

Tibberton, Gloucestershire

October 2023

MHP DESIGN LTD - CHARTERED LANDSCAPE ARCHITECTS - MASTERPLANNERS - ARBORICULTURALISTS

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| MHP Project number: | 22265 |
| Project name: | Tibberton, Glos |
| Client: | Luxton Architects |
| Issue number: | V2 |
| Date: | Sept 2023 |
| Author: | DB |
| Checked: |  |

1 INTRODUCTION

1.1.1 MHP Design Ltd are Chartered Landscape Architects and a registered practice of the Landscape Institute. MHP have been appointed on behalf of Luxton Architects to undertake a Landscape and Visual Appraisal (LVA) for the development proposal located off Meredith Lane in Tibberton, Gloucestershire.

1.2 Aims and Scope of Assessment

1.2.1 The aim of this assessment, is to understand the landscape and visual sensitivity of the site and its contextual area, to inform on the requirement and nature of potential mitigation and to identify potential landscape and visual effects. These potential effects are then considered in the context of national and local landscape policies and guidance.

1.3 Location

1.3.1 The site is located on land adjoining the village of Tibberton, but outside of the settlement boundary, on the southern edge of the village. The site is located east off Meredith Lane, consisting of an existing large barn and two smaller structures, set within a larger field formed of grass, scrub and trees.

1.3.2 The following published resources have also been consulted for guidance and background information within the baseline of this assessment:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA)
- National Character Areas NCA 106: Severn and Avon Vale
- Forest of Dean Landscape Character Assessment
- Forest of Dean Local Plan Core Strategy

1.4 Landscape and Visual Appraisal Methodology

1.4.1 The LVA has been undertaken following best practice:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- Technical Guidance Note (TGN) 02-21 Assessing Landscape Value Outside National Designations (2021)

1.4.2 The landscape appraisal work has been undertaken in two phases; desk top studies followed by site studies involving visiting the site and the surrounding areas.

1.4.3 The desktop study involves gathering baseline data from published Landscape Character Assessment documents, Planning Documents, GIS mapping, OS maps and aerial photographs to identify existing landscape features and context including:

- Topography
- Settlement boundaries
- Flood Zones
- Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens
- Local Plan designations relating to landscape.
- Ancient Woodland
- Areas of Outstanding Natural Beauty
- National Character Areas
- District Landscape Character Types and Areas
- Public rights of way

1.4.4 The field assessment involves a chartered landscape architect visiting the site and local area to identify key characteristics and key receptors including:

- Natural features and elements such as topography, hydrology, land cover
- Cultural and social aspects such as land use, historic landscape features and relationship to settlement and built structures.

- Aesthetic and Perceptual aspects such as scale, openness, tranquillity, naturalness, and remoteness
- Condition of the landscape elements and features
- Visual characteristics such as scenic quality, intervisibility, characteristic views, focal points, visual detractors
- Visual receptors; People at scenic viewing locations, walkers, Cyclists, Road users, Occupants of houses, People at their place of work, People using indoor/outdoor community facilities.

1.4.5 Please refer to Appendix B for full assessment methodology.

1.5 The Study Site

1.5.1 The site comprises of an approximately, triangular shaped area of land, formed of a large agricultural metal shed and 3 smaller structures, surrounded by grass, scrub and a small number of trees. The site lies on the southern edge of the settlement of Tibberton, surrounded by both a number of settlement features, and an open rural landscape, characteristic of the edge of the village location. Tibberton lies in a largely open rural landscape, situated 5 miles from the towns of Gloucester and Newent. To the east and south, the site is bordered by open agricultural fields, bound by hedgerows and occasional woodland copse. To the north and west the site is bordered by residential built form and settlement features.

1.6 The Proposed Development

- 1.6.1 Erection of 2no. dwellings with associated access, car parking, gardens and associated works. The proposed residential built form is located approximately within and adjoining, the footprint of the existing barn on site.
- 1.6.2 The site plan extends and reinforces surrounding green infrastructure across the site with new tree and hedge planting to enhance the site, and where necessary encloses and contains the development. The Proposed development replaces the existing large agricultural barn and the smaller structure to the north. The two other small structures will be incorporated into the proposals. The proposals reflect the adjoining settlement pattern established along Meredith Lane.

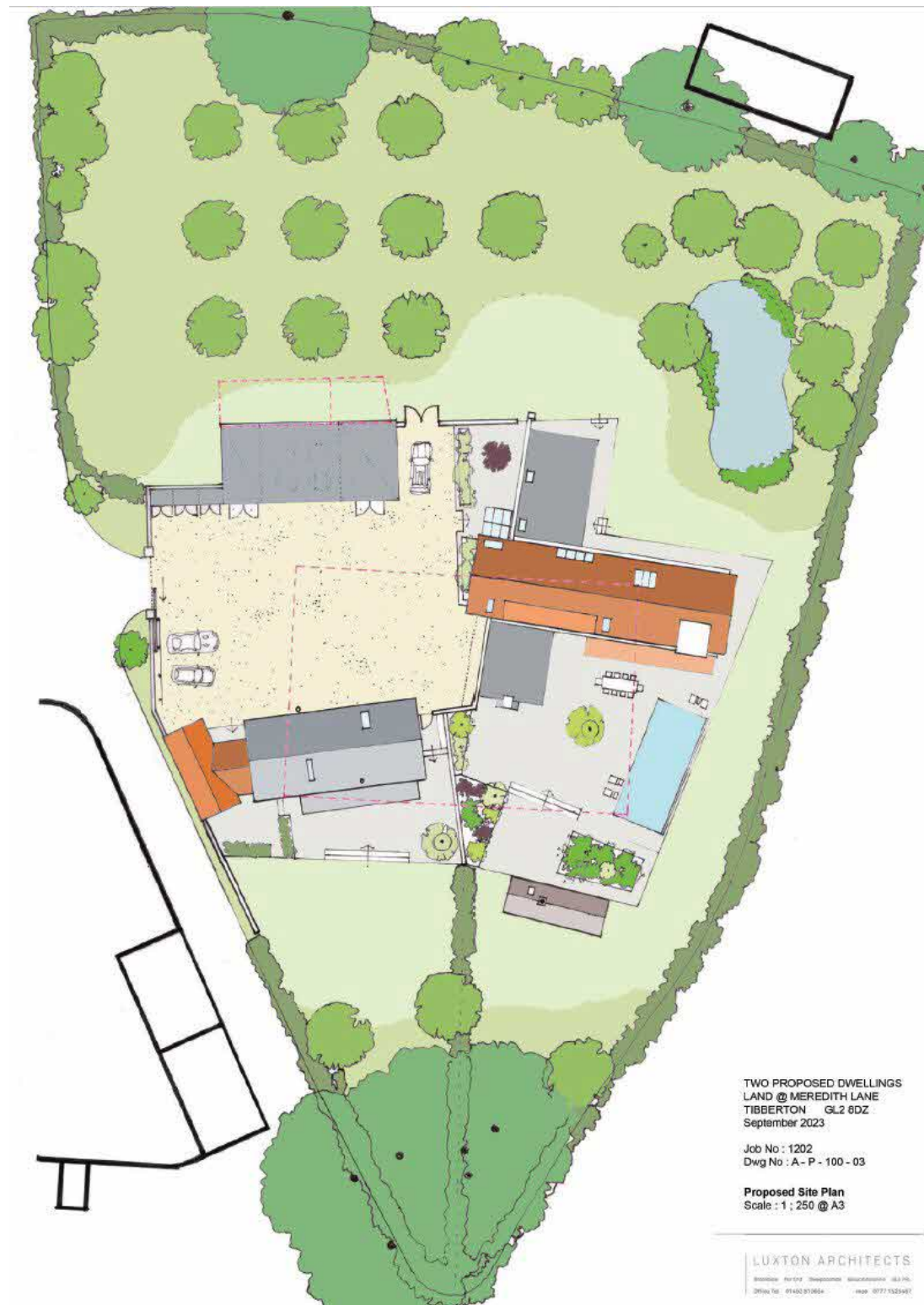


Figure 1: Architect Site Layout

2 LANDSCAPE POLICY CONTEXT

2.1 National Planning Policy Framework (NPPF)

2.1.1 The National Planning Policy Framework (NPPF) sets out the governments planning policies for England and how these are expected to be applied for future development. At the heart of the NPPF is 'a presumption in favour of sustainable development'.

2.1.2 Sections relate to landscape specific policies focused on 'Conserving and Enhancing the Natural environment' and provide relevant guidance, that proposals:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Conserve and enhancing the natural environment including valued landscapes
- Recognise the intrinsic character and beauty of the countryside

2.1.3 The site is not within a nationally or locally protected landscape.

2.1.4 The following table provides a framework to identify whether an undesignated site constitutes a valued landscape.

| | |
|-----------------------|---|
| Landscape Quality | Moderate |
| Scenic Value | Moderate |
| Rarity | No identified rare landscape features |
| Representativeness | Limited features |
| Conservation Interest | Low. Partially developed, formed of grass and partially enclosed by trees. Some potential ecological hedgerow/tree value. |

| | |
|--------------------|--|
| Recreational Value | None |
| Perceptual Aspects | Contributes to character of agricultural landscape |
| Associations | None recorded |

2.1.5 Based on the above assessment, the study site is not considered to be a 'valued landscape' with reference to NPPF paragraph 174).

2.2 Local Planning Policy

2.2.1 The following documents have been referred to for landscape policies and designations:

- Forest of Dean Local Plan Core Strategy 2012-2026
- Forest of Dean Council: Allocations Plan 2006 to 2026

2.2.2 The following Local Plan policies have been considered against the proposal and study area.

| Forest of Dean Local Plan Core Strategy 2006-2027 | |
|--|--|
| Policy CSP 1: Design, environmental protection and enhancement | The design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context, and provide green infrastructure where necessary. |
| Policy CSP 4: Development at settlements | New development must reinforce existing settlement pattern |

| Forest of Dean District Council: Allocations Plan 2006 to 2026. Adopted June 2018. | |
|--|--|
| Policy AP 4 – Design of Development | New development will be expected to be of a high quality design making a positive contribution to the design quality of the area in which it is proposed. |
| Policy AP 5 – Historic Character and local distinctiveness | Development should protect and promote the special qualities, historic character and local distinctiveness of the district in order to maintain its cultural identity and sense of place. Development proposals will be required to preserve and where appropriate enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality. |
| Policy AP 6 – Locally Distinctive Areas | <p>Development will be required to demonstrate that it complements the established character of the area.</p> <p>Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site).</p> <p>Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.</p> |
| Policy AP 8 – Green Infrastructure | New development proposals must consider and where appropriate provide green infrastructure as an integral part of development schemes. Such provision must take best advantage of nearby features in a manner that safeguards or enhances the biodiversity of the development site concerned and its surroundings, and these should consider how they can also enhance the landscape |
| Designations | |
| Tree Preservation Order (TPO) | There are no identified TPOs which apply to the site |
| AONB | Not applicable to site |
| Special Landscape Area (SLA) | Not applicable to site |

| | |
|---------------------------------------|--|
| Area of Great Landscape Value | Not applicable to the site, none adjacent |
| Open access land/public rights of way | There are no PRoW on the study site itself, one PRoW to the west, and a number of PRoW in the wider vicinity |
| Conservation Area | The site is not located within a Conservation Area or is it on an adjacent boundary |
| Registered Parks and Gardens | The site is not within or adjacent to land designated as a Registered Park and Garden. |
| Ancient Woodland | No areas of the site or adjoining areas are classified as Ancient Woodland |

2.2.3 Supplementary Guidance: Forest of Dean Residential Design Guide

2.2.4 Development will take into account the guidelines and strategies outlined in the Forest of Dean Residential Design Guide.

Two issues underpin the guidance:

- The design of individual dwellings and the grouping of buildings should reflect the local characteristics which give each part of the District a sense of place and identity.
- Applications should demonstrate how environmental concerns and the issue of sustainability have been incorporated into the design.

2.2.5 Supplementary Guidance: Landscape Supplementary Planning document –Adopted March 2007

2.2.6 The document sets out important principles relating to the environment and more specifically, the landscape. The guidance should be used to inform the development planning and design.

The objective of this document is to ensure planning applications:

- offer a good standard of design;
- are well sited in the landscape;
- are in keeping with the locality and make a positive contribution to local landscape character;

2.2.7 In summary, both national and local landscape policies seek to retain local distinctiveness, landscape character and visual amenity. The site is not protected at a national or local level by landscape designation, or forms part of a valued landscape. Both national and local landscape policy and guidance generally seek to conserve local distinctiveness and appearance. Landscape policies are not nil harm policies and would require 'significant' landscape and visual adverse effects to exceed the threshold of unacceptable harm. Any landscape and visual harm arising from development should be considered in the overall planning balance. Development of the site should be consistent with local plan policies that seek development to be sympathetic to local visual amenity and the character of the area, as well as introducing new features of value.

3 LANDSCAPE BASELINE

3.1 Scope of Assessment

3.1.1 The following landscape receptors have been included for assessment:

- National Character Areas NCA 106 Severn and Avon Vale
- Forest of Dean Landscape Character Assessment (2002) –‘Unwooded Vale’ Landscape Character Type, and ‘The Severn Vale’ Landscape character area (Area 19)
- Local Landscape Character
- Site features

3.2 NCA106 Severn and Avon Vale

3.2.1 Key characteristics of the Severn and Avon Vale are as follows:

National Character Area profile:

106. Severn and Avon Vales

Supporting documents

Introduction & Summary

Description

Opportunities

Key facts and data

Landscape change


Analysis

Key characteristics

- A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury.
- Prominent oolitic limestone outliers of the Cotswold Hills break up the low-lying landscape in the south-east of the area at Bredon Hill, Robinswood Hill, Churchdown Hill and Dumbleton Hill.
- West of the Severn the Mercia Mudstones predominate, producing poorer silty clay soils. Lias clays in the Avon Valley and east of the Severn create heavy but productive soils. River terrace gravels flank the edges of watercourses.
- Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards. Remnants of formerly extensive Chases and Royal Forests, centred around Malvern, Feckenham and Ombersley still survive.
- Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow pollards and alders.
- Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.
- Unimproved neutral grassland (lowland meadow priority habitat) survives around Feckenham Forest and Malvern Chase. Along the main rivers, floodplain grazing marsh is prevalent. Fragments of unimproved calcareous grassland and acidic grasslands are also found.
- The River Severn flows broadly and deeply between fairly high banks,


north to south, while the Warwickshire River Avon meanders over a wide flood plain between Stratford, Evesham and Tewkesbury. The main rivers regularly flood at times of peak rainfall.

- A strong historic time line is visible in the landscape, from the Roman influences centred at Gloucester, earthwork remains of medieval settlements and associated field systems through to the strong Shakespearian heritage at Stratford-upon-Avon.
- Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.
- Many ancient market towns and large villages are located along the rivers, their cathedrals and churches standing as prominent features in the relatively flat landscape.



The view from Stanway Hill across the Severn Vale showing Cotswold outlier hills standing out from the surrounding flat vale; Dumbleton Hill near the centre, Bredon Hill far centre, Malverns left horizon.

3.2.2 The NCA 106 includes guidance within the Statements of Environmental Opportunity which include the following:

| National Character Area profile: | 106. Severn and Avon Vales | | | | |
|----------------------------------|---|-------------|---------------|---|----------------------|
| | Introduction & Summary | Description | Opportunities | Key facts and data | Supporting documents |
| | | | | | Supporting documents |
| | <h3>Statements of Environmental Opportunity</h3> <ul style="list-style-type: none"> ■ SEO 1: Protect and manage the landscape, heritage and biodiversity associated with the Severn Estuary, the river valleys and other hydrological features, planning for a landscape scale expansion of wetlands, intertidal habitats and unimproved grasslands along river floodplains through, restoration, expansion and re-linkage of existing remnant areas of semi-natural habitat. ■ SEO 2: Seek to safeguard and enhance this area's distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management with their strong links to past land use and settlement history, and for the benefits this will bring to soil erosion, soil quality and biodiversity. ■ SEO 3: Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity. ■ SEO 4: Protect geological exposures and maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a coherent and resilient habitat network enabling ecosystems to adapt to climate change. | | | | |
| | | | |  | |
| | | | | <p>Cattle grazed saltmarsh Northwick Warth, Severn Estuary, Avon.</p> | |

3.3 Forest of Dean Landscape Character Assessment (2002):

3.3.1 The Forest of Dean Landscape Character Assessment (2002) identifies the site as located within the Unwooded Vale Landscape Character Type.

3.3.2 The Key characteristics of the Unwooded Vale Landscape Character Type are as follows:

- "Soft rolling landscape formed from the districts youngest rocks and thick deposits of drift geology.
- Extensive areas of wet meadow and floodplain.
- Well maintained, and often ancient hedgerows forming an extensive network throughout the vale.
- Numerous mature field and hedgerow oaks and small copses and shelter belts.
- Quiet winding lanes linking numerous isolated farms and hamlets.
- Remnants of medieval moated sites, ridge and furrow and water meadows.
- Distinctive timber clad and half timbered barns associated with many farmsteads.

- Timber and brick are the prevalent building materials used throughout the vale”.

3.3.3 The Landscape Character Type is further broken down into the Landscape Character Area of “6b. The Severn Vale”. The Key characteristics of the Severn Vale Landscape Character Area are as follows:

An extensive landscape stretching from Awre in the south to Lowbands in the north. The varying geology creates a complex mix of arable and pasture farming.

Historically large areas of the vale would have also been cloaked in orchards. In recent times these have been grubbed out and replaced with grazing land or crops. Despite significant losses small orchards survive and neat rows of fruit trees can often be seen in close proximity to farms.

Many fields appear to have been left fallow. In these meadows buttercups and other wild flowers have been allowed to grow unchecked resulting in an attractive contrast to the more well maintained arable fields and improved pastures.

Hedgerow trees and field trees, typically oak, are an important landscape feature. These are often mature and contribute to the sense of a well treed landscape. Small copses and shelterbelts are evident in the landscape, and gain further prominence when located on one of the many small hillocks that rise from the vale.

The Severn Vale is deeply rural. Few large settlements exist and the predominant form of settlement is in the form of isolated farm houses, hamlets and small villages. Older properties are conspicuous clustering around the church at the centre of the village. These are primarily of red brick and often of half timbered construction.

Isolated farms and villages are linked by a network of narrow lanes. Smaller roads and tracks are closely bordered by tall rambling hedges. A number of the farm houses are whitewashed, increasing their visibility and prominence in the otherwise rural vale landscape.

Visually the vale retains a consistent and coherent character although the varying landscapes surrounding it help provide orientation. For example in the far north The Malverns remain in views across much of the landscape.

3.3.4 The Forest of Dean Allocations Plan 2006 to 2026 identifies the character of the Settlement at Tibberton as:

“Tibberton is a small settlement accessed via narrow lanes. Much of the settlement as defined is modern development with traditional redbrick properties. There are a number of open spaces contributing to the amenity of the area. There are few services within the settlement”.

The Key issues were identified as thus:

“To protect the countryside from development”.

Summary

3.3.5 The study site and its immediate contextual landscape reflects some of characteristics of the National Character Area. The site and the study area reflect a number of features of the district landscape character type/area with the site rural in character, located within a small village, accessed by a rural lane, with surrounding settlement features formed of a variety of Architectural styles. Development is required to respond to the character of the settlement.

3.4 Local Landscape Character:

3.4.1 At local level the character of the site and its immediate context is informed by the following influences:

- A network of medium sized agricultural land parcels to the south and east, interspersed with settlement, and isolated farms and dwellings. Some localised hills, and access tracks/roads.
- Settlement edge of Tibberton, with residential properties varied in age, architecture and character in terms of the established dwellings nearby, with modern and renovated properties in close proximity to the study site.
- Well tree'd roads/lane leading to the study site.
- In its wider context the village of Tibberton sits within a rural agricultural landscape. Views to surrounding settlement limited in part by built form, landform and vegetation.

3.5 Study Site Landscape Resources:

3.5.1 In addition to a review of the National and Local Landscape Character Assessments, site specific work has been undertaken to identify individual landscape elements and their patterns across the site. The findings are as follows:

Natural Features & Elements:

3.5.2 The site is formed in part of both grass and small areas of scrub. There are a number of on-site trees on the southern edge of the site. The site boundary to the east and west are open in part with some enclosure provided by hedgerow vegetation to the north.

Cultural and Social Aspects:

3.5.3 There is a single large metal agricultural shed on site, and three smaller site structures formed of brick in a poor/declining condition. The pattern of settlement within this part of the village is largely linear in form along Meredith Lane, formed primarily of single dwellings set back from the lane. There are several new residential developments in close proximity to the site, both recently completed and with a new renovation immediately adjacent to the site to the west. The site is accessed via, and lies immediately adjacent to Meredith Lane.

Aesthetic and Perceptual:

3.5.4 There are no locally rare or unusual features on site or immediately adjoining. The grassed areas of the site contribute to the semi rural character of Meredith Lane, but the dominant agricultural shed and active use of the site associate the land use as part of the settlement and agricultural activity.

3.5.5 The housing development along Meredith Lane extends, and further reinforces, that this is a partially settled landscape with urbanising features.

3.6 Landscape Baseline Analysis

3.6.1 The confirmed landscape receptors potentially sensitive to development of the study site are set out below. The overall sensitivity of each receptor is assessed by considering their susceptibility to change created by the development and the value given to that receptor.

| Landscape Sensitivity | | | |
|--------------------------------------|----------------|--------|---------------------|
| Landscape receptor | Susceptibility | Value | Overall sensitivity |
| NCA 106 Severn and Avon Vales | Medium | Medium | Medium |
| Unwooded Vale Character Type | Medium | Medium | Medium |
| The Severn Vale Local Character Area | Medium | Medium | Medium |
| Local Landscape Character | Medium | Medium | Medium |
| Study site elements | Medium | Low | Medium-low |

3.6.2 The study site is influenced by both its edge of settlement location as well as the surrounding open agricultural context, albeit one that is interspersed with settlement. The site is bordered in part by residential built form, and forms part of a wider area of settlement along Meredith Lane, with dwellings separated by trees and hedgerow.

3.6.3 The landscape of the study site has a medium sense of time depth due to the adjoining settlement and lane. The site itself forms part of the transition to the wider rural landscape beyond although the site has some degree of separation provided by scrub and boundary vegetation which contains the site in part. The existing site shed and outbuildings, currently in poor condition, have a close association with both the surrounding active agricultural landscape, and activity along the Lane. The surrounding settlement features within the immediate area have a notable effect on local character and the character of the site. From within the site there are views towards adjoining dwellings and settlement features, as well as woodland and adjoining open fields.

3.6.4 There are opportunities to manage and improve existing landscape elements and features such as the existing boundary hedges and trees as well as introducing additional landscape features. These could include new native trees and native hedge planting, as well as new orchard planting, reflective of the FoD Character Assessment, which would enhance local character and create a desirable and attractive place for new residential development.

4 VISUAL BASELINE

4.1 Scope of Study Area

4.1.1 A combination of desktop assessment of maps and digital sources followed by a site survey by a Chartered Landscape Architect identified the potential visual envelope of the site and confirmed the nature of potentially sensitive visual receptors. Given the existing built form on site and low degree of visual contrast, visual receptors were identified as predominantly within an approx. 1Km radius. A field survey was undertaken by a Chartered Landscape Architect to confirm views during September 2023.

4.2 Description of views

Users of Buttermilk Lane (Viewpoint VP1)

4.2.1 Users of Buttermilk Lane include drivers, cyclists and pedestrians; running north of the study site through the core of the village of Tibberton. Views are generally channelled along the highway, contained in part by roadside landcover including buildings and vegetation. Views encompass the settlement edge of Tibberton, as well as the highway itself.

4.2.2 Views towards the site are largely obscured from this location, with a single, glimpsed, partial views afforded for a very short section of the road. As the highway moves further east and west, views become obscured by foreground built form and vegetation. The glimpsed views of the site encompass the dominant shed on site, and are seen within the context of the foreground residential development.

Users of Meredith Lane (Viewpoints VP2)

4.2.3 Users of Meredith Lane include drivers, cyclists and pedestrians, running north-south alongside the site. Views are generally channelled along the highway, contained by roadside vegetation and built form. Views encompass the settlement edge with residential properties along the road, as well as roadside planting, with sections of the lane well tree'd.

4.2.4 From this location there are transient, direct views afforded towards the site due to the relatively open boundary with the road, with views encompassing the dominant existing site built-form as well as the adjoining grassed areas. Road users experience views which are seen in the context of a settled environment. As the road moves further north beyond the immediate site vicinity, views are obscured by intervening vegetation and built form.

Users of PRow GTN 50 to the south (Viewpoints VP3 - VP6)

4.2.5 Views from along the footpath are walkers, with views encompassing the wider open rural landscape when orientated to the south, and the settlement edge of Tibberton when orientated to the north. Views are generally open, although enclosed in part by vegetation, and for a short section, by a stone wall.

4.2.6 There are views afforded towards the site both at a short and long distance. At a short distance in close proximity, and orientated towards the site, there are direct views afforded of the site boundary vegetation and site structures. As the path moves further south away from the site, views become lost due to landform and intervening vegetation (See VP5). There are glimpsed and partial longer distance views from elevated land further south, where the site forms a small proportion of the view and is seen in the context of surrounding and adjoining residential built form, the surrounding agricultural fields, and long distance views towards the background hills.

Users of PRow GTN 52 to the south (Viewpoint VP7)

4.2.7 Views from this location are likely to be walkers along Rundleshill. Views from this location are open and elevated, encompassing the settlements of Tibberton and Cuckold's Ash and the surrounding rural context. Longer distance views are afforded towards the background hills. Views become less expansive as the path moves through the lower lying landscape as it travels further north.

4.2.8 There is a partial view towards the site, which forms a small proportion of the overall view, and seen in its settled context. Views of the site primarily encompass the large metal shed on site, obscured in part by foreground vegetation.

Users of PRow GRU 12 to the east (Viewpoint VP8)

- 4.2.9 Views from this location are limited to short-distance views, largely open, with the bridleway contained in part by vegetation and built form adjoining Whitehall Farm before becoming more open. Views encompass the immediate context of both the adjoining agricultural fields; Whitehall Farm; as well as longer distance views to hills and elevated land beyond.
- 4.2.10 From this location the study site is largely not visible, obscured by vegetation, with one glimpsed transient view of part of the roof of the site shed afforded for a short section of the path.

Users of PRow GTN 11 to the south (Viewpoint VP9)

- 4.2.11 Views from this location are open, where the path traverses the agricultural field, before becoming enclosed as it moves further west by vegetation. Views encompass the surrounding settlement features and agricultural field.
- 4.2.12 Where the path traverses the field, there is a direct, open view into the site, encompassing the dominant site agricultural shed; as well as the well tree'd and partially settled context.

Users of PRow GRU 17 to the east (Viewpoint VP10)

- 4.2.13 Views from this location are transient and open, encompassing the agricultural field in which it passes, as well scattered built form, and distant hills.
- 4.2.14 Walkers have a partial view towards the site, encompassing the dominant built form of the agricultural shed on site. The site forms a small proportion of the overall view, with views partially filtered by onsite vegetation.

Residents in properties to the north and west

- 4.2.15 There are potential views from a limited number of neighbouring properties to the west and potentially from one property to the north. Where any glimpsed views are afforded, these will be filtered in part by intervening vegetation and seen from within a settled context. Views from the dwelling to the north are generally well screened by established hedge preventing views from gardens and ground floors.

Summary of Visual Baseline Analysis

4.2.16 Potential visual receptors were visited during the site survey and where views where potential views were confirmed these are set out below.

| Visual Sensitivity | | | |
|--------------------------|----------------|-------|---------------------|
| Visual receptor | Susceptibility | Value | Overall sensitivity |
| Users of Buttermilk Lane | Medium | Low | Medium - Low |
| Users of Meredith Lane | Medium | Low | Medium - Low |
| Users of PRoW GTN 50 | High | Low | Medium |
| Users of PRoW GTN 52 | High | Low | Medium |
| Users of PRoW GRU 12 | High | Low | Medium |
| Users of PRoW GTN 11 | High | Low | Medium |
| Users of PRoW GRU 17 | High | Low | Medium |

4.2.17 Viewpoint locations and viewpoint photographs are illustrated in Figures 2 to Figure 21.

5 MITIGATION AND ENHANCEMENTS

5.1.1 The study site currently has a relatively open boundary to the east, west, and in part to the south with opportunity for new tree and hedge planting to root the proposals in the landscape and assist with visually containing new built form filtering views. New soft landscaping will extend surrounding green infrastructure affording a net gain of biodiversity on site. There are opportunities for characteristic new orchard planting to assist in filtering views, and to enhance the site character by reintroducing this element typical of the LCA.

5.1.2 The layout of the proposed development reflects the linear settlement pattern adjacent to the site.

5.1.3 New planting can extend the surrounding green infrastructure which will reduce potential visual effects on both local and longer distance views. The retention of a green character to the site will also conserve the settled rural character of the landscape in this location.

6 LANDSCAPE AND VISUAL EFFECTS

6.1 Effects on Landscape Receptors

6.1.1 The assessment of landscape effects utilises information established through the initial desktop assessment of published assessments and other relevant information sources. The site survey considers this background information in the context of the features and characteristics identified on the ground and considers the potential effects that would arise by the introduction of the development proposals including mitigation measures.

6.1.2 The assessment of potential effects on landscape receptors is set out below for each confirmed landscape receptor.

6.1.3 Severn and Avon Vales NCA 1106

| NCA 106 Severn and Avon Vales | | | | | |
|-------------------------------|---------------------|---|--------------------|------------------|-----------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Landscape effect | Residual effect |
| Medium | Negligible | Permanent | Direct | Negligible | Negligible |
| Justification | | The scale and nature of the development in this location would have an extremely small effect on the landscape character of this broad scale character area. Development would be in-keeping with local characteristics including pattern of settlement, and is largely contained to an area already developed. | | | |

6.1.4 Landscape Character Type: Unwooded Vale LCT

| Unwooded Vale Type LCT | | | | | |
|------------------------|---------------------|--|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Landscape effect | Residual effect |
| Medium | Low | Permanent | Direct | Slight beneficial | Slight beneficial |
| Justification | | The introduction of new dwellings are a continuation of the local settlement pattern and contextual landscape character, and will introduce very limited change. The site is already developed, with proposals removing the large unsightly shed, and introducing built form reflective of the surrounding settlement, and new landscape features. | | | |

6.1.5 Landscape Character Area: Severn Vale LCA

| Severn Vale Type LCA | | | | | |
|----------------------|---------------------|---|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Landscape effect | Residual effect |
| Medium | Low | Permanent | Direct | Slight beneficial | Slight beneficial |
| Justification | | The introduction of new dwellings are a continuation of the local settlement pattern and contextual landscape character will introduce very limited change. The site is already developed, with proposals removing the large unsightly barn, and introducing built form reflective of the surrounding settlement, and new landscape features. The land currently makes a limited contribution to the district landscape character. New Orchard planting affords further | | | |

| | |
|--|--|
| | enhancement being a typical feature of this LCA. |
|--|--|

6.1.6 Local Landscape Character

| Local Landscape Character | | | | | |
|---------------------------|---------------------|--|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Landscape effect | Residual effect |
| Medium-Low | Low | Permanent | Direct | Slight beneficial | Slight beneficial |
| Justification | | <p>The study site is more closely associated with the settled area of Tibberton, enclosed to the north and west by residential built form, and separated from the adjacent agricultural landscape by scrub and trees. Development forms an extension of the existing established settlement along the lane, with built form already established on site with the site already formed of a large dominant metal shed and three smaller ancillary buildings in poor condition. Proposals conserve the rural character of the lane with new smaller scale built form, and new landscape elements to contain proposals extending the soft landscape features. Proposals afford opportunities for enhancement, replacing this large barn, with high quality, residential built form reflective of the scale and vernacular of adjoining dwellings. Effects are largely contained to the site itself, with new tree and hedge planting rooting the site into the immediate landscape, and with only a very limited effect on the wider rural landscape. In this context the change that the development would make to local landscape character is limited, with new built form extending the surrounding settled context and in-keeping with the wider character.</p> | | | |

6.1.7 Study site elements

| Study site elements | | | | | |
|---------------------|---------------------|--|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Landscape effect | Residual effect |
| Medium-low | Medium | Permanent | Direct | Slight beneficial | Slight beneficial |
| Justification | | Proposals replace the dominant main site structure and smaller outbuildings, with smaller scale, higher-quality built form, reflective and in-keeping with the surrounding settled rural character of the immediate area. The mitigation provided by proposed tree and hedge planting will assist in containing proposals, extending the surrounding green infrastructure, with development seen to form an extension of the surrounding settlement. The trees on site will be retained and incorporated into the landscape design, augmented with additional tree and orchard planting. Together, the proposals conserve the rural-edge character of the site, conserving the rural character of the adjoining field. | | | |

6.1.8 In summary, landscape effects have been assessed as likely to be limited, resulting in a slight beneficial effect to the immediate landscape character. The magnitude of change within the site itself is limited by the existing built form on site and the character of the contextual area.

6.1.9 Proposals conserve the rural character of the site and are assessed as affording a slight enhancement to the baseline conditions with the removal of the detractor barn and yard, the introduction of high quality built form, and new desirable new landscape features.

6.2 Effects on Visual Receptors

6.2.1 The potential value of local views is determined through the desktop assessment and confirmed by site survey. The assessment of visual effects on confirmed visual receptors is set out below.

6.2.2 Users of Buttermilk Lane

| Users of Buttermilk Lane | | | | | |
|--------------------------|---------------------|---|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Visual effect | Residual effect |
| Medium-Low | Low | Permanent | Indirect | Slight beneficial | Slight beneficial |
| Justification | | Effects are limited to a very short section of the road where a gap in the foreground built-form and vegetation allows. Users of the lane already experience settlement features in the foreground, and with built form already visible and established on site. Proposals replace a large agricultural shed with a similar architectural style to the foreground dwellings affording a lower magnitude of change. Views will be softened by new tree planting. | | | |

6.2.3 Users of Meredith Lane

| Users of Meredith Lane | | | | | |
|------------------------|---------------------|---|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Visual effect | Residual effect |
| Medium-low | Medium-Low | Permanent | Direct | Slight beneficial | Slight beneficial |
| Justification | | <p>Users will experience direct views for a very short section of lane where it directly passes by the site. The development proposals reflect the pattern of settlement along the lane with the replacement built-form set back from the highway to allow new vegetation which will assist in obscuring views. This reduces the magnitude of change that will be experienced by road users. Current views encompass the existing poor quality site structures. Views from along the road are seen from within a settled context and encompass the adjoining residential built form, with proposals reflecting the surrounding building vernacular, reducing the susceptibility to change from these receptors.</p> | | | |

6.2.4 Users of PRoW GTN 50

| Users of PRoW GTN 50 | | | | | |
|----------------------|---------------------|--|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Visual effect | Residual effect |
| Medium | Medium-Low | Permanent | Indirect | Slight beneficial | Slight beneficial |
| Justification | | <p>Direct views afforded from this location when orientated towards the site. Proposals seen in their residential context. Built form already established on site reducing the degree of contrast, with new built form replacing the dominant large shed, and with the proposals reflective of the surrounding vernacular. New planting will assist in filtering views. The proposals will be seen as a small-scale extension of the adjoining residential built form and not visually incongruous. As the path moves further south, the degree of contrast is very low due to the size and scale of development in the much wider view.</p> | | | |

6.2.5 Users of PRoW GTN 52

| Users of PRoW GTN 52 | | | | | |
|----------------------|---------------------|--|--------------------|----------------|-----------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Visual effect | Residual effect |
| Medium | Low | Permanent | Indirect | Low/negligible | Low/negligible |
| Justification | | <p>Site partially obscured by existing built form and vegetation. Glimpsed rooftop views may be visible affording a low degree of contrast from the existing largely rooftop view. Site forms a small proportion of the wider view, and seen within a settled landscape. Mitigation planting may further assist in containing proposals with new tree planting seen as an extension of the surrounding green infrastructure.</p> | | | |

6.2.6 Users of PRoW GRU 12

| Users of PRoW GRU 12 | | | | | |
|----------------------|---------------------|---|--------------------|----------------|-----------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Visual effect | Residual effect |
| Medium | Low | Permanent | Indirect | Low/negligible | Low/negligible |
| Justification | | <p>Proposals largely not visible due to intervening vegetation, with a glimpsed, transient and indirect view limited to a short section of the PRoW. Low degree of contrast from existing view.</p> | | | |

6.2.7 Users of PRoW GTN 11

| Users of PRoW GTN 11 | | | | | |
|----------------------|---------------------|---|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Visual effect | Residual effect |
| Medium | Low | Permanent | Indirect | Slight beneficial | Slight beneficial |
| Justification | | Direct views afforded from this location when orientated towards the site. Low of degree in contrast from the existing view given that the existing dominant site built-form is visible, with new planting reducing the visual prominence of the proposed dwellings which will assist in containing proposals, and be seen as an extension of the wider green infrastructure. New planting will provide a greater degree of separation between the residential and agricultural land. | | | |

6.2.8 Users of PRoW GRU 17

| Users of PRoW GRU 17 | | | | | |
|----------------------|---------------------|--|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Visual effect | Residual effect |
| Medium | Medium-low | Permanent | Indirect | Slight beneficial | Slight beneficial |
| Justification | | Direct views afforded from this location when orientated towards the site. Proposals seen within a residential context, and forming only part of the wider view. Mitigation planting will assist in containing proposals with new tree and hedge planting seen as an extension of the surrounding green infrastructure. Proposals will have a lower visual prominence than the existing site structures. | | | |

6.2.9 Adjoining Residents

| Adjoining Residents | | | | | |
|---------------------|---------------------|--|--------------------|-------------------|-------------------|
| Sensitivity | Magnitude of Change | Permanent or temporary | Direct or indirect | Visual Effect | Residual effect |
| Medium | Medium-high | Permanent | Indirect | Slight beneficial | Slight beneficial |
| Justification | | There are potentially direct views from ground and first floor windows overlooking the site from the west, north, and along Buttermilk lane to the north-west; but proposed and existing foreground landcover will restrict views. Site structures are already visible, with proposals removing these poor-quality structures and replacing with new built form that reflects the surrounding vernacular affording enhancement to views, as well as introducing new landscape features to filter views. Settlement features are already a feature of the visual context, with the site seen as an extension of the surrounding settled built form. | | | |

6.2.10 In summary, visual effects have been assessed to be limited to a relatively small number of receptors within close proximity to the site. The most direct short-distance views are likely to be from Meredith Lane, and from PRoW GTN 50 which directly pass the site, as well as from PRoW GTN 11 which runs to the north. Views from the east are partial, limited primarily to rooftop views from both short and medium distance receptors. There will be longer distance views afforded from elevated land to the south from Rundlesshill, where the site forms a smaller proportion of the overall view. There are likely to be potential views from the adjoining residential properties that overlook the site primarily to the west.

6.2.11 Views will be limited in part by new hedge and tree planting which will enclose the site where the boundaries are currently open or gappy, breaking up the mass of new built form. Where views of the proposals are likely to be seen, the site is frequently experienced in the context of the surrounding settlement, and seen against this backdrop. There is generally a low magnitude of change afforded, with built form already established on site. Proposals afford opportunities for enhancement with smaller scale built form, more reflective of the surrounding vernacular.

New vegetation will strengthen the boundary between the site and its adjoining agricultural fields, with development contained by tree and hedgerows. Proposals will be seen as an extension of the surrounding settled rural landscape and not viewed as incongruous.

6.2.12 Proposals are seen as overall having a 'slight beneficial' effect to views given the enhancement through new smaller scale, higher quality built form, and the introduction of new planting.

6.3 Cumulative effects

The development of the site is not assessed as likely to give rise to cumulative (landscape or visual) effects in association with recent or approved residential development.

7 SUMMARY AND CONCLUSION

- 7.1.1 The site comprises of an approximately, triangular shaped area of land, formed of a large agricultural barn, and surrounded by grass and 3 smaller structures. The site lies on the southern edge of the settlement of Tibberton, surrounded by a small number of settlement features, and a more open rural landscape, characteristic of the edge of the village. The study site is not located within a designated landscape, conservation area or have attributes which would generally be recognised as forming part of a 'valued landscape'. The site has no rare or distinctive features, formed primarily of a large agricultural shed and three smaller structures, surrounded by grass/scrub, and a small number of trees to the south. The site is accessed off Meredith Lane.
- 7.1.2 The site is influenced by both its edge of settlement location, with built form already established on site, and its proximity to the rural landscape beyond. Although rural in character, settlement features are dominant in local views seen juxtaposed with established trees, and open fields. The site lies immediately adjacent to the residential structures to both the north and west and forms part of the residential development along Meredith Lane. Proposals replace the existing main agricultural barn and one of the ancillary structures, with new residential built form, whilst retaining two of the smaller existing structures. New landscape features will enclose the site and contain the proposed built form, and is not assessed as incongruous to this settled rural landscape.
- 7.1.3 The site is most visually prominent in short-distance, transient views when adjacent to the study site. These are afforded from along Meredith Lane, and the PRow which adjoins the site, and runs north-east of the site. Views from the east are partial, limited primarily to rooftop views from both short and medium distance receptors. There will be longer distance views afforded from elevated land to the south from Runlesshill, where the site forms a smaller proportion of the overall view. There will likely be some glimpsed views from the adjoining properties to the east, although these will be filtered by intervening vegetation, with development forming an enhancement to the existing view. Where views are afforded, these are seen from within, or against a settled landscape, with contextual and site built form to the north and west of the study site reducing the likely overall magnitude of change. Proposals will be seen as an extension of the surrounding built form assimilating into local views.

- 7.1.4 The proposals afford opportunities for enhancement to both site character and views, with the removal of the dominant site shed and one of the smaller site structures, and their replacement with smaller scale residential built form, reflective of the adjoining settled, rural character. Proposals will incorporate new landscape features, extending tree and hedge planting across the site to assist in filtering views. New Orchard planting is typical of the Landscape Character Area as identified in the Forest of Dean character assessment, and will further assist in rooting the proposals in the landscape. The presence of existing dominant site built form, combined with embedded mitigation limits the magnitude of change that will be experienced from the immediate adjoining road, PRow and residential properties.
- 7.1.5 Overall, this assessment has identified that the development proposals will not cause harm to the landscape character of the settlement or its wider rural context with development affording opportunities for enhancement, forming a small scale extension to the surrounding rural settlement edge. Proposals are not viewed as incongruous against the surrounding rural settled context in short, medium and longer distance views.

APPENDIX A –ASSESSMENT METHODOLOGY

ASSESSMENT GUIDELINES

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

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) –Landscape Institute/IEEMA (2013)
- Landscape Institute Technical Guidance Note 06/19 –Visual Representation of Development Proposals –Landscape Institute (2019)
- GLVIA Statements of Clarification 1/13 –Landscape Institute website
- An Approach to Landscape Character Assessment –Natural England October 2014

LVIA METHODOLOGY

The Landscape and Visual Impact Assessment is a tool used to identify and assess the effects of change resulting from a proposed development 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 notable 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 scale of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from proposed 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 scale of effects: systematic assessment of the likely scale of the effects identified

- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any notable 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 surveys are 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.

METHOD FOR ASSESSING LANDSCAPE

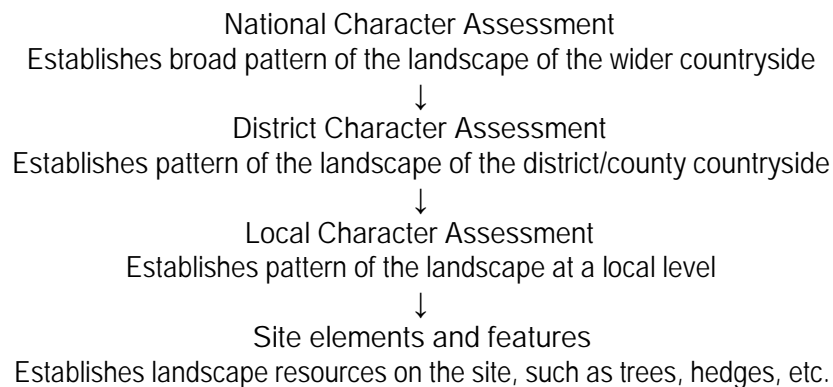
Landscape Character and Characterisation

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

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

Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can provide more detail to the

one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study site and its study area.



Value of the landscape receptor

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

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

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

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

- Perceptual aspects
- Associations

The definitions of value used are as follows:

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

Susceptibility of the landscape receptor to the proposed change

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

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

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

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

Definition of Landscape Sensitivity

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

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

Landscape Receptor –Overall Magnitude of Effect

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

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

| Table B: Definition of Landscape Magnitude of Change: | |
|---|--|
| Magnitude of Change: | Definition: |
| 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

Receptor sensitivity and magnitude of change arising from the Proposed Development are combined using a combination of professional judgement and experience. Refer to Table C.

| | | Sensitivity | | | | | |
|---------------------|-------------|----------------------|----------------------|----------------------|----------------------|----------------|------------|
| | | High | Medium-High | Medium | Medium-Low | Low | Negligible |
| Magnitude of Change | High | Very Substantial | Substantial | Substantial | Substantial-Moderate | Moderate | Negligible |
| | Medium-High | Substantial | Substantial | Substantial-Moderate | Moderate | Moderate | Negligible |
| | Medium | Substantial | Substantial-Moderate | Moderate | Minor-Moderate | Minor-Moderate | Negligible |
| | Medium-Low | Substantial-Moderate | Moderate | Minor-Moderate | Minor-Moderate | Minor | Negligible |
| | Low | Moderate | Moderate | Minor-Moderate | Minor | Minor | Negligible |
| | Negligible | Negligible | Negligible | Negligible | Negligible | Negligible | Negligible |

METHOD FOR ASSESSING VIEWS

As previously noted, a ZTV was used 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. The ZTV was 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. The ZTV was used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is used to identify

potential key views of the development which are then verified by field work to further identify visual receptors.

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 notable 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 promote 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 notable visual effects. The process of identifying effects involves determining the sensitivity of each visual receptor and magnitude of change experienced at each which leads to a professional judgement of the visual effects.

Value attached to views

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

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

The value of views is defined as follows:

- High; recognition of the view by its relation to a heritage asset or national planning designation (AONB, National Park, National Trail). Appearance in guide books, tourist maps or featured in well-known art works. Provision of facilities such as interpretation panels, parking places and signage. Views enjoyed at a local or national level.
- Medium; local planning designation (Country Park, Area of Great Landscape Value) 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
- 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 (PRoWs 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 roads (except main roads and motorways), trains or other transport modes such as cyclists.

- Low: people travelling on main roads and motorways, 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. Refer to Table D.

| Table D: 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 E.

| Table E: Definition of Visual Magnitude of Change | |
|---|--|
| Magnitude of Change: | Definition: |
| 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

Receptor sensitivity and magnitude of change arising from the proposed development are combined using a combination of professional judgement and experience. Refer to Table F.

| Table F: Scale of Effects | | | | | | | |
|---------------------------|-------------|------------------|----------------------|----------------------|----------------------|----------------|------------|
| | | Sensitivity | | | | | |
| | | High | Medium-High | Medium | Medium-Low | Low | Negligible |
| Magnitude of Change | High | Very Substantial | Substantial | Substantial | Substantial-Moderate | Moderate | Negligible |
| | Medium-High | Substantial | Substantial | Substantial-Moderate | Moderate | Moderate | Negligible |
| | Medium | Substantial | Substantial-Moderate | Moderate | Minor-Moderate | Minor-Moderate | Negligible |

| | | | | | | | |
|--|------------|----------------------|------------|----------------|----------------|------------|------------|
| | Medium-Low | Substantial-Moderate | Moderate | Minor-Moderate | Minor-Moderate | Minor | Negligible |
| | Low | Moderate | Moderate | Minor-Moderate | Minor | Minor | Negligible |
| | Negligible | Negligible | Negligible | Negligible | Negligible | Negligible | Negligible |

Assessment criteria used to assess scale of effects

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

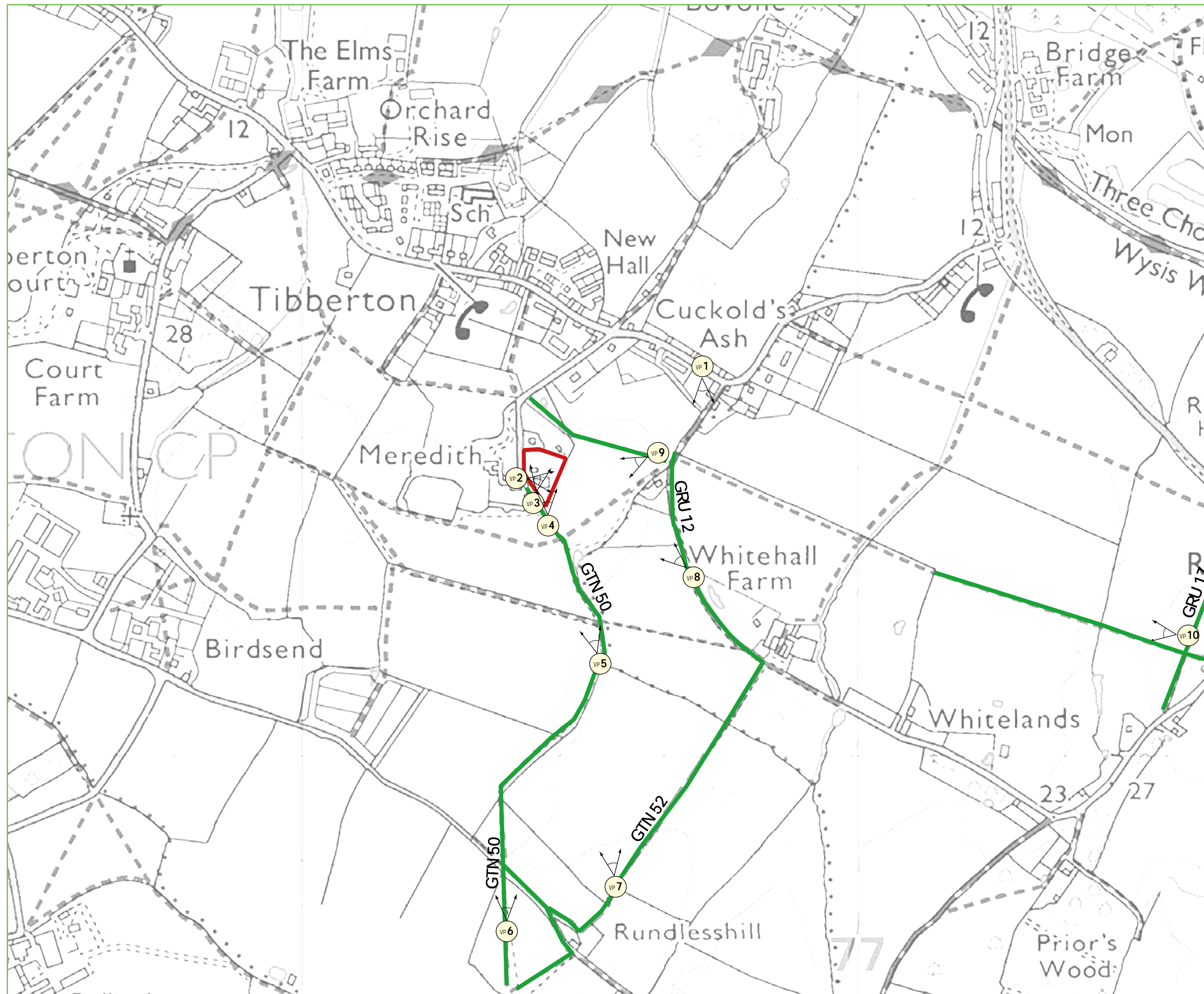
| Table G: Definition of Scale of Effects | |
|--|--|
| Scale of impact: | Definition of predicted effects: |
| Substantial beneficial (positive) effect | The proposals would result in: The scheme causing a notable improvement to the existing view Successful mitigation providing notable improvements 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 |
| Neutral | 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 |

| | |
|--|--|
| <p>Moderate adverse (negative) effect</p> | <p>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</p> |
| <p>Substantial adverse (negative) effect</p> | <p>The proposals would result in: The scheme being immediately apparent causing notable 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</p> |

APPENDIX B –GLOSSARY OF TERMS

| | |
|---|--|
| Characterisation | The process of identifying areas of similar landscape character, classifying and mapping them and describing their character. |
| Designated landscape | Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents. |
| Elements | Individual parts which make up the landscape, such as, for example, trees, hedges and buildings. |
| Geographical Information System (GIS) | A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database. |
| Green Infrastructure (GI) | Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities. |
| Indirect effects | Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects. |
| Iterative design process | The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues. |
| Key characteristics | Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place. |
| Land use | What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry. |
| Landform | An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors. |
| Landscape and Visual Impact Assessment (LVIA) | A tool used to identify and assess the likely significance or scale 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. Only applicable to Proposed Developments screened as requiring a full Environmental Impact Assessment. |
| 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 an important asset of landscape. |
| Visual amenity | The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area. |
| Visual effects | Effects on specific views and on the general visual amenity experienced by people. |
| Visual receptors | Individuals and/or defined groups of people who have the potential to be affected by a proposal. |
| Visualisation | A computer simulation, photomontage or other technique illustrating the predicted appearance of a development |
| Zone of Theoretical Visibility (ZTV) | A map, usually digitally produced, showing areas of land within which a development is theoretically visible. |



- KEY
- Study Site
 - GRU 17 Public Rights of Way (PRoW)
 - VP 1
Viewpoint Location/Direction

Base map reproduced from OS Explorer 1:25000

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Project Name:
Tibberton, Gloucestershire

MHP Reference:
22265

Revision: Status: Date:
V2 05/10/23

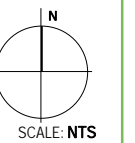


Figure 1 Site Location, Designations, Viewpoint Locations and Context
22265 Tibberton, Gloucestershire



Figure 2 Viewpoint Photograph 1 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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

Study Site



Extent of Single Frame View

Figure 3 Viewpoint Photograph 1 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Figure 4 Viewpoint Photograph 2 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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

Study Site



Extent of Single Frame View

Figure 5 Viewpoint Photograph 2 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Figure 6 Viewpoint Photograph 3 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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

Study Site



Extent of Single Frame View

Figure 7 Viewpoint Photograph 3 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Study Site

Figure 8 Viewpoint Photograph 4 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Extent of Single Frame View

Figure 9 Viewpoint Photograph 4 - Panoramic for Context
22265 Tibberton, Gloucestershire

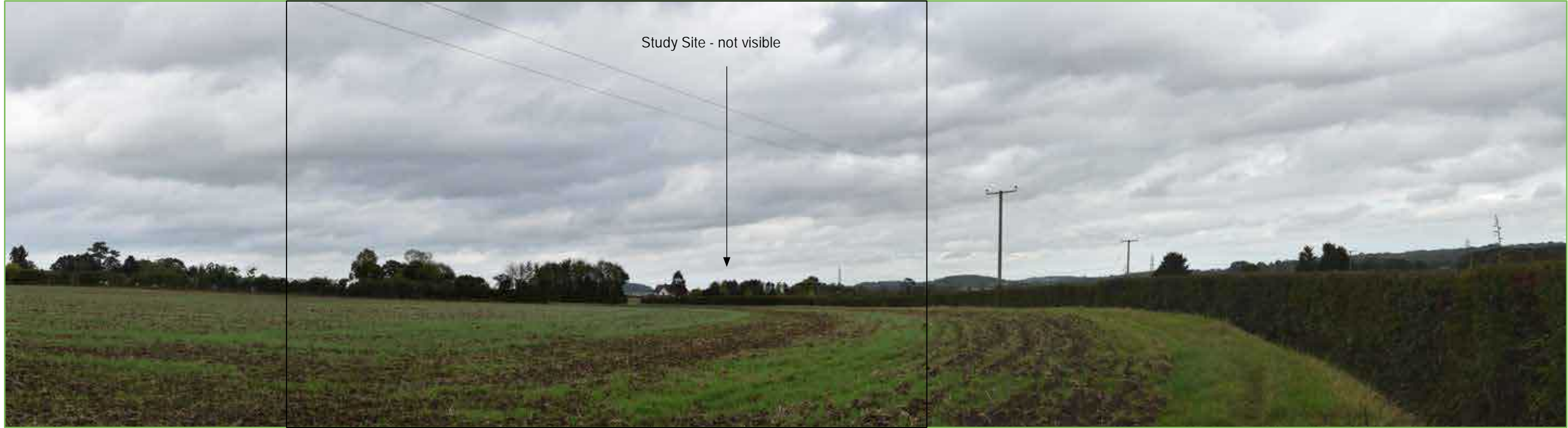
| | | | |
|---------------------|----------|--------------------|--------------------|
| Visualisation Type: | Type 1 | Camera Make/Model: | Nikon D7200 |
| Projection: | Planar | Camera Lens: | Nikon DXPrime 35mm |
| Enlargement factor: | 100% @A3 | HFoV: | 39.6° |
| Image captured: | Sept 23 | Direction of view: | Looking north |



Figure 10 Viewpoint Photograph 5 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Extent of Single Frame View

Figure 11 Viewpoint Photograph 5 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

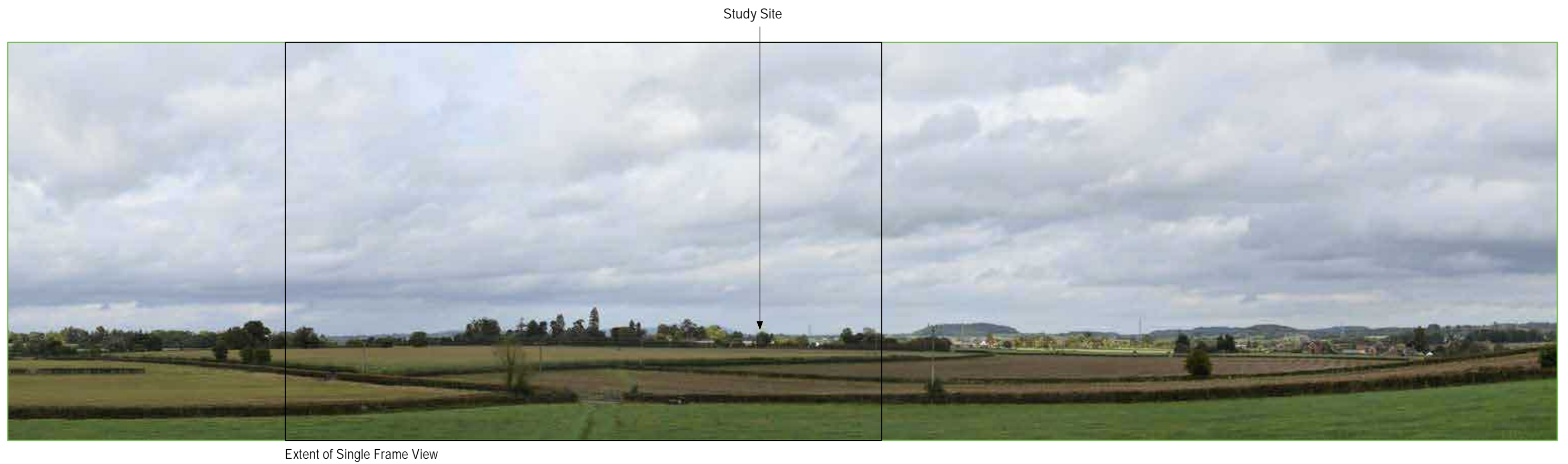
Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HfOV: 39.6°
Direction of view: Looking north



Figure 12 Viewpoint Photograph 6 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Study Site

Extent of Single Frame View

Figure 13 Viewpoint Photograph 6 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Study Site

Figure 14 Viewpoint Photograph 7 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Study Site

Extent of Single Frame View

Figure 15 Viewpoint Photograph 7 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

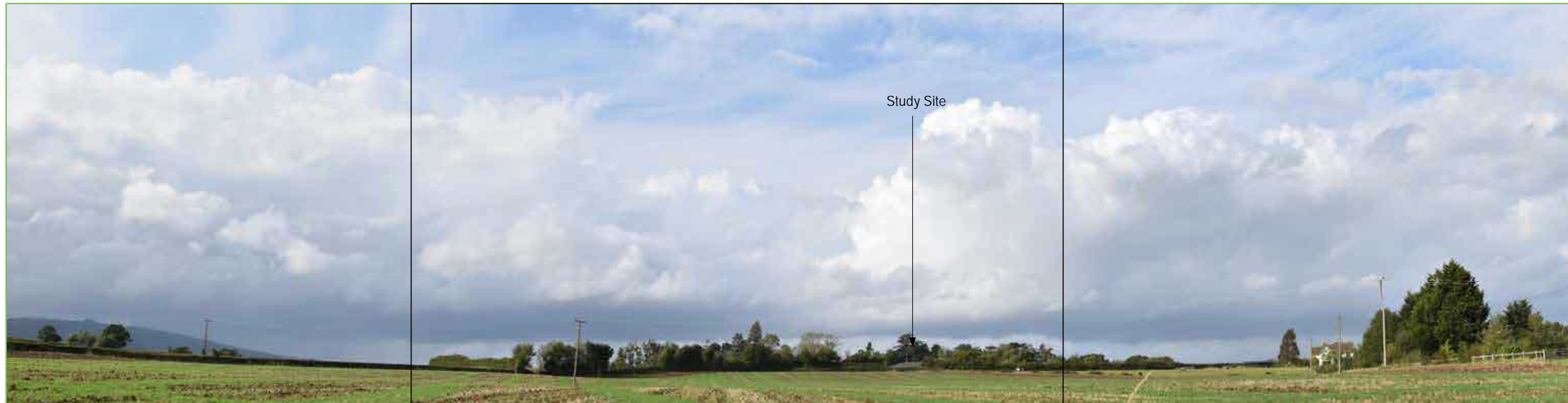
Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HfOV: 39.6°
Direction of view: Looking north



Figure 16 Viewpoint Photograph 8 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Extent of Single Frame View

Figure 17 Viewpoint Photograph 8 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Figure 18 Viewpoint Photograph 9 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Extent of Single Frame View

Figure 19 Viewpoint Photograph 9 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



Study Site

Figure 20 Viewpoint Photograph 10 - Single Frame View
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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

Study Site

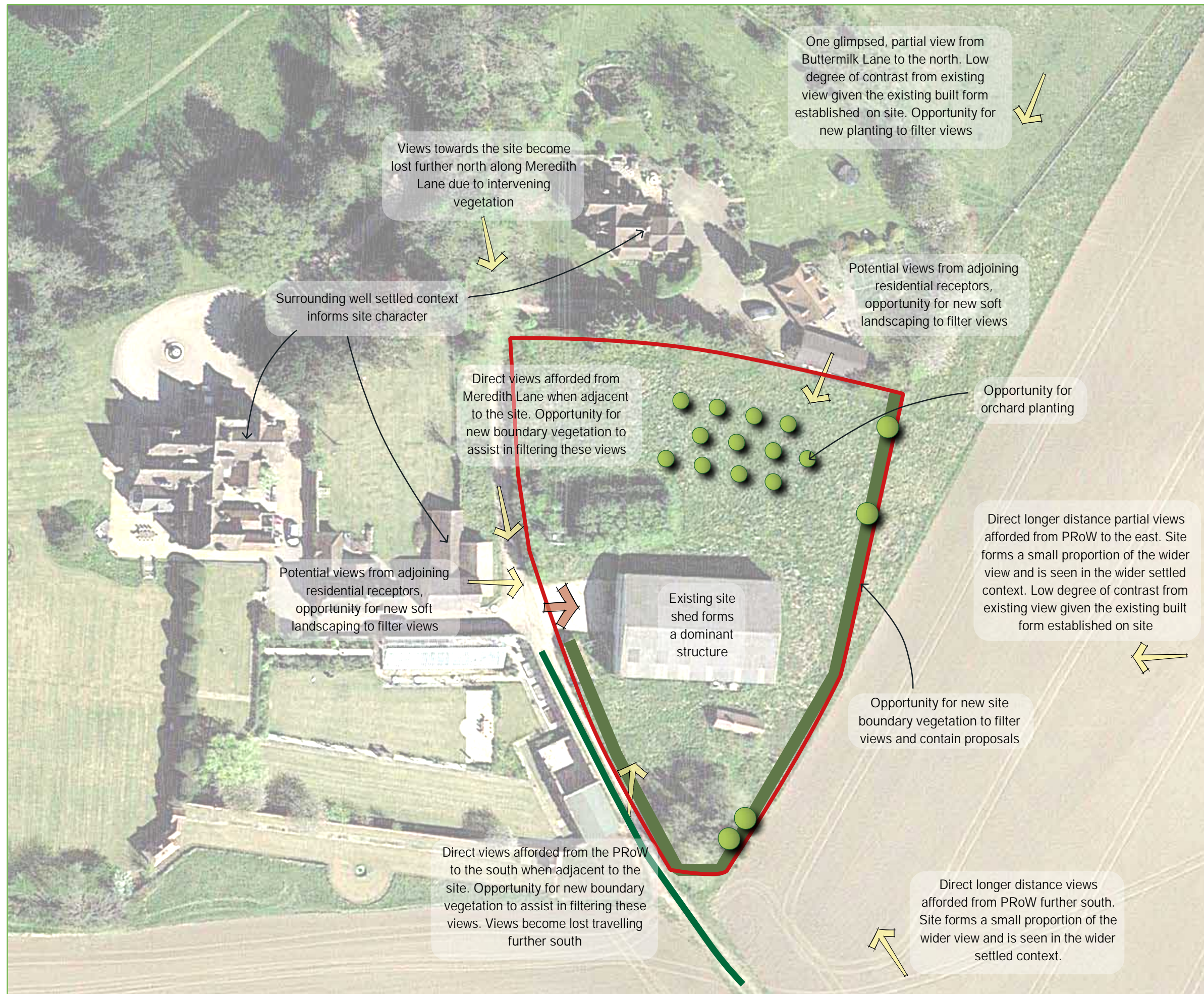


Extent of Single Frame View

Figure 21 Viewpoint Photograph 10 - Panoramic for Context
22265 Tibberton, Gloucestershire

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: Sept 23

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



- KEY
- Study Site
 - Public Rights of Way (PRoW)
 - ↗ Existing Access
 - ↖ Views

Base Image source: **Google Earth Pro.**
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N
SCALE: NTS

Project Name:
Tibberton, Gloucestershire

MHP Reference:
22265

Revision: Status: Date:
V2 05/10/23

Figure 22 Landscape Analysis Sketch
22265 Tibberton, Gloucestershire