

Stanmore House, Ewen, Gloucestershire
Local Landscape Character and Views Study

DLA.2159.LCS.RPT.01.V3

February 2024



NOTICE

This document has been produced on behalf of Simon Smith Group by Davies Landscape Architects for the sole purpose of planning for the project below:

Document Title: Stanmore House, Ewen

Document Reference: DLA/2159/ILCS/RPT/01

This document may not be used by any person for the purpose other than which it is intended without the express written permission of DLA. Any liability arising out of use by a third party for a purpose not wholly connected with the above shall be of that party who shall indemnify DLA against all claims, costs, damages and losses arising out of such use.

Document History

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
V1	Initial Draft for comment	VDC/SH	MD	MD	MD	26.02.2024
V2	Amended draft for comment	VDC/MD	MD	MD	MD	26.02.2024
V3	Amended to comments	VDC/MD	MD	MD	MD	27.02.2024

Revision	Description Of Changes

Davies Landscape Architects
 Office 1C, 1-2 King Street
 Stroud, Gloucestershire
 GL5 3BS
 Tel: 01453 807602 Email: info@d-la.co.uk

Contents

1	INTRODUCTION	1
1.1	Purpose	1
1.2	Document Structure	1
2	LOCAL LANDSCAPE CHARACTER	2
2.1	Site Location and background	2
2.2	Local Landscape/Townscape Character	3
3	VIEWS FROM THE KEMBLE/EWEN ROAD	12
3.1	Selection	12
3.2	Character of Views	13
4	SUMMARY	17
4.1	Site's Contribution to the Village	17
4.2	Recommendations	18
5	LANDSCAPE STRATEGY/MASTERPLAN	20
5.1	Landscape Strategy	20

Appendix A: Landscape and Visual Baseline Methodology

1 INTRODUCTION

1.1 Purpose

1.1.1 The land to the east of the existing Stanmore House site currently has planning permission for three dwellings (19/01846/FUL). This report considers the proposal for a new application for 3 larger dwellings utilising the remaining land to the south within the applicant's control. This study has played a fundamental role in informing and shaping the design, to reflect local village character, and take account of the Kemble and Ewen Design Guidelines (2020).

1.2 Document Structure

1.2.1 The document has been set out in the following sections:

- Local Landscape Character - Provides background analysis and information about the site and its village context;
- Views from the Kemble/Ewen Road - Considers the experience of people travelling along the main route through the village; and
- Summary and Recommendations - Considers the site's role in the village and provides recommendations to inform design development.

1.2.2 This study has been informed by the planning policy background, in particular the detailed information contained in the Kemble and Ewen Neighbourhood Development Plan adopted 2021 and its evidence base and guidelines:

- Kemble Landscape Appraisal 2017; and
- Kemble and Ewen Design Guidelines 2020.

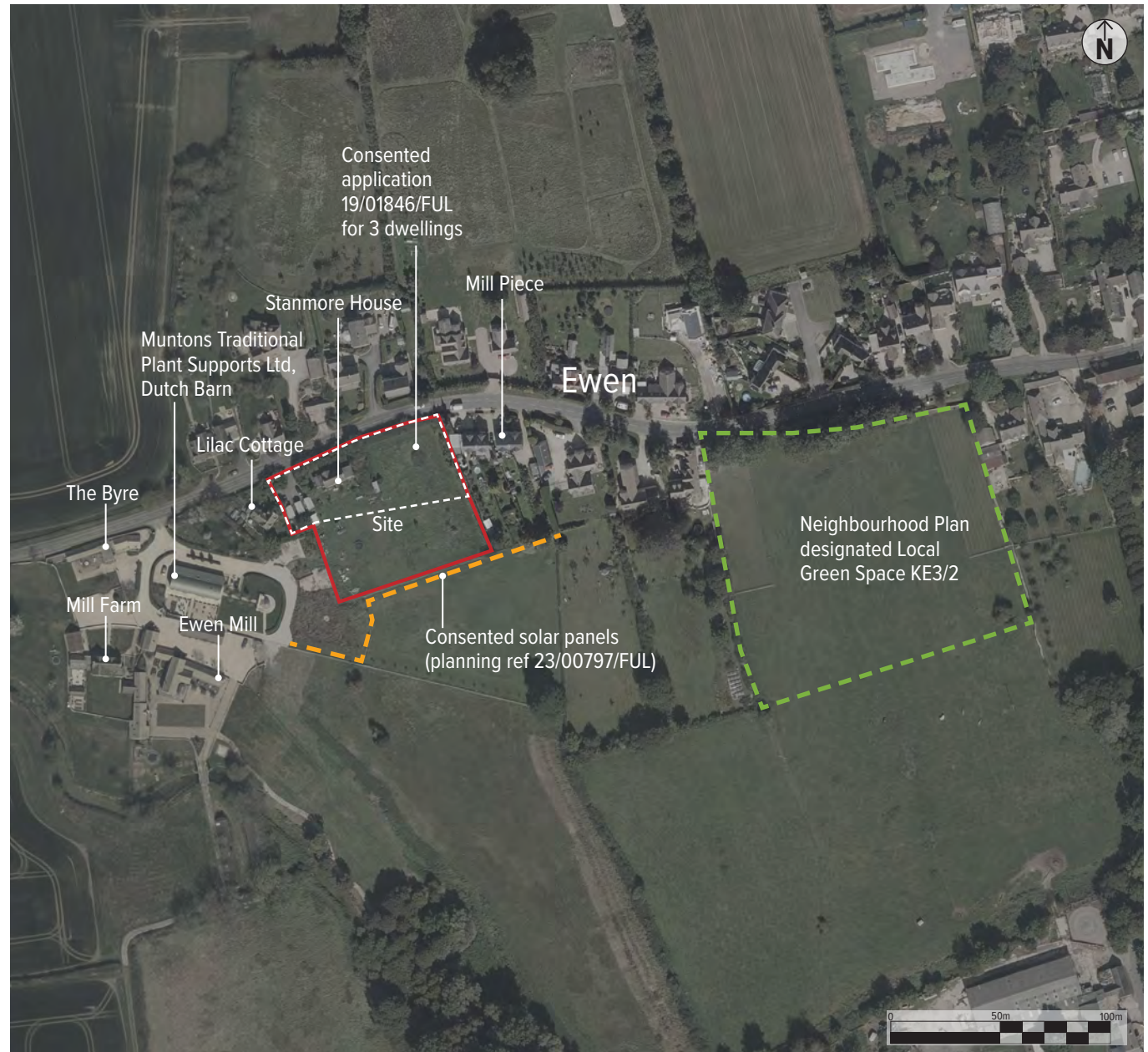


Figure 01 - Site Location

2 LOCAL LANDSCAPE CHARACTER

2.1 Site location and background

2.1.1 The site is located within Ewen village which lies to the east of the larger village settlement of Kemble. There is a gap between the villages formed predominantly by arable farmland.

2.1.2 The wider landscape character background of Ewen village shows that it lies in the transition zone between National Character Area (NCA) 106 Upper Thames Clay Vales and NCA 107 Cotswolds. The Gloucestershire Landscape Character Assessment provides the county/district level of character background, and records that the southern part of the village (within which the site is located) lies within the Combrash Lowlands Landscape Character Type, Landscape Character Area TV2A Poole Keynes and Ewen Lowlands, and notes:

“The linear and dispersed settlement of Ewen straddles the eastern and western sections of the character area. Part of Ewen is designated as a Conservation Area. Old stone properties constructed in the local vernacular in golden/grey limestone predominate together with occasional thatched dwellings in the centre of the village; there is also some modern infill development. Areas of parkland landscape and associated tree avenues on the outskirts of the settlement are a notable local feature.”

2.1.3 The site lies within the southern part of the Kemble/ Ewen Special Landscape Area. Cotswold District Council commissioned the Kemble/ Ewen Special Landscape Areas Review in 2017 which notes the following qualities in relation to Ewen:

- *“The sinuous headwaters of the River Thames with associated riparian vegetation, valley bottom pasture and woodland.*
- *The Thames Path running adjacent to the river and through Ewen.*

- *The unspoilt sweeping open valleys of the Thames and its tributaries.*
- *The tranquillity of the area away from the main roads, particularly associated with watercourses.*
- *The linear gappy character of Ewen and its Cotswold stone buildings.”*

2.1.4 The Kemble Landscape Appraisal considers a local scale of landscape character, however, it focuses on undeveloped land, and the site and nearby settlement edge is noted as developed land on the Local Landscape Character Location Plan in the Appraisal, and therefore excluded.

2.1.5 The Kemble and Ewen Design Guidelines provide detailed guidelines for new development. The following extracts provide key information in relation to landscape character and views which are the subject of this report:

2.1.6 KE01. Layout and groupings - *“Some areas have an urban/suburban residential character in Kemble, but the village has remained essentially rural, withstanding a gradual increase in development. Buildings tend to follow the street pattern, whilst also respecting topography and allowing views to the countryside./ any future housing proposal should pay homage to the cultural legacy and identity of Kemble and Ewen, for example;*

- *Use good local examples of the way buildings are grouped,*
- *Respect the building line,*
- *Respect the way buildings face the street,*
- *Take inspiration from the roofline.*

The guidelines below should inform future residential development and the transformation of existing buildings in both Kemble and Ewen.

– *Development frontages should tend to be linear or gently curved with wide pavements, footways and verges;*

– *Links between the village, parks and the village edge via a green network should be preserved and strengthened;*

– *Where it is possible, without harming important gaps in the building line, infill should respect the local landscape character and be designed to blend well with the existing built environment;*

– *Residential properties should be well set back from the street behind large hedges or dry-stone walls;*

– *New developments should be sympathetic with the existing building style and form and should respect the existing scale, height and material of the surrounding developments;*

– *Within Ewen, an important characteristic is the way the countryside permeates the village. New development should not infringe upon this countryside; and*

– *Buildings should be organised in a linear format along main roads with generous front gardens, vegetated boundaries and where possible on-plot parking.”*

2.1.7 KE02. Setting and Views - *“In new housing developments, ample space should be allocated for landscaping. New built forms adjacent to historic ones, should be of comparable size and scale. The following are some guidelines related to setting and views;*

1. The surrounding area is open with extensive views from the edge of the settlement. There are few views of the settlement from surrounding roads. The best views are from footpaths. New developments should respect the urban views over the roofscape of the surrounding residential areas specially the most attractive view of All Saints Church;

2. An understanding of the impact of any development proposal on key views is critical; and

3. Long channelled views along road corridors should be respected and enhance the environment. New developments should be sympathetic with the existing building style.”

2.2 Local landscape/townscape character

2.2.1 This report considers a finer grain of landscape character than the published studies, investigating the character of the landscape and townscape immediately surrounding the site.

2.2.2 The methodology and criteria for Landscape and Visual Appraisal are set out within Appendix A. This report has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:

- ‘Guidelines for Landscape and Visual Impact Assessment’ - Landscape Institute and the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Photography and Photomontage in Landscape and Visual Impact Assessment – Landscape Institute Advice Note 01/11;
- Assessing Landscape Value Outside National Designations - Landscape Institute Advice Note TGN 02-21; and
- An Approach to Landscape Character Assessment - Natural England October 2014.

2.2.3 The Local Landscape/Townscape Character Areas identified are shown opposite on Figure 02, with descriptions and images of those identified as part of this study (LLCA1-4) on the following pages. The Kemble Parish Landscape Appraisal defined character areas form the extents of this study as shown.



Figure 02 - Local Landscape/Townscape Character Areas

LLCA 1 - Ewen Western Settlement

2.2.4 The western part of Ewen lies outside the Conservation Area which covers the eastern part of the village, and although this area includes numerous attractive and high quality dwellings, there is a mix of older and relatively recent developments. In general dwellings and boundaries are in good condition including vernacular materials. There are some small pockets where quality and condition is more mixed, and this includes the site itself.

2.2.5 Materials, colours and roof pitch remain relatively consistent in appearance throughout this LLCA as illustrated by the photographs, and boundary treatments include hedge, hedgerow and traditional walling, and sometimes a combination of the two together. Set backs of the building line vary to some degree between around 5m to 15m from the road edge (Stanmore House is set approximately 8m back), and dwellings are orientated slightly differently relating to the sinuous character of the road, and in places more informally set further back on plots around access routes.

2.2.6 Although the main route through the village has regular traffic, and walkers on the Thames Path long distance trail, otherwise the village is relatively quiet, reflecting its rural surroundings. Dwellings and vegetation along the main route limit intervisibility with the agricultural landscape to the south but there are some open views across the pastures at the Local Green Space to the east. There are limited transient glimpses available across the shared driveway to Stanmore House (View C), however, it is truncated by foreground garages and parked cars and there is no highway footpath in the location.

2.2.7 The low density of the housing allows for large gardens, some notably and, in some places with small adjoining grasslands. This provides a strong framework of hedgerows, hedges, trees and shrubs around the village, enclosing the townscape and filtering views of built form.



LLCA1-01 Character of the main route and boundary treatments



LLCA1-02 & 03 Smaller scale traditional and more recent dwellings



LLCA1-04 Colours and building styles



LLCA-05 Glimpses out to the rural landscape across the Local Green Space



LLCA1-06 Larger scale more recent dwellings



LLCA1-07 Contribution of the site and Stanmore House

2.2.8 As can be seen on Figure 03, although the settlement is linear, the 'yard' principle is a common feature of the village, with access drives and dwellings often set back behind the dwellings fronting the road such that the village is not universally comprised of dwellings set along the roadside. This typology of courtyard development can be seen opposite the site at Thames View and Westfield House.

2.2.9 The site has planning permission for three dwellings on its northern part, and is notable that the southern boundary of the three proposed dwellings does not relate to any on site or neighbouring features: the gardens and buildings of either Mill Piece or dwellings and gardens within Mill Farm extending further south.



Figure 03 - Location of Images LLCA1-01-07 in LLCA1 Ewen Western Settlement

LLCA 2 - Mill Farm Commercial and Residential

2.2.10 This small character area is located within an historic farmstead at the western extents of the village. Changes over more recent years have included the establishment of several dwellings within the original farm. The Mill Farm farmhouse is now set alongside the dwelling at Ewen Mill and the Byre, and includes the renovation of the grounds. The characterful Dutch Barn and its lean-to structure is currently in use as a commercial horticultural supplies business. The high quality of the design and materials within the buildings and landscape, the boundary walling against the street, and the area's close relationship with the river unify the area, along with its expansive views across the riverside pastures.

2.2.11 Landform gently slopes down towards the riverside and this area is lower lying than much of the settlement within LLCA1.

2.2.12 There are a range of building heights, and some notably larger scale buildings than are seen nearby in the village, and a broad palette of materials, but colours and roof pitch (with the exception of the Dutch Barn) remain relatively consistent in appearance throughout this LLCA as illustrated by the photographs.

2.2.13 There are large areas of hardstanding along the driveways and yards, however, the landscape is well vegetated and managed with well-tended gardens and hedges.

2.2.14 The boundary walling, the built form of the Byre and hedging along the roadside separates the character area from passing traffic and provides an introverted and slightly more tranquil character compared to the rest of the village, which opens out to the south across the riverside pastures.

2.2.15 There are no Public Rights of Way.



LLCA2-01 Character of the Dutch Barn (now in commercial use as an online shop)



LLCA2-02 Building form and vegetation breaking up elevations



LLCA2-03 High quality boundary treatments and enclosure



LLCA2-04 Traditional farmhouse



LLCA2-05 The riverside



LLCA2-06 Riverside pastures

- 2.2.16 As can be seen on Figure 04, Mill Farm is a courtyard cluster of buildings (including Mill Farm, Ewen Mill and the Byre dwellings) and with the commercially used, large scale dutch barn forming the focus of views from the road. The historic farmhouse is three storey, albeit it is not overly conspicuous being set slightly lower in the landscape than most of the other nearby dwellings at this end of the village.
- 2.2.17 The wider gardens of Mill Farm have been excluded from this LLCA as they are relatively large in scale (see LLCA3), however, they contribute an edge of settlement character, and make an attractive contribution to the setting of the buildings. In relation to the site, the yard areas about the site's western boundary, and there are glimpses through vegetation towards them and built form at Mill Farm both to the west and to the south. A planning application for solar panels which will extend along the grassland close to the southern boundary of the site (planning ref 23/00797/FUL) has been consented.



Figure 04 - Location of Images LLCA2-01-06 both within, and influencing LLCA2 Mill Farm Commercial and Residential

LLCA 3 - Ewen Enclosed Large Gardens/Small Grasslands

- 2.2.18 Small areas of pasture are common around villages, however, around Ewen, there is some variation as, particularly to the south of the village, gardens have been extended into pastureland. In places these areas have been developed into ornamental gardens but in others grassland is retained and managed but often no longer in use as grazing.
- 2.2.19 The unifying features of this LLCA include the small scale of the land parcels, the level of enclosure from vegetation and proximity to the village dwellings, the high level of management of the land, and also that ornamental features are commonly found, and/or visible from the area. In places planting is relatively recent and will continue to grow and increase enclosure over time.
- 2.2.20 These areas are generally influenced by noise and activity from adjacent dwellings but in places benefit from the more tranquil adjacent pastures.
- 2.2.21 Vegetation includes both native and ornamental components, both of which contribute positively to the adjacent village and the wider farmland landscape in terms of breaking up views of built form.
- 2.2.22 Parts of the site lie within this LLCA (Stanmore House and its immediate garden are excluded as they fall within the village) (LLCA1), and the planning permission on the northern part of the site would mean that this area would become part of LLCA1 once built out. The grassland of the site is contained by hedgerow and hedge along its boundaries which contributes positively to the adjacent village and the wider farmland. The grassland area is largely screened from view from the road, except for glimpses along the driveway. The grassland areas on the site are in poor condition at present.
- 2.2.23 There are no Public Rights of Way.



LLCA3-01 Hedgerow along the site's southern boundary



LLCA3-02 Hedgerow contribution to the adjacent village



LLCA3-03 Well vegetated character along boundaries



LLCA3 Ornamental features alongside managed grasslands



LLCA3-04 Well vegetated boundaries with wider pasture



LLCA3-05 Close relationship with the village

2.2.24 As can be seen on Figure 05, and in the images, the function of this LLCA is to provide a buffer against the wider rural landscape, and around its small scale land parcels the boundary vegetation provides enclosure along the village edge, which softens views of built form and provides an attractive character. It should be noted that a planning application for solar panels which will extend along the grassland close to the southern boundary of the site (planning ref 23/00797/FUL) has been consented.

2.2.25 The site makes little contribution to this LLCA except in terms of physical area, and the same applies to LLCA1, since the site's grassland is in poor condition, and intervisibility with it from other areas is notably limited. However, the hedgerows bounding the site do make a positive contribution to both these LLCAs, as they provide both enclosure and rural village characteristics. The triangular field and garden to the south of the site provide the typical edge to this LLCA and a buffer against the wider rural landscape.

2.2.26 While the site is located in the Kemble/Ewen Special Landscape Area (SLA), this is not a designation that precludes development. Furthermore its designation does not automatically imply that it is a valued landscape, as set out in NPPF Paragraph 180(a). The NPPF, has never defined valued landscapes but this has become the subject of testing through the Appeals process and finally the High Court. Helpfully, there have been several decisions which help us understand what constitutes valued landscape, and as importantly, what does not. The Landscape Institute (LI) published updated Guidance for Landscape and Visual Assessment (GLVIA) in 2013 and includes an evaluation process at Box 5.1 to help identify Valued Landscapes and this guidance has since been augmented and updated in a Technical Guidance Note (TGN) 02-21 (Table 1).

2.2.27 A key test is that a valued landscape should have demonstrable physical attributes which take it above the ordinary. The site as a whole has no features or attributes which take it above the ordinary and is not, therefore, considered a valued landscape.



Figure 05 - Location of Images LLCA3-01-05 both within, and influencing LLCA3 Ewen Enclosed Large Gardens/Small Grasslands

LLCA 4 - Expansive Settlement Edge Pasture

2.2.28 This pastureland slopes downwards from the settlement edge towards the riverside and continues across the floodplain. It is generally attractive, in good condition and has a more agricultural appearance and larger scale than LLCA3.

2.2.29 The land has a tranquil feel enhanced by the river meandering across the floodplain, and although there is noise and movement on the settlement edge and passing traffic where it adjoins the road, on the whole it is relatively quiet and rural in character.

2.2.30 There are expansive views across the lowland and gentle ridge south of the river and towards parts of the settlement edge. However, views of built form are generally experienced between the vegetation on the edge of the village, within LLCA3 and the smaller gardens, which often screens and breaks up views towards the settlement.

2.2.31 Vegetation cover is predominantly limited to field boundaries which are typically hedgerow with some hedgerow trees in places although there is some stone walling along the village edge. The riverside is well treed along some sections of the river which limits views in these areas.

2.2.32 There are no Public Rights of Way, within or adjacent to the site.



LLCA4-01 Broad areas of pasture alongside the village and within the floodplain



LLCA4-01 Broad areas of pasture



LLCA4-02 Pasture on the river floodplain



LLCA4 Larger scale field sizes and less enclosure than LLCA3



LLCA4-03 Agricultural features



LLCA4-04 Riverside pastures with undulating land beyond (representative view)



LLCA4-05 Attractive views out to rural landscape across LLCA4

2.2.33 As shown on Figure 06, and on the images, this LLCA provides a key function in terms of bringing the rural landscape into the village, contributing to the attractive character of LLCA1. This is particularly notable within the designated Local Green Space, however, this function is also provided by the western part of the LLCA to a small degree, although its influence is generally limited to private residents as opposed to people in public locations. The character of the site benefits from views towards this attractive, rural LLCA, and there are glimpses at the entrance drive on the road towards it.



Figure 06 - Location of Images LLCA4-01-05 both within, and influencing LLCA4

3 VIEWS FROM THE ROAD

3.1 Selection of views

3.1.1 The purpose of this section is to provide a representation of the experience of motorists, cyclists and walkers travelling through the village and the contribution of the site at present to this experience. It should be noted that winter photographs are provided to illustrate the most open views available, however, during summer months, trees and hedgerows in leaf would be likely to screen considerably more of the

built form within the village, and would result in an increased sense of enclosure in some areas.

3.1.2 Views have been selected to illustrate the experience of passing through the village and past the site travelling in both directions. Walkers would be likely to experience more detail as they travel through the village due to the slow pace of travel, compared to motorists who would be passing through at higher speeds.

3.1.3 Representative photoviewpoint locations A to H are shown on Figure 07 below with the photoviewpoint sheets to follow; A to D represent views travelling eastwards, and E to H travelling westwards.

3.2 Character of views

3.2.1 The key elements of the character of views within the village illustrated by the photoviewpoints can be summarised as follows:

- Rural village character with dwellings set amongst trees, hedgerows and hedges and some glimpses out to wider landscape;
- Condition is generally good and quality high with some poorer quality and condition evident on and around the site;
- Muted colours, locally typical boundary walling, and roof pitches;
- Mix of historic and more recent dwellings in the western part of the village.



Figure 07 - Photoviewpoint Locations



View A - View from the western approach to the village travelling east

Key Features of the Baseline View

- Rural character of the approach to the village
- Dwellings set amongst trees and hedgerow
- Muted, locally typical colours and roof pitches
- The site is screened by vegetation and built form



View B - View from the entrance to Mill Farm travelling east

Key Features of the Baseline View

- Rural character at the edge of the village
- Dwellings set amongst trees, hedge and hedgerow
- Muted colours, locally typical boundary walling, and roof pitches
- The site is screened by vegetation and built form



View C - View from entrance to Stanmore House (the site) travelling eastwards

- Key Features of the Baseline View**
- Rural village character but with poorer quality elements emerging
 - Dwellings set amongst trees, hedge and hedgerow
 - Muted colours, locally typical boundary walling and roof pitches
 - Parts of the site are screened by vegetation and built form but there are small glimpses through



View D - View from alongside the site's boundary hedgerow travelling eastwards

- Key Features of the Baseline View**
- Rural village character but with some poorer quality elements
 - Dwellings set amongst trees, hedge and hedgerow
 - Muted colours, locally typical colours and roof pitches
 - The ground level of the site and landscape beyond are screened by intervening hedgerow



View E - View from the western part of the Conservation Area travelling westwards

Key Features of the Baseline View

- Historic character within this part of the village
- Dwellings set amongst trees and hedges
- Muted colours, locally typical materials, colours and roof pitches
- The site is screened by vegetation and built form



View F - View from alongside the Local Green Space travelling westwards

Key Features of the Baseline View

- Rural character strengthened by open views out across the Local Green Space
- Dwellings set amongst trees, hedge and hedgerow
- Muted colours, locally typical boundary walling and roof pitches
- The site is screened by vegetation and built form



View G - View from alongside Mill Piece travelling westwards

- Key Features of the Baseline View**
- Rural village character including some poorer quality built form
 - Dwellings set amongst trees, hedgerow, and well managed hedges and walls
 - Muted colours, locally typical boundary walling and roof pitches
 - The site boundary hedgerow contributes positively to rural village character



View H - View from alongside the site's boundary hedgerow travelling westwards

- Key Features of the Baseline View**
- Rural village character but with some poorer quality elements
 - Dwellings set amongst trees, hedge and hedgerow
 - Muted locally typical colours and roof pitches
 - The ground level of the site and landscape beyond are screened by hedgerow

4 SUMMARY AND RECOMMENDATIONS

4.1 The site's contribution to the village

Summary of Landscape/Townscape character

- 4.1.1 Ewen Western Settlement includes numerous attractive and high quality dwellings, with a mix of older and relatively recent developments in this character area varying in scale between one and two and half storey, with those closest to site (Stanmore House, Mill Piece and Thames View) at the taller end of the scale. It is a common feature for access drives to extend off the main road, providing access for dwellings located behind those fronting the road. In general dwellings and boundaries are in good condition and well managed, often including high quality materials. There are some small pockets where quality and condition is more mixed, and this includes the site itself.
- 4.1.2 Mill Farm Commercial and Residential character area is located within an historic farm at the western extents of the village. Changes over more recent years have included the establishment of several dwellings, renovation and the characterful Dutch Barn and its lean-to is in use for a commercial horticultural supplies business. The high quality of the design and materials within the buildings and landscape, and its close relationship with the river unify the area, and it is well maintained. From the road there is no opportunity to see the ground level of the site and this area together, however, on the western boundary of the site, there is some negative influence on this character area from the poor quality sheds and debris on the site.
- 4.1.3 Ewen Enclosed Large Gardens/Small Grasslands character area covers the small parcels of land where gardens have been extended into the settlement edge pastures over time. In Ewen, in places these areas have been developed into ornamental gardens but in others grassland is retained and managed but often no longer in use as grazing. The

boundaries are generally well vegetated giving a sense of enclosure. The grassland of the site is included in this area, however, at present it makes a negative contribution given the poorly managed appearance and debris. The hedgerow boundaries make a positive contribution, being typical features of this character area. It should be noted that a planning application for solar panels which will extend along the grassland close to the southern boundary of the site (planning ref 23/00797/FUL) has been consented.

- 4.1.4 The Expansive Settlement Edge Pasture character area slopes downwards from the settlement edge towards the riverside and continues across the floodplain. It is generally attractive, in good condition and has a more agricultural appearance and larger scale than the large gardens/small grasslands along much of the settlement edge. This area does not share a boundary with the site, and a buffer of large gardens/small grasslands remains between it and the site such that there is very limited influence on character. The upper parts of the site appear as part of the village where intervisibility is available, with built form visible on three sides.
- 4.1.5 In summary, the site's greatest contribution in terms of landscape/townscape character is to the western part of Ewen village. Its current poor quality and condition contributes a small negative influence at present such that there are opportunities for improvements to local character. The boundary hedgerows make a positive contribution, however, and should be retained and managed in keeping with the well maintained character of the village and the settlement edge.
- 4.1.6 The site, while lying within the Kemble/Ewen Special Landscape Area, has no notable physical attributes or special qualities and is therefore not considered to be a valued landscape.

Summary of Views travelling through the village

- 4.1.7 The experience of passers by travelling along the main route through the village and their likely perceptions can be summarised as follows:
- Rural village character with dwellings set amongst trees, hedgerows and hedges and some glimpses out to wider landscape;
 - Condition is generally good and quality high with some poorer quality and condition evident on and around the site;
 - Muted colours, locally typical boundary walling, and roof pitches;
 - Mix of historic and more recent dwellings in the western part of the village.
- 4.1.8 Overall, the site contributes a small negative influence on these views as a result of its poorly managed condition, sheds and debris, however, this is limited to the stretch of road immediately adjacent, as the road is sinuous in nature and views are only available for a short stretch. There is also a small positive contribution made by the road boundary hedgerow and walling which contributes to the rural village character of views. However, there is no notable contribution in terms of views outwards across the wider landscape, due to the boundary hedgerow and existing Stanmore House, and the sheds to the south of the driveway. These features largely screen the remainder of the site, and more distant views beyond.

4.2 Key Considerations and Recommendations

Key Considerations

4.2.1 Figure 08 illustrates the key considerations from the study in relation to design development:

- The ground levels of the site fall towards the south and can be positively used to stagger ridge lines;
- The built form either side of the site extends further south than the permitted scheme;
- The extent of large gardens/small grasslands also extend further south than the site;
- The site is not conspicuous in any public views including the views across the open green space to the east;
- The hedgerow on the site's northern boundary blocks views into and across the site;
- The partial views available into the site are transient and predominantly glimpsed from cars using the lane, due to the lack of highway footpaths on this part of the lane; and
- Boundary treatments using hedges and walls help to unify the street scene.

Key Recommendations

4.2.2 In response, the following key recommendations have emerged from the local landscape/townscape character and views study:

- Reference the detailed Kemble and Ewen Design Guidelines 2020;
- Reflect the set back of Stanmore House, and Mill Piece;
- Limit the southerly extent of built form to reflect the southern building line of dwellings to the east and west;

- Maintain a largely rural landscape to the south using native boundary treatment;
- Retain existing young hedgerow and introduce occasional tree planting to the southern boundary of the site,
- Create new hedgerows to define the whole of the eastern boundary and most of the west boundary;
- Create new stone walls as a unifying feature within the development;
- Create a courtyard development to reflect the building typologies that surround the site;
- Enhance and manage the road frontage boundary hedgerow and stone walling to positively contribute to the attractive, rural village character along the road.
- A characteristic of Kemble and Ewen is that trees are located close to the boundary line in front gardens, as well as along the street itself. These trees along with hedges and walls create a strong and distinctive boundary feature. A limited largely native planting palette should be used and include typical species such as lime and apple trees; and
- Fencing for back gardens or perimeter walls should be high quality materials, including dry or masonry walls or hedges and plants or a contribution of timber, brick and planting;
- Avoid standard road and turning geometry driven access lanes;
- Utilise rain gardens and above ground SUDS features in the lowest southerly parts of the site to enhance habitat diversity; and
- Avoid standard suburban housing layouts, instead drawing inspiration from those successful courtyard typologies within the village.

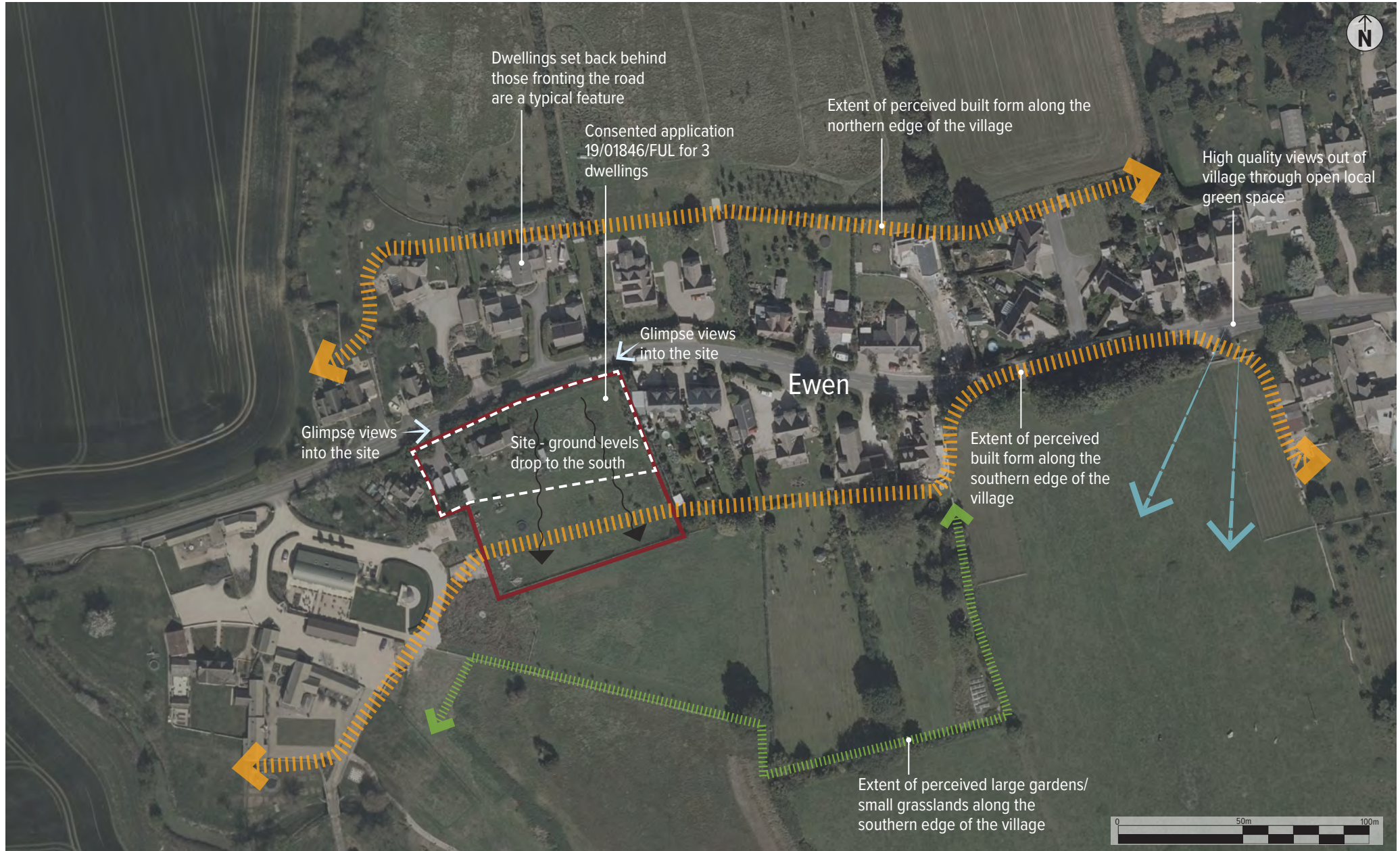


Figure 08 - Site Considerations

5 LANDSCAPE STRATEGY / MASTERPLAN

5.1 Landscape Strategy

5.1.1 Evolving from the recommendations the landscape strategy incorporates the following key points:

- The proposed dwellings are located around a traditional courtyard layout in character with the village;
- Plot B continues on the same frontage plane as its neighbour's to the east and west;
- The built form of Plots C and D do not extend further south than the existing neighbouring houses to the east;
- Sustainable Urban Drainage features are introduced to the Plots C and D to manage water run-off, improve habitat creation, create interest and reference the transition to the rural and waterside landscapes to the south;
- Extend drystone Cotswold stone walls into the courtyard and linking buildings;
- Access width varies in character with the village;
- Retain and enhance existing hedgerows and introduce occasional tree planting to the northern and southern boundary of the site;
- Retain/and supplement existing hedgerow on eastern and western boundaries as a typical native boundary treatment;
- Introduce native tree and shrub species to reflect the surroundings, promote diversity and resilience to climate change. This is to include lime and apple trees as locally typical; and
- Maintain and manage the road boundary hedgerow and extend stone walling to ensure screening and a well managed appearance which contributes to the attractive, rural village character of views.



Figure 09 - Landscape Strategy



Figure 10 - Illustrative Landscape Masterplan

Appendix A
Methodology

METHODOLOGY

This methodology, following both GLVIA3, and more recent Landscape Institute Guidance contained within TGN 06/19 Visual Representation of development proposals 2019 and TGN 02-21: Assessing landscape value outside national designations 2021, has been set out to define the processes involved in the production of this report which provides a stand-alone baseline appraisal of local landscape character and the experience of people travelling through the village of Ewen. GLVIA notes that the level of information and assessment should be proportional to the scale of the project that is being assessed and the nature of its likely effects.

The GLVIA3 (table 3.1 - page 27) sets out the components required at this level of assessment and which have been used in the preparation of this document. As this is a baseline report to inform design development, these are limited to:

Project Description

This study has been used to inform the development of design proposals for the proposed development, and includes a description of the main features of the proposals and any established parameters.

Baseline Desktop Studies

Establishing the baseline condition and nature of the landscape and visual components of the study area, including any forces for change or changes likely, independently of the development. Includes information of the condition and value of elements that contribute to the baseline and factors that would affect the sensitivity of receptors. These are described in further detail on the following pages. Landscape sensitivity and susceptibility follow on from the baseline as part of the effects.

The preliminary stages are aimed at building up a thorough understanding of the existing baseline conditions of the landscape and its resources. The latter stages analyse and evaluate the significance of predicted effects of the proposals taking account of the mitigation measures that have incorporated.

A desktop study was undertaken using Ordnance Survey maps, Landscape Character Assessments, topographic surveys, aerial photographs and sometimes, cross sections of the landscape. These sources were examined for existing patterns and scale of landform, land cover and built development, giving guidance on the general landscape character of the application site and its surroundings.

For visual analysis, an approximate extent of visibility (visual envelope) and likely persons (receptors) potentially affected by the proposals are recorded for further analysis in the field.

GLVIA3 sets out a series of different visual receptor groups that may be considered which include:

- Public viewpoints, including buildings, open access land and PRoW
- Transport Routes
- Places of work

Field and Photographic Surveys and Appraisal

A pre-planning BS5837 Tree Survey is carried out at the beginning of the process to provide an understanding of potential landscape constraints. This is used, along with ecological studies and site visits, to provide a landscape constraint plan and potential opportunities to be developed as part of the strategy.

In this case, the published landscape character background has been examined in the field, and additional information included within this study to examine a finer grain of local landscape character within the village.

The extent of the visual envelope identified in the desk study is checked by initially looking out into the landscape from various locations within the site and walking all footpaths and roads in the vicinity. Typically viewpoints are included under the following categories:

Representative viewpoints are selected to represent the range of receptors and distances from which there will be a potential impact by the proposals. The photographs are taken from publicly accessible locations in suitable weather conditions using an SLR camera with the focal lens length set at 50mm (equivalent to a 35mm film camera).

Specific Viewpoints are often promoted or particular locations that have particular associations such as areas of landscape designations, recreation value or views with particular cultural or historical landscape associations.

Illustrative Viewpoints are included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint.

In this case, all viewpoints are from public locations considered to be representative of the experience of people travelling through the village of Ewen, as this would be the greatest opportunity for the majority of people to see the site, and experience any future changes. A small number of residents also have views across the site, however, these would be experienced from private locations, and by much smaller numbers of people.