

Landscape and Visual Impact Assessment



**Tyler
Grange**

Ampney Park, London Road,
Ampney Crucis
25 September 2023

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Section 1: Introduction

Background

- 1.1. Tyler Grange Group Ltd (TG) have been instructed by Ampney Park Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) to inform a full planning application for a new events venue located at Ampney Park, London Road, Ampney Crucis. The area within the application boundary (as shown on Plan 1: Site Character and Context) will be referred to as the 'Site' within this report. The Site is located within the administrative area of Cotswolds District Council (CDC).
- 1.2. The proposal seeks full planning consent for the change of use of primary existing residential and ancillary buildings, demolition of some modern buildings and structures, and erection of new buildings together with access, parking and landscape works, all in association with the proposed new use of the Site as a venue and function location including accommodation and associated facilities (sui generis mix of uses). This is referred to as the 'Proposed Development' within this LVIA.
- 1.3. This is a standalone report and does not constitute a landscape chapter in the context of an Environmental Statement required by the Environmental Impact Assessment (EIA) Regulations. The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of the professional guidance published by the Landscape Institute.
- 1.4. The assessment contained within this report has been prepared and reviewed by two Chartered Members of the Landscape Institute (CMLIs).
- 1.5. This LVIA is accompanied by illustrative plans and photographs, included at the rear of this report.

Site Context

- 1.6. The Site is located within the grounds of Ampney Park which is a Grade II Listed manor house set within lakeside gardens and wooded parkland at the south-western edge of Ampney Crucis village. The Site covers a central portion of Ampney Park, incorporating the manor house, a hard-surface tennis court, a machinery store/grounds building, an indoor equestrian arena, outdoor equestrian manège, stables, yard and paddock. To the north and south of the Site lies the wider parkland of Ampney Park with London Road (A417) beyond to the south, the village of Ampney Crucis lies to the east and agricultural land with woodland blocks lie to the west (see Plan 1). Within the wider area, Cirencester is located approximately 2.4km to the west as illustrated on Plan 2: Landscape Designation and Other Considerations. The area shown within 2.5km of the Site is referred to as the 'Study Area'. The Study Area has been defined through the use of Zone of Theoretical Visibility (ZTV) mapping and on-site assessment work.
- 1.7. More information on the planning, landscape and visual context is set out in the sections below.



Section 2: Methodology and Scope

- 2.1. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.

"Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.

- 2.2. The methodology used to write this LVIA has been derived from the Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' Third Edition¹ (GLVIA 3). In Chapter 1, the GLVIA states that landscape and visual impact assessment relates to:

"...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"

- 2.3. In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.

- 2.4. Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the proposed development upon discrete character areas and /or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the proposed development on views experienced by visual receptors, and upon the amenity value of the views.

- 2.5. Landscape character is defined in the GLVIA³ as:

"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

- 2.6. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

- 2.7. Changes to views will occur where there is:

¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) [Guidelines for Landscape and Visual Impact Assessment 3rd Edition](#)



- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or
- There is a change to the distribution or dominance of features.

Extent of the Study Area

2.8. The area shown within 2.5km of the Site within Plan 2 is referred to as the 'Study Area'. The Study Area has been defined through the use of Zone of Theoretical Visibility (ZTV) mapping and on-site assessment work.

Methodology

2.9. The methodology and guidelines used in the preparation of this assessment have been developed from the following documents:

- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014²;
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013;
- Visual Representation of Development Proposals (TGN 06/19), LI, September 2019; and
- Assessing landscape value outside national designations (TGN 02/21), May 2021.

2.10. The assessment process is set out in further detail below but involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;
- Assessment of potential effects on identified receptors;
- Proposed mitigation measures.

Baseline Appraisal

2.11. The baseline appraisal process is a crucial part of any assessment and includes:

- A desktop and on-site appraisal of the landscape features and topography of the area;
- The identification of relevant designations at national and local level;
- The review of relevant planning policy and evidence base;
- An on-site review of the character of the Site and its surroundings;
- The review of relevant published landscape character assessments;

² Natural England (2014) [An Approach to Landscape Character Assessment, Second Edition](#)



- Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

Identification of Receptors and Their Sensitivity

- 2.12. The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.

Identification of Receptors

- 2.13. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Development. Receptors that are identified but then deemed to not be affected by the Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

- 2.14. Landscape sensitivity is dependent on:
- The susceptibility of the landscape to the type of change proposed; and
 - The value placed on the landscape.
- 2.15. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

Visual Sensitivity

- 2.16. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:
- The location and context of the viewpoint;
 - The expectations and occupation or activity of the receptors; and
 - The importance of the view.
- 2.17. Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.



2.18. In order to assist in understanding the application of sensitivity to landscape and visual receptors, Appendix 1 sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

2.19. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.

2.20. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.

2.21. The magnitude of change lies along a continuum from high, where there is a prominent and notable change to the landscape character or view, to low, where the change is barely perceptible.

2.22. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:

- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
- Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
- Affects strategic and important views in addition to the visual context of receptors and over what extent.

Level of Effect Criteria

2.23. Best practice guidelines stipulate that the level of any landscape evaluated, both during the construction works and following completion of the development.

2.24. This section of the LVIA assesses the potential effects of the proposed development upon the landscape and visual receptors identified through the baseline appraisal set out earlier in this report. This has included consideration of the effects arising at Year 1 and Year 15, i.e. before and after mitigation planting has become established.

2.25. Effects during construction are not specifically assessed and the removal of existing landscape features, where appropriate, are assessed at Year 1. However, magnitude of effects during construction generally balance out against those at Year 1 for the following reasons:

- Construction activity is more discordant in views than completed development, comprising disparate elements, such as moving plant, sheeting, materials, fencing and scaffolding. These changes would increase the magnitude of effect; and
- Construction activity is temporary, lasting for a limited number of years, as opposed to the final development which is assessed as permanent.



- 2.26. The assessment of potential and residual effects (Year 15) is based upon the thresholds as contained at Appendix 1.
- 2.27. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.

Mitigation Measures

- 2.28. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment.
- 2.29. The evaluation of landscape and visual effects following mitigation, are known as residual effects. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context.



Section 3: Landscape Context

Designations

- 3.1. As illustrated on Plan 2 the Site does not lie within any statutory landscape designations, however the Cotswolds Area of Outstanding Natural Beauty (AONB) lies approximately 1km to the north at its closest point. The Site partially lies within the Ampney Crucis Conservation Area.

Land Use and Vegetation

- 3.2. The Site comprises 6 hectares (ha) of primarily wood-pasture and parkland trees divided by wooden post and rail fencing, within the grounds of Ampney Park Grade II Listed manor house. Existing woodland and Ampney Brook form the western and southern boundary of the Site. Other existing structures within the Site comprise a barn and cottage buildings, a hard-surfaced tennis court, a machinery store/grounds building, an indoor equestrian arena, outdoor equestrian manège, stables, yard and paddock. The existing equine infrastructure within the Site is located within northern edge of the Site, south of a mature line of trees, and this is currently redundant in use.

Access and Rights of Way

- 3.3. As illustrated by Plans 1 and 2, there are no Public Rights of Way (PRoW) that cross the Site. The closest PRoW is Ampney Crucis Footpath 26 (BAC26) located approximately 60m to the east of the Site linking Holy Rood church with the main road route through Ampney Crucis. There is a network of short footpaths within a field beyond the unnamed road to the east of the Site (Ampney Crucis Footpath 16 (BAC16), 17 (BAC17), 18 (BAC 18), and 19 (BAC19)). To the south, beyond London Road, Ampney Crucis Footpath 25 (BAC25) lies approximately 135m from the Site and Ampney Crucis Footpath 20 (BAC20) lies approximately 175m from the Site. Within the wider Study Area there are no PRoW to the north-west and west, to the south routes link to Harnhill and Driffield and Cirencester to the south-west. There are few routes to the north with only Ampney Crucis Footpath 8 (BAC8) and 9 (BAC9) to the north-east being located within the Cotswolds AONB. The highest concentration of PRoW within the Study Area is found to the east of the Site with a network of routes connecting Ampney Crucis, Ampney St Mary and Ampney St Peter.

Topography and Hydrology

- 3.4. The topography of the Study Area is illustrated on Plan 3: Topography. The Ampneys (Ampney Crucis, Ampney St. Peter and Ampney St. Mary) are located along the valley watercourse of the Ampney Brook. Land rises either sides of the watercourse and tributary springs, creating a gently undulating landform, whilst broadly rising in elevation to the north where the Cotswolds AONB is located. The Site is located at the western edge of this valley and slopes downhill gently from east to west towards Ampney Brook at an elevation of between c.100m on the western boundary and c.110m on the eastern boundary. Ampney Brook borders the Site to the southern and western boundaries and within the southern extent of Ampney Park there is a lake and ponds.



Section 4: Policy Background

- 4.1. This section sets out the relevant national and local landscape policy and evidence base as it pertains to landscape/visual matters and the Proposed Development.

Landscape Designations

- 4.2. Landscape designations and other relevant considerations are illustrated on Plan 2. The Site does not lie within any statutory landscape designations, however the Cotswolds AONB lies approximately 1.3km to the north at its closest point.

Other Relevant Considerations

- 4.3. Whilst not specifically related to landscape or visual matters, other designations can indicate value within the landscape, the following summarises other designations located within the context of the Site. The LI's Technical Guidance Note 02/21 builds on GLVIA3 and identifies a range of factors that can assist in the identification of valued aspects of the landscape such as landscape condition, perceptual (scenic quality), distinctiveness (rarity and representativeness), natural heritage (landscape features with ecological, geomorphological, or physiological interest), cultural heritage (archaeological, historical or cultural interest), associations (artists, writers, poets or historical events and traditions), and recreational value (publicly accessible via PRow or Open Access Land).
- 4.4. Ampney Park is a Grade II Manor House which falls within the Site boundary. The Pumphouse on Ampney Brook within the north-west of the Site, the gatepiers, gates and adjoining curved wall to Ampney Park are also Grade II Listed and are situated to the south-west of the Site. The Coach House and the Garden Cottage to the east of the Site are both Grade II Listed. The Church of the Holy Rood adjacent to the Site to the south-east is Grade I Listed, there are also a number of Grade II Listed buildings within the church grounds located to the south of the church, as indicated on Plan 1 and 2.
- 4.5. The parkland of Ampney Park is not a Registered Park and Garden (RPG). Historic OS maps (TG Insert 1) depict the former extents of this parkland which have evidently changed considerably over time until present day.





TG Insert 1 – Ampney Park extent and design (OS Six Inch 1840s – 1880s)

- 4.6. The Site lies partially within the Ampney Crucis Conservation Area, which incorporates the Manor House in the south-east corner of the Site and along the western and southern boundaries covering the woodland associated with Ampney Brook. The parkland and equine infrastructure within the Site are excluded from the Conservation Area. There is no published Conservation Area Appraisal for Ampney Crucis at present.
- 4.7. There is no Ancient Woodland within the Study Area, however the National Forest Inventory as illustrated on Plan 2, illustrates the wooded context of the study area.
- 4.8. There are two Scheduled Monuments within both Ampney Crucis and Ampney St Peter relating to churchyard crosses. Within the wider Study Area there is one Scheduled Monument approximately 1.9km to the south-east of the Site which is Roman villa and earlier settlement remains 1120m east of Harnhill Manor.
- 4.9. Besides the trees within the Conservation Area (along the western and southern boundaries and around the Manor House) no additional trees located within the Site are currently protected by a Tree Preservation Order.



National Planning Policy

National Planning Policy Framework 2023 (NPPF)³

- 4.10. The National Planning Policy Framework (NPPF) was updated in 2023 and sets out the Government's planning policies for England and how these should be applied. At the heart of the NPPF is a presumption in favour of sustainable development.
- 4.11. The NPPF Para 126 states that "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable in communities".
- 4.12. Para 176 sets out "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. Para 176 continues to discuss the setting of these landscape designations, stating "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 4.13. Relevant Planning Policy Guidance which accompanies the NPPF includes that relating to Green Infrastructure, Landscape, and Design (including the National Design Guide).

Local Planning Policy

- 4.14. At a local level, the Site lies within the administrative area of the Cotswolds District Council. The Cotswolds District Council Local Plan 2011-2031⁴ (Adopted 3rd August 2018) forms the local planning policy context relevant to the Site.
- 4.15. Those local planning policies of relevance to this LVIA are summarised below.

Cotswolds District Local Plan 2011-2031 (Adopted 3rd August 2018)

- 4.16. The Cotswolds District Local Plan sets out a vision for the district and provides strategic objectives to help deliver the vision and guide development throughout the district over the period to 2031. The policies relevant to landscape and visual matters are as follows:
 - Policy EC5: Rural Diversification – Development relating to diversification of an existing farm, agricultural estate, or other land-based rural business will be permitted provided that existing buildings are reused wherever possible, and scale and design of the development contributes positively to the character and appearance of the area.
 - Policy EN1: Built, Natural and Historic Environment – New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment.

³ Ministry of Housing, Communities and Local Government (2023) [National Planning Policy Framework](#)

⁴ cotswold.gov.uk/media/k2kjqv3b/cotswold-district-local-plan-2011-2031-adopted-3-august-2018-web-version.pdf



- Policy EN2: Design of the Built and Natural Environment – Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.
- Policy EN4: The Wider Natural and Historic Landscape – Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape.
- EN5: Cotswolds Area of Outstanding Natural Beauty – Development within the AONB or its setting are required to conserve and enhance the natural beauty of the landscape, its character and special qualities will be given great weight;
- Policy EN7: Trees, Hedgerows and Woodlands – Development will not be permitted where it fails to conserve and enhance trees, hedgerows or woodlands of high landscape, amenity, ecological or historic value or veteran trees. Where trees are removed as part of development, compensatory planting is required.

Cotswolds Design Code

- 4.17. Appendix D of the Cotswold District Council Local Plan 2011 – 2031 contains the Cotswolds Design Code which covers all aspects of design within the Cotswold context, including architectural, urban, landscape, ecological and sustainable design and is relevant to a wide range of development from homeowner extensions and alterations to major residential and large-scale commercial schemes. The Cotswolds Design Code has been considered within the design process for the Proposed Development.

Cotswolds National Landscape Management Plan 2023-2025

- 4.18. The Cotswolds National Landscape Board (CNL Board) adopted the Cotswolds National Landscape Management Plan 2023-2025 in February 2023. In June 2020 the board decided to replace the term AONB with National Landscape although AONB is still the legal designation. The Site is situated within the setting of the Cotswolds AONB which is located approximately 1.3km north of the Site at its closest point and, therefore some policies of the Management Plan (CNLMP) are of relevance, as follows:

- Policy CE1: Landscape – Proposals that are likely to impact on, or create change in the landscape of the Cotswolds AONB should have regard to the landscape character and scenic quality of the area, and ensure views - including those into and out of the Cotswolds AONB – and visual amenity are conserved and enhanced.
- Policy CE4: Tranquillity – Proposals that are likely to impact on the tranquillity of the Cotswolds AONB should seek to avoid impactor minimise noise pollution and other aural and visual disturbance.
- Policy CE5: Dark Skies – Proposals should have regard to the dark skies of the Cotswolds AONB by seeking to avoid impact or minimise light pollution.
- Policy CE10: Development and Transport Principles – Development proposals in the Cotswolds AONB and its setting should help to conserve and enhance the natural beauty of the Cotswolds in line with the CNLMP, other guidance produced by the CNL Board and relevant national planning policy and guidance. The cumulative impacts of development proposals on the natural beauty of the Cotswolds AONB should be fully assessed. A landscape-led approach should be applied to proposals in the Cotswolds AONB and its setting – addressing the natural beauty of the Cotswolds AONB,



reflecting and enhancing the character of the local area, avoiding or minimising adverse effects where possible and delivering substantially more beneficial effects than adverse effects for the natural beauty of the Cotswolds AONB.

4.19. The CNLMP sets out the fourteen special qualities of the Cotswolds AONB. Those of relevance to the Site and the Proposed Development are limited as the Site is outside the AONB boundary. The following list comprises the special qualities as set out in the CNLMP, with those of relevance set out in bold:

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



Section 5: Landscape Baseline

- 5.1. The landscape and visual baseline describes the Site-specific landscape character and sets this in the context of the published landscape character assessments and the visual context. This forms the baseline against which the potential development implications are considered.
- 5.2. The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.
- 5.3. The landscape character appraisal process reviews the wider landscape character at a national level and explores more detailed character features at a district/local level and setting this in the context of the Site-specific land use that informs local distinctiveness and sense of place.
- 5.4. This appraisal considers the local, Site-specific character features and context identified by TG through fieldwork and informed by a review of published assessments. From this baseline information we can identify the relevant characteristics, important sites features to retain and also identify detracting features that need to be addressed within the proposals.

Landscape Designations

Published Landscape Character Assessments

National Character

- 5.5. At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England. The Site and Study Area lies within NCA 107 'Cotswolds' which extends from the edge of the Mendip Hills south of Bath, northwards around the eastern edge of Bristol, southern and eastern edges of Gloucester and Cheltenham, continuing on in a north-east direction and encompassing Northleach, Stow-on-the-Wold, Chipping Norton and concluding between Oxford and Banbury. There is no specific mention of Ampney Park or Ampney Crucis within the NCA profile, however there is mention of the poorer water quality of the Ampney Brook. The NCA profile does however note that "Parkland and estates are characteristic of the area". Page 36 notes "The density of historic parkland remains a key feature in this landscape. In 1918, about 6 per cent of the area was historic parkland making this area nationally important. By 1995 it was estimated that 37 per cent had been lost. About 47 per cent of the remaining parkland is covered by Historic Parkland Plans and about 45 per cent is included within an agri-environment scheme." There are no known Historic Parkland Plans or agri-environment schemes associated with the Site.
- 5.6. Whilst NCA descriptions are broadly representative of the Site's landscape context, they are often too generic to enable a reliable assessment in regard to the appropriateness of proposals in the landscape. It is often the case that more localised, county, district or borough landscape character assessments provide a more accurate description of the local landscape with a finer grain of detail. Those of relevance are described within the subheadings below.



County Landscape Character

Gloucestershire Landscape Character Assessment (2006)

- 5.7. A review of the Gloucestershire Landscape Character Assessment (GLCA) covering Gloucestershire County, indicates that the Site falls within Landscape Character Type (LCT) 24: 'Dip Slope Lowland' as illustrated by Plan 4: Landscape Character. LCTs are "distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different parts of the country, but wherever they occur they share broadly similar combinations of geology, landform, drainage patterns, vegetation, and historical land use and settlement pattern."
- 5.8. Within the 'Dip Slope Lowland' LCT are more defined areas of Landscape Character Areas (LCAs). These "are single, unique areas and form discrete geographical areas of a specific landscape type." The Site falls within LCA TV 3B: 'The Ampneys' as illustrated by Plan 4 which stretches from the eastern edge of Cirencester, approximately 2.5km west of the Site, to the east of Quennington approximately 8.5km to the east.
- 5.9. Key characteristics of the parent LCT 'Dip Slope Lowland' that relate to the Site and adjacent context are:
- Broad area of gently sloping, undulating lowland with predominantly south easterly fall;
 - Lowland landform gently dissected by infrequent small streams flowing towards the River Thames and its principal tributaries, and often inconspicuous within the landscape;
 - Well-managed productive landscape with a general predominance of medium to large, scale arable fields and smaller scale improved pastures;
 - Seasonal variations in colour and texture associated with mixed arable farming;
 - Boundaries comprise a network of hedgerows of varying quality, together with stone walls and post and wire fencing;
 - Occasional woodland copses and shelterbelts, mainly geometric in form; and
 - Settlement patten of intermittent linear and nucleated villages, hamlets and isolated farmsteads.
- 5.10. The Ampneys LCA describes the topography and hydrology of the immediate area as "gently sloping, mainly south easterly grain with subtle undulations, frequently marked by minor watercourses or dry valleys." Ampney Brook is located adjacent to the Site boundary, approximately 250m south of the location of the proposed events venue. The LCA states "The most notable watercourse is the Ampney Brook, which flows adjacent to the A417 and also through the villages of Ampney Crucis and Ampney St. Peter".
- 5.11. Land use includes "large scale, well managed arable fields generally predominate, interspersed with pastoral fields often small in scale, both improved and with evidence of scrub encroachment". Grazed areas are concentrated "mainly within the subtle undulations and valleys marked by watercourses, with occasional fields of set aside pasture and



calcareous grassland". Field boundaries tend to be "enclosed by both stone walls and hedgerows of varying condition." These land uses are all present around the adjacent areas to the Site, with stone walls partly enclosing the Site, whilst pasture (wood-pasture) is present within the Site, with other grazed areas located around the Ampney Crucis. Beyond these pasture fields which surround Ampney Crucis, the land-use changes to managed arable farming.

- 5.12. Regarding vegetation, "occasional mature trees are scattered along field boundaries, and where hedgerows have become overgrown, they are often perceived as tree lines across the landscape, combining in areas with small woodland copses to create the impression of a relatively well treed landscape". Where hedgerows are gappy, they are often reinforced by "wooden post and wire or post and rail fences". Woodland blocks are noted being occasional across the LCT, whilst the LCA notes that between Cirencester and Ampney St. Peter "a number of small copses, predominantly with a mixed or deciduous composition are scattered across the area" which is an accurate reflection of the Site and adjacent context.
- 5.13. In terms of settlement, "villages and hamlets are scattered across the character area" with the majority having a linear pattern such as seen at Ampney Crucis. The LCA notes that "All the Ampney villages, together with Preston, are designated as Conservation Areas. Ampney Park, on the western edge of Ampney Crucis is set within designed parkland, and although privately owned, the imposing entrance gates are a notable feature on the A417."
- 5.14. In regards to public recreation, the LCA states "there is little in the way of formal recreational provision within the character area, the main emphasis being on the network of public rights of way that cross the landscape."
- 5.15. A full extract of the Dip Slope Lowland LCT and The Ampneys LCA are contained within Appendix 2.

Site Specific Character

- 5.16. TG conducted fieldwork on the 16th August 2023 to analyse the landscape character of the Site.
- 5.17. With reference to Section 3 and Plan 1, the Site is located within the grounds of Ampney Park, a Grade II Listed manor house set within lakeside gardens and wooded parkland at the south-western edge of Ampney Crucis village. In addition to the Grade II Listed house there are a number of further existing structures within the Site comprising a barn and cottage buildings, a hard-surfaced tennis court, a machinery store/grounds building, an indoor equestrian arena, outdoor equestrian manège, stables, yard and paddock.
- 5.18. Existing equine infrastructure is present within the northern edge of the Site and is currently redundant in use. Parkland (wood-pasture and mature trees) occupy the central parts of the Site, from the Ampney Park manor house westwards to the woodland along Ampney Brook.
- 5.19. The grounds building to the west of the Site currently features Laurel hedging planting around it which provides separation between these features and the parkland. The Laurel hedging restricts views and is uncharacteristic within the parkland setting. The parkland area within the centre of the Site is divided by post and rail fencing to form paddocks.



- 5.20. The eastern boundary of the Site comprises a mixture of mature vegetation, existing buildings, gated entrance and stone walls. Existing woodland and Ampney Brook form the western boundary of the Site.
- 5.21. The topography of the Study Area is illustrated on Plan 3. The Site is located on lower lying land to the south of the elevated escarpment of the Cotswolds AONB. The Site slopes downhill gently from east to west towards Ampney Brook at an elevation of between c.100m on the western boundary and c.110m on the eastern boundary. Ampney Brook borders the Site to the southern and western boundaries and within the southern extent of Ampney Park there is a lake and some small ponds.
- 5.22. The Site is located at the western edge of a valley containing the The Ampneys (Ampney Crucis, Ampney St. Peter and Ampney St. Mary). The Site slopes broadly from east to west towards Ampney Brook at an elevation of between c.100m on the western boundary and c.110m on the eastern boundary. Ampney Brook borders the Site to the southern and western boundaries and within the southern extent of Ampney Park there is a lake and ponds
- 5.23. No public access is available to the Site via PRow or access land.
- 5.24. The landscape features/built elements of the Site are as follows:
- Grade II Listed Ampney Park and ancillary buildings;
 - A Stable block;
 - Barn;
 - Cottage buildings;
 - Machinery store/grounds building;
 - A hard surfaced tennis court;
 - An indoor equestrian arena;
 - An outdoor manège;
 - Wooden post and rail paddock enclosures;
 - Woodland along the western edge of the Site along Ampney Brook;
 - Hedgerow with trees parallel to the northern boundary of the Site;
 - Scattered mature parkland trees; and
 - Wood-pasture grassland.

Summary of Landscape Receptors

- 5.25. For the purposes of this LVIA, the effects of the proposed development upon the character of the landscape will be considered for the Site and published landscape character as it relates to the Study Area. The assessment focuses upon the features and characteristics identified



from the review of published studies and Tyler Grange's site-specific appraisal and those valued components of the landscape. These include the following:

- LCA TV 3B: The Ampneys; and
- The Site-specific character and landscape features (such as wood-pasture, parkland character, woodland, amenity grassland, fencing, built form, equestrian facilities, individual trees and hedgerows).



Section 6: Visual Baseline

- 6.1. In order to establish the degree of any change that may arise from future development of the Site and the extent to which such changes will affect identified local receptors (people), it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the viewpoints representative of affected views and the nature of the views at the viewpoints.
- 6.2. The visibility of the Site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping (Plan 3) and Geographic Information System (GIS) first sieve analysis mapping (Plan 5: Zone of Theoretical Visibility and Photoviewpoint Locations) and has been refined and verified through field assessment.
- 6.3. The software generated ZTV illustrates the extent to which development of up to 12m high on the Site would be potentially visible within a 2.5km radius to a 1.6m high receptor. The calculation is based on LIDAR 2m DSM data and takes into account built form and vegetation present within the landscape. It also does not account for the reduction in scale of the proposed development within the view over distance, or the reduced contrast experienced over distance due to atmospheric conditions. The ZTV generated for the proposed development on the Site clearly identifies the influence of the topography, vegetation and built form in limiting views and is a 'worst case scenario' used to identify the maximum potential visibility of the Site.
- 6.4. This first sieve exercise has been verified in the field to take into account any significant vegetation or built form which further restricts or limits the extent of visibility. Following the completion of a visit to the Site, a number of representative viewpoints have been included that illustrate the approximate extent of areas from which the site is visible. These are illustrated by the Photosheets contained to the rear of this report within Appendix 3. In accordance with GLVIA3, the visual analysis is based on views from external spaces within the public domain excluding barely discernible views and not from inside buildings or private spaces. However, where notable views from private properties are possible, these have been considered where relevant.
- 6.5. Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). A total of twelve representative viewpoints have been chosen from locations surrounding the site to enable the implications of the development to be assessed from all directions (see Plan 5: Zone of Theoretical Visibility and Photoviewpoint Locations).
- 6.6. Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment and are assessed further within this report. Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.



- 6.7. The viewpoint photographs which are presented in this LVIA were taken in August 2023 on a clear day with good visibility. Due to the timing of the fieldwork for this LVIA, it is noted that the photographs contained within this report were taken in the summer months, when the trees were in leaf. It is assumed that visibility will be greater in the winter months when the leaves have fallen. This report has therefore considered this greater visibility within the assessment.

Visual Receptors

Public Access and Rights of Way and Open Access Land

- 6.8. The location of PRow and Open Access Land is illustrated on Plan 2. There are a number of PRow across the study area lie within the ZTV (Plan 5), although in reality, few routes afford for views in the direction of the Site due to a combination of intervening mature vegetation, topography and built form.
- 6.9. Two areas of Open Access Land are located within the Study Area, including 'The Moor' at Ampney St. Peter and a small triangle between junctions within Ampney Crucis, c.450m north-east of the Site. The ZTV indicates no theoretical visibility from these areas.
- 6.10. The closest PRow to the Site is Ampney Crucis Footpath 26 (BAC26) (illustrated by Photoviewpoint 2) located to the east. It connects the main road through Ampney Crucis with Grade I Listed 'Holy Rood' Church. The route is well contained by existing mature vegetation and built form along its length, allowing little in the way of views in the direction of the Site and location of the Proposed Development. In the winter, views towards the Site will be similarly screened.
- 6.11. Photoviewpoint 5 and 6 represent views from the PRow network to the east of the Site, including Ampney Crucis Footpath 16 (BAC16), 17 (BAC17), 18 (BAC18), 19 (BAC19) and 21 (BAC21). These routes are located within the fields located between a network of lanes that support the settlement of Ampney Crucis. Views from these routes largely contain mature vegetation comprising hedgerows and trees that align School Lane and the road which runs through Ampney Crucis. Built form and mature vegetation within the building curtilages also limit the availability of views towards the Site. In winter months, when vegetation is not in leaf, there will be greater visibility in the direction of the Site however, the layers of vegetation and existing built form will still screen views.
- 6.12. To the north, Ampney Crucis Footpath 2 (BAC2) and 5 (BAC5) (represented by Photoviewpoint 10) connect from Ampney Crucis northwards towards Allotment Lane near its juncture with Roman Road. The location is slightly more elevated than the Site, though southwards towards the Site views are limited by mature vegetation to the field boundaries. Whilst the Site is not visible in the summer months, there may be glimpses of the existing structures at the northern edge of the Site in the winter months when the vegetation is not in leaf, however the layers of vegetation within the landscape are likely to still provide a visual filter or screen.
- 6.13. Photoviewpoint 12 represents views from an Other Route with Permitted Access (ORPA) south of Ampney Crucis Footpath 2 (BAC2). The route links Ampney Crucis with Allotment Lane. Mature hedgerows align the route, limiting visibility outwards from the route towards the wider landscape. Views towards the Site are screened by these mature hedgerows



and whilst there would be increased visibility during winter months when vegetation is not in leaf, the layers of vegetation between this location and the Site are expected to filter and screen views of the Site.

- 6.14. To the southeast, intervening mature vegetation, topography and built form limit the availability of views from PRow towards the Site as illustrated by the ZTV (Plan 5) and Photoviewpoint 7 from Driffield Footpath 3 (BDD3) located c.915m south-east of the Site. In winter months, when vegetation is not in leaf, there will be greater visibility in the direction of the Site however, the layers of vegetation and existing built form will still screen views.
- 6.15. South of the Site, Ampney Crucis Footpath 25 (BAC25) and Preston Footpath 10 (BPR10) (representative Photoviewpoint 8) link Ampney Crucis with Preston to the south-west. Further south, Preston Bridleway 13 (BPR13) and Driffield Bridleway 18 (BDD19) provides an east-west link between Harnhill and Preston (representative Photoviewpoint 11). In winter months, layers of vegetation and existing built form will continue to screen views.
- 6.16. There are no PRow west of the Site within the study area.
- 6.17. As illustrated by the ZTV on Plan 4, within the study area there are no PRow, ORPAs, areas of Open Access Land within the AONB where potential visibility is predicted.

Roads

- 6.18. Although there are a number of roads and lanes within the Study Area, due to a combination of existing built form, mature landscape features and undulating topography, views from the surrounding road network are primarily contained to the routes that immediately surround the Site.
- 6.19. The A417 (London Road) passes adjacent to the Site entrance. Apart from the gates at the Site entrance (represented by Photoviewpoint 1), the rest of the Site is screened by dense vegetation and a stone wall which aligns the route and surrounds the Site. In winter, there may be possible heavily filtered views into the Site and towards the existing driveway and Ampney Park manor house.
- 6.20. Views from the nearby network of lanes between the Ampney Crucis settlement and within the study area are limited as illustrated by the ZTV (Plan 5). Views from Wipit Lane c.1.15km south-west of the Site, are curtailed by mature vegetation along the lane that focusses views in the direction of travel. Photoviewpoint 9 illustrates views from a field gate entrance towards the direction of the Site, where dense, mature vegetation along the A417 screens views. In the winter these views would continue to be screened by the layers of vegetation.
- 6.21. Photoviewpoint 4 illustrates views from the rear access lane to Ampney Park. The route is lined with mature vegetation and built form which screen views towards the Site. Potential for views are close to the rear entrance as a result which are still primarily screened by built form, there may be glimpses towards the northern area of the Site in winter when vegetation is not in leaf, however these are likely to comprise filtered views of the existing built form within the Site.
- 6.22. As illustrated by the ZTV on Plan 4, within the study area there are no roads or lanes within the AONB where potential visibility is predicted.



Residential Receptors

- 6.23. This LVIA has focussed upon the appraisal of views from publicly accessible locations. Views from private residential dwellings are not protected by national or local planning policy. As such, any changes to the character, nature and 'quality' of these private views are not considered material in the determination of a planning application. Residential receptors do however remain relevant to this assessment in identifying the nature and extent of visual change.
- 6.24. As a result of intervening mature vegetation within the landscape surrounding the Site and the orientation and distribution of residential properties, there are a limited number of private residential dwellings with potential views of the Site. Views from residential properties are generally limited to the near vicinity to the Site and properties immediately adjacent to the Site boundary or within close proximity. These are listed in brief below with their locations illustrated on Plan 4:
- Ash House, located c.50m east of the Site within the Walled Garden;
 - Garden Cottage is located adjacent to the eastern boundary of the Site just off the rear access to the Ampney Park; and
 - Crucis Park Farm is located c.670m north-west of the Site.
- 6.25. As illustrated by the ZTV on Plan 4, within the study area there are no dwellings within the AONB where potential visibility is predicted.

Visual Context: Conclusion

- 6.26. Due to the nature of the topography within the study area, existing built form and the nature of mature vegetation in the form of hedgerows, trees and woodland, views of the Site are limited. Views into the Site are only possible from within the grounds of Ampney Park which is not publicly accessible.
- 6.27. There are no PRow or any Open Access Land within the Site, whilst a number are located within the wider context.
- 6.28. The following visual receptors have been scoped out due to lack of intervisibility and likelihood of negligible visual effects:
- Walkers on Ampney Crucis Footpath 26 (Photoviewpoint 2)
 - Walkers on Ampney Crucis Footpath 21 (Photoviewpoint 6);
 - Walkers on Driffield Footpath 3 (Photoviewpoint 7);
 - Walkers on Ampney Crucis Footpath 25 and Preston Footpath 10 (Photoviewpoint 8);
 - Walkers on Preston Bridleway 13 and Driffield Bridleway 18 (Photoviewpoint 9);
 - Walkers on ORPA between Ampney Crucis and Allotment Lane (Photoviewpoint 12);
 - Motorists on Witpit Lane (Photoviewpoint 11); and



- Visitors of Holy Rood Church (Photoviewpoint 3)

6.29. The following visual receptors have been identified for the assessment of visual effects:

- Motorists on the A417 (Photoviewpoint 1);
- Motorists and Pedestrians on the lane providing rear access to Ampney Park (Photoviewpoint 4)
- Walkers on Ampney Crucis Footpaths 16, 17, 18 and 19 (Photoviewpoint 5);
- Walkers on Ampney Crucis Footpath 2 and 5 (Photoviewpoint 10);
- Ash House, located c.50m east of the Site within the Walled Garden;
- Garden Cottage is located adjacent to the eastern boundary of the Site just off the rear access to the Ampney Park; and
- Crucis Park Farm is located c.670m north-west of the Site.



Section 7: Value and Sensitivity of Receptors

7.1. The following landscape receptors will be assessed as part of this section:

- LCA TV 3B: The Ampneys; and
- The Site-specific character and landscape features (such as wood-pasture, parkland character, woodland, amenity grassland, fencing, built form, equestrian facilities, individual trees and hedgerows).

7.2. The following visual receptors will be assessed as part of this section.

- Motorists on the A417 (Photoviewpoint 1);
- Motorists and Pedestrians on the lane providing rear access to Ampney Park (Photoviewpoint 4)
- Walkers on Ampney Crucis Footpaths 16, 17, 18 and 19 (Photoviewpoint 5);
- Walkers on Ampney Crucis Footpath 2 and 5 (Photoviewpoint 10);
- Ash House, located c.50m east of the Site within the Walled Garden;
- Garden Cottage is located adjacent to the eastern boundary of the Site just off the rear access to the Ampney Park; and
- Crucis Park Farm is located c.670m north-west of the Site.

Landscape Value of the Site

7.3. As set out within GLVIA3, when identifying the landscape baseline, it is necessary to establish the relative value of the potentially affected landscape as this will inform later judgements about the level of effect. Value can apply both to areas as a whole, or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.

7.4. The LI's Technical Guidance Note 02/21 builds on GLVIA3 (Box 5.1) and identifies a range of factors that can assist in the identification of valued aspects of the landscape. Table 1 within Appendix 4 is derived from TGN 02/21 and provides a description as to the extent the valued factors are present within the Site. The assessment has drawn upon this guidance and the landscape character assessment detailed above.

7.5. On balance, having analysed the Site against the landscape value factors, a review of the landscape evidence base, and informed by site-specific analysis and fieldwork, the landscape of the Site and its associated features are considered high/medium value.



Sensitivity of Receptors

- 7.6. The sensitivity of landscape and visual receptors is a product of value and susceptibility, as set out in the methodology in Appendix 1. The assessment of sensitivity is set out in Appendix 4 and summarised as follows:

Landscape Receptors

- High/Medium sensitivity:
 - LCA TV 3B: The Ampneys; and
 - The Site-specific character and landscape features (such as wood-pasture, parkland character, woodland, amenity grassland, fencing, built form, equestrian facilities, individual trees and hedgerows).

Visual Receptors

- High/Medium sensitivity:
 - Residents at Ash House; and
 - Residents at Garden Cottage;
- Medium/Low sensitivity:
 - Walkers on Ampney Crucis Footpaths 16, 17, 18 and 19 (Photoviewpoint 5);
 - Walkers on Ampney Crucis Footpath 2 and 5 (Photoviewpoint 10); and
 - Residents at Crucis Park Farm;
- Low sensitivity:
 - Motorists on A417 (Photoviewpoint 1);
 - Motorists and Pedestrians on the lane providing rear access to Ampney Park (Photoviewpoint 4)



Section 8: Proposed Development and Mitigation Measures

The Proposed Development

- 8.1. The Proposed Site Plan (contained at Appendix 5) illustrates the Proposed Development, which will comprise a venue building, forecourt, service yard, guest car park, grounds building, converted stable block (to accommodation), paths and open space.
- 8.2. New guest accommodation will be provided for up to 30 guests within the existing Stables and Grooms Flat. The modern indoor equestrian arena will be replaced with a landscaped car park, the two existing stables buildings, yard and hard-surfaced tennis court will be replaced with a venue building finished with a thatched, pitched roof with green metal ridge, courtyard, landscaped forecourt, service yard and ceremony pergola. The existing all-weather manège paddock and perimeter holly hedge will be re-landscaped with meadow and planting, including a water feature. The grassland to the west and south and north of the new venue building will be enhanced to create wildflower meadow grassland as will former paddock areas.
- 8.3. The venue building has a maximum height of 12m, of which is a relative height to the ridge of Ampney Park house (both 120.8m aOD). It should be noted the Ampney Park house chimneys extend well above the ridge.
- 8.4. The application is submitted with a Design and Access Statement (DAS) that contains a masterplan which sets out the vision for the Site and its redevelopment

Landscape Design Including Mitigation and Enhancement

- 8.5. Mitigation measures are those which are designed to prevent, reduce, offset or remedy any likely effects caused by a development. Mitigation measures can be either primary: those incorporated into the masterplan and design, such as building height and layout; or secondary: those which are not incorporated into the main design, such as planting.
- 8.6. Landscape and visual effects caused by the Proposed Development are assessed at Year 1, when no planting has become established, and based on the masterplan as shown and incorporating primary mitigation measures, and at Year 15, when planting and secondary mitigation has become established. This demonstrates the potential best and worst-case scenario for development effects.
- 8.7. Enhancement measures are those which do not mitigate potential effects, but which elevate the Site above the current baseline. Examples may include increases in tree cover or the planting of hedgerows above and beyond the existing baseline situation.
- 8.8. Details of mitigation and enhancement measures proposed include the following and are illustrated within the Proposed Site Plan:

- Removal of equestrian paddocks and reinstatement of parkland meadow;



- Demolition of equestrian arena;
- Retention and conversion of Cotswold stone stable block to guest accommodation;
- Proposed new venue building to include recessive coloured roofing and materials;
- Proposed new venue building to not exceed heights or scale of the main house (Ampney Park);
- Cotswolds stone paths, reflective of the underlying geology of the area;
- Planting of native specimen trees throughout the parkland and along the northern edge of the Site, consistent with the parkland character whilst also assisting in filtering and screening views;
- Estate fencing along the northern boundary of the Site, to allow visual permeability from within the Site outwards towards surrounding and former parkland setting; and
- Creation of a topiary meadow walk, fusing parkland character with the formal garden character present south of Ampney Park house.



Section 9: Assessment of Effects

- 9.1. This section of the LVIA assesses the potential effects of the proposed development upon the landscape and visual receptors identified through the baseline appraisal set out earlier in this report. This has included consideration of the effects arising at Year 1 and Year 15, i.e. before and after mitigation planting has become established.
- 9.2. Effects during construction are not specifically assessed and the removal of existing landscape features, where appropriate, are assessed at Year 1. However, magnitude of effects during construction generally balance out against those at Year 1 for the following reasons:
- Construction activity is more discordant in views than completed development, comprising disparate elements, such as moving plant, sheeting, materials, fencing and scaffolding. These changes would increase the magnitude of effect; and
 - Construction activity is temporary, lasting for a limited number of years, as opposed to the final development which is assessed as permanent.

Likely Landscape Effects

- 9.3. The assessment of the landscape effects at Year 1 and residual effects of the proposals upon completion and maturation of the landscape planting (Year 15) is set out in full at Appendix 6 and includes explanations and justifications of the judgements made. This incorporates an assessment of the sensitivity of each receptor as assessed within Appendix 4, taking into account both the value and susceptibility of the receptor to the Proposed Development, including embedded mitigation measures. The methodology and criteria tables at Appendix 1 have been used to inform the judgements made.
- 9.4. The sensitivity of the various receptors is summarised on Table 1 below. The explanation for the judgements of sensitivity is set out in detail in Appendix 4.

Table 1: Likely effects upon Landscape Receptors

Landscape Resource	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Character of the Site	High/Medium	Minor	Minor	Minor Beneficial	Minor Beneficial
LCA TV 3B: The Ampneys	High/Medium	Negligible	Negligible	Negligible	Negligible



Likely Visual Effects

- 9.5. The assessment of visual effects at Year 1 and residual effects of the Proposed Development upon completion and semi-maturation of the landscape planting (Year 15) are set out in detail at Appendix 7. The results of this assessment are summarised in Table 2 below.

Table 2: Likely effects upon visual receptors

Visual Receptor	Sensitivity of the Receptor (from baseline review)	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Public Rights of Way and Open Access Land					
Walkers on Ampney Crucis Footpath 2 and 5 (BAC2 and 5) (Photoviewpoint 10)	Medium/Low	Minor	Negligible	Minor Beneficial	Negligible
Walkers on Ampney Crucis Footpath 16, 17, 18 and 19 (BAC16, 17, 18 and 19) (Photoviewpoint 5)	Medium/Low	Negligible	Negligible	Negligible	Negligible
Roads					
Motorists on A417 (Photoviewpoint 1)	Low	Negligible	Negligible	Negligible	Negligible
Motorists and Pedestrians on lane providing rear access to Ampney Park	Low	Minor	Negligible	Minor Beneficial	Negligible



(Photoviewpoint 4)					
Residential Receptors					
Residents at Ash House	High/Medium	Minor	Negligible	Minor Beneficial	Negligible
Residents at Garden Cottage	High/Medium	Minor	Negligible	Minor Beneficial	Negligible
Residents at Crucis Park Farm	Medium/Low	Negligible	Negligible	Negligible	Negligible

Likely Effects upon Cotswolds AONB and its setting

- 9.6. As mentioned within Section 4, the Cotswolds AONB lies c.1.3km to the north of the Site as illustrated on Plan 2 and the Site therefore lies within its setting. The CNLMP 2023-2025 identifies the fourteen special qualities which are listed within Section 4 of this report. Those of relevance to the Site and the Proposed Development are discussed below:
- 9.7. “The unifying character of the limestone geology – its visible presence in the landscape and use as a building material” and “dry stone walls” – The Proposed Development includes existing Cotswold stone constructed buildings which are retained, with the stable block converted for residential guest use. Ampney Park is enclosed by a Cotswold dry-stone wall which will also be retained. The new Venue Building will be partially constructed using Cotswold stone, with thatched roofing and a green metal ridge which is a marked improvement over the previous Modern Indoor Equestrian Arena. The pergola garden adjacent to the Venue Building is also to be constructed from Cotswold dry stone walling. The high quality design of the Proposed Development is also reflective of special quality “Distinctive settlements, developed in the Cotswold vernacular with high architectural quality and integrity”.
- 9.8. In terms of special quality “Significant archaeological, prehistoric and historic associations dating back 6,000 years, including Neolithic stone monuments, ancient drove roads, Iron Age forts, Roman villas, ridge and furrow fields, medieval wool churches and country estates and parks” the Proposed Development reverts areas which have been enclosed as horse paddocks and infrastructure to parkland which is more characteristic to the historic use as a country estate supporting the main house, Ampney Park.
- 9.9.



- 9.10. In all, visibility to any of the Proposed Development would be primarily limited to within the grounds itself and in very close proximity. Regarding special quality “The Cotswold escarpment, including views from and to the National Landscape” – As discussed above and as the ZTV (Plan 4) indicates, there is extremely limited intervisibility between a Proposed Development of the type and heights proposed within the Site and the Cotswolds AONB. The ZTV and the visual baseline (Section 6) identified that there would be no visibility from publicly accessible locations, with a very limited geographic area of private farmland from which there may be glimpsed, heavily filtered views.
- 9.11. In addition, special quality “The tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution” relates to the presence of visual clutter of which the visual assessment has demonstrated that there would be an extremely limited change, with the possible filtered visibility of the Venue Building roof marking an improvement over the existing filtered views of the silver metal roof of the Modern Indoor Equestrian Arena.
- 9.12. As such, there would be a negligible perceptual change and effect to the Cotswolds AONB and its setting as a result of the Proposed Development.



Section 10: Conclusions

- 10.1. This LVIA has been prepared to assess the likely landscape and visual effects resulting from the full planning application at Ampney Park, London Road, Ampney Crucis. The extent of these effects should be considered within the local context and the proposals degree of conformance with their surroundings. In addition, the effects need to be put in the planning balance with all other economic, social and environmental effects of the development.
- 10.2. The Site is not the subject of any local or national landscape designations, nor does the ZTV indicate potential visibility from any publicly accessible locations within the Cotswolds AONB located c.1.3 km to the north. The assessment identifies that there would be negligible effects upon the Cotswolds AONB and its setting as a result of the Proposed Development.
- 10.3. Having considered the elements related to the landscape character of the Site in Section 5 and given that the Site is not designated in landscape terms, providing limited to no contribution to the AONB, it is recognised that other elements contribute to its value and sensitivity (such as presence of listed buildings, conservation area, association as parkland, Ampney Brook and wood-pasture and woodland), this LVIA finds that it has a high/medium landscape sensitivity overall.
- 10.4. Local, non site-specific policies relating to the enhancement of local landscape character and GI network are applicable to the Site. The majority of the existing landscape framework of hedgerows and trees will be retained and enhanced. There will be selective removal of vegetation along the northern boundary of the Site comprising trees of lesser quality and condition that will allow retained trees to thrive in more space. Compensatory tree planting will be scattered within the parkland and along the estate fencing edge. This treatment will allow for a filtered edge that will provide ground level, outward views over the adjacent parkland from within the Site itself.
- 10.5. As set out in Section 8, the overall landscape effects on the Site have been assessed as minor beneficial at Year 1 and Year 15 for the resulting proposals. The nature of the development proposed is not uncharacteristic within the receiving landscape context, retaining the Ampney Park listed building, converting stables to accommodation and removal and replacement of 1990s equestrian facilities and paddocks to a venue, car park and reinstatement of the parkland character. The proposal represents a landscape enhancement over the existing baseline.
- 10.6. In terms of visual effects, similarly these are assessed as being extremely limited and at most minor beneficial at Year 1, reducing to negligible by Year 15. All other visual receptors scoped in were assessed as experiencing negligible effects.
- 10.7. This LVIA finds that the Proposed Development is of a scale and in-keeping with the landscape character and is appropriate to its surroundings. In accordance with policy, the application is accompanied by a detailed landscaping scheme that demonstrates how new development will create a positive improvement on the baseline scenario and contributes to the local parkland landscape of Ampney Park. Overall, it is considered that the Proposed Development will not result in unacceptable effects on landscape and visual receptors as the



development preserves the characteristic attributes of the landscape and responds positively to Ampney Park and Ampney Crucis.





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