LANDSCAPE AND VISUAL STATEMENT

CONSTRUCTION OF 43 RESIDENTIAL DWELLINGS LAND OFF OAKHURST RISE CHELTENHAM

Prepared by:
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On behalf of:
William Morrison (Cheltenham) Ltd

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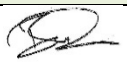
Status:	Final V4	
Date:	24th April 2020	

1 INTRODUCTION

1.1.1 I am Ben Davies, a professional chartered member of the Landscape Institute. I have been instructed by William Morrison (Cheltenham) Ltd to prepare a landscape and visual statement in relation to the proposed Outline application for residential development of 43 dwellings – access, layout and scale not reserved for subsequent approval, on the land off Oakhurst Rise, Cheltenham.

1.1.2 A new application for residential development has been prepared for consideration by Cheltenham Borough Council. My landscape and visual statement is provided to address the potential landscape and visual issues which may arise from revised proposals for residential development of 43 dwellings in this location.

1.1.3 Documents I refer to in my statement are listed below and provided as a separate appendix:

- **Appendix A –** MHP Design Figures and Viewpoint Photographs – March 2020
- **Appendix B –** MHP Design Landscape Strategy Drawing
- **Appendix C–** Ryder Landscape Consultants Cheltenham Local Plan Allocated Sites Landscape and Visual Review 2017
- **Appendix D–** Landscape Assessment terminology and methodology

1.1.4 The statement that I have prepared and provide for this application has been prepared in accordance with the guidance of my professional institution and follows good practice guidance contained within 'Guidelines for Landscape and Visual Impact Assessment' (3rd edition) - Landscape Institute/IEMA (2013). Viewpoint photographs included in appendix A have been prepared and presented in accordance with the Landscape Institutes Technical Guidance Note TGN 06/19 Visual Representation of Development Proposals.

2 SITE APPLICATION HISTORY AND LOCAL PLAN CONTEXT

2.1.1 A previous application for development for up to 68 dwellings on the site was dismissed at appeal in September 2019. The inspector considered matters related to Visual Impact in the vicinity of the Cotswolds AONB during the inquiry. Paragraph 114 of the appeal decision states that,

> …*'any built development on the site would be relatively well vegetated and enclosed from the wider area. I do not therefore consider that it would cause harm to the appearance and character of the nearby Cotswolds AONB*[1]*'*.

2.1.2 The study site is identified as policy HD-04 – Land Off Oakhurst Rise, in the emerging Local Plan. The examination inspectors' main modifications report[2] and associated appendix for the site identifies the potential sensitivity of site in relation to Heritage Assets and existing trees. Site specific requirements relevant to landscape and visual matters make reference to the site's layout and design and states,

- A layout and form that respects the existing urban characteristics of the vicinity
- Protection to key biodiversity assets and mature trees.
- There should be no development south of a straight line drawn westwards from the site boundary at the rear of the northernmost school building. This area to be landscaped to provide a buffer between the new development and the school grounds.
- To protect the setting of Charlton Manor, a landscaped buffer shall be maintained for a depth of 30 metres along the east boundary of the development site.
- Long term protection of mature trees and hedges

2.1.3 Since the determination of the previous application for development the Landscape Institute has updated its guidance for viewpoint photography in relation to methodology for preparation and presentation of viewpoint photographs. Revised Viewpoint Photographs for the site and its wider context are included within Appendix A.

[1] Para 114: Appeal Decision APP/B1605/W/19/3227293[1]
[2] Para 59: Report of Examination of Cheltenham Plan 2011-2033 Ref PINS/B1605/429/2

2.1.4 POLICY CONTEXT

2.1.5 Landscape policy with relevance to the study site includes the following

Gloucester, Cheltenham Tewkesbury Joint Core Strategy Adopted 2017

Policy SD6: Landscape

1. Development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.
2. Proposals will have regard to the local distinctiveness and historic character of the different landscapes in the JCS area, drawing, as appropriate, upon existing Landscape Character Assessments and the Landscape Character and Sensitivity Analysis. They will be required to demonstrate how the development will protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement or area.
3. All applications for development will consider the landscape and visual sensitivity of the area in which they are to be located or which they may affect. Planning applications will be supported by a Landscape and Visual Impact Assessment where, at the discretion of the local planning authority, one is required. Proposals for appropriate mitigation and enhancement measures should also accompany applications.

Cheltenham Borough Council Local Plan (awaiting Adoption)

Policy L1: Landscape and Setting

Development will only be permitted where it would not harm the setting of Cheltenham including views into or out of areas of acknowledged importance.

2.1.6 Development of the site in accordance with the site layout plan and landscape strategy drawing MHP 19216.101 is assessed to be compliant with the stated landscape and visual policies.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Overview

3.1.1 The quantum of development for the site has been reduced from the previous application and the layout has been amended to address the reasons for refusal contained within the appeal decision and the updated self-specific requirements of the emerging Local Plan Policy HD-4.

3.1.2 The number of proposed dwellings comprises of 43 units. A description of the outline development is summarised below.

3.2 Illustrative Layout

3.2.1 Vehicular access is proposed from Oakhurst Rise to the west with the bulk of development following a spine road which is located towards the north west corner of the site. The layout indicates that residential development is situated towards the centre and north western portions of the sloping site with areas of open space to the south west and northern boundaries. The land to the east beyond the proposed belt of trees is to be retained school use.

3.2.2 A substantial landscape buffer of native tree belt planting is situated within the eastern portion of the site running north to south. At its widest point the proposed tree belt is approximately 30m in width which will create an effective and dense buffer to the new site proposals to the west and form a soft edge to the development. The scheme incorporates existing boundary vegetation, trees and existing individual trees, protected within areas of open space. Areas of open space are situated to the north west and south west and along the southern boundary with the school.

3.3 Design

3.3.1 In order to achieve 43 dwellings across the site proposed building heights are expected to match those of the previous scheme. Development within the eastern portion of the study site has been substantially reduced which achieves an overall reduction in housing numbers, reducing the scheme by 25 dwellings from the appeal scheme.

3.3.2 These changes are not deemed or assessed to be visually prominent and reflect finishes and design as previously found acceptable by Cheltenham Borough Council officers.

3.4 Landscaping and Mitigation

3.4.1 The following landscape and visual mitigation measures and restoration of existing landscape features are proposed in conjunction with the development of the site. Refer to Landscape Strategy drawing MHP Design 19216.101 which indicates the intentions of the landscape strategy, as follows,

- Existing important boundary vegetation and trees are retained within areas of open space and managed to ensure longevity
- No built development south of a straight-line drawn westward from the site boundary at the rear of the northernmost school building. This area is to be landscaped to provide a buffer between the new development and the school grounds.
- An arboricultural management plan is to be developed in relation to the Veteran Trees to ensure they are retained and managed to ensure longevity.
- A tree planting management plan is to be developed to ensure the successful establishment of all new tree planting
- Proposed structural street tree planting throughout the development to break the massing of built form
- A native tree belt to the east of the site creating an effective buffer and soft edge to the development
- Tree and hedge planting within residential gardens to provide privacy, structure and amenity value
- Reinforcement of some existing hedgerow boundaries manged to ensure longevity and soften the development edge
- Marginal aquatic planting to water attenuation basins to provide wildlife and biodiversity enhancements.
- Creation of wildflower meadow areas to improve biodiversity and encourage suitable habitat for insects and reptiles

3.4.2 It is expected that the details of landscaping, its specification and future management and maintenance including height and size of proposed trees and hedges can be secured by an appropriately worded planning condition to form part of a reserved matters application.

4 LANDSCAPE AND VISUAL SENSITIVITY

Landscape Character

4.1.1 I undertook a visit to the study site and its contextual area in March 2020. This visit enabled me to confirm the observations of the previous landscape assessment, fieldwork and review the site in the context of the reasons for refusal in the appeal decision.

4.1.2 The site lies outside of the Cotswolds Area of Outstanding (AONB). The site and its immediate context is situated within Cheltenham Principle Urban Area (PUA).

4.1.3 The site contains a number of mature trees and hedge lines which contain semi improved pasture fields. The context of the site is urban in character with higher density residential development to the west within a suburban area of cheltenham, whilst to the north and east are larger properties associated with Battledown estate. Properties in this location are typically set within larger plots combined with established mature landscaping and large trees. To the south of the site is St Edwards School and associated outdoor recreational space.

4.1.4 The sites value lies in its vegetation and established trees which echo those of the adjoining residential context and wider countryside.

4.1.5 These findings are reiterated in the landscape assessment of the site undertaken by Ryder Landscape Consultants as part of the Cheltenham Brough Council Allocated sites Landscape and Visual Review (2017) in the emerging Local Plan and states

'The site has limited landscape value except for the mature vegetation located around its boundaries and in the former field hedgelines.' [3]

4.1.6 In summary, the study site itself and immediate surroundings have no demonstrable special landscape features of wildlife, cultural value. It is attractive and distinctive through containment by the existing urban area, but the existing urbanising features limit a sense of

[3] Ryder Landscape Consultants CBC Local Plan Allocated Sites Landscape and Visual Review HD4: Land off Oakhurst Rise Page 24.

place and its susceptibility to change. The study site is therefore assessed to be ordinary and not meet the criteria that suggests a 'valued landscape' at local level.

4.1.7 The observations undertaken during my visit confirm that there has been no discernible change to the existing landscape character baseline of the site at a local level.

4.2 Cotswolds AONB

4.2.1 Although visible from within the Cotswolds AONB at longer distances the site's location and its immediate context is associated with the existing residential areas of Cheltenham. In this regard the sites contribution to desirable characteristic of the wider AONB landscape which are adjacent are significantly limited. The site does not form or play a role in the setting of the AONB and when considered within the context of the local landscape, it is located within an area of lower sensitivity due to its relationship associated with immediate residential urban context. Refer to Viewpoint Photographs in Appendix A, Figures 1, 2 and 3 identify the site within views from within the elevated land of the Cotswold AONB.

4.3 Visual Sensitivity

4.3.1 To assess the potential visual effects of the new proposals I undertook a visit to the contextual area of the site in March 2020 when surrounding trees and vegetation were not yet in full leaf. I accept that views through areas of established vegetation may be slightly more available in a winter landscape. However, the layering effect of local hedgerows, existing school buildings, residential dwellings and established trees on the site boundaries limits views into the site from the more elevated areas within the AONB to the south and east of the site.

4.3.2 My site visit and subsequent assessment of the visual envelope and potential prominence of the site confirmed that

- The site is not publicly accessible and does not form the setting of views 'out' towards the Cotswolds AONB from local publicly accessible locations or Public Rights of Way within proximity or adjacent to the site in that regard.

- The visual envelope of the site has been thoroughly considered and assessed in previous Landscape assessment for the site including representing viewpoints where the site will not be visible due to topography and landform, These have been reproduced in Appendix A.

- Consistent with the findings of the previous landscape assessment work, the existing boundary trees and hedgerow vegetation filter and limit views from receptors within proximity to the study site. The site although elevated and visible from the AONB is viewed in the context of the existing surrounding built form and forms a small portion of the overall wider panoramic view.

- My site visit included revisiting the contextual landscape including visiting Public Rights of Way within the Cotswolds AONB landscape to assess the potential effects in relation to revised scheme for a reduced number of dwellings.

- Overall my site visit and subsequent assessment has not identified any changes to the visual baseline from those identified in the previous Landscape and Visual

Impact Assessment undertaken by MHP, which remains sound in relation to the revised reduced proposals for development.

5 LANDSCAPE AND VISUAL EFFECTS OF DEVELOPMENT

5.1 Potential effects on views

5.1.1 My assessment of the effects of the revised proposals on views confirms that:

5.1.2 The development site is well contained by existing and established vegetation and trees, with potential views limited to receptors within closer proximity to the site. Receptors at medium and longer distances are likely to experience long distance direct views of the proposals due to the elevated nature of the location on the escarpment. The site although elevated is viewed in association with the contextual residential landscape which borders the site on three boundaries, and as such the scope for which development proposals being visually intrusive in views, including those from the AONB to the south and east, are very limited. My field assessment confirmed that the introduction of mitigation in the form of maintaining the existing boundary trees and vegetation and introduction of large areas of new planting within the site and to the site boundaries would further enclose the study site creating a robust landscaped site which would be visually well contained.

5.1.3 In summary, the existing views of the site from publicly accessible locations would not be substantially altered by the development proposals. Therefore, the magnitude of effect and subsequent potential harm to existing views given its residential context is likely to be no more than low in most instances, with the overall significance of effect reducing from moderate adverse at year 1 to slight adverse once mitigation has established at year 10. In relation to the potential impact on the Cotswolds AONB landscape, despite its proximity it is assessed that the development of the site would have no discernible effect on the views into or out of the Cotswolds AONB.

5.1.4 For the above reasons, I assess that the revised proposals development of the site in accordance with the site masterplan would not be harmful to the perceived setting or the character of the Cotswolds AONB which is within proximity to the site. Whilst I accept that many areas within the setting of the Cotswolds AONB are likely to be visually sensitive, within the context of the wider residential setting of Cheltenham much of the landscape adjoining the AONB, development of the site has been assessed to have an overall low to negligible magnitude of effect in this regard.

5.2 Potential effects on landscape character

5.2.1 My assessment of the effects of the revised development proposals on landscape character identifies that

5.2.2 Development of the site would result in the partial loss of an existing sloping pasture field and a small number of lower quality trees to facilitate an access road. The site is not publicly accessible and is currently undeveloped and other than the existing trees which are largely to be retained there are no identified landscape features or elements of great value or rarity. At a site level it is acknowledged that there would be a small loss of openness associated with the development of 43 new residential dwellings in this location, these would remain contained within views by both a robust well vegetated landscape including well treed boundaries and planting throughout the development including a new tree belt towards the eastern portion of the site. The site does not form the development edge of Cheltenham but is contained within existing residential development on three sides. Development of the site would therefore see the introduction of a small number of new residential built form to an existing contextual residential landscape which has absorbed buildings of this type and nature over a number of years as Cheltenham has expanded in size.

5.2.3 The existing landscape structure of existing trees and hedges is proposed to be retained within the illustrative layout with a small loss to existing trees where they have been identified as unsuitable for retention or are poor quality. The new proposals see the retention of more space around the existing trees than previous scheme within the illustrative layout and impacts are therefore further lessened in this regard. An arboricultural management plan is to be developed which will ensure that veteran trees are retained and managed to ensure longevity. A tree planting management plan is to be developed to ensure that where tree planting is proposed these will be managed to ensure successful establishment of all new planting.

5.2.4 Substantial tree and hedge planting including a wooded tree belt indicated on the site layout plan will result in a large overall net gain of trees being planted when compared with those being lost across the site. The future specification for tree belt planting is expected to comprise a mix of both heavy standard trees planted with an understory of smaller trees

creating an instant visual effect and soft boundary to the site. A small easement is to the formed through the trees to the south side of the tree belt to allow for maintenance access and will therefore be kept free from tree planting. Due to the small size of the easement in relation to the overall extent of tree planting this is assessed to have no discernible overall effect on the establishment of a dense belt of trees in this location. It is expected that within 10 years following planting, maintenance and management that an effective screen to the eastern boundary of the site will be established.

5.2.5 In summary, the existing residential character of the immediate contextual landscape in this location would not be substantially altered by the development proposals. Therefore, in agreement with previous landscape and visual assessments the magnitude of effect and subsequent potential harm to existing character given the study site's residential context is likely to be no more than low/medium in most instances, with the overall significance of effect reducing from slight/moderate adverse to slight adverse once established at year 10.

5.2.6 In relation to the potential impact on the Cotswolds AONB landscape, despite its proximity it is assessed that the development of the site would have no discernible effect on the landscape character of the Cotswolds AONB.

5.3 Beneficial landscape effects of development through tree planting

5.3.1 Research into tree canopy cover in urban situations indicates that mature, mixed woodland captures airborne particles at approximately three times the rate of grassland[4]. Proposals for development of the site include a large belt of trees within the eastern portion of the land introducing a substantial number of additional trees to the site and contributing to Cheltenham Towns tree canopy cover as a whole.

5.3.2 Research undertaken by Lancaster University has culminated in the publication of the Urban Tree Air Quality Score (UTAQS) which indicates appropriate tree species for improving air quality in urban situations. The Landscape Strategy drawing (MHP 19216.101) which is submitted to support this application provides a comprehensive list of proposed tree species to be planted across the site. The proposed choice of tree species has been informed by this publication.

[4] Trees and Sustainable Air Quality http://www.es.lancs.ac.uk/people/cnh/UrbanTreesBrochure.pdf

6 CONCLUSION

6.1.1 New proposals for development which seek to address the reasons for refusal in relation to the previous scheme have culminated in the development of a reduced scheme of proposals for 43 dwellings. Landscape and visual enhancements of the new scheme include the retention of more space around the existing site trees, providing more open recreational open space and a lowering of the overall density of development through a reduced in the number of proposed dwellings. A large area of new tree planting is proposed within the eastern portion of the site, in the form of a wooded tree belt. These changes are likely to provide improvements over the previous scheme which will help to further lessen the landscape and visual impacts of the proposed development whilst also offering enhancement through tree planting and associated improvements to air quality.

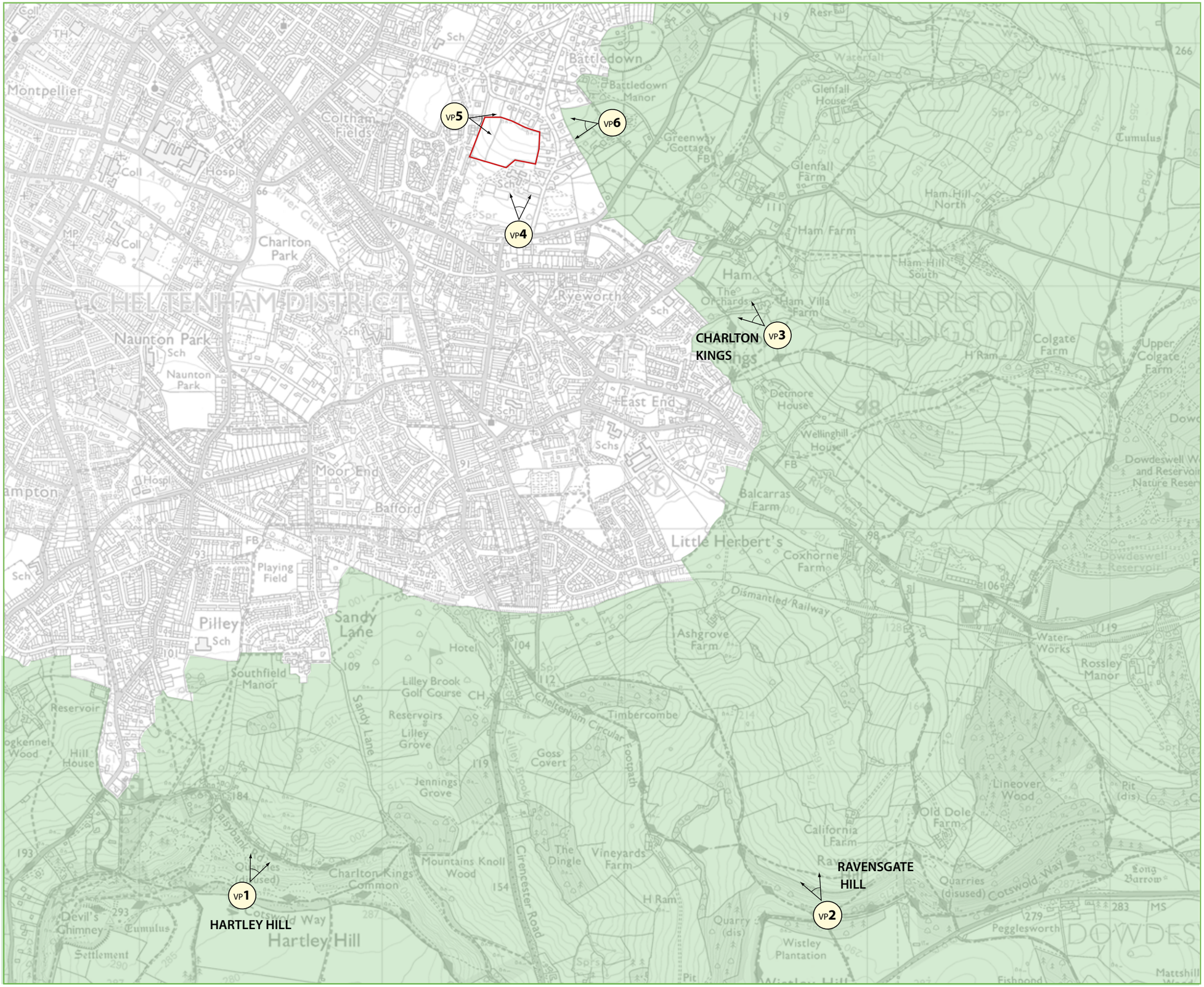
6.1.2 The development site is adjacent to the Cotswolds Area of Outstanding Natural Beauty (AONB) within close proximity to existing residential development which encloses the site on three boundaries, St Edwards school and its associated buildings are within proximity to the south and the site and its context are within the Principle Urban Area of Cheltenham. New development proposals seek to mitigate potential landscape and visual effects through both the retention of existing boundary trees and hedges, new tree planting to the eastern edge of new dwellings and retaining areas of grassland within the proposed development to become open space which protect existing established trees and break the massing of built form. Whilst views towards the site are available from within the AONB and the immediate surrounding context, is not perceived as prominent when viewed from surrounding visual receptors at medium and longer distances forming a small part of a wider panoramic views from these locations.

6.1.3 With regard to the effect of proposals on landscape character, the development of the site would not introduce features or characteristics not already found within the context of the residential development within close proximity to the north, west and east. The effects of development on the landscape character of the Cotswolds AONB landscape within proximity are assessed to be limited and in keeping with the characteristics already found within the adjoining landscape. Where development reflects the existing landscape character, in landscape and visual terms it should be considered as acceptable.

6.1.4 Proposals for development in this location are assessed to have a less than significant effect on views both into the site from the AONB, and out towards the site from nearby receptors. Development would in my opinion have a low to negligible magnitude of effect on the setting of the AONB landscape.

6.1.5 Where development does not result in unacceptable material harm to the landscape of the Cotswolds AONB it would not conflict with the intentions of Cheltenham Borough Council Local Plan policies, the emerging Local Plan or that of the NPPF as revised. As such the development of the site provides an opportunity to allow for development of residential dwellings without undue effect on both landscape character or visual amenity whilst also retaining and protecting existing trees and providing landscape enhancement.

APPENDIX A



KEY

Study Site

Cotswold's AONB

VP1 Viewpoint Location/Direction

Base map reproduced from **OS Explorer 1:25000**

N

SCALE: **NTS**

Project Name:
Land off Oakhurst Rise, Cheltenham

MHP Reference:

Revision:	Status:	Date:
	Final V1	17/04/2020

Figure 1 Study Site Location, Designations and Context
19216 Land Off Oakhurst Rise, Cheltenham

CHARTERED LANDSCAPE ARCHITECTS mhp

Figure 2 Viewpoint Photograph 1 - Single Frame View
19216 Land Off Oakhurst Rise, Cheltenham

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2020	Direction of view:	Looking north

CHARTERED LANDSCAPE ARCHITECTS mhp

Figure 3 Viewpoint Photograph 2 - Single Frame View
19216 Land Off Oakhurst Rise, Cheltenham

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2020	Direction of view:	Looking north

CHARTERED
LANDSCAPE
ARCHITECTS
mhp

Figure 4 Viewpoint Photograph 3 - Single Frame View
19216 Land Off Oakhurst Rise, Cheltenham

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2020	Direction of view:	Looking West

CHARTERED
LANDSCAPE
ARCHITECTS
mhp

Figure 5 Viewpoint Photograph 4 - Single Frame View
19216 Land Off Oakhurst Rise, Cheltenham

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2020	Direction of view:	Looking North

CHARTERED
LANDSCAPE
ARCHITECTS
mhp

Figure 6 Viewpoint Photograph 5 - Single Frame View
19216 Land Off Oakhurst Rise, Cheltenham

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2020	Direction of view:	Looking East

CHARTERED LANDSCAPE ARCHITECTS mhp

Figure 7 Viewpoint Photograph 6 - Single Frame View
19216 Land Off Oakhurst Rise, Cheltenham

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	March 2020	Direction of view:	Looking West

CHARTERED LANDSCAPE ARCHITECTS mhp

KEY

- Opportunity to create access
- Heritage Assets/Listed Building/ Structures
- Proposed Trees, Indicative locations (refer to Landscape Strategy Drawing)
- Existing trees

Base Image source: **Google Earth Pro.**

N

SCALE: **NTS**

Project Name:
Land off Oakhurst Rise, Cheltenham

MHP Reference:

Revision:	Status:	Date:
	Final 2	20/04/2020

Figure 8 Landscape Analysis Sketch
19216 Land Off Oakhurst Rise, Cheltenham

CHARTERED LANDSCAPE ARCHITECTS mhp

APPENDIX B

Key

- Existing tree to be retained (Blue line indicates veteran Tree Buffer)
- Existing tree to be removed
- Proposed trees (indicative locations)
- Existing hedges
- Proposed boundary planting to augment existing retained, managed to ensure longevity
- Proposed ornamental landscape planting
- Proposed ornamental landscape planting
- Proposed grass areas
- Proposed meadow / wildflower grass mixes
- Proposed attenuation basin with wetland grass mix
- Veteran tree 'buffer zones' management of land within these areas to be low intensity and naturalistic.

Veteran trees to be retained and protected. Crown areas within veteran trees not suitable for public access, knee rail fence with appropriate access deterrent planting to restrict access to crown areas under retained established trees in accordance with arboricultural management plan as part of detailed design

Structural street tree planting throughout development to break massing of built form by incorporating small to medium size street trees in open space and within back gardens

Existing planting cut back and reinforced with new structural hedgerow planting to site boundary

Opportunity to restore existing vegetation with native hawthorn hedgerow restoration mix along boundary to establish a dense and robust edge. Where necessary, weak but desirable vegetation may be cut back to encourage new bushy growth. Undesirable vegetation, such as bramble, sycamore or elder may be removed.

Existing hedge boundaries to be maintained and enhanced to soften and contain development edge

Wild flora grassland management to provide substantial biodiversity enhancements and encourage suitable habitat for insects and reptiles

Selective replacement of young ash within hedgerow/woodland to be undertaken by agreement with the local authority tree officer and development of a landscape and biodiversity management plan as part of the detailed design in reserved matters application

Hedge and shrub planting in front gardens provide privacy, structure, and amenity value

Opportunity to reinforce existing hedgerow where space allows with Holly, butchers broom and laurel

Tree planting and wildflower meadow softens edge of development

Existing trees/shrubs such as yew and broom that form part of the copse TG3021 to be removed, to be relocated elsewhere on this site to fortify the existing retained hedges.

Area of proposed Open Space

Area of proposed Open Space

Existing mature/established trees retained and managed to ensure longevity

Existing mature/established trees retained and managed to ensure longevity

Area of woodland belt planting to the eastern edge of proposals. New native trees to create soft edge to proposed development and contribute towards site wide biodiversity and tree cover for Cheltenham Town. Benefits of tree planting include potential improvements to air quality through appropriate species choice. Trees to be managed in accordance with detailed management plan (refer to Heads of Terms document for proposed Tree Planting)

Ice house location

Area of Open Land retained for use of the School

Proposed drainage route through trees

Surface water attenuation pond incorporating shelved banks and margins for native marginal planting providing wildlife and biodiversity enhancements

Existing mature/established trees retained and managed to ensure longevity

VT3028

T3015

TG3005

OPEN SPACE

PROPOSED WOODLAND BELT

Scale 1:500

0 2 5 10 20 50

N

Land off Oakhurst Rise

Landscape Strategy

Schedule of proposed trees and hedges

All tree planting details, including species and height to be agreed as part of detailed planting proposals as part of reserved matters application. Proposed detailed planting plans to include the species indicated below

PROPOSED TREE SPECIES: Open space and green **infrastructure**

Acer campestre
Betula pendula
Carpinus betulus
Crataegus laevigata 'Albo Plena'
Quercus robur
Pinus sylvestris
Prunus avium
Tilia platyphyllos

PROPOSED TREE SPECIES: Residential areas generally

Acer griseum	Acer campestre streetwise
Amelanchier canadensis	Malus Adirondack
Prunus sargentiii	Prunus subhirtella Autumnalis
Pyrus Chanticleer	Sorbus aucuparia

PROPOSED HEDGES: Single species structural adjoining residential properties
To be planted as a single row.

Buxus sempervirens	Carpinus betulus
Fagus sylvatica	Ligustrum ovalifolium

PROPOSED HEDGEROWS: green infrastructure and existing hedge reinforcement (within 15 metres of proposed or existing buildings)
To be planted as a double row.

NATIVE MIX A
Acer campestre (5%)
Cornus sanguinea (10%)
Crataegus monogyna (60%)
Corylus avellana (5%)
Ilex aquifolium (5%)
Malus sylvestris (5%)
Viburnum opulus (10%)

Proposed hedges: green infrastructure and existing hedge reinforcement (15 metres or more away from proposed or existing buildings)
To be planted as a double row.

NATIVE MIX B
Acer campestre (5%)
Cornus sanguinea (10%)
Crataegus monogyna (55%)
Corylus avellana (5%)
Fagus sylvatica (5%)
Ilex aquifolium (5%)
Malus sylvestris (5%)
Quercus robur (5%)
Viburnum opulus (5%)

WOODLAND BELT MIX
Acer campestre
Betula pubescens
Carpinus betulus
Corylus avellana
Crataegus monogyna
Euonymus europaeus
Ilex aquifolium
Prunus avium
Quercus robur

TREE MANAGEMENT STRATEGY

Crown spread of veteran trees plus tree T3015 (refer to tree survey) to be demarcated with knee-rail fencing and planted with access-deterrent planting

Veteran tree VT3028 (refer to tree survey) to be protected inside fenced enclosure with gated maintenance access; details to be agreed as part of detailed landscape proposals

Landscape & biodiversity management plan to provide for forward management of retained trees, including veteran trees, and phased replacement of young ash cohort within retained sections of TG3005 (grown-out hedgerow - refer to tree survey)

All new planting (trees, hedges, hedgerows) to be protected with new deer proof fencing.

New tree planting to follow the guidance for post-planting management and maintenance outlined in BS 8545:2014 and detailed 10 year Landscape and Biodiversity management plan.

Rev.		Date:	Drawn:	Checked:
D	Updated to site boundary	24/04/20	BD	
C	Updated to latest layout plot 8 revised, hedge to boundary of plot 9, drainage run illustrated through woodland tree belt.	23-04-20	DAL	BD
B	Boundary vegetation updated	20-04-20	DAL	BD
A	Layout revised to architects changes, plot 45 omitted, boundary vegetation removed.	20-04-20	DAL	BD

Revisions:

Project: Land Off Oakhurst Rise

Client: William Morrison (Cheltenham) Ltd.

Title: Landscape Strategy

Drawing number: 19216.101 Rev: D

Status: FOR INFORMATION

Drawn By:	Checked By:	Date:	Scale @ A1:
DAL	PSH	14-04-20	1:500

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APPENDIX C

Cheltenham Local Plan Allocated Sites Landscape and Visual Review

Prepared by: **Ryder Landscape Consultants**
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For: **Cheltenham Borough Council**

January 2018
Rev.A

Introduction

This document has been prepared to review the landscape and visual character of sites around Cheltenham that have been allocated for various forms of development. There are 18 sites in total and they are listed opposite.

They cover four types of proposed allocations:

- E- Employment Allocations;
- MD – Mixed Development Allocations;
- GT – Gypsy and Traveller Allocations; and
- HD – Housing Development Allocations.

Purpose of the report

The landscape and visual qualities of the proposed sites have been assessed previously as part of the original allocation process. This most recent assessment seeks to confirm that the proposed allocations are still acceptable in terms of likely landscape and visual effects.

Methodology

Chartered Landscape Architects of Ryder Landscape Consultants initially conducted a desk-top exercise using existing GIS based mapping to identify existing landscape and urban designations around the town of Cheltenham to understand the proximity and constraints they provide to the various sites. This search and comparison considered such designations as the Cotswolds AONB, the Register of Historic Parks and Gardens and the Cheltenham Central Conservation Area. The GIS mapping of landscape and urban designations is bound in Appendix 1.

The desk-top review was not limited to the extents of the individual sites but was extended by a 200m buffer around the sites. This was to ensure that neighbouring landscape and visual qualities that may be affected by development at the allocation site are also considered.

Following the desk-top research Landscape Architects attended each of the sites in December 2017 to consider their current landscape and visual character and value. Panoramic photographs were taken at each site and are presented throughout this report.

The final stage is the reporting stage where individual sheets have been prepared for each of the 18 sites. On each sheet a simple plan is shown locating the proposed site, photographs illustrate its current appearance and text is provided describing:

- Currents use
- Landscape character
- Visual qualities
- Any applicable landscape or urban designation on or near the site; and
- Comments on the soundness of the allocation in landscape and visual terms.

Findings

It found that all sites remain sound in terms of landscape and visual qualities and should remain as proposed allocations. The study provides an overview of landscape character and visual qualities for each site. It does not provide detailed design considerations for each site but can be readily expanded upon at a later date to help shape positive development at each location.

Reference and Site Name
Employment Land Allocations
E1 – Land South of Jessops Avenue
E2 – Land South of Hatherly Lane, The Reddings
E3 - Land North-west of Grovefield Way, The Reddings
E4 - Land at Chelt Walk, Town Centre
Mixed Development Allocations
MD1 – Landsdown Industrial Estate
MD2 – Land at North Place and Portland Street
MD3- Land at Coronation Square
MD4- Royal Well and Municipal Offices
MD5 – Leckhampton
Gypsy and Traveller Sites Allocations
GT1- Castle Dream Stud
Housing Development Allocations
HD1 – Christ College Site B
HD2 – Former Monkscroft Primary School
HD3 – Bouncers Lane
HD4 – Land off Oakhurst Drive
HD5 – Land at Stone Hill Crescent
HD6 – Brockhampton Lane
HD7 – Prior's Farm Fields
HD8 – Old Gloucester Road

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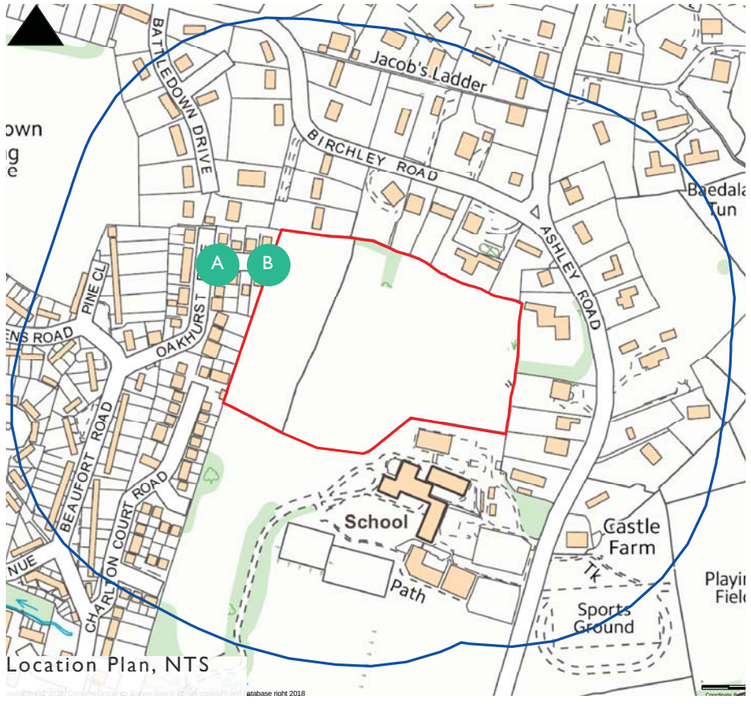
Proposed Housing Allocations



Location Plan, NTS

HD4: Land off Oakhurst Rise

Photo location

A View towards the site taken from Oakhurst Rise

B Panoramic view of the site looking east

Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
Two constrained field located on high ground with views to the wider Cheltenham. The Site has high hedging and mature trees in former field division lines. It is surrounded by residential properties on all sides, some with mature trees along their boundaries. St Edward's school and playing fields are located to the south.	The Site has limited landscape value except for the mature vegetation located around its boundaries and in former filed hedgelines. The Site is constrained due to location, topography and surrounding by built form. It does however have visual links out to the wider landscape around the east and south of Cheltenham.	The Site has extensive views out over the wider Cheltenham area given its raised topographical location. Views include looking to the east towards the Cotswolds AONB and to the south to the built form of Charlton Kings.	No landscape designations. There are views to the Cotswolds AONB but it is not in the setting of the AONB. A number of Listed Buildings exist around the site mostly in St Edward's school campus.	The housing allocation is appropriate at this location surrounded on three out of hour sides by built form. However any proposed built form should reflect the Site's elevated position, low density of housing to the north and east, prominent local position on raised ground and retention of the mature trees and wide former hedgerows.

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APPENDIX D

ASSESSMENT METHODOLOGY

1.1 Assessment Guidelines

The methodology used to identify and assess the landscape and visual effects of proposed development and their significance is based on the following recognised guidance:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- Photography and Photomontage in Landscape and Visual Impact Assessment, Advice Note 01/11 (Landscape Institute)

1.2 LVIA Methodology

1.2.1 The Landscape and visual impact assessment is a tool used to identify and assess the effects of change, resulting from development, and their significance on the landscape as a resource and people's views and visual amenity. It is an iterative process intended to inform design decisions so that new development can avoid or reduce significant negative (adverse) effects on the landscape and visual environment.

1.2.2 It is recognised as important to draw distinctions between landscape and visual effects during the assessment; treating them independently although related. GLVIA sets out the recommended process for assessing the significance of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from development.

1.2.3 The GLVIA states that the assessment should cover the following stages:

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish parameters
- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects: that are likely to occur including whether they are adverse or beneficial
- Assess significance of effects: systematic assessment of the likely significance of the effects identified

- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any significant negative (adverse) effects

Method of Desk Study

1.2.4 Assessment of Ordnance Survey map data, aerial photographs, landscape designations and landscape planning policies are undertaken at the outset to inform the extent of the study area and identify sensitive visual receptors and likely sensitivity of the landscape. Liaison with the Local Planning Authority landscape officer is also undertaken to agree landscape resources and visual receptors of potential sensitivity to be included within the assessment.

Method of Field Work

1.2.5 Site survey is undertaken by at least one chartered landscape architect. Visual and landscape receptors are checked and refined initially from the study site. Visual receptors are then visited from the nearest publicly accessible location to select the most suitable and representative viewpoint. Assessment is undertaken on site; locations and notes recorded on maps and photographs taken from viewpoints. Photographs are taken using a digital SLR set to the equivalent of a 50mm SLR lens; which best represents the view experienced by the human eye.

1.3 Method for Assessing Landscape

Landscape Character and Characterisation

1.3.1 Landscape Character Assessment Guidance defines 'landscape' as consisting of the following elements:

- Natural: Geology, landform, air and climate, soils, flora and fauna
- Cultural/Social: land use, settlement, enclosure
- Perceptual and Aesthetic: memories, associations, preferences, touch and feel, smells, sounds and sight

1.3.2 Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can provide more detail to the one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study site and its study area.

National Character Assessment
Establishes broad pattern of the landscape of the wider countryside
↓
District Character Assessment
Establishes pattern of the landscape of the district/county countryside
↓
Local Character Assessment
Establishes pattern of the landscape at a local level
↓
Site elements and features
Establishes to landscape resources on the site such as trees, hedges etc

Value of the landscape receptor

1.3.3 Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Value is determined by some or all the following aspects:

- Importance applied to landscape by designation or planning policy and the level of this importance in terms of local, regional or national importance
- The views of the local consultees including the local planning authority, members of the public, special interest groups such as Parish Council, wildlife or walking groups
- The rarity, importance and condition of the landscape resource as judged objectively by the landscape professional

1.3.4 International and Nationally designated landscapes tend to be of the highest value, locally designated landscapes are most likely to be of moderate value and undesignated landscapes can either be of lower to moderate value depending on an assessment taking into account the following factors:

- Condition of the local landscape

- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Associations

1.3.5 The definitions of value used are as follows:

- **International**: such as World Heritage Sites
- **National**: such as National Parks, AONB, Conservation Areas, Listed Buildings
- **Local:** such as Special Landscape Areas, Areas of Great Landscape Value, several protected features such as Tree Preservation Orders, site may be mentioned in literature, art, tourism or in district/county landscape character assessments or sensitivity assessments.
- **Community**: generally undesignated, may have value at a community level by tourism, literature, art, village greens or allotments, may have a small number of protected features
- **Site**: no designated features or landscape, limited value, no protected features

Valued Landscapes in the context of NPPF paragraph 109

1.3.6 NPPF does not define what is meant by 'valued landscapes'. The Landscape Institutes Guidelines for Landscape and Visual Impact Assessment (GLVIA 3rd Edition) paras 5.19 to 5.32 gives guidance on establishing the value of undesignated landscapes. Box 5.1 of the GLVIA identifies the range of factors that can help in the identification of valued landscapes.

- **Landscape Quality (condition)**: *A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;*
- **Scenic Quality**: *The term used to describe landscapes which appeal primarily to the senses (primarily but not wholly the visual senses);*

- **Rarity**: *The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Type;*
- **Representativeness**: *Whether the landscape contains a particular character, and/or features and elements, which are considered particularly important examples;*
- **Conservation Interests**: *The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right;*
- **Recreational Value**: *Evidence that the landscape is valued for recreational activity where experience of the landscape is important;*
- **Perceptual Aspects**: *A landscape may be valued for its perceptual qualities and/or tranquillity; and*
- **Associations**: *Some landscapes are associated with particular people, such as artists or writers, or event in history that contribute to perceptions of natural beauty of the area.*

Susceptibility of the landscape receptor to the proposed change

1.3.7 This relates to the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of the of landscape planning policies.

1.3.8 The definitions of susceptibility of the proposed change to landscape used are as follows:

- **High**: Elements, features or whole landscapes that are susceptible to change, with limited opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Medium**: Elements, features or whole landscapes that are partially susceptible to change, with some opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Low**: Elements, features or whole landscapes that have limited susceptibility to change, with opportunities to accommodate change based on the strength of the

existing landform, land use pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

Definition of Landscape Sensitivity

1.3.9 Landscape **sensitivity** is determined by combining judgements of the **susceptibility** to the proposed change and the **value** of the receptor. Refer to Table A.

Table A: Definition of Landscape Sensitivity:

Sensitivity	Definition
High	- High susceptibility to proposed change - May be a designated landscape valued at a National or International level - Landscape characteristics are vulnerable and unable to accommodate change - Development may result in significant changes to landscape character
Medium-High	- Medium or high susceptibility to proposed change - May be a designated landscape valued at a local or national level - Landscape characteristics are vulnerable with limited ability to accommodate change - Development may result in moderate changes to landscape character
Medium	- Medium susceptibility to proposed change - Some designated features and/or valued at a local level - Landscape characteristics are able to accommodate some change - Development may not result in significant changes to landscape character
Medium-Low	- Low or medium susceptibility to proposed change - Likely to be an undesignated landscape but possibly some designated features and/or valued at a local level - Landscape characteristics are resilient to accommodating change - Development may not result in significant changes to landscape character
Low	- Low susceptibility to proposed change - Undesignated landscape and/or valued at a community level - Landscape characteristics are robust and able to accommodate change - Development may not result in significant changes to landscape character
Negligible	- No susceptibility to proposed change - Undesignated, valued at a site level - Landscape characteristics that are degraded or discordant with landscape character

	- Development may result in an improvement to landscape character

Landscape Receptor – Overall Magnitude of Effect

1.3.10 The magnitude of the effect is determined by combining the professional judgements about the **size or scale** of the landscape effect, the **geographical extent** over the area which the effect occurs, its **reversibility** and its **duration**. Refer to table B:

- The scale of the effect – for example, whether there is complete loss of a particular element/feature/characteristic or partial loss or no loss; proportion of key elements or features of the baseline that will be lost, the value/importance of these elements to the landscape character and the degree of contrast between the development and the landscape character

- The geographical extent of the area affected relative to the receptor; this will range from the site itself, a short distance comprising the immediate local area, a medium distance comprising the local and middle landscape and long distance comprising the wider landscape

- The duration of the effect; 0-1 year for the construction period is considered short term duration, 1-10 years for mitigation to establish is considered medium term duration, 10 years and beyond is considered long term duration

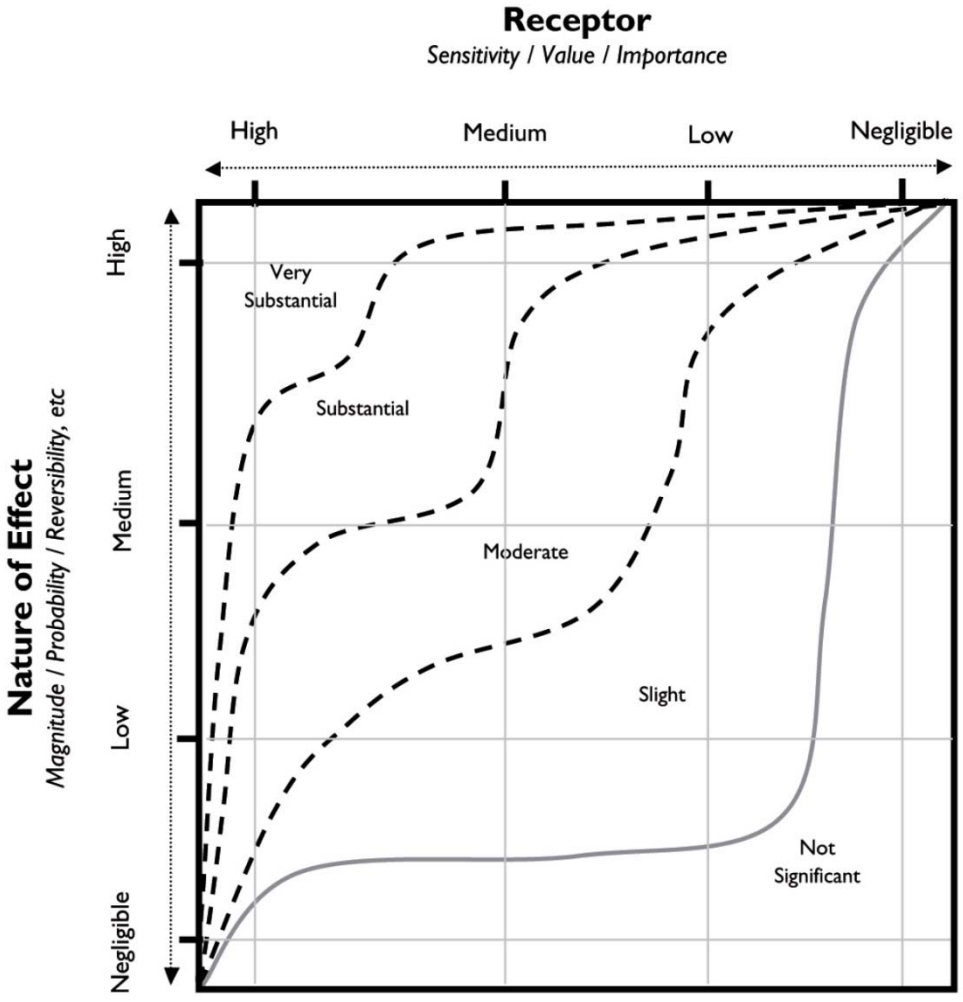
- Reversibility; the extent to which the development could be removed and the land reinstated. Reversible and temporary development would include solar farms and wind turbines. Other development such as housing would be considered irreversible and permanent

Table B: Definition of Landscape Magnitude of Effect:	
Magnitude of change:	Predicted landscape effects:

High	- Very substantial loss of landscape elements of the landscape, and/or the lost elements make a substantial contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a dominating and contrasting characteristic to the landscape
Medium-High	- Substantial loss of landscape elements of the landscape, and/or the lost elements make a large contribution to landscape character, and/or change affects a moderate to large geographical area, and/or the development introduces a prominent and partially uncharacteristic feature to the landscape
Medium	- Moderate loss of landscape elements of the landscape, and/or the lost elements make a moderate contribution to landscape character, and/or change affects a moderate geographical area, and/or the development becomes an identifiable feature but not wholly uncharacteristic to the landscape
Medium-Low	- Partial loss of landscape elements of the landscape, and/or the lost elements make a moderate to small contribution to landscape character, and/or change affects a small to moderate geographical area, and/or the development is perceptible but not wholly uncharacteristic to the landscape
Low	- Minor loss of landscape elements of the landscape, and/or the lost elements make a small contribution to landscape character, and/or change affects a small geographical area, and/or the development introduces elements not uncharacteristic to the landscape
Negligible	- Negligible or no loss of landscape elements of the landscape, and/or the lost elements make a limited contribution to landscape character, and/or change affects a very small geographical area, and/or the development introduces characteristics that are consistent with or enhance the landscape, and/or effects may be short term, temporary or reversible

Assessment criteria used to assess landscape effects

1.3.11 Landscape effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



1.4 Method for Assessing Views

1.4.1 A Zone of Theoretical Visibility (ZTV) is often produced as an initial desktop tool to inform the extent of the study area based on the theoretical visibility of the development. The (ZTV) illustrates the extent to which the proposed development site as a whole is potentially visible from the surrounding area. ZTV's are prepared using GIS software (Global Mapper) by carrying out an analysis of the visibility of the site from the surrounding area up to 5km using a digital terrain model from OS Landform DTM profile and OS Panorama DTM data. Calculations are based on bare earth survey OS height data with a viewer height set at 1.7m. The digital terrain model and subsequent output are based on bare earth modelling and as such do not take into account any screening from land cover such as buildings, hedgerows and trees. ZTV mapping therefore represents a 'worst case' scenario assuming 100% visibility, where the actual extents of visibility are likely to be less extensive. ZTV's are used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is then used to identify potential key views of the development which are then verified by field work to further identify and visit visual receptors. Where a ZTV is not produced, the study area is determined by reviewing land use and landform shown on OS maps and aerial photos. Field work is then undertaken to refine the extent of views.

1.4.2 Viewpoints selected for inclusion in the assessment and for illustration of the visual effects fall broadly into three groups:

- **Representative viewpoints**, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ – for example, certain points may be chosen to represent the views of particular public footpaths and bridleways
- **Specific viewpoints**, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations

- **Illustrative viewpoints**, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be restricted visibility at certain locations

1.4.3 Visual effects are determined through a process of identifying which visual receptors are likely to experience significant visual effects. The process of identifying effects involves determining the **sensitivity** of each visual receptor and **magnitude** of change experienced at each which leads to a professional judgement of the **visual effects**.

Value attached to views

1.4.4 Visual sensitivity is partially determined by judgements made attributing value to views. Judgements take account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and reference to them in literature or art

1.4.5 The value of views is defined as follows:

- **High**; Recognition of the view by its relation to a heritage asset or national planning designation (AONB, National Park, National Trail). Appearance in guide books, tourist maps or featured in well-known art works. Provision of facilities such as interpretation panels, parking places & signage. Views enjoyed at a local or national level.
- **Medium**; Local planning designation (Country Park, AGLV) or valued locally by village design statement or sensitivity assessment. May be some detractor elements, views enjoyed at a local level.
- **Low**; No specific value placed by designation or publication, may be a large proportion of detractor elements within the view, views enjoyed at a community or site level.

Susceptibility of visual receptors to change

1.4.6 Visual sensitivity is partly determined by the susceptibility to change of each visual receptor. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention is focussed on the views and visual amenity they experience at particular locations

1.4.7 The susceptibility of visual receptors to change in views and visual amenity is defined broadly as follows:

- **High**; residents at home (generally rooms occupied during daylight hours), people engaged in outdoor recreation (public rights of way or where attention is focussed on the landscape or particular views), visitors to heritage assets or other attractions where the surroundings are important to the experience, communities where views contribute to the landscape setting enjoyed by residents in the area
- **Medium**; travellers on road, rail or other transport modes such as cyclists
- **Low**; people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity

1.4.8 Combining judgements regarding the **susceptibility of change** with the **value** attached to views leads to a professional judgement of **sensitivity** of each visual receptor.

Table C: Definition of Visual Sensitivity	
Sensitivity rating:	Definition:
High	Receptor may have high susceptibility to changes in view/visual amenity, views experienced may be of a high value designated landscape or at a defined publicised viewing point/attraction, receptors may include residents at home (from rooms generally occupied in daylight hours), users of national or long distance trails or visitors to listed parks/gardens.

Medium-High	Receptor may have medium or high susceptibility to changes in view, views experienced may be of a high or medium value designated landscape, receptors may include travellers on scenic road routes, residents at home (from rooms not facing the development or generally not occupied in daylight hours), users of public rights of way.
Medium	Receptors may have medium susceptibility to changes in view/visual amenity, views experienced may be within medium value locally designated landscape, receptors may include travellers on roads, pedestrians or cyclists.
Medium-Low	Receptors may have with low or medium susceptibility to changes in view/visual amenity, views experienced may be of a medium or low value locally designated landscape where there maybe be some detractors, receptors may include commuters on busy roads such as motorways or urban roads, users may be involved in passive outdoor sport such as golf.
Low	Receptors may have low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting
Negligible	Receptors may have low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work

Visual Receptor – Overall Magnitude of Effect

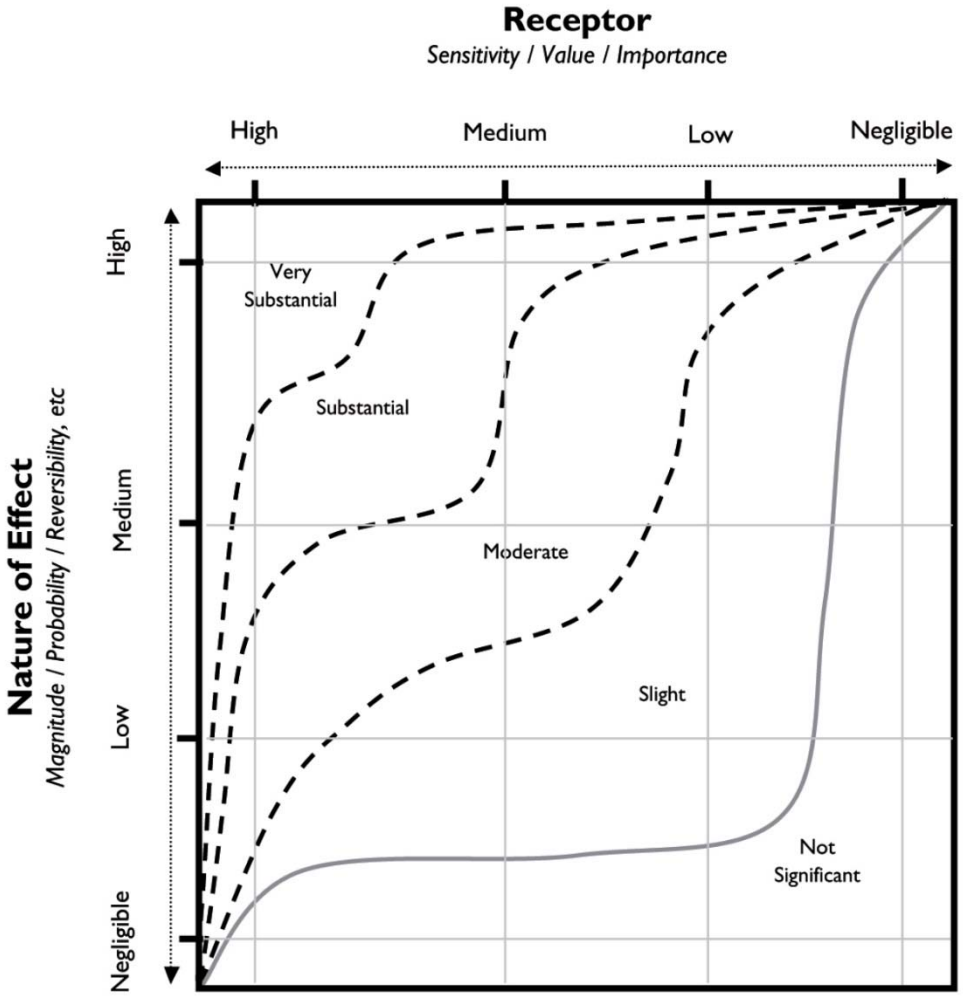
1.4.9 The magnitude of the effect is determined by combining the professional judgements about the **size or scale** of the visual effect, the **geographical extent** over the area which the effect occurs, its **reversibility** and its **duration**. Refer to table D:

Table D: Definition of Visual Magnitude of Effect	
Magnitude of change:	Predicted visual effects:
High	Total loss or very substantial alteration of key views, and/or site may form a very large proportion of the view, and/or all of the site may be visible, and/or views of the site may be experienced over a long distance by high numbers of receptors, and/or views may be permanent and irreversible
Medium-High	Substantial alteration of key views, and/or site may form a medium to large proportion of the view, and/or most of the site may be visible,

	and/or views of the site may be experienced over a moderate to long distance by moderate to high numbers of receptors, and/or views may be permanent and irreversible
Medium	Moderate alteration of key views, and/or site may form moderate proportion of the view, and/or around half of the site may be visible, and/or views of the site may be experienced over a moderate distance by moderate numbers of receptors, and/or views may be permanent and irreversible
Medium-Low	Moderate to minor alteration of key views, and/or site may form moderate to minor proportion of the view, and/or partial views of the site, and/or views of the site may be experienced over a moderate to short distance by moderate to low numbers of receptors, and/or views may be permanent and irreversible
Low	Minor alteration of key views, and/or site may form small proportion of the view, and/or partial or obscured views of the site, and/or views of the site may be experienced over a short/local distance by low numbers of receptors, and/or views may be permanent and irreversible
Negligible	Limited alteration of key views, and/or site may form very small proportion of the view, and/or limited views of the site, and/or views of the site may be experienced over a very short distance by a limited number of receptors, and/or views may be temporary, reversible, permanent or irreversible

Assessment criteria used to assess visual effects

1.4.10 Visual effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



1.5 Assessment criteria used to assess significance of effects

1.5.1 Following identification of the sensitivity, extent and significance of the individual landscape and visual effects the overall effects are combined with each other. A judgement is then made by identifying the most significant effects, after mitigation, resulting in the likely impacts of the proposed development. The definitions of the final statement of significance are shown in **Table E**.

Table E: Definition of significance

Significance of impact:	Definition of predicted effects:
Substantial beneficial (positive) effect	The proposals would result in: the scheme causing a significant improvement to the existing view successful mitigation providing significant improvements to landscape quality and character fitting in very well with the scale, landform and pattern of the existing landscape
Moderate beneficial (positive) effect	The proposals would result in: the scheme causing a noticeable improvement to the existing view successful mitigation providing noticeable improvements to landscape quality and character fitting in well with the scale, landform and pattern of the existing landscape
Slight beneficial (positive) effect	The proposals would result in: the scheme causing perceptible improvement in the existing view successful mitigation providing slight improvements to landscape quality and character fitting in with the scale, landform and pattern of the existing landscape
Not significant	The proposals would result in: the scheme causing no discernible deterioration or improvement to the existing view mitigation that neither deteriorates or improves landscape the scale, landform and pattern of the current landscape is broadly retained
Slight adverse (negative) effect	The proposals would result in: the scheme causing a slight perceptible deterioration to the existing view almost wholly success in mitigating adverse effects not quite fitting the landform and scale of the landscape
Moderate adverse (negative) effect	The proposals would result in: the scheme causing a noticeable deterioration to the existing view only partial mitigation of adverse effects

	variance to the existing landscape, out of scale or at odds with the local pattern and landform
Substantial adverse (negative) effect	The proposals would result in: the scheme being immediately apparent causing significant deterioration to the existing view no way of fully mitigating adverse effects considerable variance to the existing landscape, degrading the integrity of its overall character

2 APPENDIX B – GLOSSARY OF TERMS

Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCA's)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual

	areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape value	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Susceptibility (or vulnerability)	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
Time depth	Historical layering – the idea of a landscape as a 'palimpsest, a much written –over manuscript.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.