

JUBILEE LANE, BREAM

LANDSCAPE AND VISUAL APPRAISAL

Mr B Jones

BKJ1427lva



Contact Details:

LVIA Ltd.
Bellamy House
Longney
Gloucester
GL2 3SJ

tel: 07940 749051
email: jp@lvialtd.com
www: lvialtd.com

Landscape and Visual Appraisal	
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1.0 Executive Summary

- i. LVIA Ltd were instructed to undertake a landscape and visual appraisal for a residential dwelling located at Jubilee Lane by Mr B Jones in October 2023. The site and its surrounding landscape were assessed and a total of five viewpoints were selected to represent a variety of receptors in the surrounding area.
- ii. The aim of this report is to provide an assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects.
- iii. The assessment has been conducted in line with published best practice guidelines and includes a desk study; (review of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical Visibility (ZTV)) and onsite observations.
- iv. The site is formed by a field that is currently in small holding agricultural use. The site is bound by heras fencing to the south eastern boundary and to the south west by a dry stone wall and heras fencing. To the north east the site is formed by a block wall and to the north west by the curtilage of an existing residential dwelling. Existing residential dwellings are situated along Jubilee Lane to the north west, north and north east of the site and a detached dwelling sits to the south. Within the site there are a number of built elements of varying size related to the current land use. The site landform falls to the south east from the north west. The site falls within no areas of national designation related to landscape.
- v. Due to the existing local area, the proposed scheme would not be out of character with its surroundings when considered as part of the local landscape with residential development in close proximity to the site to the north, north east and south.
- vi. Mitigation measures have been suggested to aid the schemes visual blending with the existing environs.
- vii. Five viewpoints were considered and of these one was considered to be subject to material visual impacts, viewpoint 2 that sits close the sites south western boundary.
- viii. With the implementation of a successful mitigation strategy, the overall impact on the landscape is considered to have a minor/negligible overall effect on the surrounding landscape character and a moderate effect on the visual baseline. It should be considered that this type of development is not out of character within the receiving landscape.

2.0 Introduction

- 2.1.1 LVIA Ltd were commissioned by Mr B Jones in October 2023, to carry out a landscape and visual appraisal of the proposed development site located at Jubilee lane, Bream.
- 2.1.2 The brief was to assess the likely landscape and visual impact of the development and identify the degree of change over the existing use and site conditions.
- 2.1.3 The field survey was carried out during November 2023, and all viewpoints were chosen from publicly accessible vantage points.
- 2.1.4 Particular attention was paid to the potential views of receptors of high sensitivity, e.g. users of Public Rights of Way (PRoW).
- 2.1.5 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change. The aim of this report is to provide an assessment of the potential landscape and visual effects of the proposed development upon the receiving landscape, in line with current legislation and guidance.

The Site

- 2.1.6 The site is accessed from Jubilee Lane and the proposal is for a residential dwelling with associated landscaping.
- 2.1.7 The site is formed by a field that is currently in small holding agricultural use. The site is bound by heras fencing to the south eastern boundary and to the south west by a dry stone wall and heras fencing. To the north east the site is formed by a block wall and to the north west by the curtilage of an existing residential dwelling. Existing residential dwellings are situated along Jubilee Lane to the north west, north and north east of the site and a detached dwelling sits to the south. Within the site there are a number of built elements of varying size related to the current land use. The site landform falls to the south east from the north west. The site falls within no areas of national designation related to landscape.

3.0 Methodology

- 3.1.1 In conjunction with the landscape survey and assessment of the study area, a detailed visual survey has been undertaken in order to assess any potential visual impact of the development. In order to evaluate what the visual impact of the development will be and what can be done to ameliorate the impact, it is necessary to describe the existing situation to describe a basis against which any change can be assessed.
- 3.1.2 As a matter of best practice the assessment has been undertaken in accordance with the advisory guidelines set out in the document - “Guidelines for Landscape & Visual Impact Assessment – Third Edition”, published by The Landscape Institute and Institute of Environmental Assessment (2013).
- 3.1.3 The landscape assessment includes a baseline study that describes, and evaluates the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.
- 3.1.4 The prime objective is to minimise the potential impact of the development by minimising the potential for visual impact wherever possible.
- 3.1.5 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations.
- 3.1.6 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings on views.
- 3.1.7 Landscape has two separate but closely related aspects; firstly is the impact on the character of the landscape which includes responses that are felt toward the combined effect of the development. The significance of this will depend partly on the number of people affected and also on the judgements about how much the changes will matter in relation to the human senses of those concerned. Secondly, visual impact, in contrast to landscape character, is perhaps less prone to being subjective. Visual impact may occur by means of intrusion and/or obstruction, where visual intrusion is impact on the view without blocking it and visual obstruction is impact on a view that would be hidden by the development.

Table 1: Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Table 2: Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, such as Areas of Outstanding Natural Beauty (AONB).
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas. Such areas may also relate to the setting of internationally or nationally statutory designated areas, such as AONB.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Table 3: Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	<p>Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition.</p> <p>Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered.</p> <p>Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and ‘natural’ forms of amenity parkland, perceived as natural ‘wild land’ lacking in man-made features, land use elements and detractors</p> <p>Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.</p>
High	<p>Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium</p>
Medium	<p>Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition.</p> <p>Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views.</p> <p>Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles.</p> <p>Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.</p>
Low	<p>Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.</p>
Very Low	<p>Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition.</p> <p>Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views.</p> <p>Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects.</p> <p>Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.</p>

Table 4: Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

3.1.8 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity				
	Very High	High	Medium	Low	Very Low
Large	Major	Major	Major/ moderate	Moderate	Moderate/ minor
Medium	Major	Major/ moderate	Moderate	Moderate/ minor	Minor/ negligible
Small	Moderate	Moderate/ minor	Minor	Negligible	Negligible
Negligible	Minor/ moderate	Minor	Minor/ negligible	Negligible	Negligible

3.1.9 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the significance thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions about significance for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

3.1.10 In order to determine the magnitude of impact for any critical viewpoints of the subject site, whether in the immediate locality or further afield, the assessment of visual impact takes into account the;

- Sensitivity of the views and viewers (visual receptor) affected;
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

3.1.11 The locations from which the proposed development will be visible are known as 'visual receptors'. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

Table 7: Visual Receptor Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Description
Very Large	<p>The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor.</p> <p>Commanding, controlling the view.</p>
Large	<p>The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor.</p> <p>Standing out, striking, sharp, unmistakable, easily seen.</p>
Medium	<p>The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor.</p> <p>Noticeable, distinct, catching the eye or attention, clearly visible, well defined.</p>
Small	<p>The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor.</p> <p>Visible, evident, obvious.</p>
Very Small	<p>The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.</p> <p>Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.</p>
Negligible	<p>Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated.</p> <p>Weak, not legible, near limit of acuity of human eye.</p>

Table 9: Significance of Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

(Shaded areas show material effects)

4.0 Landscape Baseline

Landscape Baseline

4.1.1 The overall landscape character of the site and its surroundings can be determined as the result of the relationship between landform, land cover, landscape elements and climate.

4.1.2 An Approach to Landscape Character Assessment which was published by Natural England in 2014 offers five key principles of Landscape Assessment at paragraph 1.4. These are given as:

- Landscape is everywhere and all landscape and seascape has character;
- Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;
- The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;
- A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;
- A Landscape Character Assessment can provide an integrating spatial framework – a multitude of variables come together to give us our distinctive landscapes.

4.1.3 The site falls within national character area (NCA) 105 – Forest of Dean and Lower Wye; as defined by Natural England in their nationwide assessment.

4.1.4 The key characteristics of NCA 105 are defined as (points of relevance to the site and its context are highlighted for clarity):

- Centred around a well wooded, undulating plateau of ridges and valleys sitting over shallow Coal Measures, contained by an outer rim of more open landscape on Carboniferous Limestone and Devonian Old Red Sandstone, providing examples of active and past geological processes, with the River Wye cutting dramatic gorges with steep, wooded slopes.
- Picturesque inward views as well as extensive views outwards in places: westwards across the Wye Gorge to the Black Mountains of Wales, or eastwards across the Severn Estuary to the Cotswold Hills, providing attractiveness for tourism and recreation.
- **Extensive woodland**, with particular concentrations within the statutory forest of the central plateau and Wye Valley. This ranges from managed coniferous plantations to broadleaved woodlands, many of which are ancient (ancient woodland is defined as being continuously wooded since 1600; the statutory forest is an ancient forest, parts of which have been heavily exploited for timber, but the majority is considered as ancient woodland) or semi-natural, and designated as Sites of Special Scientific Interest (SSSIs). These form one of the largest remaining areas of broadleaf semi-natural woodland in the country.
- A diversity of field size and shape, ranging from small, irregular enclosures to medium-sized, rectilinear fields. Fields are either bounded by hedgerows (many of which are several hundred years old) or drystone walls. Fewer hedgerow trees are seen in the more fertile arable districts.

- The pastoral landscape outside of the woodland is used primarily for livestock rearing, with some dairying along the edge of the Severn and Avon Vale. In addition, there are smallholdings of small- to medium-sized fields, supporting market gardening, orchards, livestock rearing and horse grazing. Commons and the statutory forest are used extensively for unrestricted sheep grazing. In addition, there are a notable number of traditional orchards – particularly to the north and east.
 - Several small rivers drain most of the plateau to the south and south-east, while other small rivers feed into the Wye to the north and west. The River Wye Special Area of Conservation (SAC)⁴ is recognised for its international importance for species including white-clawed crayfish, otter, salmon, twait and allis shad. Tidal influence on the Wye occurs as far as Bigsweir. Brooks drain eastwards to the Severn.
 - The NCA features rich wildlife habitats including grassland, heathland, traditional orchards and woodland; nationally important assemblages of woodland birds and butterflies; internationally important woodland, river and bat sites; and a range of other rare flora and fauna.
 - There is a rich historic environment, including prehistoric settlements and field systems (such as the hill forts on Welshbury Hill and Symonds Yat); Roman sites (such as Lydney Park and the Anglo-Saxon earthwork known as Offa's Dyke that formerly marked the border between England and Wales); medieval castles (such as St Briavels and Ruardean); and an industrial landscape of iron and coal extraction, quarries, and associated tramways – many of which have been subsumed by the woodland canopy.
 - Surrounding the edge of the statutory forest is a ring of settlements associated with iron ore and coal deposits, often sprawling and linear in nature, where buildings are interspersed with industry and open grazing land. Wholly within the woodland of the statutory forest, Parkend and Brierley are the only substantial settlements. Other earlier settlements, of medieval origin (such as St Briavels, Lydney, Mitcheldean, Newnham and Ruardean), lie outside this ring.
 - Traditional building materials include local sandstone toned from dull pinkish-greys to warm pink-browns, limestone, brick, pebbledash, slate and tiles. More recent buildings are of white render, with Welsh slate or dark pantile roofs.
 - Main access routes are the A4136 through the Dean and the encircling A40 to the north; the A48 to the south-east; and the A466 along the Wye Valley, linking with the M48, M4, M5 and M50. The mainline railway links Gloucester to Chepstow through the Dean's only mainline station, at Lydney.
- 4.1.5 The NCA 105 covers a relatively wide and diverse area. The site and its context exhibit very few of the key characteristics of the NCA, predominantly only where they relate to the surrounding woodland. This lack of close relation to the key characteristics is to be expected due to the relatively large scale of the national character area.

Sub-Regional Character

Forest of Dean District Landscape Character Assessment (November 2002)

4.1.6 The Forest of Dean District Landscape Character Assessment was published by the county council to provide the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.

4.1.7 The site falls within landscape character type (LCT) 5: Wooded Syncline and Settled Forest Margin.

4.1.8 The LCT 5 key characteristics of relevance to the study area are reproduced below (points of relevance to the site and setting are shown highlighted in bold text):

- Distinctive syncline structure occupied by extensive areas of coniferous plantation and deciduous woodland.
- **Dense vegetation cover.**
- Type, age and management regime of different woodlands varies.
- Linear ponds and lakes along streams bordered by verdant lawns and riparian habitats.
- Long history of mining, industrial activity and forest management.
- Almost continuous belt of development encircling the central forest.

4.1.9 The site and its context exhibit very few of the key characteristics of LCT 5. These are limited to the mention of the dense surrounding vegetation cover.

4.1.10 The LCT is further subdivided into landscape character areas (LCA). The site falls within LCA 5g: Bream and Yorkley Fringe. A description of relevance to the study area is reproduced below (points of relevance to the site and setting are shown highlighted in bold text):

*Defining the southern fringe of the central Forest Core is a band of settlement that stretches between Little Drybrook in the west to Yorkley in the east. Bream is set on a ridge of high ground, falling away on three sides. Development on these slopes is prominent within the surrounding open countryside. The linear settlement of Yorkley also occupies a prominent position on a ridgeline. Typically, the settlements were originally established as a loose cluster of 'encroachment' cottages, and grew rapidly during the industrial and post war eras. **Significant areas of woodland and farmland are evident surrounding Bream's Meend and Whitecroft, softening their visual impact.***

4.1.11 The site and its context exhibit very few of the key characteristics of LCA 5g, relating only to the significant areas of woodland that sit in the local landscape.

Forest of Dean District Landscape Strategy (June 2004)

4.1.12 The site falls within LCT 5: Wooded Syncline and Settled Forest Margin and LCA 5g: Bream and Yorkley.

4.1.13 A list of key environmental features to conserve and enhance are provided as reproduced below:

- **Distinctive syncline structure occupied by extensive areas of coniferous plantation and deciduous woodland** creating secretive landscape with strong perception of remoteness and wilderness despite close proximity of development.
- **Dense vegetation cover** obscuring topographic features and localised differences in underlying geology as well as former mineral working sites and remnants of the areas industrial past.
- **Type, age and management regime of different woodlands varies** resulting in a wide variety of experiences in the forest.
- **Linear ponds and lakes along streams bordered by verdant lawns and riparian habitats** offering important respite within the woodlands, valued habitats and open areas ideal for picnicking.
- **Long history of mining, industrial activity and forest management.** Remnants are still visible in the landscape and tell the story of the areas industrial heritage.
- **Almost continuous belt of development encircling the central forest** reflecting industrial history of the area. Dense woodland often forms a backdrop to settlements and limits outward expansion. This has resulted in distinctive linear spread and the coalescence of numerous villages and towns into an almost continuous ring.

4.1.14 The landscape sensitivity is described as:

Despite dense woodland cover, the central forest core is highly sensitive, particularly where change would result in the loss of woodland and compromise the peace and tranquillity for which the central forest core is well known and valued. Areas of former mining or industrial activity are perhaps less sensitive provided that change is sympathetic to features of industrial heritage value or nature conservation interest.

The forest fringe settlements are of limited visual sensitivity. However, change in these areas should recognise the unique character of each settlement, and the importance of areas of woodland and open space between settlements. Significant opportunities for restoration of derelict or damaged landscapes exist in these areas.

4.1.15 The dense wooded nature of the surrounding landscape is noted as is the consequent limited visual sensitivity that is created by this woodland enclosure.

Locally Distinctive Areas Keynote AP03 (January 2015)

4.1.16 Keynote AP03 was published to provide guidance on Locally Distinctive Areas (LDA). The site falls within the Bream Village section, within the Eastern Area Bream (5).

4.1.17 It is noted that this area forms a large portion of the settlement of Bream. A summary of the LDA is provided:

The LDA contains sporadic forest style dwellings situated within significantly sized curtilages. The area exhibits a wide range of building finishes, due to the age of dwellings and the scope for variation over time. The area is sprawling and relates strongly with the many minor roads which crisscross the area. The area contains many important open areas and other non-designated open areas.

4.1.18 As is noted, LDA5 exhibits a wide range of building finishes and development is generally related to minor roads.

Landscape Sensitivity

4.1.19 The site is formed by a field that is currently in small holding agricultural use. The site is bound by heras fencing to the south eastern boundary and to the south west by a dry stone wall and heras fencing. To the north east the site is formed by a block wall and to the north west by the curtilage of an existing residential dwelling. Existing residential dwellings are situated along Jubilee Lane to the north west, north and north east of the site and a detached dwelling sits to the south. Within the site there are a number of built elements of varying size related to the current land use. The site landform falls to the south east from the north west. The site falls within no areas of national designation related to landscape.

4.1.20 Existing residential development that sits around the site has some visual interconnectivity with the site. The local area is well wooded and to the south of the site, the woodland is ancient.

4.1.21 The area contains some features of landscape value but lacks a coherent composition. The landscape elements within the area are commonplace at the local level and are of varying quality. There is frequent presence of manmade elements and human activity is clearly noticeable. Frequent vegetative and built features create enclosure. The site sits within a partial 'pocket' of built development formed by the existing Jubilee Lane dwellings.

4.1.22 Due to the context formed by the receiving landscape, the susceptibility to change is considered to be medium and the value is considered to be medium. The overall sensitivity of the landscape is considered to be medium.

4.1.23 The proposal would be consistent with the current landscape character of the site and its surrounding context. With a successful mitigation strategy, the proposal would further integrate with its setting.

5.0 Visual Baseline

Limits to study Area

- 5.1.1 The limits to the study area have been determined by the visual envelope of the development site. This area has been adopted as the main study area, as it surrounds the site and may be considered likely to be most impacted by physical change.
- 5.1.2 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings acting as a visual barrier. The ZTV is shown in Figure 3: Zone of Theoretical Visibility.
- 5.1.3 The initial study area was set to a radius of approximately 2.5km from the centre of the site (N51°44'56, W02°33'59) on the basis that at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.
- 5.1.4 Viewpoints have been detailed in table 10: Viewpoint Details which outlines location and rationale for selection.

Table 10: Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Sensitivity of Visual Receptor
1	Jubilee Lane	0.01, NW	51°44'55	02°33'58	Medium – Road users
2	Publicly accessible route	0.01, SE	51°44'56	02°34'00	High - users of publicly accessible route
3	Forest Road	0.07, SE	51°44'57	02°34'03	Medium – Road users
4	Brockhollands Road	0.09, N	51°44'53	02°34'00	Medium – Road users
5	Brockhollands Road	0.09, E	51°44'55	02°34'04	Medium – Road users

Views to the site

- 5.1.5 It is clear that, despite the study area being potentially visible from a wide variety of locations, at varying distances and from a limited number of private and public areas, the visual envelope is actually quite limited.
- 5.1.6 The visibility of the site is dependent on a range of factors, including location of viewpoint, distance of view, the angle of the sun, time of year and climatic conditions. Of equal importance will be whether the site is seen completely or in part of the skyline, where land provides a backcloth and where there is a complex foreground or an expansive landscape surrounding the view. The aspect of dwellings and whether it is a main view or one from a secondary window less frequently used is also a consideration.
- 5.1.7 A photographic study of the site has been undertaken. The viewpoints are at varying distances from the site and have been selected to represent potential views seen by the most sensitive receptors from around the site.
- 5.1.8 The site visit has been undertaken during the transitional autumn months when vegetation has begun to lose its foliage and is acting as less dense visual barriers. In months when vegetation has lost its foliage, it will act as less dense visual barriers and when it retains its foliage will act as denser visual barriers.
- 5.1.9 The sensitivity of most of the local receptors is assessed as either high or medium as shown in table 7: Visual Receptor Sensitivity.
- 5.1.10 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Visual Representation of Development Proposals technical guidance note issued by the Landscape Institute (Technical Guidance Note 06/19).
- 5.1.11 The site was visited on the 16th of November 2023; the weather was overcast and clear.

Viewpoint 1: View from Jubilee Lane



Vp1	Panoramic View	<i>(Distance 0.01km looking north west)</i>
Baseline Description	This is a view from Jubilee Lane looking north west towards the proposed site. The sites current boundary is formed by a combination of fencing, which allows clear views into the site. The adjacent residential development that sits to the north and north west of the site can be seen set higher in the landform alongside the dwellings situated along Brockhollands Road to the left of the view. The small holding agricultural use of the site has required the use of a number of built elements of various types that are scattered throughout. Views are short to mid-range due to the rising landform.	
Predicted change	From this viewpoint, the proposals will be clearly visible within the site but will be seen in the context of the existing surrounding residential development that sits higher in the local landform.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Medium
Significance of Effect		<i>Moderate – Not a material change</i>

Viewpoint 2: View from publicly accessible route



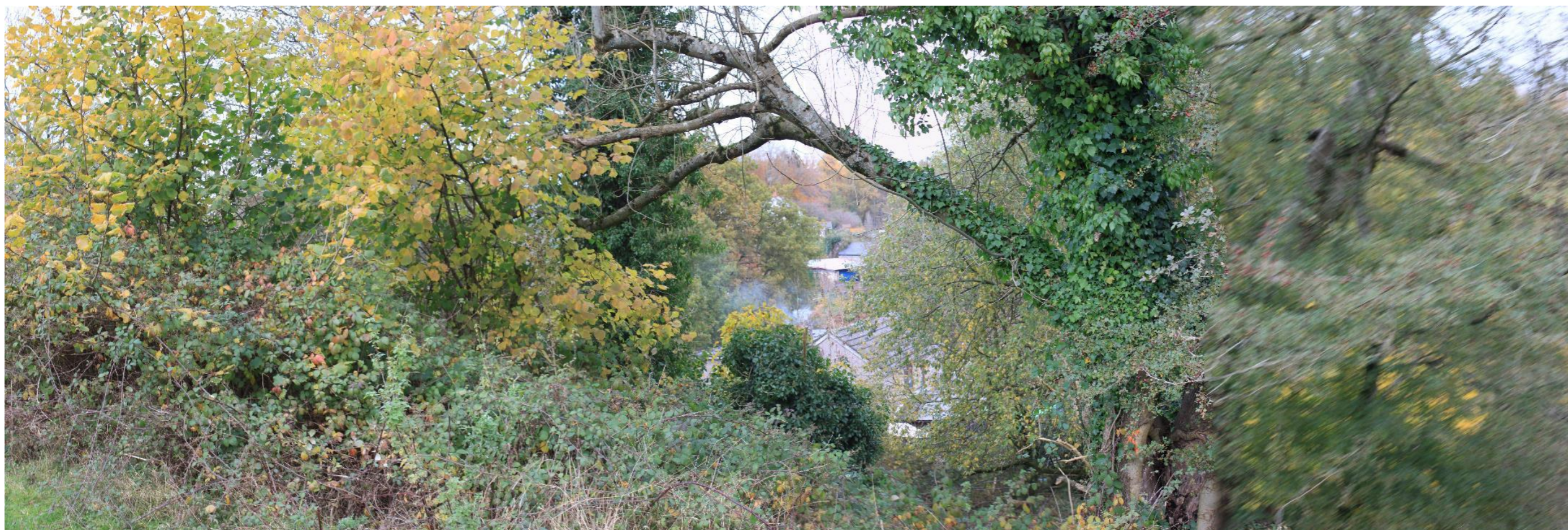
Vp2	Panoramic View	<i>(Distance 0.01km looking south east)</i>
Baseline Description	This is a view from a publicly accessible route that follows the sites south western boundary, looking south east towards the proposed site. The sites current boundary is formed by a combination of heras fencing and a dry stone wall, which allows clear views into the site. The adjacent residential development that sits to the north of the site can be seen set higher in the landform and some heavily filtered views of the dwelling that sits to the south within the woodland can be seen. The small holding agricultural use of the site has required the use of a number of built elements of various types that are scattered throughout. Views are short range due to the enclosure formed by the woodland that sits around the site.	
Predicted change	From this viewpoint, the proposals will be clearly visible within the site but will be seen in the context of the existing surrounding residential development and set against the backcloth formed by the existing woodland.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Medium
Significance of Effect		Major/moderate – A material change

Viewpoint 3: View from Forest Road



Vp3	Panoramic View	<i>(Distance 0.07km looking south east)</i>
Baseline Description	This is a view from Forest Road looking south east towards the proposed site. The sites current boundary is formed by a combination of heras fencing and a dry stone wall, which allows clear views into the site. The adjacent residential development that sits to the north of the site can be seen set higher in the landform and some heavily filtered views of the dwelling that sits to the south within the woodland can be seen. The small holding agricultural use of the site has required the use of a number of built elements of various types that are scattered throughout. Views are short to mid range due to the enclosure formed by the woodland that sits around the site.	
Predicted change	From this viewpoint, the proposals will be clearly visible within the site but will be seen in the context of the existing surrounding residential development and set against the backcloth formed by the existing woodland.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer.	
Assessment	Sensitivity Magnitude	Medium – Road users Medium
Significance of Effect		<i>Moderate – Not a material change</i>

Viewpoint 4: View from Brockhollands Road



Vp4	Panoramic View	<i>(Distance 0.09km looking north)</i>
Baseline Description	This is a view from Brockhollands Road looking north towards the proposed site. The mature woodland that forms visual enclosure in the area prevents most views across the landscape to the north, but a limited vista is created by a gap in which can be seen the roofline of the existing dwelling that sits to the south of the site along with partial views of the development that sits to the north of the site.	
Predicted change	From this viewpoint, only small part of the proposals will be discernible in the view due to the dense intervening woodland acting as a visual barrier and any change will be seen in the context of the existing surrounding residential development.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	Only a small part of the development would be discernible in the view to an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Negligible
<i>Significance of Effect</i>		<i>Negligible – Not a material change</i>

Viewpoint 5: View from Brockhollands Road



Vp5	Panoramic View	<i>(Distance 0.09km looking east)</i>
Baseline Description	This is a relatively elevated view from Brockhollands Road looking east towards the proposed site. The view is over the curtilage wall of Rosa Dene that is accessed from Brockhollands Road. The sites current south western boundary is formed by a combination of heras fencing and a dry stone wall, which allows clear views into the site. The adjacent residential development that sits to the north and north east of the site can be seen set higher in the landform comparatively to the site. The small holding agricultural use of the site has required the use of a number of built elements of various types that are scattered throughout. The nearby woodland creates enclosure to views at the level of the site and forms a wooded backcloth to views.	
Predicted change	From this viewpoint, the proposal will be evident but will not affect the current character of the view due to similar context of the receiving landscape.	
Type of effect	The introduction of the proposed building would be comparable to the type of residential dwellings that sit in close proximity to the site.	
Magnitude of Change	The development would result in a perceptible change in the view that would be visible to an observer but that would not affect the current character of the view.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Small
Significance of Effect		<i>Moderate/minor – Not a material change</i>

6.0 Characteristics of Proposal

- 6.1.1 The proposed development is for a residential dwelling with associated landscaping which is accessed from Jubilee Lane.
- 6.1.2 The construction of building elements, together with associated traffic, parking, lighting and security fencing can temporarily but substantially change the landscape character of an area and impact upon its existing visual and/or recreational amenity.
- 6.1.3 In order to minimise potential impacts, together with the optimum benefit for landscape character and visual amenity the proposals should provide environmental enhancement and make a positive contribution to the landscape, not only of the development itself, but to its wider setting. This should include visual barriers as close to the viewer as possible. Its principal objectives are to:
- Minimise views from residential areas
 - Assist visual integration of the development
 - Provide an internal site landscape structure and enhance internal road corridors
 - Reinforce the opportunity to maintain wildlife corridors at the site boundaries.
- 6.1.4 The initial construction phase will give rise to temporary, short term impacts. Any modifications or extensions that occur from time to time in the future will also give rise to this short term construction impact.
- 6.1.5 The site and its context has an overall weighted medium landscape sensitivity. This conclusion was reached in line with the definitions of landscape impact shown in tables 1 to 4 within this document.
- 6.1.6 The scale and nature of the proposal and its juxtaposition to other built form will have an overall weighted landscape impact that could be considered small as the change may be prominent but will not be uncharacteristic when set within the attributes of the existing landscape. This conclusion was reached in line with the definitions of landscape impact shown in table 5 within this document.
- 6.1.7 The overall weighted level of landscape effect can be considered minor (i.e. not a material change).
- 6.1.8 The visual impact and the significance of the impacts of the development on the open countryside have been assessed as potentially major/moderate (i.e. a material change) without mitigation from viewpoint 2 that sits close the sites south western boundary. This is to be expected given the proximity to the site boundary.
- 6.1.9 The visual change from the local landscape is generally localised and limited due to the mature vegetation that sits in the surrounding landscape, the landform and the similar setting of the receiving landscape.
- 6.1.10 There will likely be some level of intervisibility with dwellings that sit close to the site boundary such as those at Jubilee Lane and Brockhollands Road near to the junction with Forest Road.
- 6.1.11 Measures have been recommended to further reduce these impacts and these are located in section 7.0: Mitigation.

7.0 Mitigation

7.1.1 Mitigation measures would include:

- Native species tree and shrub planting around the sites northern and western boundary;
- Additional ornamental planting within the site to encourage year round interest and pollinators;
- The heights of the dwelling to reflecting that of the surrounding dwellings and to sit within the landform;
- The use of materials for the external envelope of the buildings which minimise potential visual intrusion and follow the local vernacular to aid visual blending.

7.1.2 With suitable mitigation measures, the development will have a moderate visual impact and a minor/negligible character impact (i.e. not a material change).

7.1.3 A detailed soft landscape proposals accompanies this application (BKJ1427-11) which demonstrates the proposals mitigation planting.

8.0 Conclusion

- 8.1.1 The scale and nature of the development and its juxtaposition to other existing residential development and the receiving settlement fringe will have a medium landscape character sensitivity and the magnitude of change is small; therefore resulting in a level of landscape effect of minor (i.e. not a material change).
- 8.1.2 The visual effects are generally localised and limited due in most part to dense intervening mature vegetation between the viewer and site, the topography in the area and the similar setting of the proposed scheme formed by local residential dwellings.
- 8.1.3 For the proposed site and the surroundings during construction, an increase of delivery vehicles and people travelling to the works can be expected. These effects will be short lived however and will not require mitigation during the construction process.
- 8.1.4 The majority of receptors in the local area can be considered of a high or medium sensitivity (users of publicly accessible routes and road users). The visual impact of the development on the open countryside has been assessed, at worst case scenario, as major/moderate (i.e. a material change) from viewpoint 2 that sits close to the site boundary. Other viewpoints offer more constrained views of the site due in most part to mature vegetation acting as visual barriers and the landform that rises to the north west.
- 8.1.5 The viewpoints assessed showed that although the site is at least partly visible from all of the five assessed, only one of the assessed views can be considered subject to a material change, this is viewpoint 2 that follows the sites south western boundary.
- 8.1.6 With suitable mitigation measures, the development will have a moderate visual impact and a minor/negligible landscape impact (i.e. not a material change).

9.0 Appendices

Figure 1: Ordnance Survey Map

Figure 2: Aerial Photograph

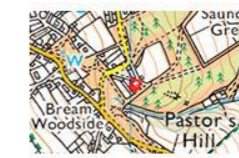
Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan

Figure 5: Designation Plan



LEGEND



Site boundary



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Scheme: Jubilee Lane, Bream		
Drawing: Ordnance Survey Plan		Figure No: 1
LVIA Ltd Ref: BKL1427		
Scale: NTS@A3	Drawn: SC	Checked: JPF





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
Accessed 15/11/23

Scheme: Jubilee Lane, Bream

Drawing: Aerial Photograph

Figure No: 2

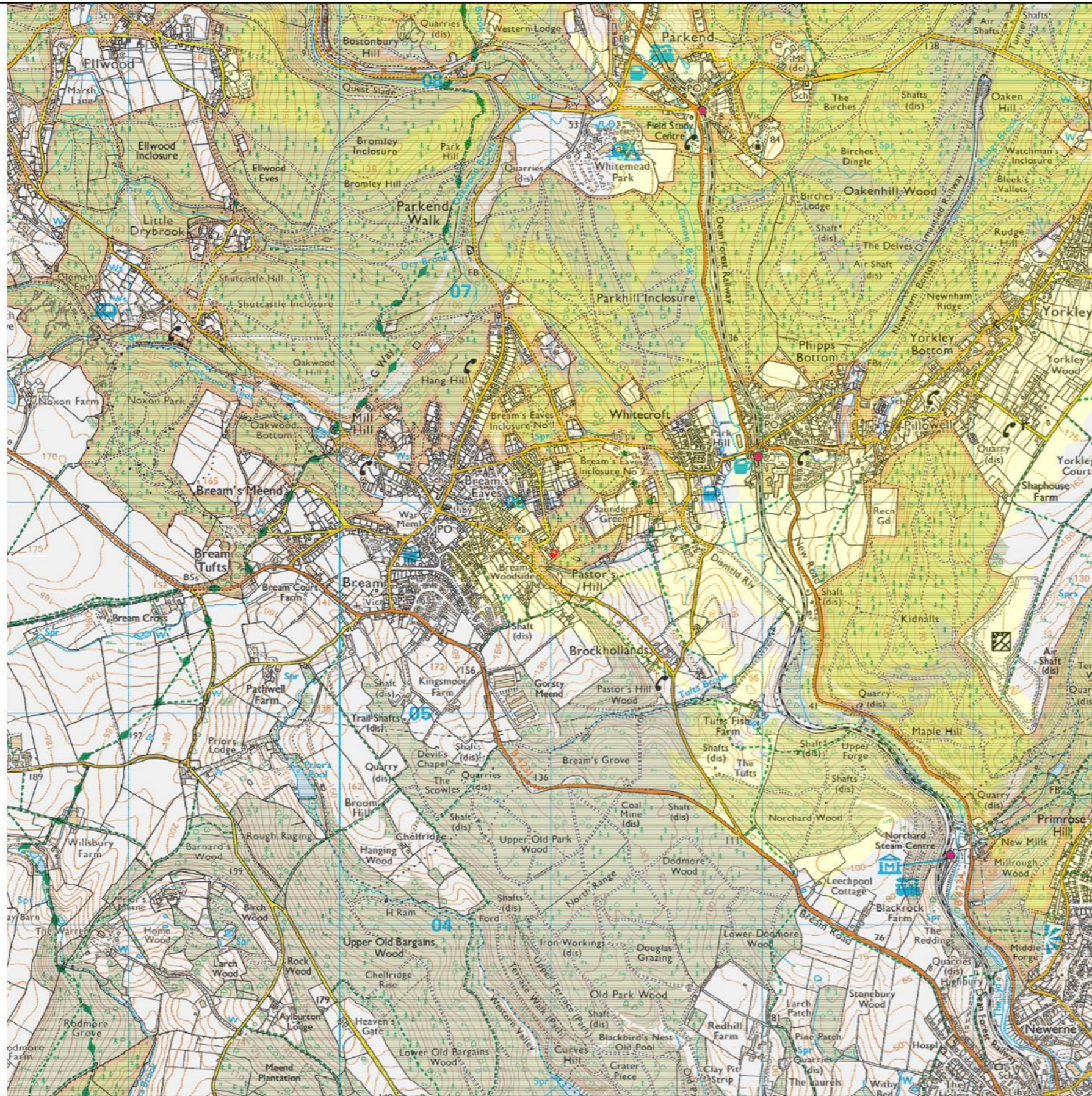
LVIA Ltd Ref: BKL1427

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 8m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Scheme: Jubilee Lane, Bream

Drawing: Zone of Theoretical Visibility

Figure No: 3

LVIA Ltd Ref: BKL1427

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 7m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Full extent of ZTV shown on Figure 3



Scheme: Jubilee Lane, Bream

Drawing: Viewpoint Location Plan

Figure No: 4

LVIA Ltd Ref: BKL1427

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site Boundary

Sites of Special Scientific Interest (England)

Listed Buildings (England)

I

II

II*

Ancient Woodland (England)

Ancient and Semi-Natural Woodland

Ancient Replanted Woodland



Scheme: Jubilee Lane, Bream

Drawing: Designations Plan

Figure No: 5

LVIA Ltd Ref: BKL1427

Scale: NTS@A3

Drawn: SC

Checked: JPF





Head Office
Bellamy House
Longney
Gloucester
GL2 3SJ
Tel: 07940 749051

Email: jp@lvialtd.com
Website: www.lvialtd.com

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