place and will conserve the landscape character and visual beauty of the AONB in accordance with both national and local policy requirements.

Table 1: Summary of landscape assessment

Landscape effects								Significance of effect	
Landscape receptor	Susceptibility /vulnerability to change	Value	Overall Sensitivity	Scale of effect	Geographical Extent	Duration and reversibility	Overall Magnitude of effect	Significance of effects at Year 1	Significance of effects at establishment (of mitigation planting*)
Area 7 High Wold sub area 7c Cotswold High Wold Plateau	Medium	High	**Medium High**	Scale of effect is limited but identifiable. Duration is permanent.			**Low**	**Slight Beneficial**	**Slight Beneficial**
Local landscape character at Ullenwood	Medium	High	**Medium high**	Scale of effect is low but identifiable. Duration is permanent.			**Medium**	**Moderate Beneficial**	**Moderate Beneficial**
Greenway Lane	Medium	High	**Medium High**	Scale of effect is moderate but geographically limited. Duration is permanent.			**Medium**	**Moderate Beneficial**	**Moderate Beneficial**
Study site	Low	High	**Medium**	Scale of effect is large but contained to site. Duration is permanent.			**Low**	**Moderate Beneficial**	**Moderate Beneficial**

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

Table 2: Summary of visual assessment

Visual effects								Significance of effect	
Visual receptor	Susceptibility /vulnerability to change	Value	Overall Sensitivity	Scale of effect	Geographical Extent	Duration and reversibility	Overall Magnitude of effect	Significance of effects at Year 1	Significance of effects at establishment (of mitigation planting*)
Cotswold Way National Walking Trail –along Greenway lane including Greenway Manor (viewpoint photos 1, 2, 4, 5, 6)	High	High	**High**	Limited to almost immediately adjoining only. Mitigation and enhancement increase screening of site and strengthen rural characteristics along lane. Permanent.			**Low**	**Slight Beneficial**	**Slight Beneficial**
Public right of way –The Crippetts (viewpoint photo 3)	High	High	**High**	No effects predicted			**Negligible**	**Not significant**	**Not significant**
Cotswold Way National walking trail from north of National Star College to Leckhampton Hill (viewpoint photo 8)	High	High	**High**	Limited due to distance, land cover and nature of proposals. Very limited geographical extent in a wide view. Permanent.			**Low**	**Slight Beneficial**	**Slight Beneficial**
Leckhampton Hill and Devils Chimney open access land (viewpoint photo 7)	High	High	**High**	Limited due to distance, land cover and nature of proposals. Very limited geographical extent in a wide view. Permanent.			**Low**	**Slight Beneficial**	**Slight Beneficial**

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

APPENDIX A - ASSESSMENT METHODOLOGY

1.1 Assessment Guidelines

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

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

1.2 LVIA Methodology

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

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

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

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish parameters
- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects: that are likely to occur including whether they are adverse or beneficial
- Assess significance of effects: systematic assessment of the likely significance of the effects identified
- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any significant negative (adverse) effects

Method of Desk Study

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

Method of Field Work

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

1.3 Method for Assessing Landscape

Landscape Character and Characterisation

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

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

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

National Character Assessment
Establishes broad pattern of the landscape of the wider countryside
↓
District Character Assessment
Establishes pattern of the landscape of the district/county countryside
↓
Local Character Assessment
Establishes pattern of the landscape at a local level
↓

Site elements and features

Establishes to landscape resources on the site such as trees, hedges etc

Value of the landscape receptor

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

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

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

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

The definitions of value used are as follows:

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

Susceptibility of the landscape receptor to the proposed change

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

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

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

Definition of Landscape Sensitivity

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

Table A: Definition of Landscape Sensitivity:

Sensitivity	Definition
High	- High susceptibility to proposed change - May be a designated landscape valued at a National or International level - Landscape characteristics are vulnerable and unable to accommodate change - Development may result in significant changes to landscape character
Medium-High	- Medium or high susceptibility to proposed change - May be a designated landscape valued at a local or national level - Landscape characteristics are vulnerable with limited ability to accommodate change

	- Development may result in moderate changes to landscape character
Medium	- Medium susceptibility to proposed change - Some designated features and/or valued at a local level - Landscape characteristics are able to accommodate some change - Development may not result in significant changes to landscape character
Medium-Low	- Low or medium susceptibility to proposed change - Likely to be an undesignated landscape but possibly some designated features and/or valued at a local level - Landscape characteristics are resilient to accommodating change - Development may not result in significant changes to landscape character
Low	- Low susceptibility to proposed change - Undesignated landscape and/or valued at a community level - Landscape characteristics are robust and able to accommodate change - Development may not result in significant changes to landscape character
Negligible	- No susceptibility to proposed change - Undesignated, valued at a site level - Landscape characteristics that are degraded or discordant with landscape character - Development may result in an improvement to landscape character

Landscape Receptor –Overall Magnitude of Effect

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

- The scale of the effect –for example, whether there is complete loss of a particular element/feature/characteristic or partial loss or no loss; proportion of key elements or features of the baseline that will be lost, the value/importance of these elements to the landscape character and the degree of contrast between the development and the landscape character

- The geographical extent of the area affected relative to the receptor; this will range from the site itself, a short distance comprising the immediate local area, a medium distance comprising the local and middle landscape and long distance comprising the wider landscape

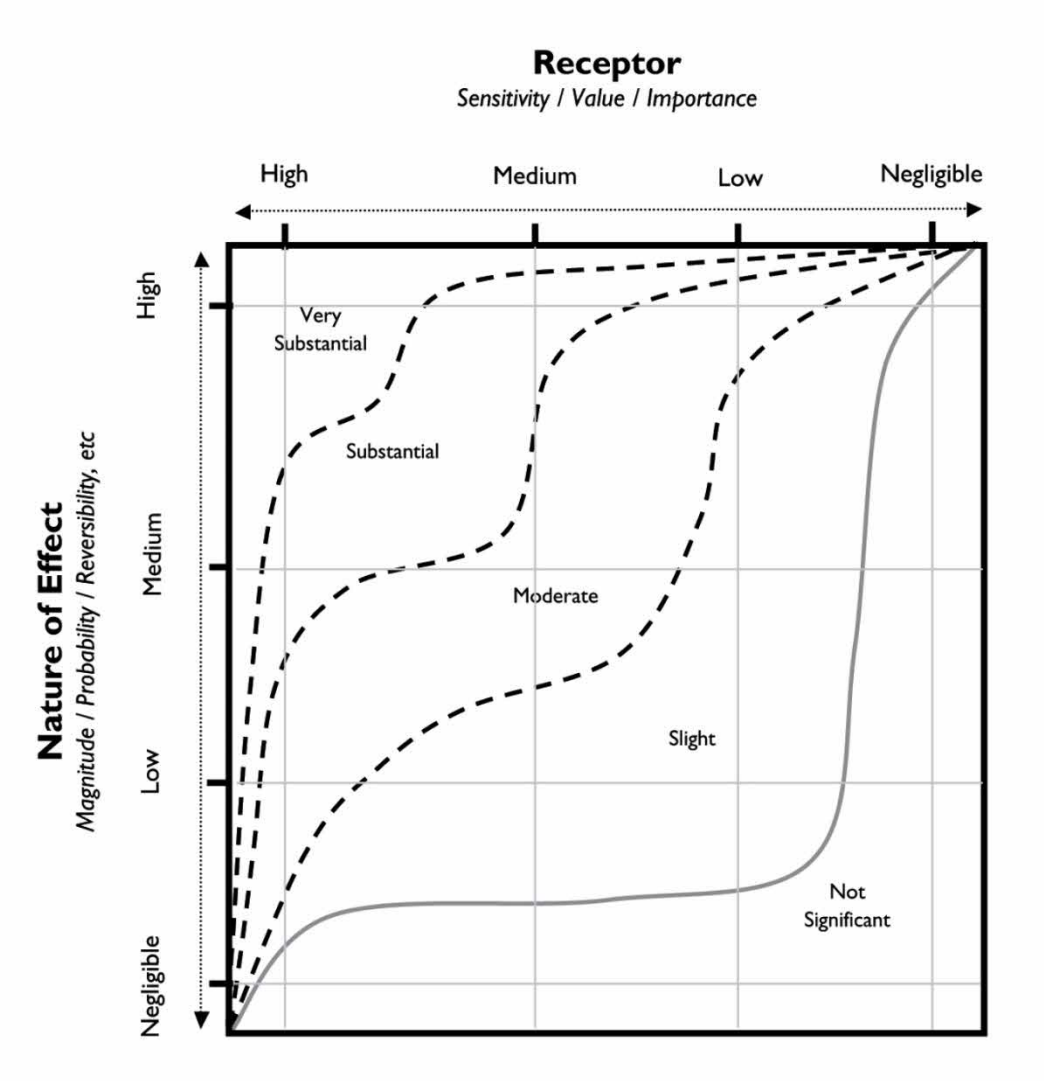
- The duration of the effect; 0-1 year for the construction period is considered short term duration, 1-10 years for mitigation to establish is considered medium term duration, 10 years and beyond is considered long term duration

- Reversibility; the extent to which the development could be removed and the land reinstated. Reversible and temporary development would include solar farms and wind turbines. Other development such as housing would be considered irreversible and permanent

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

Assessment criteria used to assess landscape effects

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



1.4 Method for Assessing Views

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

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

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

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

<u>Value attached to views</u>

Visual sensitivity is partially determined by judgements made attributing value to views. Judgements take account of:

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

The value of views is defined as follows:

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

Susceptibility of visual receptors to change

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

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

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

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

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

Table C: Definition of Visual Sensitivity	
Sensitivity rating:	Definition:
High	Receptor may have high susceptibility to changes in view/visual amenity, views experienced may be of a high value designated landscape or at a defined publicised viewing point/attraction, receptors may include residents at home (from rooms generally occupied in daylight hours), users of national or long distance trails or visitors to listed parks/gardens.
Medium-High	Receptor may have medium or high susceptibility to changes in view, views experienced may be of a high or medium value designated landscape, receptors may include travellers on scenic road routes, residents at home (from rooms not facing the development or generally not occupied in daylight hours), users of public rights of way.
Medium	Receptors may have medium susceptibility to changes in view/visual amenity, views experienced may be within medium value locally designated landscape, receptors may include travellers on roads, pedestrians or cyclists.
Medium-Low	Receptors may have with low or medium susceptibility to changes in view/visual amenity, views experienced may be of a medium or low value locally designated landscape where there maybe be some detractors, receptors may include commuters on busy roads such as motorways or urban roads, users may be involved in passive outdoor sport such as golf.
Low	Receptors may have low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting
Negligible	Receptors may have low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work

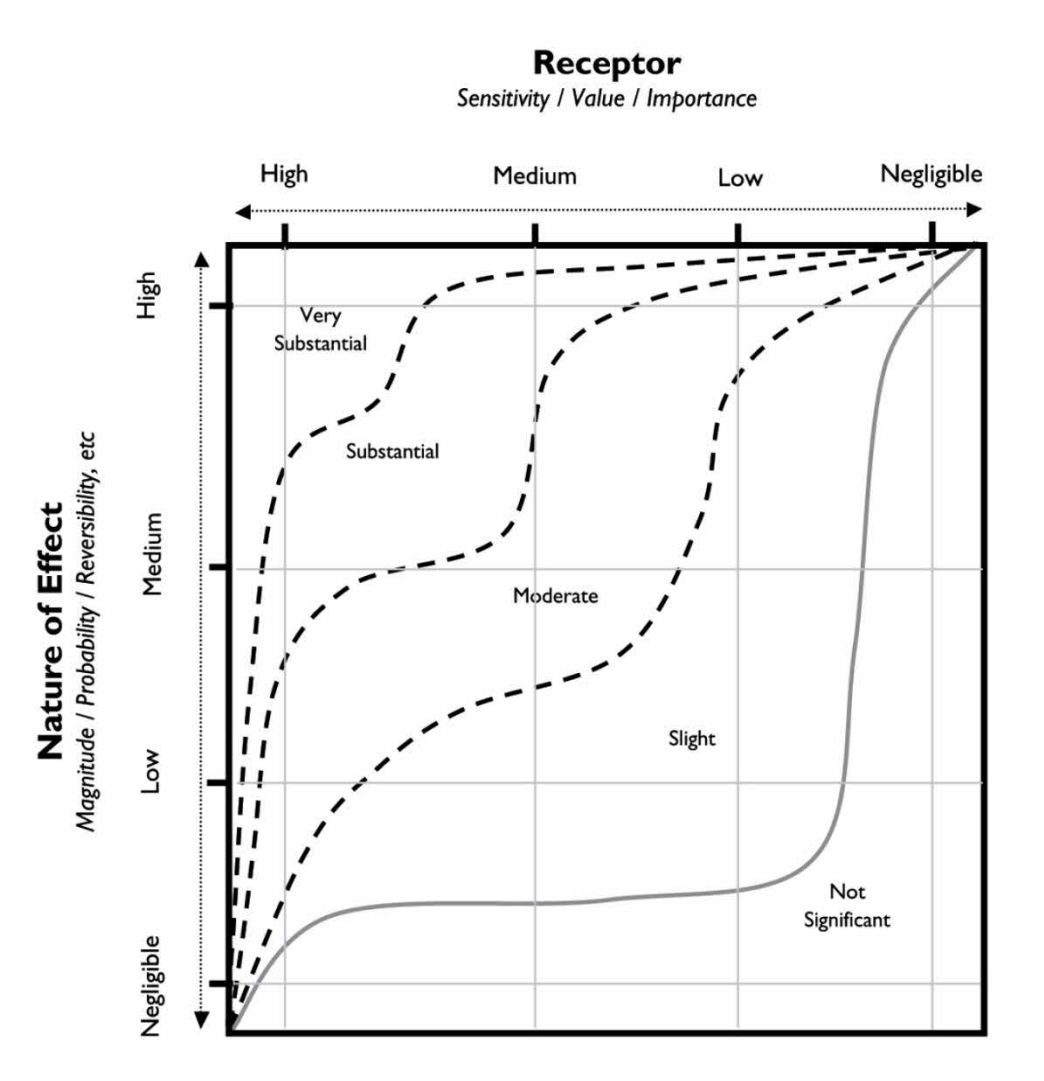
Visual Receptor –Overall Magnitude of Effect

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

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

Assessment criteria used to assess visual effects

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



1.5 Assessment criteria used to assess significance of effects

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

Table E: Definition of significance	

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

APPENDIX B –GLOSSARY OF TERMS

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

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

	explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape value	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Susceptibility (or vulnerability)	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
Time depth	Historical layering – the idea of a landscape as a 'palimpsest, a much written -over manuscript.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amen experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

APPENDIX C –FIGURES AND PLANS

KEY

Study Site

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

N

SCALE: **NTS**

Project Name:

Former Stables, Greenway Lane, Ullenwood

MHP Reference:

23022

Revision: Status: Date:
March 2023

Figure 1 Site Location

23022 Ullenwood Stables, Greenway Lane

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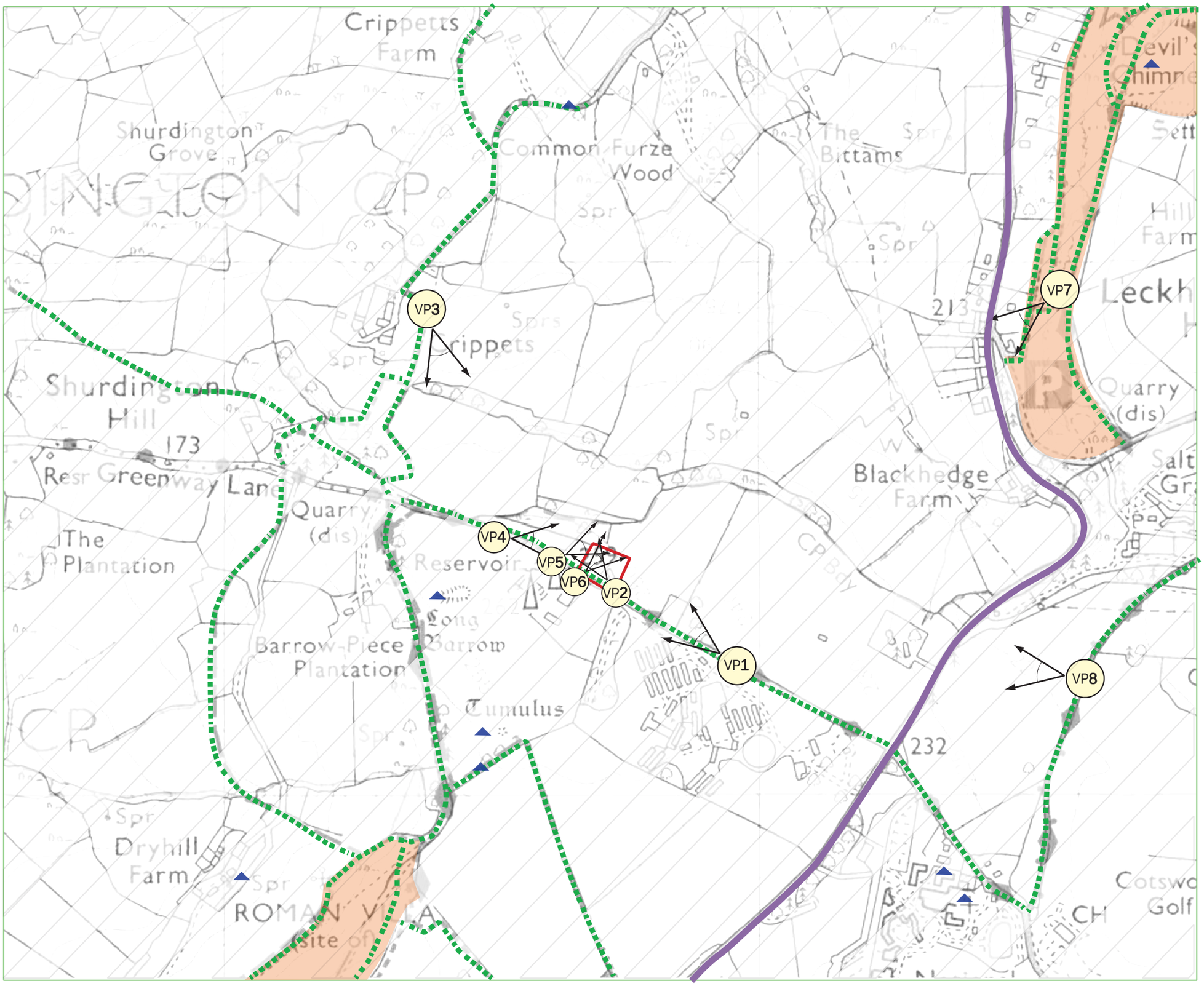

KEY

- Study Site
- Public Rights of Way
- Viewpoint Location/Direction
- Key Route / Main road
- AONB and Green Belt
- SSSI
- Listed Building

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

N

SCALE: **NTS**

Project Name:
Former Stables, Greenway Lane, Ullenwood

MHP Reference:
23022

Revision:	Status:	Date:
	Draft 1	March 2023

Figure 2 Viewpoint Photograph Locations and Context
23022 Ullenwood Stables, Greenway Lane

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Figure 3 Viewpoint Photograph 01 - Single Frame View
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 23	Direction of view:	Looking west

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Study Site

Extent of Single Frame View

Figure 4 Viewpoint Photograph 01 - Panoramic View for Context

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	
Image captured:	March 2023	Direction of view:	Looking west

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Figure 5 Viewpoint Photograph 02 - Single Frame View
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2023	Direction of view:	Looking west

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Study Site

Extent of Single Frame View

Figure 6 Viewpoint Photograph 02 - Panoramic View for Context

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	
Image captured:	March 2023	Direction of view:	Looking west

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Figure 7 Viewpoint Photograph 03 - Single Frame View

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2023	Direction of view:	Looking west

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Approximate Study Site

Extent of Single Frame View

Figure 8 Viewpoint Photograph 03 - Panoramic View for Context

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	
Image captured:	March 2023	Direction of view:	Looking south

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Figure 9 Viewpoint Photograph 04 - Single Frame View
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2023	Direction of view:	Looking east

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Extent of Single Frame View

Figure 10 Viewpoint Photograph 04 - Panoramic View for Context

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	
Image captured:	March 2023	Direction of view:	Looking east

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Figure 11 Viewpoint Photograph 05 - Single Frame View
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2023	Direction of view:	Looking north east

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Extent of Single Frame View

Figure 12 Viewpoint Photograph 05 - Panoramic View for Context

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	
Image captured:	March 2023	Direction of view:	Looking north east

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Figure 13 Viewpoint Photograph 06 - Single Frame View
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2023	Direction of view:	Looking north east

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Extent of Single Frame View

Figure 14 Viewpoint Photograph 06 - Panoramic View for Context

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	
Image captured:	March 2023	Direction of view:	Looking north east

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Figure 15 Viewpoint Photograph 07 - Single Frame View
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2023	Direction of view:	Looking south west

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Figure 16 Viewpoint Photograph 07 - Panoramic View for Context

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	
Image captured:	March 2023	Direction of view:	Looking south west

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Figure 16a Viewpoint Photograph 07a - Single Frame View (Image captured 4.15pm)
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	28/01/2020	Direction of view:	Looking west

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Figure 16b Viewpoint Photograph 07b - Single Frame View (Image captured 5pm)
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	28/01/2020	Direction of view:	Looking west

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Figure 17 Viewpoint Photograph 08 - Single Frame View
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2023	Direction of view:	Looking west

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Extent of Single Frame View

Figure 18 Viewpoint Photograph 08 - Panoramic View for Context

23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Fuji-Film XE-2
Projection:	Planar	Camera Lens:	Prime 35mm
Enlargement factor:	100% @A3	HFoV:	
Image captured:	March 2023	Direction of view:	Looking west

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Figure 18a Viewpoint Photograph 08a - Single Frame View (Image captured 4pm)
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	27/01/2020	Direction of view:	Looking west

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Figure 18b Viewpoint Photograph 08b - Single Frame View (Image captured 5pm)
23022 Ullenwood Stables, Greenway Lane

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	27/01/2020	Direction of view:	Looking west

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KEY

- Public right of way
- Direction of Slope
- Existing trees
- Proposed trees
- Site boundary

1. New Native hedge planting to define and enclose entrance to site
2. Low level planting at entrance to allow views across towards Cotswold Escarpment
3. Semi Intensive green roof with grass and ferns blends building into surroundings whilst creating biodiversity enhancements
4. Green Geoweb drive reduces rainwater run off and softens visual impact of drive way
5. Proposed dry stone wall enhances setting and imbeds desirable characteristics of the AONB
6. Domestic garden enclosed within the imediate environs of the dwellings minimising the extent of the domestic curtilage
7. Native tree planting reinforces enclosed character of Greenway Lane, provides privacy to dwelling and minimised impact of dwelling on users of the lane
8. New native hedge planting and hedge restoration along greenway lane
9. New native hedge to enclose the formal garden and contain the domestic curtilage of the dwelling
10. Existing established woodland
11. Timber field gate and posts gateway finish
12. Long grass borders to the domestic curtilage and gardens of the dwelling soften the transition to the surrounding countryside/woodland

Landscape Strategy

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