

23<sup>rd</sup> May 2019

**Land Adjacent to Oakhurst Rise, Cheltenham.**

**Appeal Reference: APP/B1605/W/19/3227293– Landscape and Visual Note**

MHP Design have undertaken landscape and visual assessment work in relation to the site at Oakhurst Rise, Cheltenham which were submitted to inform a planning application (18/02171/OUT) for up to 69 new dwellings with associated infrastructure and landscaping.

An amended layout has been prepared by the Appellant, drawing ref: PL005 Rev D - Site Layout Plan. This landscape and visual note has been produced to address and consider the effect of the change to the arrangement of the layout in relation to potential landscape and visual impacts that may arise from the amended scheme.

The Landscape and Visual Addendum statement for the 69 dwelling scheme, Final V1 (21<sup>st</sup> October 2018) remains relevant to the revised proposal.

The landscape strategy drawing associated with the proposals for development has been updated to address the amended layout shown in drawing No. PL005 Rev D and is included to accompany the new scheme to convey overall intentions for strategic landscaping of the site. Refer to MHP Landscape Strategy drawing ref: MHP19073.101.

**Layout changes**

The scheme has been reduced to 68 dwellings. Layout changes of the new scheme (PL005 Rev D) with relevance to landscape and visual matters include the arrangement and orientation of the proposed dwellings on the eastern and southern boundaries of the site. Vehicular access to the proposed dwellings on the eastern side of the site has been reduced and rearranged as a result of the amendments to the locations of the proposed dwellings. An area of public open space is

proposed on the eastern boundary of the site adjoining Charlton Manor. The area of public open space towards the southern boundary of the site has increased in size due to the removal of plots.

### **Impact on Views**

Where potential publicly accessible views of the site have previously been identified in site assessment work, these are from medium and longer distances. Revised proposals for development are within keeping of the original scheme in terms of building massing, size and scale. It is assessed that the revised proposals (PL005 Rev D) would have no perceivable change to the effect on potential views from those shown on site layout plan Drawing No. PL005 Rev A. The conclusions of the previous landscape and visual assessment in relation to potential impacts on views remain unchanged by the amended scheme.

### **Impact on Landscape Character**

The amended proposals for development (PL005 Rev D) seek to make amendments to the arrangement of the layout of the proposed dwellings. Indicative building types and materials are entirely consistent with the previous scheme. As such the conclusions of the previous landscape and visual assessment in relation to the potential effect of impacts on landscape character remain unchanged by the amended scheme.

### **Summary and Conclusion**

The new proposals for development will cause no discernible effect to landscape and visual impacts and the conclusions of the original landscape and visual assessment. The additional proposed open space and tree planting within the revised proposals offers greater opportunity for public benefit and biodiversity enhancement across the site.