



Approximate site extents



97 Fenwick Street, Hockley, Birmingham, B18 6RU  
T: 0121 628 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

**Date Taken:** 16-08-2023 12:19  
**Taken From:** Ampney Crucis Footpath 21  
**Direction of View:** West

**Field of View:** 90 degrees  
**Camera:** NIKON D3500  
**Distance to site:** 930m

**Projection:** Cylindrical  
**Lens:** Cropped frame (34mm)  
**Visibility:** Good

**Visualisation Type:** Type 1  
**Image Enlargement:** 96%  
**Page Size:** A1 width

**Project No:** 16125  
**Client:** Ampney Park Ltd  
**Status:** Planning  
**Date:** August 2023  
**Project:** Ampney Park, London Road, Ampney Crucis  
**Title:** Viewpoint 6





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Date Taken: 16-08-2023 14:35

Taken From: Ampney Crucis Footpath 25

Direction of View: North

Field of View: 90 degrees

Camera: NIKON D3500

Distance to site: 385m

Projection: Cylindrical

Lens: Cropped frame (34mm)

Visibility: Good

Visualisation Type: Type 1

Image Enlargement: 96%

Page Size: A1 width

Project No: 16125

Client: Ampney Park Ltd

Status: Planning

Date: August 2023

Project: Ampney Park, London Road, Ampney Crucis

Title: Viewpoint 8





Approximate site extents



Approximate site extents



97 Sponson Street, Hockley, Birmingham, B18 6RU  
T: 0121 628 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

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Date Taken: 16-08-2023 13:21

Taken From: Ampney Crucis Footpath 2

Direction of View: South-West

Field of View: 90 degrees

Camera: NIKON D3500

Distance to site: 720m

Projection: Cylindrical

Lens: Cropped frame (32mm)

Visibility: Good

Visualisation Type: Type 1

Image Enlargement: 96%

Page Size: A1 width

Project No: 16125

Client: Ampney Park Ltd

Status: Planning

Date: August 2023

Project: Ampney Park, London Road, Ampney Crucis

Title: Viewpoint 10





Approximate site extents



97 Edmore Street, Hockley, Birmingham, B18 6RU  
 T: 0121 628 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

**Date Taken:** 16-08-2023 14:14  
**Taken From:** Preston Bridleway 13  
**Direction of View:** North

**Field of View:** 90 degrees  
**Camera:** NIKON D3500  
**Distance to site:** 1.32km

**Projection:** Cylindrical  
**Lens:** Cropped frame (32mm)  
**Visibility:** Good

**Visualisation Type:** Type 1  
**Image Enlargement:** 96%  
**Page Size:** A1 width

**Project No:** 16125  
**Client:** Ampney Park Ltd  
**Status:** Planning  
**Date:** August 2023  
**Project:** Ampney Park, London Road, Ampney Crucis  
**Title:** Viewpoint 11





Approximate site extents



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Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

<b>Date Taken:</b>	16-08-2023 12:40	<b>Field of View:</b>	90 degrees	<b>Projection:</b>	Cylindrical	<b>Visualisation Type:</b>	Type 1	<b>Project No:</b>	16125	<b>Date:</b>	August 2023
<b>Taken From:</b>	Unknown Lane NW of village	<b>Camera:</b>	NIKON D3500	<b>Lens:</b>	Cropped frame (32mm)	<b>Image Enlargement:</b>	96%	<b>Client:</b>	Ampney Park Ltd	<b>Project:</b>	Ampney Park, London Road, Ampney Crucis
<b>Direction of View:</b>	South-West	<b>Distance to site:</b>	530m	<b>Visibility:</b>	Good	<b>Page Size:</b>	A1 width	<b>Status:</b>	Planning	<b>Title:</b>	Viewpoint 12



# Appendix 4: Value and Sensitivity of Receptors





## Appendix 4: Value and Sensitivity of Receptors

Table 1 Landscape Value of the Site

Aspect	Definition	Description
Landscape condition (quality)	A measure of the physical state of the landscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the landscape and condition of individual elements.	The Site comprises an area of managed wood-pasture and parkland and trees, access road, a menage, paddocks, hard surface tennis court, grounds building, stable block and a Grade II listed building 'Ampney House'. The approximate 250 individual trees within the Site are a mixture of quality and ages, but mostly early-mature or mature and split fairly equally between category A (highest quality), B (good quality) and C (average/low quality). Further information is contained within the BS5837 tree survey undertaken by Tree Parts Ltd. The original parkland character has declined over the years, with areas lost to 20 <sup>th</sup> century remodelling and introduction of equestrian facilities.  Medium
Perceptual (scenic quality)	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The Statement of Significance and Heritage Statement' produced by JME Conservation Limited (2022) states "Although the landscape appears a historic one both this entrance and current form of the gardens and parkland setting to the house are the result of carefully considered 20 <sup>th</sup> century remodelling". Traffic noise/movement from A417 provides a detractor to the tranquillity. Outward views are limited due to the parkland character of which were typically designed around privacy and enclosure. Equestrian buildings and enclosures have changed the character of the parkland.  High/Medium
Distinctiveness (rarity and representativeness)	Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples.	Containing some features of LCA TV 3B and LCT 'Dip Slope Lowland' such as broad "gently sloping, undulating lowland" and "lowland gently dissected by infrequent small streams" . Ampney Park is referred to within the LCA TV 3B description which states "Ampney Park, on the western edge of Ampney Crucis is set within designed parkland". The Site exhibits a parkland character providing the grounds to a main manor house (Ampney Park Grade II listed building), albeit one that has become degraded through time by addition of equestrian buildings and enclosures and 20 <sup>th</sup> century remodelling.  High/Medium
Natural Heritage	The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute	The Ampney Brook passes through the western edge of the Site which is enclosed by woodland.  The Ecological Impact Assessment (SEB2428_06) produced by Seasons Ecology identifies that the Ampney Brook, wood-





	positively to the landscape.	pasture and woodland within the Site fulfils the criteria for Priority Habitat.  Medium
Cultural Heritage	Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	The Site contains Grade II Listed Ampney Park, an early 17 <sup>th</sup> house and associated ancillary buildings. The grounds are also associated with the house. There are also two Grade II listed pump houses within the western area of woodland aligning Ampney Brook which are in poor condition. The entrance gates and piers at the south-western corner are also Grade II listed.  The southern area of the Site is contained within Ampney Crucis Conservation Area. There is no published Conservation Area Appraisal (CAA) at present.  The house and gardens have changed ownership from Pleydell to Blackwell to Cripps families. It became a hotel in 1982 before reverting back to private use.  The Statement of Significance and Heritage Statement' produced by JME Conservation Limited (2022) states "Although the landscape appears a historic one both this entrance and current form of the gardens and parkland setting to the house are the result of carefully considered 20 <sup>th</sup> century remodelling".  High/Medium
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.	The Site comprises existing parkland, with areas of former parkland that belong to Grade II listed building Ampney Park. Recent developments have compartmentalised the Site into equestrian buildings and paddocks. Although the grounds around the house are not a Registered Park and Garden, they are clearly associated with the main house.  John Pleydell (politician), Samuel Blackwell (politician) and Sir Frederick Cripps who have all occupied the Site over time had been Members of Parliament (MPs).  High/Medium
Recreational Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important	There is currently no public access into the Site via Public Rights of Way or Open Access Land. Low
		On balance it is considered that the Site is of High/Medium value





Table 2 Value, Susceptibility and Sensitivity of Receptors

Receptor	Value of the Receptor	Susceptibility of the Receptor	Sensitivity of the Receptor
Landscape receptors			
Character of the Site	High/Medium (see Table 1)	The Site is partially developed and with areas of former parkland separated into equestrian paddocks.  Medium	High/Medium
Landscape Character Area - TV 3B: The Ampneys	The northern edges of the LCA are covered by the Cotswolds AONB national landscape designation.  Registered Parks and Gardens within the LCA are wholly located within the Cotswolds AONB boundary.  The area is representative of the Landscape character described within the published Gloucestershire Landscape Character Assessment (2006).  High/Medium	Villages and hamlets are scattered across the LCA and generally of linear form.  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.  The private, enclosed nature of parkland, is not uncharacteristic of the Site (Ampney Park) or LCA.  Development of the type proposed is not considered to be an incongruous within this landscape due to its limited height and containment by existing landscape features that limit levels of perceptual change experience within the surrounding area of the LCA.  Medium	High/Medium
Visual Receptors (Representative Photoviewpoint Number)			





Walkers on Ampney Crucis Footpath 2 (BAC 2) and 5 (BAC5) (Photoviewpoint 10)	Undesignated landscape. Footpath between Ampney Crucis and Allotment Lane  Medium	Users of PRow travelling southwest towards the north of Ampney Crucis or northwards from Ampney Crucis to Allotment Lane (though no onward PRow are available from where the route ends). Intermittent views at most towards the development.  Low	Medium/Low
Walkers on Ampney Crucis Footpath 16, 17, 18, 19 (BAC16, 17 18 and 19) (Photoviewpoint 5)	Undesignated landscape. This footpath network is between Ampney Crucis and School Lane. Western extents of Footpaths 17 and 19 within Ampney Crucis Conservation Area.  Medium	Users of PRow travelling between east and west Ampney Crucis and perhaps onto the wider network.  Low	Medium/Low
Motorists on A417 (Photoviewpoint 1)	No landscape designations. Main road route.  Low	People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting.  Low	Low
Motorists and Pedestrians on the lane providing rear access to Ampney Park (Photoviewpoint 4)	No landscape designations. Local lane serving Site and small number of dwellings.  Low	People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting.  Low	Low
Residents at Ash House	No landscape designations. Within Ampney Crucis Conservation Area and within Walled Garden that was previously part of the Ampney Park estate.  High/Medium	Occupants at home. Dwelling faces southwest towards the Site from within Walled Garden. Possible ground and upper storey views from towards the Proposed Development.  Medium	High/Medium





Residents at Garden Cottage	No landscape designations. From Listed Building within Ampney Crucis Conservation Area,  High/Medium	Occupants at home. Dwelling faces south, away from the Site. Possible oblique upper storey views from western or rear facades to the Proposed Development.  Medium	High/Medium
Residents at Crucis Park Farm	No landscape designations. Isolated dwelling in rural location.  Medium	Occupants at home. Dwelling faces south in the direction of the Site. Limited views towards the Site by existing intervening mature vegetation along Ampney Brook.  Low	Medium/Low

