

Land at Pamington, Ashchurch

Landscape and Visual Impact Assessment (LVIA)

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1 INTRODUCTION

1.1.1 MHP Design Ltd are chartered landscape architects, masterplanners and arboriculturists, and a registered practice of the Landscape Institute. MHP have been appointed on behalf of Greystoke Land Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) for proposed residential development to the south east of Pamington, near Ashchurch.

1.2 Aims and Scope of Assessment

1.2.1 The aim of this assessment is to understand the landscape and visual sensitivity of the site and its contextual area, to inform the need for mitigation and to identify the landscape and visual effects of the residential dwellings. These potential effects are then considered in the context of national and local landscape policies and guidance.

1.2.2 This assessment has been undertaken in two stages. The baseline section of the report describes the study site and its features which combine to form the landscape character and the sites visual relationship with its surroundings. This initial assessment is intended to identify baseline landscape and visual conditions. The second section make judgements on likely potential harm based on professional methodology, included in Appendix A.

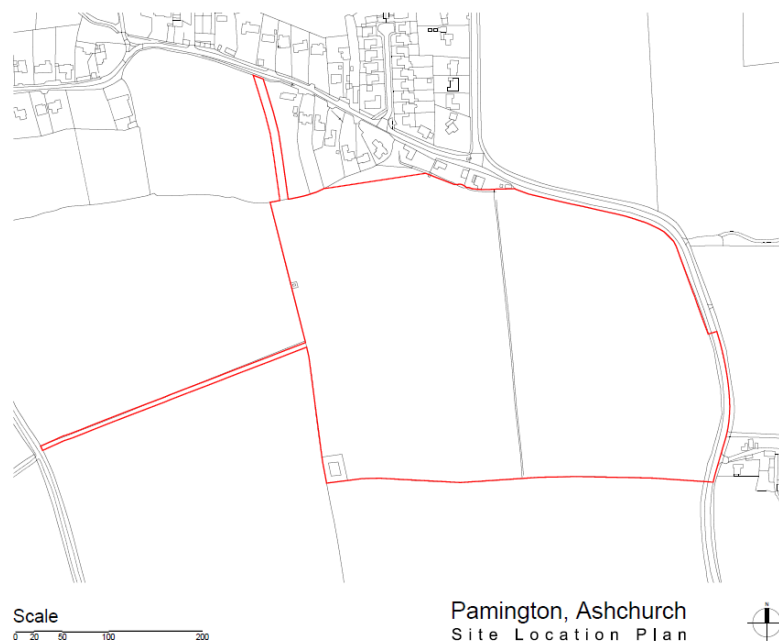
1.2.3 The following published resources have also been consulted for guidance and background information within the baseline of this assessment:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA)
- National Character Areas NCA 107: Severn and Avon Vales
- Cotswolds AONB Landscape Character Assessment
- Gloucestershire Landscape Character Assessment
- Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2011-2031)
- Tewkesbury District Council Local Plan (2011-2031)

1.3 Location

1.3.1 The site is located to the immediate south east of the settlement of Pamington. The site borders the B4079 along part of its northern boundary and all of the eastern boundary. The site consists of land in agricultural use which immediately adjoins the southern boundary of the settlement. The site location is illustrated below.

Figure 1 Site Location



1.4 Landscape and Visual Appraisal Methodology

1.4.1 The LVIA has been undertaken following best practice:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- TGN 02-21: Assessing landscape value outside national designations
- Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals – Landscape Institute (2019)
- GLVIA Statements of Clarification 1/13 – Landscape Institute website
- An Approach to Landscape Character Assessment – Natural England October 2014

1.4.2 The landscape appraisal work has been undertaken in two phases; desk top studies followed by site studies involving visiting the site and the surrounding areas.

1.4.3 The desktop study involves gathering baseline data from published Landscape Character Assessment documents, Planning Documents, GIS mapping, OS maps and aerial photographs to identify existing landscape features and context including:

- Topography
- Settlement boundaries
- Flood Zones
- Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens
- Local Plan designations relating to landscape.
- Ancient Woodland
- Areas of Outstanding Natural Beauty
- National Character Areas
- District Landscape Character Types and Areas
- Public rights of way

1.4.4 The field assessment involves a chartered landscape architect visiting the site and local area to identify key characteristics and key receptors including:

- Natural features and elements such as topography, hydrology, land cover
- Cultural and social aspects such as land use, historic landscape features and relationship to settlement and built structures.
- Aesthetic and Perceptual aspects such as scale, openness, tranquillity, naturalness, and remoteness
- Condition of the landscape elements and features
- Visual characteristics such as scenic quality, intervisibility, characteristic views, focal points, visual detractors
- Visual receptors; People at scenic viewing locations, walkers, Cyclists, Road users, Occupants of houses, People at their place of work, People using indoor/outdoor community facilities.

1.5 Landscape and Visual Assessment Criteria

- 1.5.1 Landscape and visual **sensitivity** are determined by combining judgements of the **susceptibility** of the receptor to the proposed change and the **value** of the receptor. The assessment criteria for each are based on a scale of High, Medium-high, Medium, Medium-Low, Low or Negligible.
- 1.5.2 Landscape and visual **effects** are then judged by assessing the overall **sensitivity** (susceptibility to change and value of receptor) of the existing landscape/views and the **magnitude** of change predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The assessment criteria for landscape and visual effects are based on a scale of High, Medium-high, Medium, Medium-Low, Low or Negligible.
- 1.5.3 Professional judgements regarding the **significance of effects** are then made, taking into account the proposed landscape mitigation and enhancements. The significance of effects is based on a scale of; Major beneficial, Moderate beneficial, Minor beneficial, Negligible, Slight adverse, Moderate adverse, Major adverse.

1.6 The Study Site

The site predominately consists of two fields enclosed by field hedges and parts of two further fields where pedestrian and cycle access routes would be created. The total site area measures 13.41 ha (approx.). A watercourse/ditch runs along a portion of the northern site boundary and along the dividing hedge line of the two fields. The site adjoins the settlement edge to the north and the B4079 to the north and west with agricultural land adjoining the western and southern boundaries.



Figure 2 Study Site

- 1.6.1 The site is relatively level at approximately 25 m AOD. Vehicular access is gained from the B0479 off the northern site boundary.
- 1.6.2 Please refer to Appendix B Figure 3 for site location, contextual features, and designations.

1.7 The immediate landscape context

- 1.7.1 The agricultural land forms part of a wider agricultural landscape that forms the rural setting of Pamington and wider setting of the Cotswolds AONB. It is simple vale landscape with an undulating landform generally facilitating long views to the higher ground to the east (escarpment), north (Bredon Hill) and to the west (Forest of Dean). The contextual agricultural landscape is unremarkable with limited hedgerow trees and only isolated pockets of copse or woodland. The landscape is active with the B4079 forming an active travel corridor along the entire eastern boundary of the site. The boundary of the Cotswolds AONB is demarcated by Tirlle Brook, located 1.16 Km east of the B4079 east of the site.
- 1.7.2 The settlement of Pamington also forms part of the immediate contextual landscape, adjoining the northern edge of the site. The settlement was traditional linear in form but has broadened with recent development forming clusters of new residential areas accessed both of the B4079 and from within the original linear settlement pattern.

- 1.7.3 The settlement contains both new and older dwellings including listed structures in a broad mix of styles and range of building materials. Farm buildings are seen within the settlement adding further visual diversity.
- 1.7.4 The settlement edge with the site is quite open with a number of modern properties located prominently, creating a stark edge to the village seen from the site. Older, traditional properties with well-established gardens are generally more obscured by established garden and hedge vegetation.
- 1.7.5 The site forms part of a wider area considered within the concept plan for a new Garden Town. The area south of Pamington is proposed as an urban extension, connected to Pamington along the southern margin of the village. This is a far greater area of development than proposed as part of this potential application. The full extent of the concept plan for the Garden Town is illustrated below:

Figure 3 Concept Garden Town Plan (Source: Tewkesbury Borough Council)



1.8 The Proposed Development

- 1.8.1 Proposed Development of up to 175no. new dwellings is proposed as an extension to the existing settlement. Access is proposed from the B4079 with additional cycle and pedestrian access proposed with the existing settlement to ensure strong connectivity. The proposals will be submitted as an outline application with all matters including scale will be reserved except for access.
- 1.8.2 The existing village already has an active frontage with the B4079 and the design intention is to extend and enhance this gateway to the village. New development will also use the B4079 as a gateway with space to create a village frontage shared by both the existing village and the new development area. A broad belt of new tree planting along the eastern side of the development will be seen to extend out from the present village creating containment along the B4079 from the wider open agricultural landscape east of the highway. This separation is considered important to ensure that the setting of the agricultural landscape east of the B4079 is conserved including the setting of the Cotswolds AONB.
- 1.8.3 Existing field hedges will be predominately conserved (other than where access is required) so that development parcels reflect the scale of the present field pattern and conserve habitats. Hedges would be restored and managed to encourage taller structures to improve screening and habitat potential.
- 1.8.4 An area of natural open space is proposed to border the existing village. This would be part planted as orchard within a permanent hay meadow and maintained through seasonal grazing. This would conserve residential amenity of the adjoining dwellings and at the same time create a communal space that unifies both the existing and the new settlement area into the same community. The orchard, natural grassland and proposed maintenance through seasonal grazing are deliberate elements intended to conserve a strong rural character to both the existing and new settlement area.



Figure 4 Illustrative Masterplan

2 LANDSCAPE POLICY CONTEXT

2.1 European Landscape Convention

2.1.1 The European Landscape Convention (ELC)¹ promotes the protection, management and planning of European landscapes. The convention was adopted on 20th October 2000 and came into force on 1 March 2004. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes and organises cooperation on landscape issues. The convention defines landscape as:

“...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”

¹ Council of Europe (2000) *European Landscape Convention*

2.1.2 The importance of this definition is that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

2.2 National Planning Policy Guidance

2.2.1 In March 2014 the Ministry of Housing, Communities & Local Government (MHCLG), now called the Ministry for Levelling Up, Housing and Communities (MLUHC) launched a web-based resource of Planning Practice Guidance documents (PPG)²; these effectively supersede series of previous advice and guidance documents. The website notes that the PPG will be updated as required.

2.2.2 Matters pertaining to 'landscape' are covered under the guidance for the Natural Environment. Paragraph 001 addresses how the character of landscapes can be assessed to inform plan-making and planning decisions. It states that:

“The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

“Where appropriate, landscape character assessments can be prepared to complement Natural England’s National Character Area profiles”.

2.2.3 This LVIA includes reference to landscape character assessments prepared at a national and county levels, and also addresses local character by reference to the key characteristics of the Site and its immediate context.

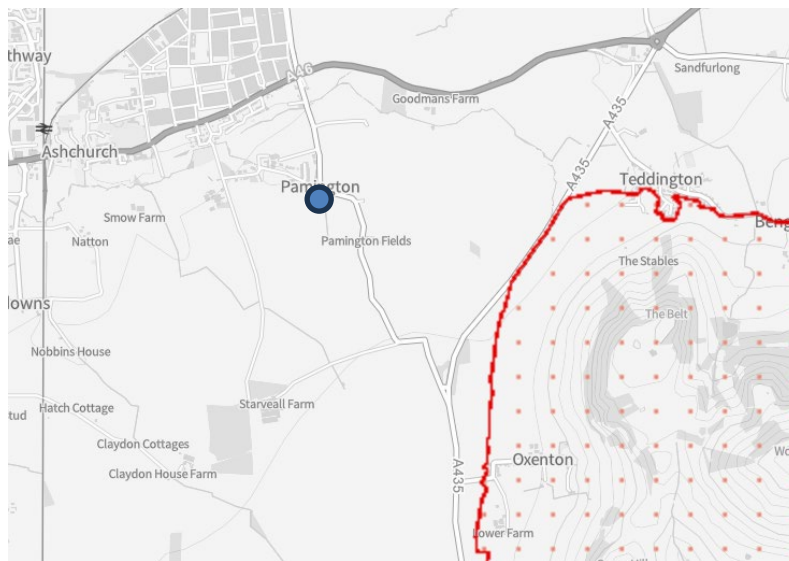
2.2.4 Paragraph 176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these

² Ministry of Housing, Communities and Local Government (accessed online 2020) *Planning Practice Guidance*

areas, and should be given great weight in National Parks and the Broads. The study site is not situated within the Cotswolds AONB but adjacent to it.

2.2.5 The site is not within a nationally protected landscape but lies close to the boundary of the Cotswolds AONB. The boundary to the AONB is formed by Tirlle Brook which is located east of the B4079. See Figure 5 below.

Figure 5 Nearest Cotswold AONB Boundary (Indicated in red)(location of study site indicated by blue dot)



2.3 Local Planning Policy

2.3.1 The following documents have been referred to for landscape policies and designations:

- Gloucester, Cheltenham, Tewkesbury Joint Core Strategy (2011-2031)
- Tewkesbury Borough Local Plan (2011-2031)
- Cotswold AONB Management Plan (2018-2023) now updated by the 2023- 2025 Plan
- Cotswold AONB Landscape Strategy and Guidelines

Tewkesbury Borough Council Local Plan (2011-2031):

Policy LAN2 – Landscape Character

2.3.2 This policy states that all development must, through sensitive design, siting, and landscaping, be appropriate to, and integrated into, their existing landscape setting. In doing

so, relevant landscape features and characteristics must be conserved and where possible enhanced.

Policy NAT1 – Biodiversity, Geodiversity and Important Natural Features

- 2.3.3 This policy highlights that Proposals will, where applicable, be required to deliver a biodiversity net gain across local and landscape scales, including designing wildlife into development proposals, the connection of sites and large-scale habitat restoration, enhancement and habitat re-creation.

Policy NAT 3 – Green infrastructure

- 2.3.4 This policy requires development to contribute, where appropriate to do so and at a scale commensurate to the proposal, towards the provision, protection and enhancement of the wider green infrastructure network.

Gloucester, Cheltenham, Tewkesbury Joint Core Strategy (2011-2031):

Policy SD4 – Design Requirements

- 2.3.5 This policy states that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness. New development should be designed to integrate, where appropriate, with existing development. It should be of a scale, type, density and materials appropriate to the site and its setting. Design should establish a strong sense of place.

Policy SD6 – Landscape

- 2.3.6 This policy states that must seek to protect landscape for its own intrinsic beauty, must have regard to local distinctiveness and show how development will protect or enhance landscape character.

Policy SD7: The Cotswold Area of Outstanding Natural Beauty

- 2.3.7 This policy states that all proposals within the setting of the AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities.

Policy SD9 – Biodiversity and Geodiversity

2.3.8 This policy states that the biodiversity and geological resource of the JCS area will be protected and enhanced in order to establish and reinforce ecological networks that are resilient to current and future pressures. Improved community access will be encouraged so far as is compatible with the conservation of special features and interests.

Policy INF 3 – Green Infrastructure

2.3.9 This policy states that Development proposals should consider and contribute positively towards green infrastructure, including the wider landscape context and strategic corridors between major assets and populations. Existing green infrastructure will be protected in a manner that reflects its contribution to ecosystem services (including biodiversity, landscape / townscape quality, the historic environment, public access, recreation and play) and the connectivity of the green infrastructure network. Development proposals that will have an impact on woodlands, hedges and trees will need to include a justification for why this impact cannot be avoided and should incorporate measures acceptable to the Local Planning Authority to mitigate the loss. Where assets are created, retained or replaced within a scheme, they should be properly integrated into the design and contribute to local character and distinctiveness.

JCS Landscape Characterisation assessment and sensitivity analysis:

2.3.10 The Landscape characterisation and sensitivity analysis identifies the site a being in Land parcel T11 Wheatpieces to B4079, it is assessed to have medium-low sensitivity due to the following:

- Rural landscape character degraded by infrastructure and agricultural intensification
- Tranquillity reduced by proximity to major transport routes
- Some landscape features have endured including hedged boundaries, occasional orchard, ridge and furrow, occasional tree and scrub boundary
- Predominantly rural associations in the east, visually detached from the Town

The Cotswold AONB Management Plan 2023-2025

Policy CE1 – Landscape

2.3.11 This policy states that proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce

the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the AONB – and visual amenity are conserved and enhanced.

Policy CE5 – Dark Skies

2.3.12 This policy states that proposals that are likely to impact on the dark skies of the Cotswolds AONB should have regard to these dark skies, by seeking to (i) avoid and (ii) minimise light pollution.

2.3.13 The Institute of Lighting Professionals Guidance Note 01/21 provides guidance on the reduction of obtrusive light as does the CfDS Good lighting guide.

Building with Nature Standards:

2.3.14 Building with Nature is for policy makers, developers, asset owners and other professionals who want to play their part in making high-quality green infrastructure integral to placemaking in the UK and in doing so put nature at the heart of development in a way that is good for people and for wildlife. Building with Nature does this through a framework of best practice Standards that collectively defines a benchmark of good green infrastructure and how to deliver it. The 6 core framework standards are:

- Policy Standard 1 Optimises Multifunctionality and Connectivity
- Standard 2 Positively Responds to the Climate Emergency
- Standard 3 Maximises Environmental Net Gains
- Standard 4 Champions a Context Driven Approach
- Standard 5 Creates Distinctive Places
- Standard 6 Secures Effective Place-keeping

2.4 Summary of landscape policy, designations and evidence documents

2.4.1 In summary the relevant policies are as follows:

- Policy LAN2 – Landscape Character
- Policy NAT1 – Biodiversity, Geodiversity and Important Natural Features
- Policy NAT3 – Green infrastructure
- Policy SD4 – Design Requirements
- Policy SD6 – Landscape
- Policy SD7 - The Cotswold Area of Outstanding Natural Beauty
- Policy SD9 – Biodiversity and Geodiversity
- Policy INF3 - Green infrastructure
- Policy CE1 – Landscape
- Policy CE5 - Dark Skies

2.4.2 In summary, the site is situated outside of, but experiences intervisibility with a nationally protected landscape and therefore the effects of the proposal must have regard to the scenic qualities of the AONB landscape and in particular conserve views into and out of the AONB landscape the AONB Landscape Management Plan provides guidance on how best to achieve this. Policy does not prevent development, but development should contribute to conserving and enhancing the landscape and scenic beauty.

2.4.3 The proposals are set at some distance from the AONB and intervisibility is restricted to a small geographical area where effects can be limited. Development of the site should be consistent with local plan policies that seek development to be sympathetic to local visual amenity and the character of the area; and retain features of value. Local policy provides a framework that ensures proposals conserve and enhance the landscape, respecting, safeguarding, and enhancing landscape features and elements. Policy does not prevent development in landscape and visual terms but ensures that proposals respond to the local environment and has regard to local character and distinctiveness.

3 LANDSCAPE BASELINE

3.1 Scope of Assessment

3.1.1 A study area of between 3 and 5km has been considered and informed by the ZTV. The following landscape receptors have been included for assessment:

- National Character Areas: NCA 106 Severn and Avon Vales
- Gloucestershire Landscape Character Assessment: LCT: Settled Unwooded Vale (SV6B Vale of Gloucester)
- Local Landscape Character
- Existing landscape site features and elements

3.2 NCA106 Severn and Avon Vales:

3.2.1 Key characteristics of the Character Area include the following:

- A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury.
- Prominent oolitic limestone outliers of the Cotswold Hills break up the low-lying landscape in the south-east of the area at Bredon Hill, Robinswood Hill, Churchdown Hill and Dumbleton Hill.
- West of the Severn the Mercia Mudstones predominate, producing poorer silty clay soils. Lias clays in the Avon Valley and east of the Severn create heavy but productive soils. River terrace gravels flank the edges of watercourses.
- Woodland is sparsely distributed across this landscape, but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards. Remnants of formerly extensive Chases and Royal Forests, centred around Malvern, Feckenham and Ombersley still survive.
- Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow pollards and alders.

- Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.
- Unimproved neutral grassland (lowland meadow priority habitat) survives around Feckenham Forest and Malvern Chase. Along the main rivers, floodplain grazing marsh is prevalent. Fragments of unimproved calcareous grassland and acidic grasslands are also found.
- The River Severn flows broadly and deeply between fairly high banks, north to south, while the Warwickshire River Avon meanders over a wide flood plain between Stratford, Evesham and Tewkesbury. The main rivers regularly flood at times of peak rainfall.
- A strong historic timeline is visible in the landscape, from the Roman influences centred at Gloucester, earthwork remains of medieval settlements and associated field systems through to the strong Shakespearian heritage at Stratford-upon-Avon.
- Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.
- Many ancient market towns and large villages are located along the rivers, their cathedrals and churches standing as prominent features in the relatively flat landscape.

3.2.2 The NCA identifies the following landscape opportunities which are relevant to the site:

- SEO 1: Protect and manage the landscape, heritage and biodiversity associated with hydrological features, planning for a landscape scale expansion of wetlands, intertidal habitats and unimproved grasslands along river floodplains through, restoration, expansion and re-linkage of existing remnant areas of seminatural habitat.
- SEO 2: Seek to safeguard and enhance this area's distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons.
- SEO 3: Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity.
- SEO 4: Protect geological exposures and maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a

coherent and resilient habitat network enabling ecosystems to adapt to climate change.

3.3 Gloucestershire Landscape Character Assessment:

3.3.1 The study site falls within the Settled Unwooded Vale (6) Landscape Character Type and within the Vale of Gloucester Landscape Character Area (SV6B).

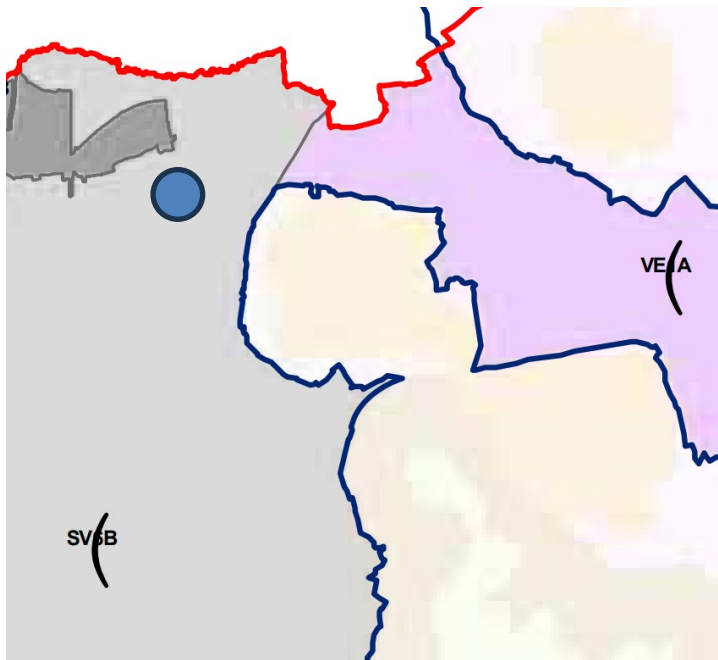


Figure 6 Extract from Gloucestershire Landscape Character Assessment Map (Blue dot indicates approximate position of study site)

3.3.2 Key characteristics of the settle unwooded vale include:

- Soft, gently undulating to flat landscape, but with intermittent locally elevated areas that project above the otherwise flatter landform;
- Area drained by a series of east west aligned tributaries of the Severn, including the Cam, Frome and Chelt, and the Stratford Avon flowing into the Severn from the north;
- Mixed arable and pastoral land use enclosed by hedgerow network, in places forming a strong landscape pattern;
- Limited woodland cover with mature hedgerow trees and occasional orchards;

- Rural areas bordered by large urban and suburban areas and interspersed with commercial and industrial premises;
- Varied mix of buildings materials including brick, timber and stone, and slate and thatch roofing;
- Proliferation of modern 'suburban' buildings styles and materials;
- Major transport corridors pass through the Vale, frequently aligned north south, beyond which is a network of local roads and lanes linking villages and hamlets; and
- Widespread network of pylons and transmission lines;

3.3.3 characteristics of the Vale of Gloucester Landscape Character Area (SV6B) landscape character area include:

- Bounded by the principal urban areas of Gloucester, Cheltenham and Tewkesbury to the south west, south east and north respectively;
- To the east, the Vale is defined by the rising landform of the Cotswolds escarpment and Oxenton Hill. To the west of the Vale lies the Floodplain Farmland landscape character type with the elevated landscapes of the Forest of Dean visible in the distance beyond the River Severn;
- There is a diverse mixture of land uses in the Vale of Gloucester which combine to create a colourful and textured landscape;
- Agricultural land use in the vale includes both arable cultivation and pasture in a patchwork of fields that are large to medium in scale and predominantly regular in shape;
- Horse grazing is frequently found on the outskirts of villages and farms in fields subdivided by either temporary white tape fencing or post and rail. In the wider vale landscape, low hedgerows with scattered hedgerow trees form the common boundary treatment;
- Hedgerows are generally well maintained, some are becoming either gappy or overgrown, and in other areas the hedgerow network is beginning to break down, with evidence of field amalgamation and hedgerow trees and scrubby vegetation marking the lines of former field boundaries;

- Other land uses in the vale include a number of orchards to the west of Gotherington and sites supporting areas of semi-natural grasslands, e.g. Wingmoor Farm Meadows and Fiddler's Green;
- Woodland is not a characteristic feature of the Vale of Gloucester and is generally limited to few small copses. Elsewhere in the vale, there are intermittent isolated copses. Where these coincide with overgrown hedgerows and mature hedgerow trees they can combine to create the impression of a greater sense of tree cover in these localised areas;
- There is a hierarchy of communication routes in the Vale of Gloucester. The M5 forms a spine through the heart of the vale;
- Views towards high voltage pylons are common in the more gently undulating and flatter areas of the vale, particularly in areas that lie adjacent to the Floodplain Farmland landscape type where the pylons tend to gain visual prominence in the flat landscape;
- The influence of settlement on the character of the vale landscape varies in its nature and extent. Some areas feel deeply rural, with only glimpsed views towards settlement edges and minor intrusion from major communications corridors, whilst in other areas the urban edge of Gloucester, Cheltenham or Tewkesbury exerts a strong influence;
- In the wider landscape, villages in the western portion of the vale are commonly linear and dispersed in form and generally comprise a mixture of older red brick properties and newer brick or rendered infill development with occasional timber-framed or thatched dwellings scattered throughout the settlements and old stone churches located in village centres.
- Recreational resources in the character area include a number of rights of way, including the Gloucestershire Way which descends from the Cotswolds escarpment and crosses the vale on a route that follows the Norman and Hatherley Brooks between Shurdington on the eastern perimeter of the Vale to the River Severn in the west;

3.4 Study Site Landscape Resources:

3.4.1 In addition to a review of the National and Local Landscape Character Assessments, site specific work has been undertaken to identify individual landscape elements and their patterns across the site. The findings are as follows:

Natural Features & Elements:

3.4.2 The site consists mainly of agricultural fields currently in arable use. Hedgerows bound the site and separate the two site fields and include species such as hawthorn and elder.

Cultural and Social Aspects:

3.4.3 The site is in current use as agricultural land in arable use. It is situated adjacent to the village of Pamington which bounds the site to the north. Pamington Fields Farmhouse and outbuildings contain the site to the east with the B4079 bounding the site to the north and east.

Aesthetic and Perceptual:

3.4.4 The perception is of a rural agricultural farmland situated adjacent to a village but not particularly aesthetically appealing. The land is quite open but influenced by the movement and noise of the B4079 and has an association with the village due to its proximity.

Condition of Landscape:

3.4.5 The hedgerow is in good to moderate condition, but the tranquillity is reduced due to proximity to the road.

3.5 Summary of Landscape Baseline

3.5.1 The confirmed landscape receptors most affected by residential development on the study site are set out below. The sensitivity of each receptor is assessed by considering their susceptibility to change created by the development and the value given to that receptor.

The overall combined sensitivity of the landscape in relation to the proposal is judged as medium.

Table A Landscape Sensitivity			
Landscape receptor	Susceptibility	Value	Overall sensitivity
NCA 106 Severn and Avon Vales	Low	Low	Low
Vale of Gloucester Landscape Character Area (SV6B)	Medium	Low	Medium Low
Village of Pamington and its setting	High	Low	Medium
Natural elements and features of the site	Medium	Medium High	Medium

3.5.2 The character of the study site is influenced by both its agricultural setting and the urbanising influence of Pamington and surrounding built form. The site forms part of an active working landscape but beyond its agricultural land use contributes little to the desirable characteristics of the area. The lack of landscape features of value on site offer opportunities for landscape enhancement.

3.5.3 The study site and immediate surroundings is not assessed to be a 'Valued' landscape with reference to NPPF paragraph 174 a) when tested using Table 1 of Technical Guidance Note 01/21 (Landscape Institute). It is assessed as being of medium to low sensitivity in the JCS Landscape Characterisation assessment and sensitivity analysis.

3.5.4 The wider agricultural landscape does form a continuation of the landscape of the AONB but the landscape of the site is not typical of the escarpment landscape. The agricultural vale landscape does form the setting of the AONB landscape particularly of the escarpment landscape. This landscape east of the B4079 is fully conserved.

3.5.5 The introduction of new built form to the study site, combined with additional green infrastructure would introduce some change to the immediate landscape but this change has

the potential to improve local green infrastructure connectivity and reflect desirable characteristics of the area. Change would likely reflect features characteristic of the existing settlement. Proposals will be reliant on the use of materials and finishes and being of a size and scale that is within keeping of the overall character of the landscape within which it is situated. There are opportunities to manage and improve existing landscape elements features such as the existing boundary hedges as well as introducing additional landscape features such as new native trees, hedge and orchard planting throughout the development which would enhance local character and contain proposals. There is an opportunity to introduce locally characteristic materials and finishes at this edge of settlement location.

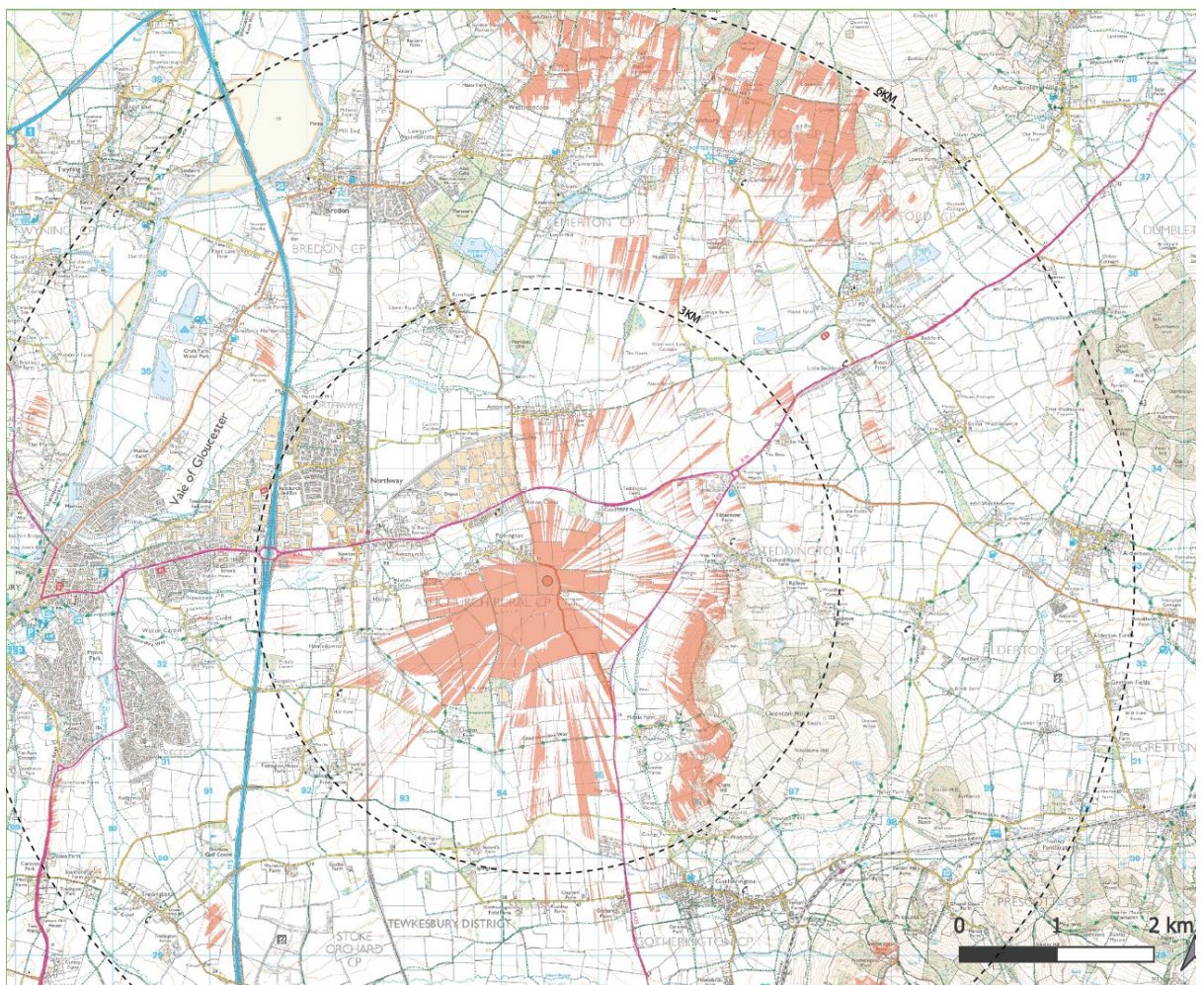
3.5.6 The study site and immediate surroundings is not assessed to be a 'Valued' landscape with reference to NPPF paragraph 174 a) when tested using Table 1 of Technical Guidance Note 01/21 (Landscape Institute). It is assessed as being of medium to low sensitivity in the JCS Landscape Characterisation assessment and sensitivity analysis.

3.5.7 Although the site makes a contribution to the wider and local landscape character and subsequent setting of Pamington it has no distinctive features or attributes that make it distinctive or rare. Overall, it is assessed to have medium susceptibility and have medium value. Overall, the landscape of the site is assessed to have medium landscape sensitivity to change.

4 VISUAL BASELINE

4.1 Scope of Study Area

4.1.1 A combination of desktop assessment of maps and digital ZTV (zone of theoretical visibility) followed by a site survey by Chartered Landscape Architect identified the potential visual envelope of the site and confirmed the nature of potentially sensitive visual receptors. The study area has been set between 3 and 6km.



4.1.2

Figure 7 Extract from Zone of Theoretical Visibility found in Appendix B, Figure 1

4.2 Visual Envelope

4.2.1 An analysis of digital several ZTV's (zone of theoretical visibility) was undertaken to help inform the potential worst case scenario visibility of the site and identify visual receptors. A

location centred on the proposed built form was chosen to generate a ZTV over an area of 5km and a ridge height of 10m. Refer to Appendix B Figure 1 for full ZTV.

4.2.2 The ZTV shows the general pattern of visibility with most clear, open views confined to the immediately local area around the site (within 2km). The effect from rolling landform creates a middle ground around the site (between 12km-5km) where views are limited due to intervening vegetation before some visibility being theoretically afforded from higher ground on the Cotswold escarpment.

4.3 Visual Receptors, Viewpoints and Views generally

4.3.1 The site lies at the edge of Pamington village adjacent to the B4079. Overall, the site is well contained to the north west by the vegetation and built form associated with the settlement of Pamington.

4.3.2 Potential visual receptors were identified and visited as follows:

- Road Users adjacent to the site on the B4079.
- Users of Pamington Lane.
- Walkers using the public right of way to the north east of the study site.
- Walkers using the Gloucestershire way to the south and west of the study site.
- Walkers on the public rights of way on Oxenton Hill to the east.
- Walkers and riders on Ashchurch Bridleway 47 east of Ashton on Carrant.
- Walkers on Bredon Hill near Overbury and Westmancote.
- Residents of Pamington.

4.4 Description of views

Users of B4079 (Viewpoints 4,6 & 9)

4.4.1 Users of the B4079 include drivers, cyclists travelling between Ashchurch, Cheltenham and the intervening villages. Views are limited to the local vicinity with glimpsed views afforded through gaps in the boundary hedgerow as road users pass at speed. Intervening hedgerow obscures views beyond 50m or so of the site boundary.

Users of Pamington Lane (Viewpoint 5)

- 4.4.2 Users of Pamington Lane include drivers, cyclists travelling through Pamington. Views are largely obscure and limited to the immediately adjacent to the site as the road joins with the B4079. At this point transient, partial, glimpsed views afforded through gaps in the built form of Pamington at close proximity.

Users of Ashchurch Footpath 51 and to the north east of the study site (Viewpoint 8)

- 4.4.3 Walkers using Ashchurch Footpath 51 travel past the eastern field of the study site. Views are generally obscured by intervening hedgerow; however the position of the study site is identifiable by the visibility of adjacent dwellings in Pamington. Views become increasingly obscured as users move into the adjacent field where visibility of the built form and vegetation of Pamington is no longer afforded.

Users of the Gloucestershire Way (Viewpoints 1,2 & 3)

- 4.4.4 The Gloucestershire Way runs south of the study site from Oxenton Hill to the motorway corridor and beyond. Whilst the study site is visible from elevated locations on Oxenton Hill. From lower elevations the site is obscured by intervening vegetation and landform.

Users of Teddington Footpath 6 on Oxenton Hill (Viewpoint 10)

- 4.4.5 To the south of the site is Oxenton Hill, an Escarpment Outlier where there are elevated views across the vale from the public right of way that traverses the upper slopes of the hill from the south side of Teddington. From elevated locations the site itself is obscured by intervening vegetation but its location is roughly identifiable by its proximity to built form of Pamington that is visible in this view.

Users of public right of way 504(C) on Bredon Hill (Viewpoint 11)

- 4.4.6 From this viewpoint occasional glimpsed views of rooflines within Pamington are visible between intervening vegetation at this distance however this is barely discernible. The approximate location of the study site is identifiable by the context of the adjacent built form of Pamington and the grain tower at Pamington Farm however the study itself is not discernible at this distance.

Users of public right of way 505(C) on Bredon Hill (Viewpoint 12)

- 4.4.7 From this viewpoint occasional glimpsed views of built form of Pamington are visible between intervening vegetation at this distance, however, this is barely discernible. The study site forms a very minor portion of the view that is visible.

4.5 Description of views assessed but no visibility identified

Users of Ashchurch Bridleway 47 west of Aston on Carrant (Viewpoint 7)

- 4.5.1 Views towards the study site are obscured by layers of intervening hedgerow that follows the bridleway bounds the intervening fields. Through a gateway gap in the hedgerow longer distance views are afforded, however, the study site remains obscured behind intervening vegetation as is the built form of Pamington village.

4.6 Summary of Visual Baseline Analysis

- 4.6.1 Potential visual receptors were visited during the site survey and where potential views were confirmed these are set out below.
- 4.6.2 The overall combined sensitivity of the landscape in relation to the proposal is judged as **medium**.

Table B Visual Sensitivity			
Visual receptor	Susceptibility	Value	Overall sensitivity
Users of B4079	Medium	Low	Medium Low
Users of Pamington Lane	Medium	low	Medium Low
Users of Ashchurch Footpath 51 to the north east	High	Low	Medium
Users of the Gloucestershire Way	High	High	High

Users of Teddington Footpath 6 on Oxenton Hill	High	High	High
Users of public right of way 504(C) on Bredon Hill	High	High	High
Users of public right of way 509(C) on Bredon Hill	High	High	High

4.6.3 Views of the study site are contained to the local area a short distance along B4079, Pamington Lane and along the footpath within the adjacent field. Views afforded from within the AONB are minimal and where experienced form a minor portion of the view at distance. From viewpoints on Bredon Hill the site is barely perceptible due to the distance and scale of the site. Identified receptors have an overall medium sensitivity, views of the site are largely contained to lower sensitivity receptors within the immediate vicinity.

4.6.4 Viewpoint locations and viewpoint photographs are illustrated in **Appendix B Figure 4 to Figure 27**.

5 LANDSCAPE AND VISUAL EFFECTS

5.1 Effects on Landscape Receptors

5.1.1 The assessment of landscape effects utilises information established through the initial desktop assessment of published assessments and other relevant information sources. The site survey considers this background information in the context of the features and characteristics identified on the ground and considers the potential effects that would arise by the introduction of the development proposals, before and after mitigation measures.

5.1.2 The overall sensitivity of landscape receptors is medium low. The assessment of potential effects on landscape receptors is set out below for each confirmed landscape receptor.

1. NCA Severn and Avon Vales (Operational Phase)				
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Direct or indirect	Landscape effect
Low	Relatively small scale introduction of new housing in a settled landscape character area with improved green infrastructure connections.	Permanent	Direct	Negligible
Justification		Lost openness makes a limited contribution to landscape character, and the change affects a small		

	geographical area, introducing characteristics that are characteristic of a settled landscape with and have the potential to offer enhancements the landscape.
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2. Vale of Gloucester (SV6B) LCA (Operational Phase)				
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Direct or indirect	Landscape effect
Medium Low	Relatively small scale introduction of new housing in a settled landscape character area with improved green infrastructure connections.	Permanent	Direct	Negligible/minor adverse
Justification		Lost openness makes a limited contribution to landscape character, and the change affects a small geographical area, introducing characteristics that are characteristic of a settled landscape with and have the potential to offer enhancements the landscape.		

3. Village of Pamington and its setting (Operational Phase)				
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Direct or indirect	Landscape effect
Medium	Introduction of new housing adjacent to the existing settlement with improved green infrastructure connections.	Permanent	Direct	Moderate substantial adverse
Justification		Proposals are set adjacent to the settlement and will draw on local vernacular and locally identifiable character. The scale of the proposals is notable in comparison to the size of the village but is not incompatible with the local settled character of the area. The site itself provides little value or contribution to the local character apart from its openness and agricultural land use but will offer opportunities to offer local character and biodiversity enhancements and replace two open agricultural fields with equally characteristic settled landscape introducing improved green infrastructure connectivity and permeability to the local vicinity. The transition to an agricultural edge of the village can be carefully managed to ensure a soft transition to the surrounding agricultural landscape and to contain to proposals within the settled character of Pamington. Whilst this will introduce a notable change to village of Pamington it will not be uncharacteristic of the local character areas and can offer localised		

	<p>enhancements, greater connectivity and integration with the surrounding infrastructure. The proposals broadly follow the linear settlement pattern of the village, and in terms of materials, finishes, size and scale, these are broadly in keeping with the village and agricultural context. Whilst there will be a loss of openness at a site level, there will also be potential enhancement through desirable characteristic building styles and landscape proposals. Lost elements make a limited contribution to landscape character, and the change introduces characteristics that are consistent with and have the potential to enhance the landscape.</p>
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4. Site Natural Features & Elements (Operational Phase)				
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Direct or indirect	Landscape effect
Medium	Few natural elements of value are present on site and will largely be retained within proposals new characteristic landscape features introduced	Permanent	Direct Indirect	Minor beneficial

Justification	Few natural elements of value are present on site. Key features such as hedgerows are retained within the proposals apart from where access is required. Lost elements make a limited contribution to landscape character. Proposals will improve landscape management introduce a notable number of new locally characteristic natural features and elements, improve green infrastructure connectivity and introduce characteristics that are consistent with and have the potential to enhance the landscape.
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5. Site cultural and social aspects (Operational Phase)				
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Direct or indirect	Landscape effect
Low	Replacement of agricultural land with settled land and new landscape features and elements	Permanent	Direct	Negligible
Justification		Cultural and social elements on contribute little to the local landscape. Proposals will introduce locally characteristic materials and built form and natural features and elements that have the potential to enhance the landscape.		

6. Site aesthetic and perceptual elements (Operational Phase)				
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Direct or indirect	Landscape effect
Low	Replacement of open agricultural land with residential dwellings	Permanent	Direct	Negligible
Justification		A soft transition to an agricultural edge of the village will be protected by these proposals. There will be a loss of openness experienced at a local level but this will be replaced with locally characteristic features including locally characteristic materials, built form and green infrastructure that have the potential to enhance the landscape.		

7. Site Landscape Condition (Operational Phase)				
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Direct or indirect	Landscape effect
Low	Proposals will improve green infrastructure connectivity and	Permanent	Direct, Indirect	Minor beneficial

	<p>offer localised enhancements whilst retaining the majority of existing elements within the proposals.</p>			
<p>Justification</p>		<p>Proposals will introduce locally characteristic landscape features, materials and built form that have the potential to enhance the landscape and offer opportunities for enhanced landscape management retaining and improving the condition of existing features of value such as boundary hedgerows whilst introducing new features of value such as woodland belt, wildflower and orchard planting and enhancing connectivity to offsite landscape features.</p>		

5.1.3 In summary, landscape effects have been assessed to be limited resulting in only limited effects to landscape character that is predominately local to the site and its immediate context the greatest impact will be on the village of Pamington due to the scale of change, however the change itself is characteristic of the wider character area and offers enhancements to the natural elements and features of the site. Overall, minor beneficial landscape effects are initially assessed from the changes to the site itself.

5.1.4 The overall impact on landscape receptors is minor beneficial.

5.1.5 The level of harm assessed to all landscape receptors falls below the threshold of significant harm.

5.2 Effects on Visual Receptors

5.2.1 The assessment of visual effects on the baseline visual receptors is set out below.

1. Views experienced by users of B4079 (Operational Phase)			
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Visual effect
Medium Low	Views experienced along edge of site boundary and beyond.	Permanent	Moderate adverse
Justification		Moderate to major alteration of key views, built form will be visible above the hedgerow forming an increasingly minor proportion of the view as receptors move away along the B4079. Transient views of the site may be experienced over a minor to moderate distance by a moderate number of receptors travelling at speed, views are permanent and irreversible with notable opportunities to mitigate and minimise views of built form through proposed woodland belt planting.	

2. Views experienced by users of Pamington Lane (Operational Phase)			
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Visual effect
Medium Low	Views experienced along short section of site boundary through gaps in built form.	Permanent	Moderate to minor adverse

Justification	<p>Glimpsed transient views would be afforded through gaps in existing built form along a short section of the lane at close proximity.</p> <p>These views will be experienced in the context of existing built form of Pamington forming the foreground and surrounding context of the view minimising the degree of change experienced.</p>
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3. Views experienced by users of Ashchurch Footpath 51 (Operational Phase)			
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Visual effect
Medium	Rooflines of proposed built form are likely to be experienced over a moderate portion of the view at a medium distance, whilst users pass over the easternmost field of the footpath	Permanent	Moderate adverse
Justification		<p>Moderate to major alteration of key views, views of the proposed built form will be experienced over intervening hedgerow for a short length of footpath views of the site may be experienced over a minor to moderate distance by a minor number of receptors, views are permanent and irreversible but experienced in the context of existing built form of Pamington present to the west.</p>	

4. Views experienced by users of the Gloucestershire Way on Oxenton Hill (Operational Phase)			
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Visual effect
High	Rooflines of proposed built form are likely to be experienced from elevated locations on Oxenton Hill over a short section of footpath.	Permanent	Moderate adverse
Justification		A minor alteration of key views, views will be experienced for a short length of footpath views of the site may be experienced over a minor distance by a moderate number of receptors, views are permanent and irreversible but experienced in the context of existing built form of Pamington present in the view. Notable opportunities exist to minimise and mitigate views with proposed woodland belt planting along the western boundary.	

5. Views experienced by users of Teddington Footpath 6 on Oxenton Hill (Operational Phase)			
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Visual effect
High	Layers of vegetation obscure views of the study site minor, barely perceptible glimpses of rooftops may be visible between this vegetation.	Permanent	Negligible

Justification	Very limited alteration of key views, where visible proposals may form very small, barely perceptible proportion of the view forming glimpsed, transient views from a short section of footpath.
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6. Views experienced by users of public right of way 504(C) on Bredon Hill (Operational Phase)			
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Visual effect
High	Rooftops of proposals may be visible but forming such a minor portion of the view it would be barely discernible if at all from this distance.	Permanent	Negligible
Justification		Barely discernible alteration of key views, if at all, where visible proposals may form very minor barely identifiable proportion of the view and experienced with a settled context surrounding.	

7. Views experienced by users of public right of way 509(C) on Bredon Hill (Operational Phase)			
Sensitivity (susceptibility + value)	Nature of Change (size, scale, extent, duration or reversibility)	Permanent or temporary	Visual effect
High	A moderate portion of the proposals will be visible but forming a very minor portion of a	Permanent	Minor moderate adverse

	wide panoramic view, seen at distance.		
Justification		Very minor alteration of key views, experienced at distance, at an oblique angle over a very short section of footpath. where visible proposals may form very minor proportion of the view and experienced with a settled context adjacent.	

5.2.2 In summary, visual effects have been assessed to be limited. Long distance views and visual effects on the AONB have been found to have minor to moderate adverse effects on receptors before mitigation is established. Receptors from local footpaths outside of the AONB are considered to be minor to moderately adversely affected by the proposals. Overall, the majority of receptors will experience moderate adverse effects on their views before mitigation is established, largely experienced within the local vicinity.

5.2.3 Overall, the level of harm assessed to local and longer distance views from the development proposals is identified to be moderately adverse before mitigation has established but offer enhancement notable opportunities for mitigation.

5.3 CONSTRUCTION EFFECTS

5.3.1 Construction effects will be temporary. The effects are unlikely to be significant beyond the immediate vicinity of the Application Site as they will predominately consist of activity and vehicle movements seen against an existing settled and agricultural landscape. Within this settled, agricultural landscape, associated noise and movement is already experienced limiting the existing tranquillity of the area and the majority of receptors will be travelling at speed. The likely effects of the construction phase will comprise:

- Construction compound for delivery and storage of materials introduced to the present existing fields
- Temporary parking
- Introduction of spoil heaps and temporary earthworks
- Temporary buildings such as storage containers

- Security fencing such as hoarding and ‘Heras’ fencing
- Noise and movement associated with vehicles and machinery
- Large machinery such as excavation plant
- Construction traffic using the local lanes

5.3.2 The overall landscape and visual effects of the construction phase will affect groups of receptors in different ways. Dwellings and footpaths near the Application Site will experience more significant effects. These effects are rated as follows:

5.3.3 Medium and low sensitivity landscape receptors may experience overall moderate minor adverse temporary landscape effects.

5.3.4 Higher sensitivity visual receptors at close proximity may experience significant temporary visual effects. Distant visual receptors such as from public rights of way to the north and east of the Application Site may experience minor to moderate adverse temporary visual effects.

6 MITIGATION AND ENHANCEMENTS

Landscape Mitigation and Enhancement

6.1.1 The following measures would assist in mitigating landscape effects during the construction phase:

- Locating compounds and contractors parking all in one centralised location away from valuable landscape features such as trees, hedges, watercourse can assist with mitigating potential impacts.
- Erect protection fences around landscape features prior to commencement of works and through the duration of the construction phase.

6.1.2 Enhancement to the site is proposed as part of the development to assist with mitigating effects predicted during operational phase are as follow:

- New hedge and tree planting along the northern boundary enhancing green infrastructure connectivity and providing separation from existing dwellings.
- New tree planting of native species within site including woodland belt planting the the north and west to the to create and enhance a well treed setting to the development.
- Creating high quality structures using materials and finishes in keeping with the desirable local vernacular.
- Keep external lighting to a minimum to protect dark skies and follow best practice guidance such as the Institute of Lighting Professionals Guidance Note 01/21 and the CfDS Good lighting guide.
- New orchard planting within public open space to introduce locally characteristic features and biodiversity enhancements.
- Suds basins that will provide diverse habitat and biodiversity and amenity enhancements.
- Wildflower meadow planting within public open space.

6.1.3 The implementation of landscape enhancements, (refer to Landscape Analysis Sketch Appendix B Figure 28) recommendations will result in a net gain of vegetative landscape resources due to proposed new native tree and hedge introduction of wildflower meadows and diverse habitat features.

Visual Mitigation

6.1.4 The following measures would assist in mitigating visual effects during the construction phase:

- Limitations on working hours, particularly during hours of darkness to restrict external lighting.
- Control on times of plant equipment and materials deliveries to reduce impact of vehicle movements.
- Control on waste/rubbish to prevent excessive stock piling on site.

6.1.5 The following measures would assist in mitigating effects during operation:

- Manage and maintain all existing trees and vegetation, where retained, within the wider site.
- Creation of a landscape buffer along the site boundaries in particular the northern and eastern to reinforce visual screening from local footpaths, footpaths on the escarpment and users of Pamington Lane and the B4079.
- Setting dwellings back from the roadside will limit the extent of visibility along the B4079 and integrate proposals with the existing settlement.
- Introduction of orchard and hedgerow planting will filter views experienced from existing dwellings.
- Introduction of street tree planting throughout the development will filter views experienced from elevated locations on the escarpment and break up the massing of built form.
- Keep external lighting to a minimum to minimise nighttime visibility from the AONB and follow best practice guidance such as the Institute of Lighting Professionals Guidance Note 01/21 and the CfDS Good lighting guide

7 SIGNIFICANCE OF RESIDUAL EFFECTS

7.1 Significance of Landscape Effects (after Mitigation)

NCA 106 Severn and Avon Vales:

Operational Phase

- 7.1.1 The significance of landscape effects after mitigation on the Severn and Avon Vales National Character area is assessed to be **Negligible**.

Justification and summary

- 7.1.2 The change is relatively small in scale and geographical extent within a very large landscape character area.

Vale of Gloucester (SV6B) Landscape Character Area:

Operational Phase

- 7.1.3 The significance of landscape effects after mitigation on the Vale of Gloucester Landscape Character Area (SV6B) is assessed to be **Negligible**.

Justification and summary

- 7.1.4 The change is relatively small in scale and geographical extent within a large landscape character area. The agricultural edge of village transition will be retained through proposed landscape planting.

Village of Pamington and its setting:

Operational Phase

- 7.1.5 The significance of landscape effects after mitigation on the village of Pamington and its setting is assessed to be **minor to moderate adverse**.

Justification and summary

- 7.1.6 The scale of proposals is notable in comparison to the scale of the village however the introduction of locally characteristic materials and architectural details that reflect local

character as well as a landscape buffer and additional native tree planting and hedgerow management offers to opportunity to introduce enhancements at a local level and is in keeping with the local settled character.

Natural elements and features of the site:

Operational Phase

- 7.1.7 The significance of landscape effects after mitigation on the natural elements and features of the site is assessed to be **moderate beneficial**.

Justification and summary

- 7.1.8 The introduction of a landscape buffer and additional native tree, orchard, wildflower, wetland planting and landscape management offers to opportunity to introduce enhancements at a local level.

Site cultural and social aspects:

Operational Phase

- 7.1.9 The significance of landscape effects after mitigation on the site cultural and social aspects is assessed to be **negligible**.

Justification and summary

- 7.1.10 The removal of agricultural features and introduction of residential dwellings that draw on local vernacular creates limited change within this transitional landscape at the edge of settlement, the agricultural edge is retained through adjacent land use and residential land use is equally characteristic at this location.

Site aesthetic and perceptual elements:

Operational Phase

- 7.1.11 The significance of landscape effects after mitigation on the site aesthetic and perceptual elements is assessed to be **minor beneficial**.

Justification and summary

- 7.1.12 The loss of openness is balanced by the introduction of a landscape buffer and additional

native tree planting and residential built form that draws on local vernacular offers to opportunity to introduce enhancements at a local level.

Site Landscape Condition:

7.1.13 The significance of landscape effects after mitigation on the site landscape condition is assessed to be **moderate beneficial**.

Justification and summary

7.1.14 The introduction of a landscape buffer and additional native tree, orchard, wildflower, wetland planting and residential built form that draws on local vernacular offers to opportunity to introduce enhancements at a local level.

7.1.15 Overall, with the embedded mitigation and establishment of additional green infrastructure mitigation, no residual landscape harm has been assessed.

7.2 Significance of Visual Effects (after Mitigation)

Users of B4079:

Operational Phase

7.2.1 The significance of visual effects after mitigation on users of the B4079 is assessed to be **minor adverse**.

Justification and summary

7.2.2 Setting back of built form from the land alongside roadside tree planting is likely to reduce the visibility of built form and soften the edge of development in views experienced along this lane introducing desirable local characteristics to the vicinity.

Users of Pamington Lane:

Operational Phase

7.2.3 The significance of visual effects after mitigation on users of Pamington Lane is assessed to be **minor adverse**.

Justification and summary

- 7.2.4 The introduction of landscape buffer along the northern boundary will increase screening and filtering of built form visible along this lane and strengthen the characteristic of vegetation associated with the settlement. Users will experience a greater sense of enclosure immediately adjacent to the study site but also greater accessibility due to improved management of vegetation and introduction of new pedestrian and cycle links.

Users of Ashchurch Footpath 51:

Operational Phase

- 7.2.5 The significance of visual effects after mitigation on users of Ashchurch Footpath 51 on to the north of the study site is assessed to be **minor adverse**.

Justification and summary

- 7.2.6 There may be a slight increase of vegetation and screening due to proposed mitigation but overall due to extensive screening provided by intervening vegetation built form is likely to be largely screen the degree of change experienced due to proposed mitigation is likely to be minimal.

Users of the Gloucestershire Way on Oxenton Hill:

Operational Phase

- 7.2.7 The significance of visual effects after mitigation on users of the Gloucestershire Way on Oxenton Hill on to the east of the study site is assessed to be **negligible**.

Justification and summary

- 7.2.8 There may be a slight increase of vegetation and screening due to proposed mitigation the proposed woodland belts and onsite vegetation is likely to be largely screen the degree of change experienced largely screening built form and integrating proposed vegetation with the surrounding landscape and vegetation associated with Pamington. The degree of change experienced due to proposed mitigation is likely to be barely perceptible.

- 7.2.9

Users of Teddington Footpath 6 on Oxenton Hill:

Operational Phase

7.2.10 The significance of visual effects after mitigation on users of Teddington Footpath 6 on Oxenton Hill is assessed to be **Negligible**.

Justification and summary

7.2.11 There may be a slight increase of vegetation and screening due to proposed mitigation but overall due to extensive screening provided by intervening vegetation the degree of change experienced due to proposed mitigation is likely to be barely perceptible if at all visible.

Users of public right of way 504(C) on Bredon Hill:

Operational Phase

7.2.12 The significance of visual effects after mitigation on users of public right of way 504(C) on Bredon Hill is assessed to be **Negligible**.

Justification and summary

7.2.13 There may be a slight increase of vegetation and screening due to proposed mitigation but overall due to extensive screening provided by intervening existing and proposed vegetation the degree of change experienced due to proposed mitigation is likely to be barely perceptible.

Users of public right of way 509(C) on Bredon Hill:

Operational Phase

7.2.14 The significance of visual effects after mitigation on users of public right of way 509(C) on Bredon Hill is assessed to be **Negligible**.

Justification and summary

7.2.15 There may be a slight increase of vegetation and screening due to proposed mitigation but overall due to extensive screening provided by intervening proposed and existing vegetation the degree of change experienced due to proposed mitigation is likely to be barely perceptible.

7.2.16 Overall, with the embedded mitigation and establishment of additional green infrastructure

mitigation, residual minor adverse visual effects have been assessed as a result of the proposed mitigation. The introduction of additional green infrastructure providing increased screening is characteristic of a village settlement and is likely to integrate well into the surrounding landscape and existing vegetation associated with the village of Pamington to views experienced by receptors of built form is likely to be minimal after mitigation planting has established.

8 SUMMARY AND CONCLUSION

Landscape Policy Summary

8.1.1 In summary the relevant policies are as follows:

Policy LAN2 – Landscape Character	Existing hedgerow is preserved and retained, and proposed dwellings conform the scale massing and material finishes of existing dwellings and proposals conform to the established local settlement pattern. Additional mitigation planting will further assist to integrate the proposals into the surrounding landscape.
Policy NAT1 – Biodiversity, Geodiversity and Important Natural Features	New habitat is proposed including a landscape buffer to the site boundaries, street tree planting throughout the development, wildflower meadow, orchard and wetland planting and existing features of value retained and enhanced.
Policy NAT3 – Green infrastructure	Proposals increase green infrastructure connectivity through the retention of key landscape features and introduction of notable areas of new tree belt and hedgerow planting along the site boundaries, new orchard planting, wetland planting as well as new tree and grass planting throughout.
Policy SD4 – Design Requirements	Proposals reflect the massing, type, density and materials characteristic of Pamington conforming to local settlement pattern and introducing locally characteristic materials and architectural features.
Policy SD6 – Landscape	Mitigation measures introduce local landscape enhancement through landscape

	buffer planting and additional tree planting whilst proposals reflect local vernacular and desirable local characteristics.
Policy SD7 - The Cotswold Area of Outstanding Natural Beauty	Very limited intervisibility between the site and the AONB due to distance and extensive proposed buffer planting limits the impact of the proposals on the Cotswolds AONB. The transition to an agricultural landscape at the edge of village is retained due to adjacent agricultural land use.
Policy SD9 – Biodiversity and Geodiversity	Natural features of value are retained whilst mitigation measures introduce increased connectivity and the opportunity for biodiversity enhancements.
Policy INF3 - Green infrastructure	Mitigation measures will improve the connectivity of the green infrastructure network through additional landscape buffer planting along the western boundary.
Policy CE1 – Landscape	Visual amenity of walkers within the Cotswold AONB is retained due to proposed areas of buffer planting and mitigation planting and conformity of proposals to local character.
Policy CE5 - Dark Skies	Proposed mitigation measures include keeping external lighting to a minimum to protect dark skies and keep external lighting to a minimum to protect dark skies and following best practice guidance such as the Institute of Lighting Professionals Guidance Note 01/21 and the CfDS Good lighting guide.

8.1.2 The site consists of two agricultural fields at an edge of village location. It is well contained to the north south and west by existing built form, mature vegetation and rolling landform which obscures views from publicly accessible locations. with some containment to the north

and east by a hedgerow that filters views of and screens the lower levels of the site. The site is not publicly accessible, but a footpath is present in adjacent fields to the north. The study site is situated outside of any designated landscapes and has few features that attribute value according to TGN 02-21: Assessing landscape value outside national designations.

Baseline Landscape Summary

8.1.3 The character of the study site is influenced by both its agricultural setting and the urbanising influence of Pamington and adjacent built form. The site forms part of an active working landscape but beyond its agricultural land use and openness contributes little to the desirable characteristics of the area. The limited presence of features of value on site offers opportunities for landscape enhancement.

8.1.4 The introduction of new built form to the study site, combined with additional green infrastructure would introduce some limited change to the immediate landscape but this change would not significantly change the character of the wider area or of its rural landscape setting. Change would likely be contained and reflect features characteristic of both the settlement and its setting. Proposals will be reliant on the use of materials and finishes and being of a size and scale that is within keeping of the overall character of the landscape within which it is situated and the successful establishment of proposed natural features and elements that will provide visual screening and landscape and character enhancements. There are opportunities to manage and improve existing landscape elements features such as the existing boundary hedges as well as introducing additional landscape features such as new native trees, orchard, wildflower meadow wetland and hedge planting throughout the development which would enhance local character and contain proposals. There is an opportunity to introduce locally characteristic materials and finishes at this edge of settlement location whilst softly transitioning from a settled to the surrounding agricultural context.

Baseline Visual Summary

8.1.5 Views of the study site are contained to the local area a short distance along B4079, Pamington Lane and along the footpath within the adjacent field. Views afforded from within the AONB are minimal and where experienced form a minor portion of the view at distance.

From viewpoints on Bredon Hill the site is barely perceptible due to the distance and scale of the site. Identified receptors have an overall medium sensitivity, views of the site are largely contained to lower sensitivity receptors within the immediate vicinity.

Conclusion

- 8.1.6 The study site comprises of two agricultural fields on the land on the edge of Pamington village in Gloucestershire. The site is situated outside of a designated landscape and has few features that attribute additional value according to TGN 02-21: Assessing landscape value outside national designations offering opportunities for local landscape enhancements.
- 8.1.7 The proposed redevelopment of the site comprises up to 174 new dwellings set within public open space comprising landscape buffers and new landscape features and proposed pedestrian and cycle links. The proposals are contemporary in style and incorporate locally characteristic materials and native landscaping to both mitigate potential effects of development and introduce enhancement to the local area. Building heights are no higher than existing site structures within Pamington. The buildings are set back from the B4079 with rear garden areas enclosed with native hedge and tree planting and landscape buffers along site boundaries creating a subtle transition to the more rural landscape further to the south west and east.
- 8.1.8 The landscape character of the wider study area is informed by features which both reflect the local rural landscape character type and settled nature of the immediate area. Local features are typical of the published characteristics of the area, but there are few individual features of value that contribute positively to the local landscape. The features of the study site though not detractors, make little contribution to the desirable character of both the village and the wider landscape in which it is situated. The introduction of new built form and associated landscape and pedestrian and cycle links therefore provides an opportunity for potential enhancement through the introduction of considered architecture that is sensitive to the location and visual amenity and the reinforcement and enhancement of onsite green infrastructure. The provision of new native tree and hedge planting will positively contribute to the local landscape character and minimise impacts on visual amenity of views from the

B4079 and Pamington Lane as well as public rights of way to the north and east.

- 8.1.9 Potential landscape effects are assessed to be limited and contained predominately to the site itself, with proposed development assessed to offer some benefits to the local landscape character to this edge of settlement location as well as greater green infrastructure connectivity to the wider landscape resources within the area.
- 8.1.10 Landscape effects have been assessed to be limited resulting in only limited effects to landscape character that is predominately local to the site and its immediate context. The proposed development assessed to offer some benefits to the local landscape character to this edge of settlement location. The overall impact on landscape receptors is assessed to be minor beneficial.
- 8.1.11 Visually, the study site is located towards the edge of the settlement, it is well contained from potential views from the north, south and west by rolling landform and intervening vegetation. The study site is barely visible from the east in long distance views where the site is identifiable from its relative location to occasional glimpsed filtered views of the existing built form of Pamington. Where elevated views from the north are afforded, the site is seen at such distance with layers of intervening vegetation that it forms a very minor portion of the overall view. Landscape buffer planting to the north and western boundaries of the site will mitigate short and long distance potential views, reducing potential visual prominence and provide dense and robust enclosure to new development. Visual effects are assessed to be minor adverse in existing views once new development and planting have established. Overall, most receptors will experience negligible to minor adverse effects on their views.
- 8.1.12 Overall, the level of harm assessed to local and longer distance views from the development proposals is identified to be negligible and not pass the threshold of significant harm but offer enhancement to local landscape features and infrastructure.
- 8.1.13 Proposed mitigation measures include drawing on local vernacular for architectural style and finishes, creation of a landscape buffer to the site boundaries, in particular woodland buffer planting to the north and east, setting housing back from the road as well as new native tree, orchard, wetland, wildflower and hedge planting. Once mitigation measures have established the residual landscape and visual effects are negligible to due to the increased screening, connectivity, removal of detracting elements and introduction of locally desirable

characteristics and enhancements to the landscape features and natural elements on site.

8.1.14 In summary, the development would result in adverse landscape and visual impacts (as would any development within a green field site) which can be partly mitigated through a sensitive, landscape led design approach. This harm can be contained and localised through a combination of existing and proposed mitigation measures, that will assimilate the proposed development into the landscape. The vale in this location is experienced as settled with settlement and highway features dispersed through the vale landscape which are a characteristic already seen in panoramic views from within the AONB. The development would be identifiable in these potential views where it would be seen as a small-scale change in the context of the existing established settlement of Pamington resulting in a slight increase in perceived vegetation.

8.1.15 Overall, there would be a low level of visual harm to local visual receptors (residents, walkers and road users) but this harm will be minimised by the proposed mitigation woodland and measures to assimilate the development into the existing settlement of Pamington. Overall, the proposed development would result in no harm to the character of the AONB and have a negligible effect on its setting. There would be a negligible impact on views from within the AONB (Oxenton Hill and Bredon Hill) due to the context of the existing settlement experienced in existing views. There would be a moderate adverse landscape effect to the character of the site itself arising from the loss of open, agricultural land but this would be localised resulting in a minor adverse impact on the wider local landscape character once mitigation has established that would diminish rapidly with the establishment of a new settlement boundary.

9 APPENDIX A – ASSESSMENT METHODOLOGY

9.1 Assessment Guidelines

9.1.1 The assessment of potential effects on landscape receptors is set out below for each confirmed landscape receptor.

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

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute/IEEMA (2013)
- Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals – Landscape Institute (2019)
- Landscape Institute Technical Guidance Note 02/ 21 Assessing landscape value outside national designations;
- GLVIA Statements of Clarification 1/13 – Landscape Institute website
- An Approach to Landscape Character Assessment – Natural England October 2014

9.2 LVIA Methodology

9.2.1 The Landscape and Visual Impact Assessment is a tool used to identify and assess the effects of change resulting from a proposed development 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 notable negative (adverse) effects on the landscape and visual environment.

9.2.2 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 scale of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from proposed development.

9.2.3 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 scale of effects: systematic assessment of the likely scale of the effects identified
- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any notable negative (adverse) effects

Method of Desk Study

9.2.4 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

9.2.5 Site surveys are 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.

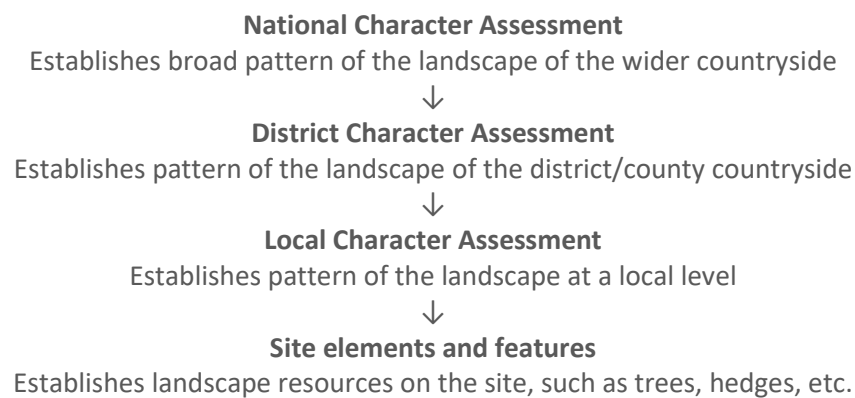
9.3 Method for Assessing Landscape

Landscape Character and Characterisation

9.3.1 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

9.3.2 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.



Value of the landscape receptor

9.3.3 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 of 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.

9.3.4 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

9.3.5 The definitions of value used are as follows:

- **Very High:** such as World Heritage Sites
- **High:** such as National Parks, AONB, Conservation Areas, Listed Buildings
- **Medium:** 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
- **Medium Low:** 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
- **Low:** no designated features or landscape, limited value, no protected features

Susceptibility of the landscape receptor to the proposed change

9.3.6 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.

9.3.7 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

9.3.8 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	<ul style="list-style-type: none"> - 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 notable changes to landscape character
Medium-High	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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 notable changes to landscape character
Medium-Low	<ul style="list-style-type: none"> - 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 notable changes to landscape character
Low	<ul style="list-style-type: none"> - 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 notable changes to landscape character

Negligible	<ul style="list-style-type: none"> - 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
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Landscape Receptor – Overall Magnitude of Effect

9.3.9 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 Change:	
Magnitude of Change:	Definition:
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

9.3.10 Receptor sensitivity and magnitude of change arising from the Proposed Development are combined using a combination of professional judgement and experience. Refer to Table C.

Table C: Scale of Effects							
		Sensitivity					
		High	Medium-High	Medium	Medium-Low	Low	Negligible
Nature of Change	High	Very Substantial	Substantial	Substantial	Substantial-Moderate	Moderate	Negligible
	Medium-High	Substantial	Substantial	Substantial-Moderate	Moderate	Moderate	Negligible
	Medium	Substantial	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Negligible
	Medium-Low	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Minor	Negligible
	Low	Moderate	Moderate	Minor-Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

9.4 Method for Assessing Views

9.4.1 A preliminary ZTV has been used 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. The ZTV was prepared using GIS software (QGIS) 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 and LiDAR data where coverage allows. 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. The ZTV was used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is used to identify potential key views of the development which are then verified by field work to further identify visual receptors.

9.4.2 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 notable 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 promote 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

9.4.3 Visual effects are determined through a process of identifying which visual receptors are

likely to experience notable 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

9.4.4 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

9.4.5 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 and signage. Views enjoyed at a local or national level.
- **Medium**; local planning designation (Country Park, Area of Great Landscape Value) 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

9.4.6 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

- The extent to which their attention is focussed on the views and visual amenity they experience at particular locations

9.4.7 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 (PRoWs 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 roads (except main roads and motorways), trains or other transport modes such as cyclists.
- **Low:** people travelling on main roads and motorways, 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.

9.4.8 Combining judgements regarding the susceptibility of change with the value attached to views leads to a professional judgement of sensitivity of each visual receptor. Refer to Table D.

Table D: 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

9.4.9 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 E.

Table E: Definition of Visual Magnitude of Change	
Magnitude of Change:	Definition:
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

9.4.10 Receptor sensitivity and magnitude of change arising from the proposed development are combined using a combination of professional judgement and experience. Refer to Table F.

Table F: Scale of Effects							
		Sensitivity					
		High	Medium-High	Medium	Medium-Low	Low	Negligible
Nature of Change	High	Very Substantial	Substantial	Substantial	Substantial-Moderate	Moderate	Negligible
	Medium-High	Substantial	Substantial	Substantial-Moderate	Moderate	Moderate	Negligible
	Medium	Substantial	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Negligible
	Medium-Low	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Minor	Negligible
	Low	Moderate	Moderate	Minor-Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Assessment criteria used to assess scale of effects

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

Table G: Definition of Scale of Effects	
Scale of impact:	Definition of predicted effects:
Substantial beneficial (positive) effect	The proposals would result in: <ul style="list-style-type: none"> • The scheme causing a notable improvement to the existing view • Successful mitigation providing notable 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:

	<ul style="list-style-type: none"> • 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	<p>The proposals would result in:</p> <ul style="list-style-type: none"> • 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
Neutral	<p>The proposals would result in:</p> <ul style="list-style-type: none"> • 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	<p>The proposals would result in:</p> <ul style="list-style-type: none"> • 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	<p>The proposals would result in:</p> <ul style="list-style-type: none"> • 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	<p>The proposals would result in:</p> <ul style="list-style-type: none"> • The scheme being immediately apparent causing notable 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

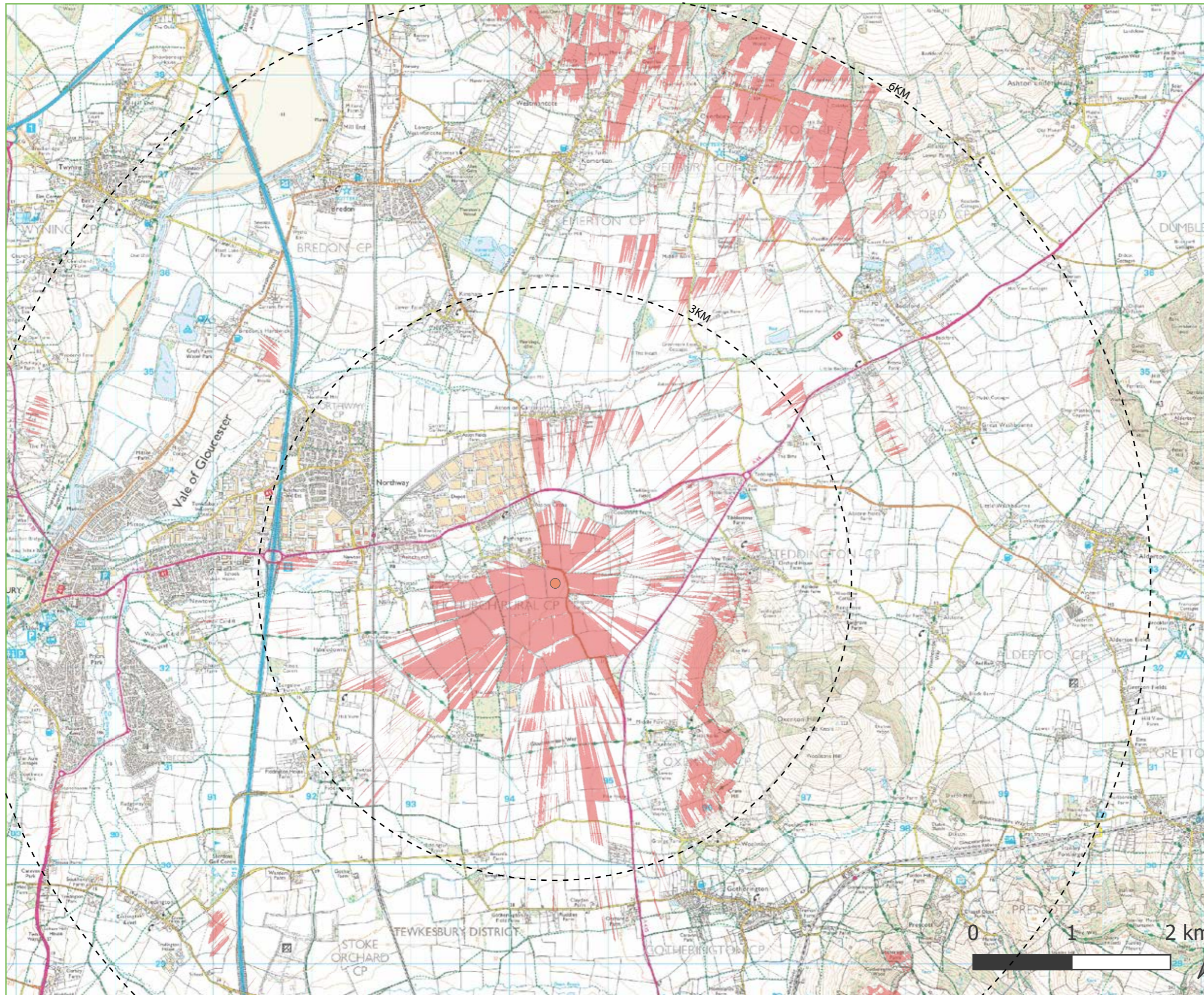
9.5 GLOSSARY OF TERMS

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 or scale 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. Only applicable to Proposed Developments screened as requiring a full Environmental Impact Assessment.
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 an important 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.

10 APPENDIX B - FIGURES

Figures





KEY


 Study Site

Zone of theoretical Visibility (ZTV) generated using 1m Digital Surface Model (DSM) LiDAR data

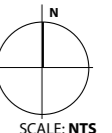
Areas coloured red demonstrate theoretical visibility of proposed residential dwellings modelled at a height of 10m above ground level, with an observer height of 1.75m up to 6km radius from the site.

 Zone of theoretical visibility - Modelled at 10 metres to ridge height

 Km radii from study point

 Assessment point centred on proposed built form

Base map reproduced from OS Explorer 1:25000



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SCALE: NTS

Project Name:

Pamington, Ashchurch

MHP Reference:

23122

Revision:

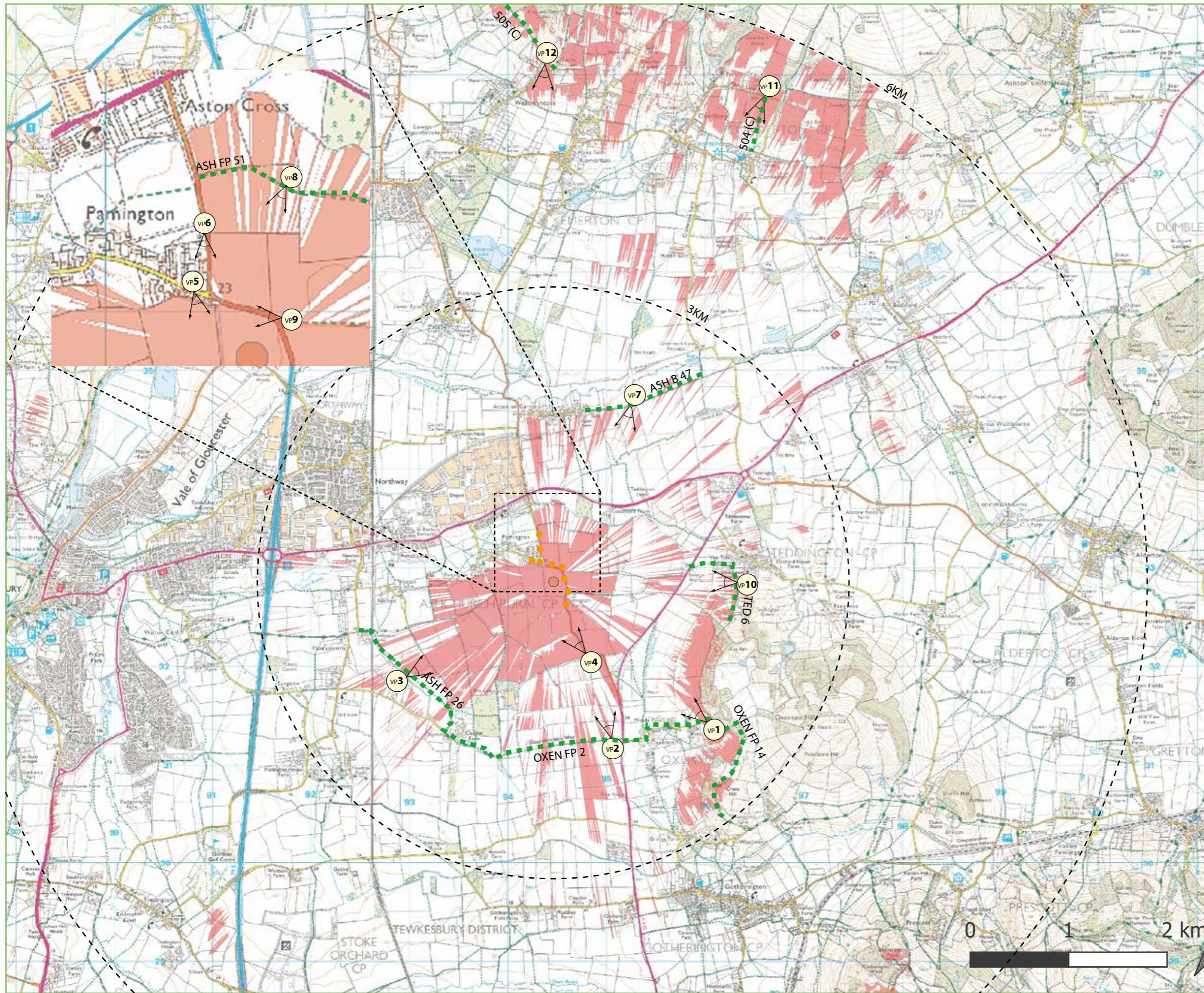
Status:

V3

Date:

28/08/2023

Figure 1 Site Location, Designations, Viewpoint Locations and Context
23122 Land at Pamington Ashchurch



- KEY**
- Study Site
 - Public Rights of Way (PRoW)
 - Area of Theoretical Visibility (See Figure 1)
 - vp1

 Viewpoint Location/Direction
 - Transient/Sequence of Views

Base map reproduced from OS Explorer 1:25000

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Project Name:
Pamington, Ashchurch

MHP Reference:
23122

Revision: Status: Date:
 V3 28/08/2023

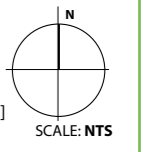


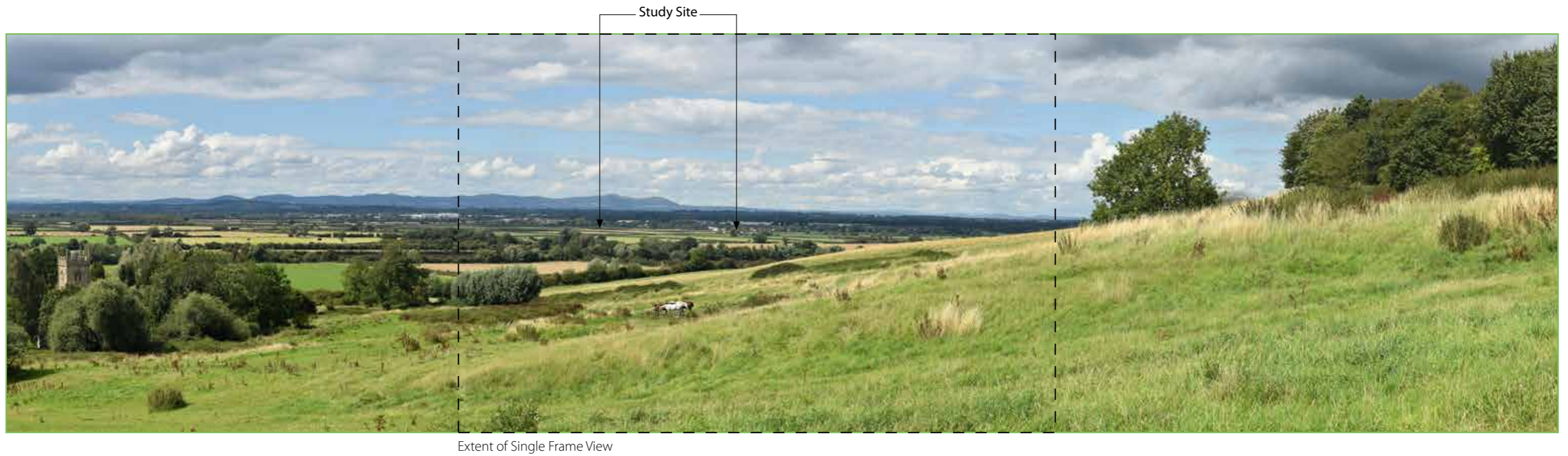
Figure 2 Site Location, Designations, Viewpoint Locations and Context
 23122 Land at Pamington Ashchurch



Figure 4 Viewpoint Photograph 1 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HFOV: **39.6°**
Direction of view: **Looking north west**



Extent of Single Frame View

Figure 5 Viewpoint Photograph 1 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HFoV: **39.6°**
Direction of view: **Looking north west**



Approximate location of
Study Site
(Study Site not visible)

Crane to northwest of
study site at Barleyfields
Pamington Lane

Figure 6 Viewpoint Photograph 2 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: AUG 2023

Camera Make/Model: Nikon D3500
Camera Lens: Nikon DXPrime 35mm
HFOV: 39.6°
Direction of view: Looking north west



Figure 7 Viewpoint Photograph 2 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north west**



Approximate location of Study Site
(Study Site not visible)

Figure 8 Viewpoint Photograph 3 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north east**

Approximate location of Study Site
(Study Site not visible)



Extent of Single Frame View

Figure 9 Viewpoint Photograph 3 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north west**



Figure 10 Viewpoint Photograph 4 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north west**

Approximate location of Study Site
(Study Site not visible)

Grain tower at
Pamington Farm



Extent of Single Frame View

Figure 11 Viewpoint Photograph 4 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HFOV: **39.6°**
Direction of view: **Looking north west**



Figure 12 Viewpoint Photograph 5 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south east**



Extent of Single Frame View

Figure 13 Viewpoint Photograph 5 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south east**



Approximate Extent of Study Site

Study Site

Figure 14 Viewpoint Photograph 6 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: AUG 2023

Camera Make/Model: Nikon D3500
Camera Lens: Nikon DXPrime 35mm
HfOV: 39.6°
Direction of view: Looking south

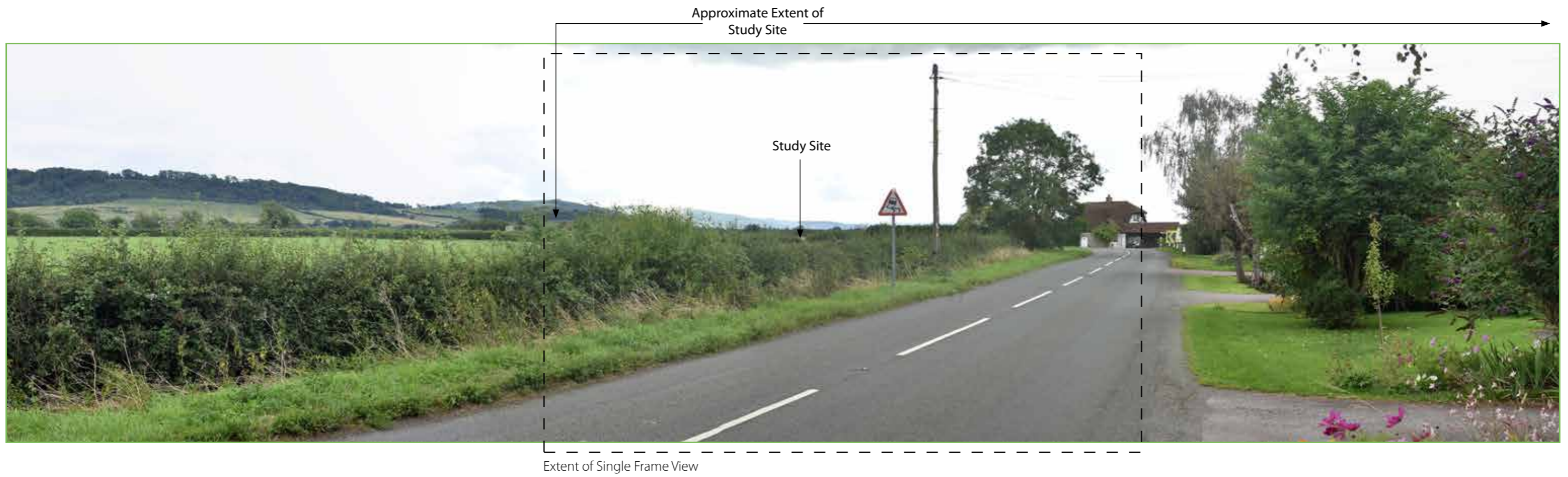


Figure 15 Viewpoint Photograph 6 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south**



Approximate location of Study Site
(Study Site not visible)

Figure 16 Viewpoint Photograph 7 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south west**

Approximate location of Study Site
(Study Site not visible)



Extent of Single Frame View

Figure 17 Viewpoint Photograph 7 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south west**

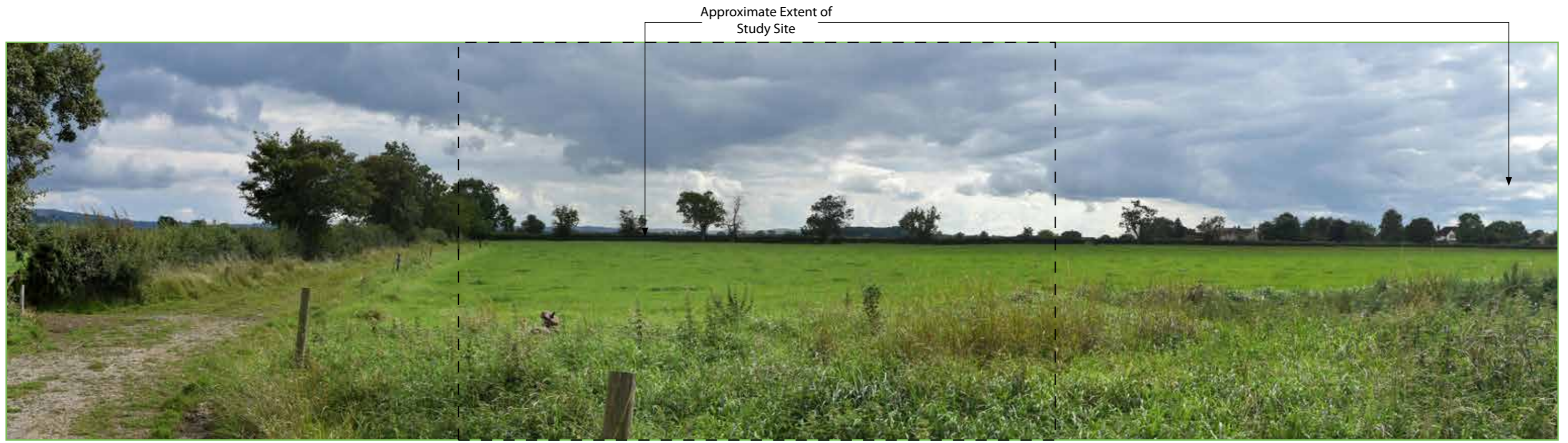


Approximate Extent of
Study Site

Figure 18 Viewpoint Photograph 8 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HFOV: **39.6°**
Direction of view: **Looking south west**



Extent of Single Frame View

Approximate Extent of Study Site

Figure 19 Viewpoint Photograph 8 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south west**



Figure 20 Viewpoint Photograph 9 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking west**

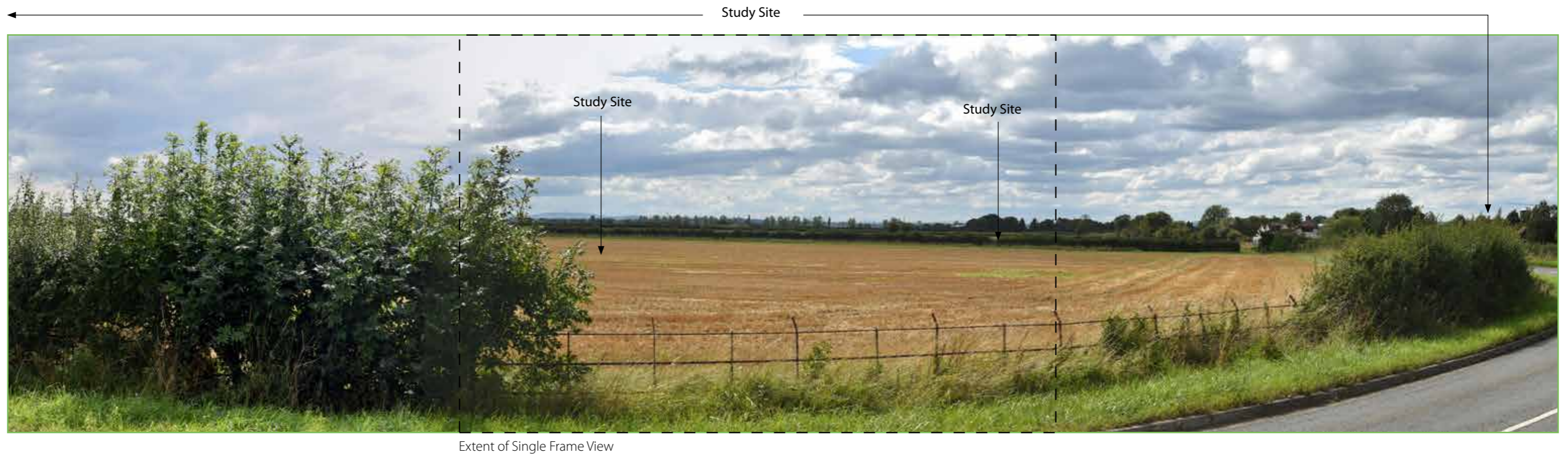


Figure 21 Viewpoint Photograph 9 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking west**

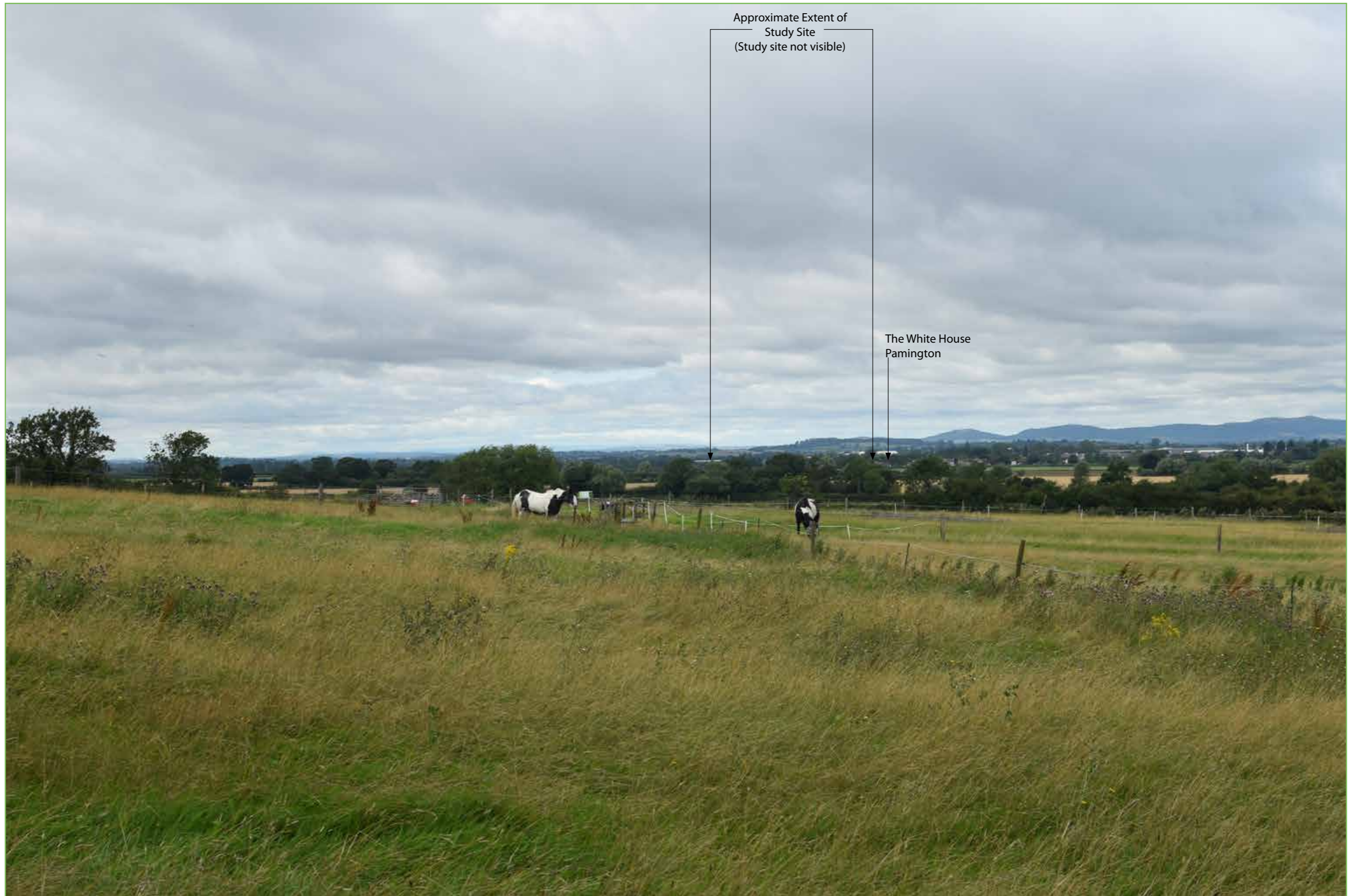


Figure 22 Viewpoint Photograph 10 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HFOV: **39.6°**
Direction of view: **Looking west**

Approximate Extent of Study Site
(Study site not visible)



Extent of Single Frame View

Figure 23 Viewpoint Photograph 10 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking west**



Figure 24 Viewpoint Photograph 11 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south west**



Extent of Single Frame View

Figure 25 Viewpoint Photograph 11 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south west**



Figure 26 Viewpoint Photograph 12 - Single Frame View
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south**



Extent of Single Frame View

Figure 27 Viewpoint Photograph 12 - Panoramic for Context
23227 Land at Pamington Ashchurch

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **AUG 2023**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south**



- KEY
- Study Site
 - ▲ Listed Building
 - Key Route / Main road in relation to the study Site
 - ↖ Opportunity for new access
 - Opportunity for new tree planting (indicative locations)
 - Opportunity for new pedestrian and cycle routes
 - Opportunity for new pedestrian routes
 - Opportunity for enhanced green corridors and enhanced green infrastructure connections

Base Image source: **Google Earth Pro.**
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N
SCALE: NTS

Project Name:
Pamington, Ashchurch

MHP Reference:
23122

Revision: Status: Date:
V3 V3 28/08/2023

Figure 28 Landscape Analysis Sketch
23122 Land at Pamington Ashchurch