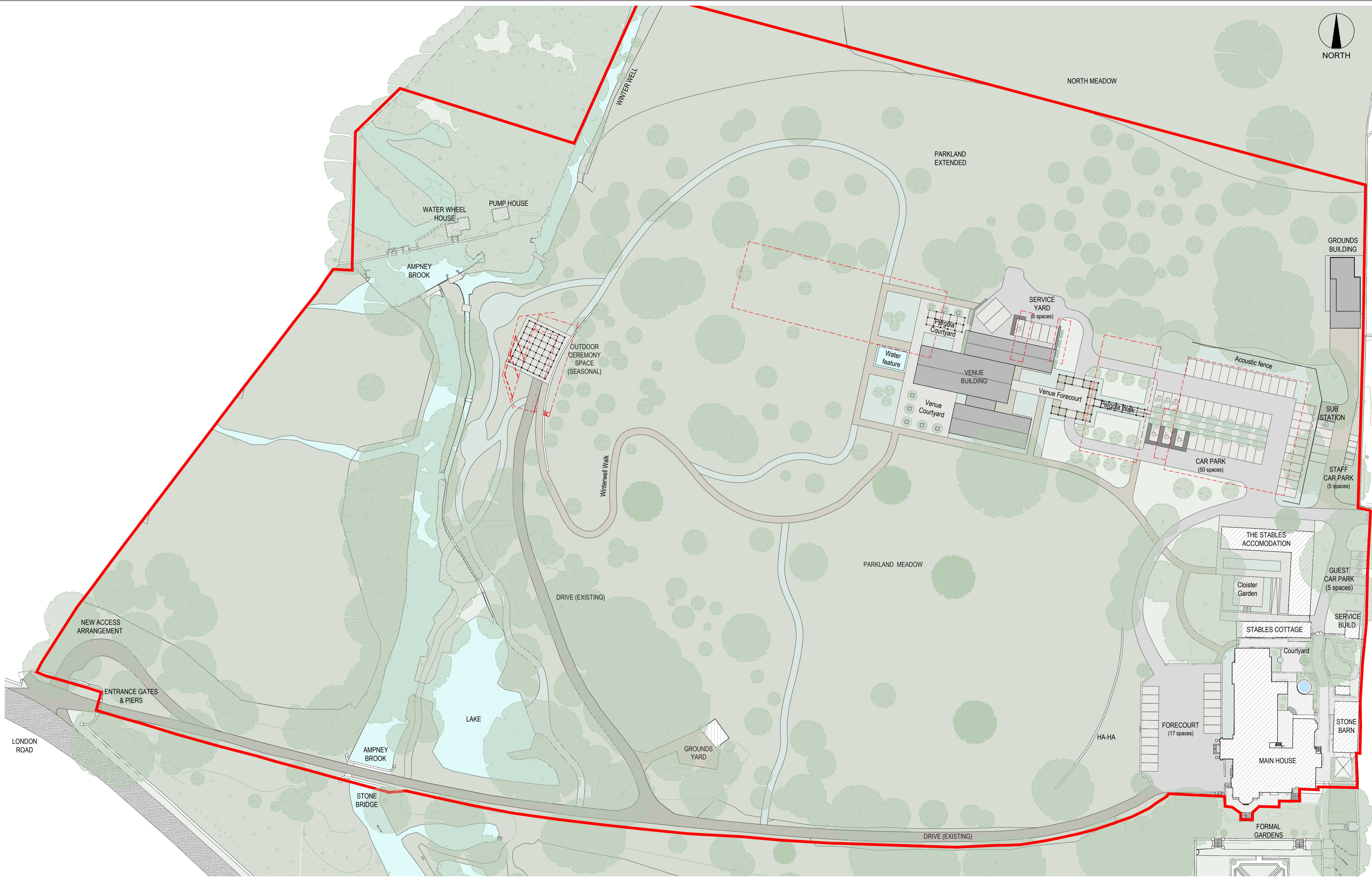





# Appendix 5: Proposed Site Layout





  
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 EMAIL: sm-j@sm-j.com

**KEY:**  
 New Structure  
 Existing Structure  
 Demolition  
 Notes Refer to landscape drawing no. UH-340-101 for references  
**PLANNING**  
 © SIMON MORRAY-JONES. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES.  
 ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. DO NOT SCALE

P5 - Issue for Planning Revision

Client <b>Ampney Park Ltd.</b>					
Project <b>Ampney Park, London Road, Ampney Crucis, GL7 5RY</b>					
Drawing Title <b>Proposed Site Plan</b>					
Scale @ A1 1:500	Drawn By MCY	Date Oct 2021	Job Number 1271	Drawing Number PR001	Revision P5

# Appendix 6: Landscape Effects



## Appendix 6: Magnitude and Significance of Landscape Effects

		Predicted Change	Year 1		Year 15 (Residual Effects)	
Receptor	Sensitivity of landscape receptor (see Appendix 4)		Magnitude of Change	Effects	Magnitude of Change	Effects
Character of the Site	High/Medium	<p>The principal change to the Site would occur along the northern edge of the Site where existing equestrian facilities and built structures would be removed and replaced with an Venue Building, car park, service yard, courtyard, grounds building and parkland. The massing and layout of built form are sensitively designed that they are appropriate to their local context within Ampney Park</p> <p>Other existing built form is retained, with the stable block to be converted for residential use.</p> <p>Previously grazed areas set down to horse paddocks will have their fences removed and reverted to parkland grassland.</p> <p>Towards the north of the Site, the Proposed Development's landscape strategy includes the retention and enhancement of better quality trees with the removal of those of lesser quality, allowing for others to grow. New native trees will be scattered through the parkland and either side of the northern estate railing boundary, consistent with parkland character and will assist in filtering very limited views of built form from north.</p> <p>The proposed planting would reach semi-maturity at year 15 providing an enhanced landscape setting for the Proposed Development. The change and effects would only be experienced within a very limited geographic area (i.e the Site and immediate adjacent areas only).</p> <p>The tree planting within the parkland to the northern boundaries would further assist in the integration of proposals and provide green infrastructure benefits linking to the wider landscape.</p>	Minor	Minor Beneficial	Minor	Minor Beneficial
Landscape Character Area TV 3B: The Ampneys	High/Medium	<p>As set out above, the Proposed Development will necessitate the removal of equestrian facilities within Ampney Park, replacing with a purpose built events venue and supporting infrastructure, as well as reverting paddocks back to parkland.</p> <p>The type of development proposed is not considered incongruous within the existing landscape and will be experienced extremely locally, primarily within the bounds of Ampney Park .</p> <p>The Proposed Development will affect an extremely small part of Landscape Character TV 3B: The Ampneys through the change from equestrian infrastructure in the form of paddocks, indoor arena, manège and stables to an events venue, guest car park, parkland and conversion of stables to guest accommodation. The scale and massing of the Proposals will be in-keeping with those found elsewhere in Ampney Park. There will be a minimal change to the topography to accommodate the development and its associated infrastructure.</p> <p>The landscape structure characteristics of the Landscape Character TV 3B: The Ampneys, such as stone wall and hedgerow enclosure, fenced where they have become gappy and tree lined stream corridors will remain largely unaffected. There will however be selective removal of trees within the northern edge of the Site with replacement scattered parkland trees along the estate fencing edge and within the new and reverted areas of parkland.</p> <p>Once planting has become established, the native trees will maintain the transition between the edge of Ampney Park, the wider surrounding parkland landscape and beyond to the rest of the character area.</p>	Negligible	Negligible	Negligible	Negligible



		On balance it is considered that the Proposed Development will result in a minor alteration that has a negligible effect upon a diminutive area of the character area over the medium term.				
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# Appendix 7: Visual Effects



## Appendix 7: Magnitude and level of Visual Effects

		Predicted Change	Year 1		Year 15 (Residual Effects)	
Receptor	Sensitivity of visual receptor (see Appendix 4)		Magnitude of Change	Effects	Magnitude of Change	Effects
Walkers on Ampney Crucis Footpath 2 and 5 (Photoviewpoint 10)	Medium/Low	<p>Construction activities would be screened and heavily filtered by intervening mature vegetation in combination with the sloping topography of the landscape towards the Site. There may be possible filtered views of the demolition of the silver metal roofed Modern Indoor Equestrian Arena equestrian area and construction of the apex of the Venue Building which will be finished with a green metal ridge and thatched sides. The Proposed Development once completed at Year 1 would be mostly screened by these features including the converted stables, new grounds building and other low-lying elements of the Scheme. The Venue Building would be heavily filtered from view by mature vegetation, even in winter when vegetation is not in leaf with very limited views of the venue building roof if at all. Any visibility of the venue roof would be an improvement over the previous indoor equestrian building.</p> <p>By Year 15, it is expected that the maturation of the landscape proposals would further contribute to filtering and screening views towards the Proposed Development.</p>	Minor	Minor Beneficial	Negligible	Negligible
Walkers on Ampney Crucis Footpath 16, 17, 18 and 19 (Photoviewpoint 5)	Medium/Low	<p>Construction activities would be screened by intervening mature vegetation in combination with the rising topography of the landscape towards the Site. The Proposed Development once completed at Year 1 would similarly be screened from view by mature vegetation, even in winter when vegetation is not in leaf.</p> <p>By Year 15, it is expected that the maturation of the landscape proposals would further contribute to filtering and screening views towards the Proposed Development.</p>	Negligible	Negligible	Negligible	Negligible
Motorists on A417 (Photoviewpoint 1)	Low	<p>Construction activity within the Site would be screened from view by a combination of intervening mature vegetation and built form. There would be some construction operations (vehicle movements) through the listed gates which front onto the A417, however these would be infrequent, oblique and glimpsed.</p> <p>Upon completion, the Proposed Development would be screened from view by those intervening features mentioned above. The only visible change to view would be signage displaying the location of the proposed venue and as such, would be limited in nature and would not appear markedly different from the baseline scenario at all.</p> <p>By Year 15, the residual effects would be the same as experienced for Year 1 (i.e. negligible)</p>	Negligible	Negligible	Negligible	Negligible
Motorists and Pedestrians on lane providing rear access to Ampney Park (Photoviewpoint 4)	Low	<p>Construction activity within the Site would be screened from view by a combination of intervening mature vegetation and built form. There may be some construction operations (vehicle movements) through the access gates to the Site, however these would be infrequent, oblique and glimpsed. During winter months when vegetation is not in leaf, there may be baseline views of the upper levels of the silver metal roofed Modern Indoor Equestrian Arena. This would be demolished as part of the proposals with the nearest proposed built feature, the events Venue Building would be set further west than the arena and a similar height and finished with a green ridge and thatched sides. Any visibility of the venue roof would be an improvement over the previous indoor equestrian building.</p> <p>Upon completion, the Proposed Development would be screened from view by those intervening features mentioned above. It is The only visible change to view would be signage displaying the location of the proposed venue and as such, would be extremely limited in nature and would not appear markedly different from the baseline scenario at all.</p> <p>By Year 15, the residual effects would be the same as experienced for Year 1 (i.e. negligible)</p>	Minor	Negligible	Minor	Negligible



Residents at Ash House	High/Medium	<p>Construction activity would largely be screened by a combination of intervening built form (i.e the walls which enclose the dwellings curtilage) whilst mature vegetation would filter views of the demolition of the silver metal roofed Modern Indoor Equestrian Arena and the construction work visible above the walls related to the upper levels of construction of the Venue Building. The new Venue Building would be set further west than the arena and a similar height and finished in a green metal ridge with thatched sides.</p> <p>Upon completion, the Proposed Development would largely be screened from view by those intervening features mentioned above, whilst there may be filtered views of the new Venue Building. Any visibility of the venue roof would be an improvement over the previous indoor equestrian building.</p> <p>By Year 15, once the proposed planting has established and reached semi-maturity, any potential views of the proposals will have become further filtered by vegetation that the change experienced would reduce to negligible.</p>	Minor	Minor Beneficial	Negligible	Negligible
Residents at Garden Cottage	High/Medium	<p>Construction activity would largely be screened by a combination of intervening built form (i.e the walls which form the Site boundary) whilst mature vegetation would filter views of construction work visible above the walls (i.e related to the upper levels of construction of the venue building). During winter months when vegetation is not in leaf, there may be baseline views of the upper levels of the silver metal roofed Modern Indoor Equestrian Arena. This would be demolished as part of the proposals with the nearest proposed built feature, the events Venue Building would be set further west than the arena and a similar height.</p> <p>Upon completion, the Proposed Development would largely be screened from view by those intervening features mentioned above, whilst there may be filtered views of the new Venue Building. Any visibility of the venue roof would be an improvement over the previous indoor equestrian building.</p> <p>By Year 15, once the proposed planting has established and reached semi-maturity, any potential views of the proposals will have become further filtered by vegetation that the change experienced would reduce to negligible.</p>	Minor	Minor Beneficial	Negligible	Negligible
Residents at Crucis Park Farm	Medium/Low	<p>Construction activity would be screened by a combination of mature vegetation within the landscape (such as Ampney Brook, mature trees within the Site and between the Site and Crucis Farm Park). Upon completion, the Proposed Development would largely be screened from view by those intervening, including views of the new Venue Building, such that the change to views would be negligible.</p> <p>By Year 15, once the proposed planting has established and reached semi-maturity, any potential views of the proposals will have become further filtered and screened by vegetation.</p>	Negligible	Negligible	Negligible	Negligible





## Plans:

Plan 1: Site Context (TG ref: 16125\_P10)

Plan 2: Planning Policy and Designations (TG ref: 16125\_P08)

Plan 3: Topography (TG ref: 16125\_P09)

Plan 4: Landscape Character (TG ref: 16125\_P07)

Plan 5: Zone of Theoretical Visibility and Photoviewpoint  
Locations (TG ref: 16125\_P03)



1. Grade II listed gates to Ampney Park
2. Grade II Listed Ampney Park house
3. Modern cotswolds stone stable block, stables cottage and stone barn.
4. Indoor equestrian arena.
5. Hard-surfaced tennis court.
6. Wooden stables.
7. Outdoor equestrian manège.
8. Paddocks.
9. Machinery store/grounds building.
10. Parkland
11. Planted treeline comprising a mixture of native and non-native species.
12. Lake
13. Water wheel house and pump house on Ampney Brook.
14. Ampney brook.
15. Stone bridge over Ampney brook.
16. Formal gardens.
17. Grade I Listed Holy Rood Church
18. Ash House.
19. A417 London road passes east-west south of the Site.
20. Further areas of parkland are located north of the Site.



**LEGEND**

- Site Boundary
- Public Rights of Way (PRoW)
- Other Route with Permitted Access
- A Roads
- Ampney Crucis Conservation Area
- ▲ Grade I Listed Building
- ▲ Grade II Listed Building

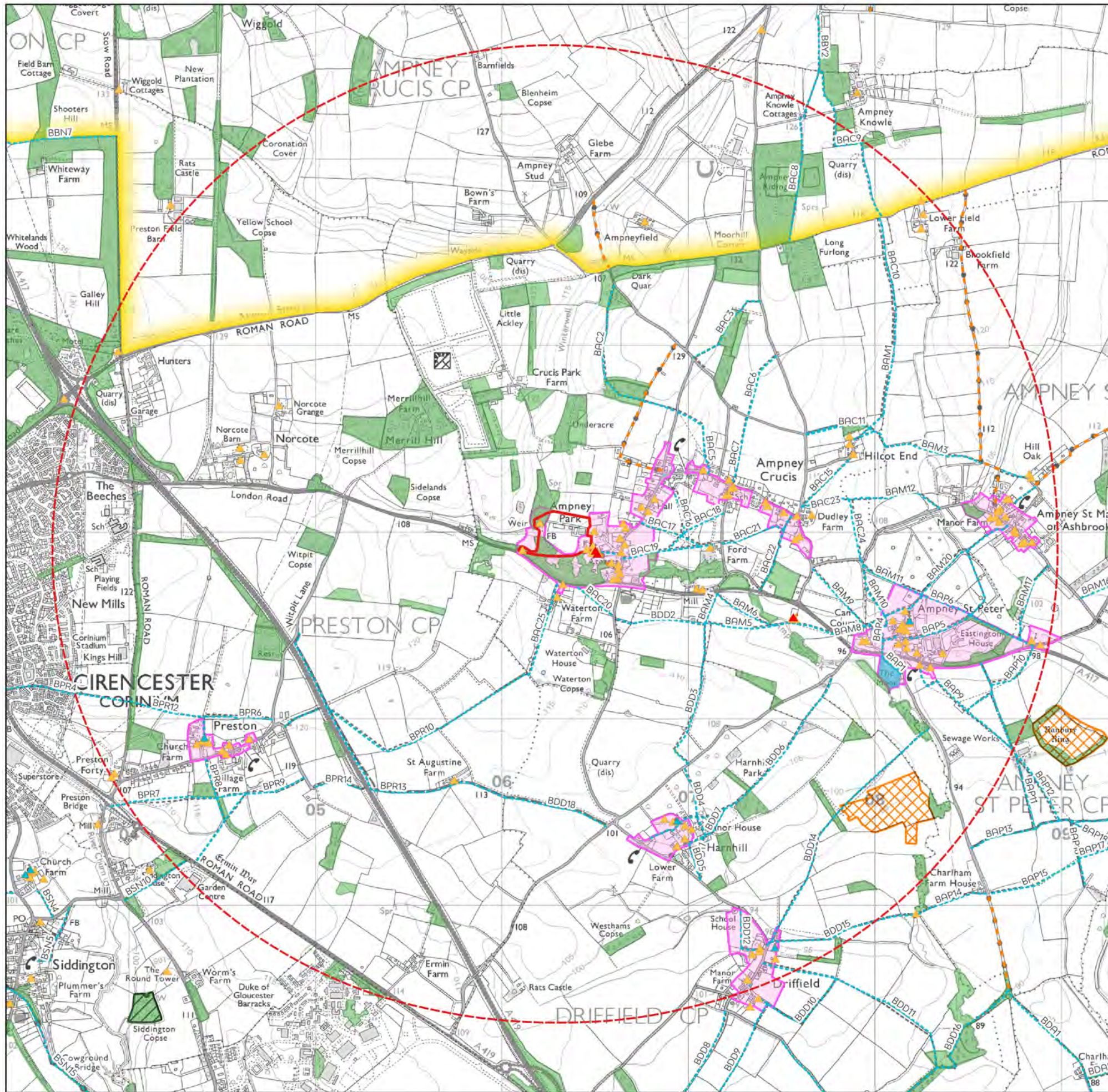
Revision	Description
-	First Issue

Project	Ampney Park, London Road, Ampney Crucis
Title	Plan 1: Site Character and Context
Scale	1:3250 @ A3
Drawing No.	16125_P10
Date	09 2023
Checked	OK /

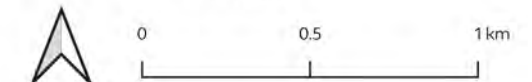
**Tyler Grange**



**LEGEND**

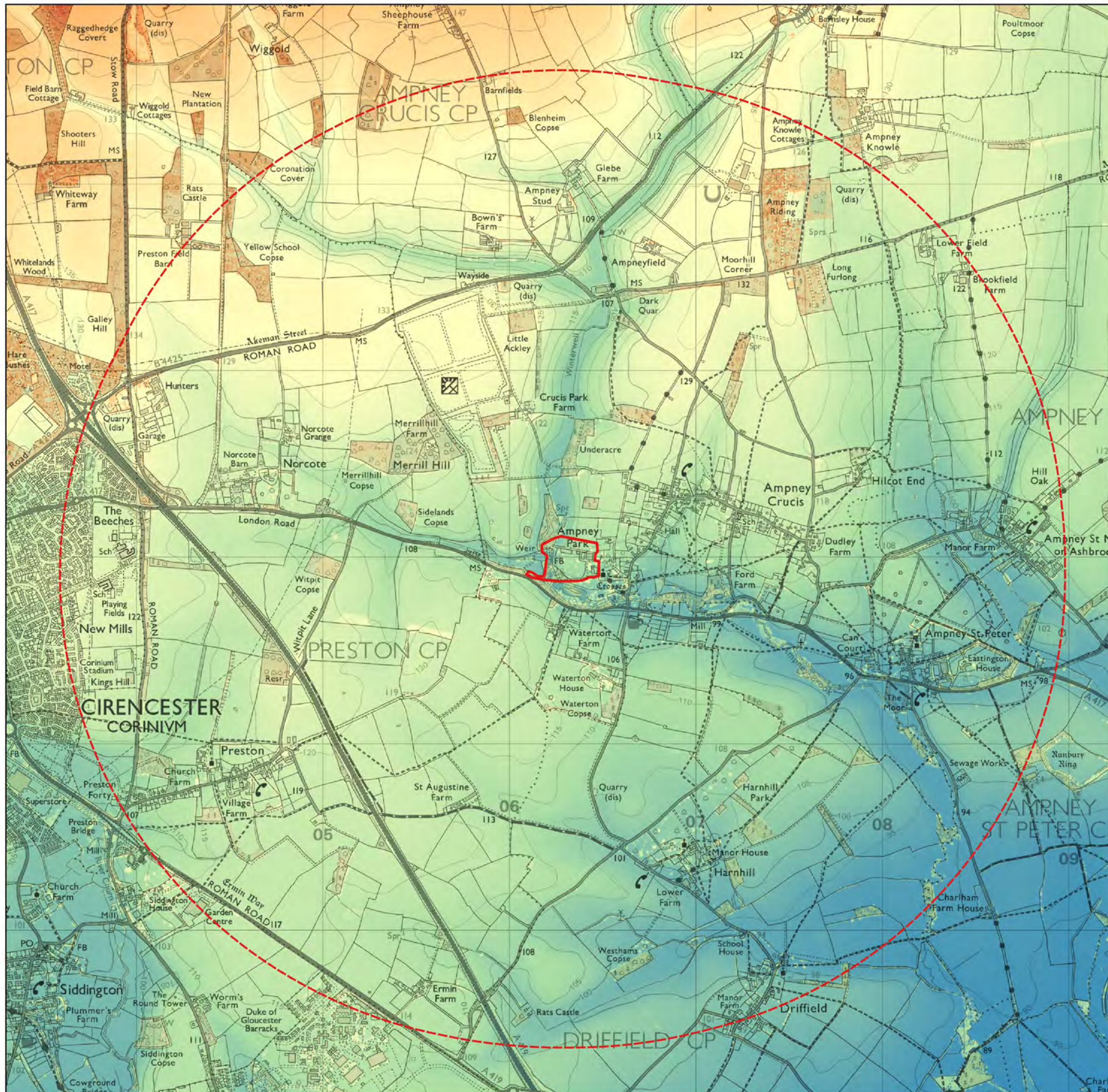
- Site Boundary
- 2.5km Study Area
  
- Landscape Designations**
- Cotswolds Area of Outstanding Natural Beauty
  
- Heritage Designations**
- Conservation Areas
- Scheduled Monuments
- ▲ Grade I Listed Building
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building
  
- Public Access**
- Public Rights of Way (PRoW)
- Other Route with Permitted Access (ORPA)
- Open Access Land
  
- Other Considerations**
- National Forest Inventory

Revision	Description
-	First Issue

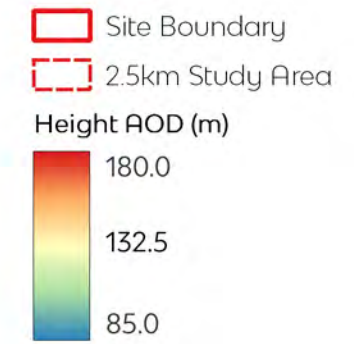


Project	Ampney Park, London Road, Ampney Crucis
Title	Plan 2: Landscape Designations and Other Considerations
Scale	1:22500 @ A3
Drawing No.	16125_P08
Date	09 2023
Checked	OK /



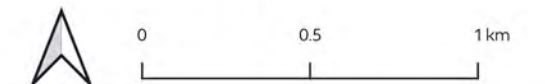


**LEGEND**



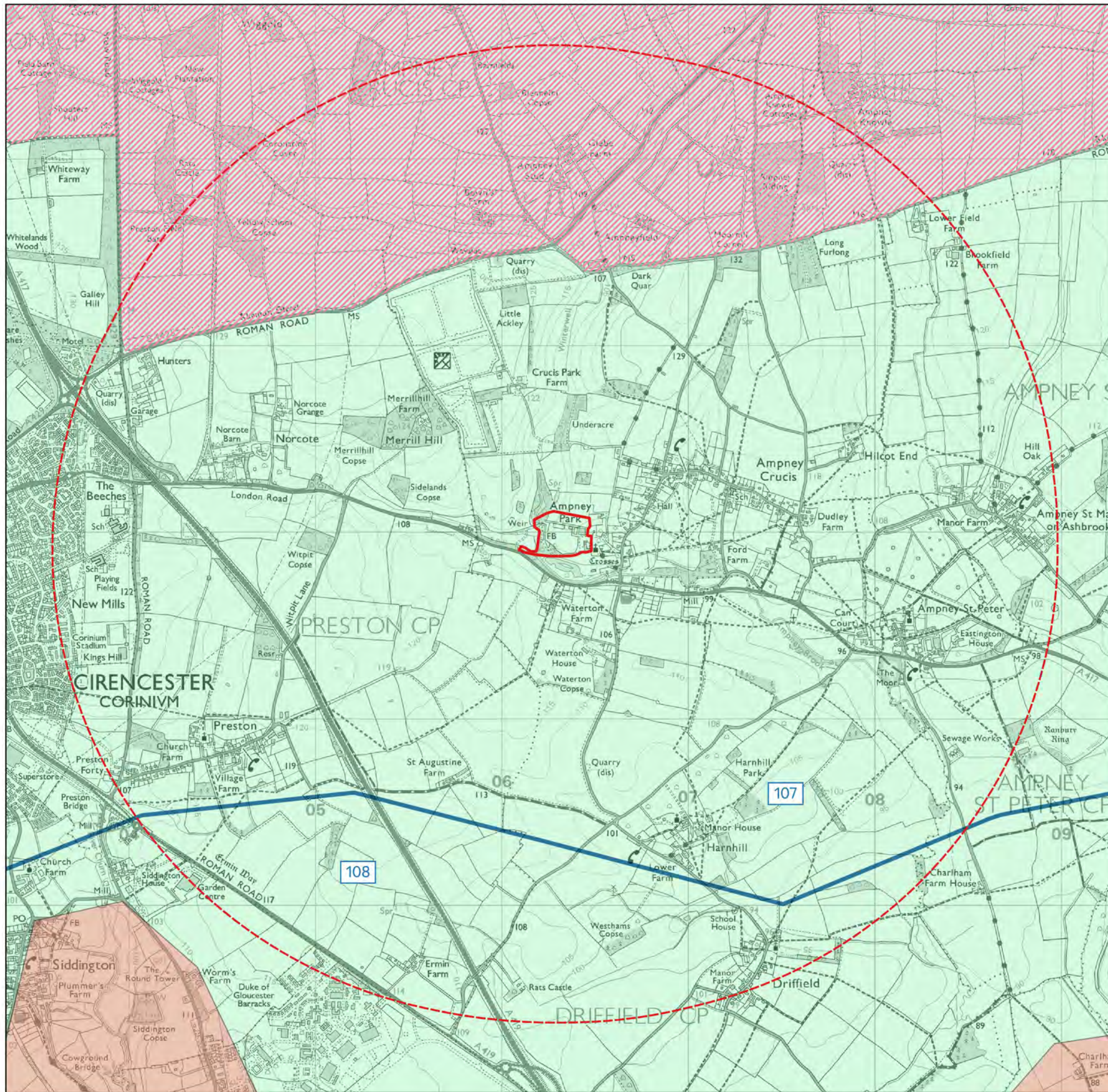
Notes:  
The plan has been modelled using GIS computer software (QGIS) and LIDAR DSM data.

Revision	Description
-	First Issue



Project	Ampney Park, London Road, Ampney Crucis
Title	Plan 3: Topography
Scale	1:22500 @ A3
Drawing No.	16125_P09
Date	08 2023
Checked	AB / OK

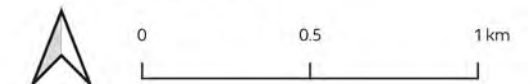




**LEGEND**

- Site Boundary
- 2.5km Study Area
- National Character Areas**
- 107 Cotswolds
- 108 Upper Thames Clay Vales
- Gloucestershire Landscape Character Assessment 2006**
- County LCT: River Basin Lowland
- County LCT: Dip Slope Lowland  
+ Upper Thames Valley LCA: 3B The Ampneys (TV 3B)
- Cotswolds Area of Outstanding Beauty Landscape Character Assessment**
- LCT 11 Dip-Slope Lowland  
+ LCA 11A South and Mid Cotswolds Lowlands

Revision - Description  
- First Issue



Project Ampney Park, London Road, Ampney Crucis

Title Plan 4: Landscape Character

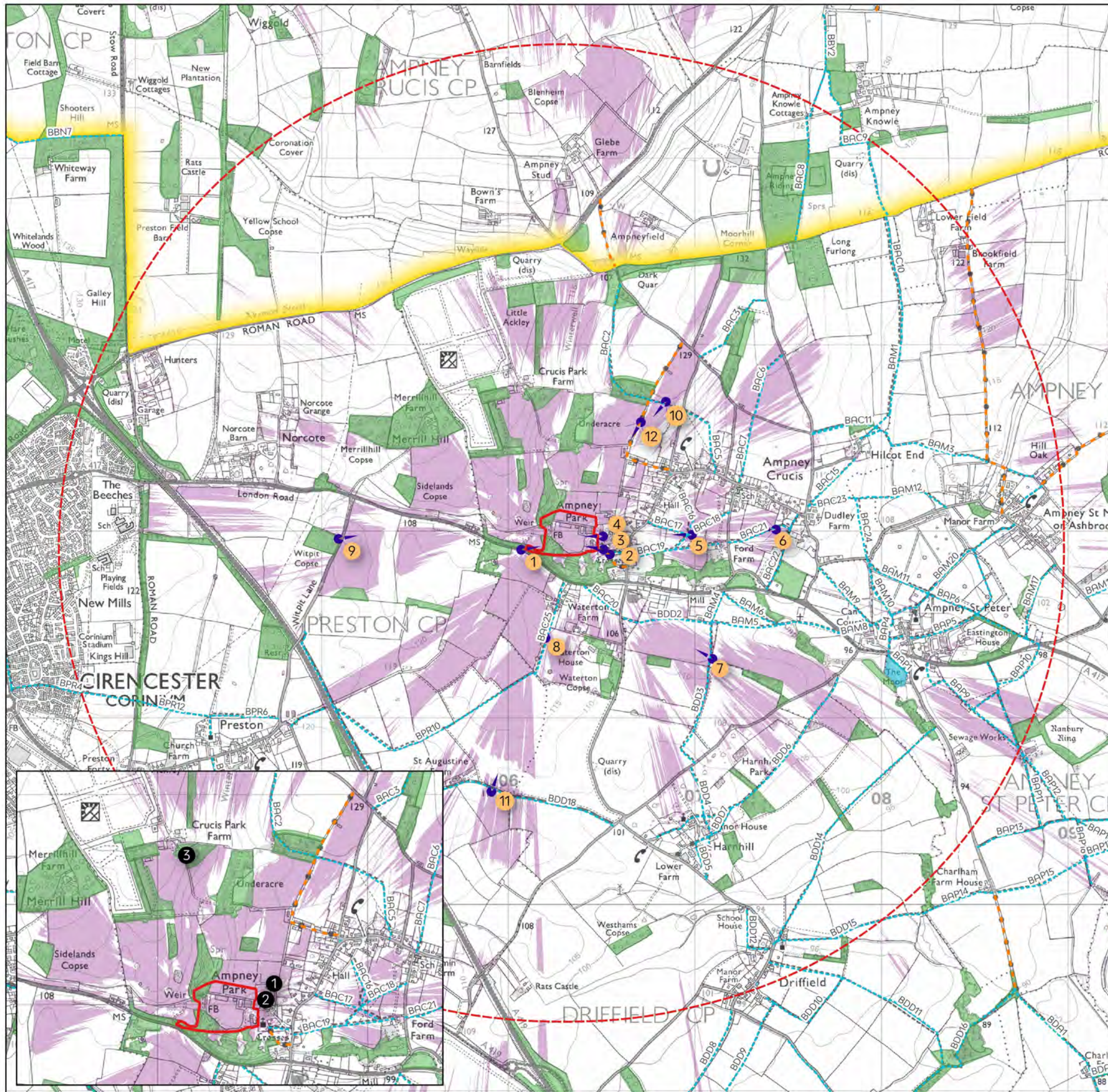
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Drawing No. 16125\_P07

Date 08 2023

Checked OK /



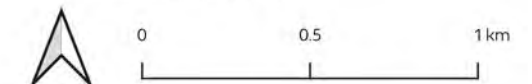


**LEGEND**

- Site Boundary
- 2.5km Study Area
- Cotswolds Area of Outstanding Natural Beauty
- Public Rights of Way (PRoW)
- Other Route with Permitted Access (ORPA)
- Open Access Land
- National Forest Inventory
- Zone of Theoretical Visibility (ZTV)
- ⬇ Photoviewpoint Locations
- Residential Receptors
  1. Ash House
  2. Garden Cottage
  3. Crucis Park Farm

**Notes:**  
 This ZTV illustrates the extent to which the development of up to 12m is potentially visible assuming a receptor with an eye height of 1.6m within a 2.5km radius. Building heights are derived from drawings 1271-PR220 and 1271-PR221 by Simon Morray-Jones. The ZTV has been modelled using GIS computer software (QGIS) and LIDAR DSM data. Field verification is required to refine the accuracy of the ZTV.

Revision	Description
-	First Issue



Project	Ampney Park, London Road, Ampney Crucis
Title	Plan 5: Zone of Theoretical Visibility and Photoviewpoint Locations
Scale	1:22500 @ A3
Drawing No.	16125_P03
Date	09 2023
Checked	AB / OK

