



Land off Hempsted Lane,  
Gloucester

## Landscape and Visual Impact Assessment

Prepared by  
CSA Environmental

on behalf of  
Gladman Developments Ltd

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## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Gladman Developments Ltd to undertake a landscape and visual impact assessment of land at Hempsted Lane, Gloucester (the 'Site'). The Site is currently the subject of an undetermined planning application/active planning appeal (Ref: 20/00315/OUT) which is seeking outline planning permission for up to 245 dwellings and associated public open space and infrastructure, with vehicular access from Hempsted Lane applied for in detail. During the consideration of this application by Gloucester City Council, the authority's Landscape Consultant has provided comments on the submitted proposals, including the Development Framework Plan ('DFP'), Design and Access Statement ('DAS'), and Landscape and Visual Impact Assessment ('LVIA').
- 1.2 The proposals for the Site have been revisited to address the comments from the Council's Landscape Consultant. This updated LVIA responds to those comments, with an updated Development Framework Plan for up to 215 dwellings, and an updated Design and Access Statement also provided as part of the amended proposals.
- 1.3 The Site lies within the administrative area of Gloucester City Council. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

### Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in March 2022. The weather conditions at the time were sunny and visibility was good.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix J**.

- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix J**.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 174 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance most relevant to this assessment covers landscape and the natural environment, and the design of new developments.
- 2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to *illustrate* '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

### Local Policy Context

#### Joint Core Strategy (December 2017)

- 2.3 The Joint Core Strategy was adopted in December 2017 by Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils. Policies of relevance to the Site and landscape and visual matters include:
- Policy SD4: Design Requirements – which, amongst other things, notes that new development should respond positively to, and respect the character of, the site and its surroundings.
  - Policy SD6: Landscape – which states:

*'1. Development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being;*

*2. Proposals will have regard to the local distinctiveness and historic character of the different landscapes in the JCS area, drawing, as appropriate, upon existing Landscape Character Assessments and the Landscape Character and Sensitivity Analysis. They will be required to demonstrate how the development will protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement or area;*

*3. All applications for development will consider the landscape and visual sensitivity of the area in which they are to be located or which they may affect. Planning applications will be supported by a Landscape and Visual Impact Assessment where, at the discretion of the Local Planning Authority, one is required. Proposals for appropriate mitigation and enhancement measures should also accompany applications.'*

- Policy SD8: Historic Environment – which notes, amongst others, that development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.
- Policy INF3: Green Infrastructure – which sets out that green infrastructure network of local and strategic importance will be conserved and enhanced.

#### Pre-submission Gloucester City Plan (September 2019)

2.4 The Gloucester City Plan was submitted to the Planning Inspectorate 18<sup>th</sup> November 2020. It has not yet been adopted, and is currently being examined. Draft policies of relevance to the Site, and landscape and visual matters are noted below:

- Policy E1: Landscape character and sensitivity – which states that:

*'Development proposals in areas of Gloucester outside of the Joint Core Strategy (JCS) Landscape Characterisation and Sensitivity Analysis (supporting JCS Policy SD6) will be judged on their own merits. Applicants will be expected to adopt a balanced approach, providing for housing, employment and/or other needs whilst seeking to protect and enhance features of the local landscape which contribute to a sense of environmental quality and local distinctiveness.*

*Trees, hedgerows and areas of green (not otherwise protected) but which contribute to local landscape character should, where at all possible, be retained and utilised to enhance development. Applications should make clear how retained features will be effectively managed and maintained in the future.*

*For major development proposals, a Landscape Visual Impact Assessment will be required where it is considered that the local landscape is particularly sensitive.'*

- Policy E4: Trees, woodlands and hedgerows – which notes that development proposals should seek to ensure there are no significant adverse impacts on existing trees, woodlands or hedgerows and that every opportunity is taken for appropriate new planting on site.
- Policy E5: Green Infrastructure: Building with Nature – which notes that development must contribute towards the provision, protection and enhancement of Gloucester's green infrastructure network.
- Policy F2: Landscape and planting – which includes comments on using native species in planting schemes, and retaining and incorporating existing natural features on site into landscape schemes.



## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site extends to 12.22ha and comprises three arable fields on the southern edge of Hempsted, within Gloucester. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 The Site is bound to the north east by Hempsted Lane, with the houses north of the road fronting towards the Site. Nine detached dwellings, accessed off Hempsted Lane and backing onto the Site, are indented in the central, northern part of the Site. To the north west, the Site is bound by bridleway 148, with the rear gardens of the houses to the north on High View backing onto this bridleway. To the north west of the Site is a residential development which is currently being built, located west of Rea Lane.
- 3.3 Rea Lane bounds the Site to the west, with an open field located beyond, and with pastoral fields within the floodplain of the River Severn located further west. The River Severn lies around 370m west of the Site at its closest. A residential property in poor condition,, Oak Cottage, lies west of the central part of the Site, between the Site and Rea Lane. This property is very overgrown.
- 3.4 Two chalet bungalows are indented into the Site's south western corner, Lowlands and Coppins, and accessed off Rea Lane, with their rear gardens adjoining the Site.
- 3.5 The south, the Site is bound by a series of grassland and scrub fields, with a Barn Owl sanctuary/visitor centre at Netheridge Farm located within this area. Further south is a sewage works, surrounded by wooded areas.
- 3.6 The Site is bound to the east by Secunda Way (the A430), with industrial/commercial/workshop areas located east of road. The Gloucester and Sharpness Canal is located within this industrial area, around 110m from the Site at its closest.

### Landscape Character Assessments

#### National Landscape Character

- 3.7 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site lies within the

NCA 106, the Severn and Avon Vales NCA. This area is described as comprising the lower valleys of the rivers Severn and Avon, and is dominated by a low-lying open agricultural vale landscape. Woodland is sparse within the NCA, but there is a well-wooded impression due to frequent hedgerow trees, parkland and surviving traditional orchard.

- 3.8 We would note that the landscape within the floodplain of the River Severn to the west of the Site, is relatively representative of this NCA.

Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis (2013; extract in **Appendix F**)

- 3.9 The report was prepared as part of the evidence base for the Joint Core Strategy to provide landscape character and sensitivity analysis around the urban centres of Gloucester, Cheltenham and Tewkesbury. It includes a landscape character assessment, followed by a sensitivity analysis (undertaken in 2011).

*Landscape Character Assessment*

- 3.10 The Site lies within the Settled Unwooded Vale Landscape Character Type ('LCT'), which is described as one of the most extensive character types within the Gloucester urban fringe. Key characteristics are set out as:

- *'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 suburban areas and interspersed with commercial and industrial premises;*
- *Varied mix of building materials including brick, timber, and stone, and slate and thatch roofing;*
- *Proliferation of modern 'suburban' building 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.*

- 3.11 From our assessment of the Site and surroundings, we would note that the wider area around the Site is representative of this LCT, although there is a higher level of woodland to the south of the Site in the vicinity of the sewage works. We would also note that the strong landscape pattern which is described as a key characteristics, is not that evident on the Site itself. While the boundaries of the Site are strong, the internal hedgerows have mostly been lost.
- 3.12 In terms of the smaller scale Landscape Character Areas ('LCA'), the Site lies within LCA W – Hempsted, which comprises the land around the south and east of Hempsted. The description of LCA W notes that the village of Hempsted is located on an elongated hill to the west of Gloucester, and that it has undergone significant residential expansion. It notes that, while there are some historic buildings and features, the variety of 20<sup>th</sup> Century housing estates have led to a general loss of traditional small village character. It notes that notable detractors include large industrial units which can be glimpsed to the south east, beyond the A430.
- 3.13 In relation to the visual context, the study notes that although scrub and tree planting parallel to the A430 provides screening in the east, the City of Gloucester and immediate industrial units can easily be viewed. Views from Gloucester towards Hempsted hill are generally non-descript and of an urban nature. Robins Wood Hill can easily be viewed beyond Gloucester. It notes that when Hempsted is viewed from the west, its western escarpment provides an important visual continuation of rural character that screens the rural Floodplain Farmland from views of urban encroachment. The study states that '*clear views of the southern agricultural slopes can be gained from the A430*', but does not provide further commentary on this statement of fact.
- 3.14 The land to the south of the Site lies within LCT Floodplain Farmland, and within LCA X – Hempsted Floodplain, which wraps around the south and east of LCA W.
- 3.15 Key characteristics of LCT Floodplain Farmland is set out in the study as including:
- *'An open and expansive area as a result of the flat landform and very limited tree cover.'*
  - *'Extensive pattern of ditches, streams, brooks, rivers and rhynes draining the floodplain landscape, a number of which provide important wetland habitats.'*

- *'Urban and industrial land uses and influences in the vicinity of Gloucester together with road and rail infrastructure.'*
- *'With the exception of the section to the west and north of Gloucester, settlement is very limited, frequently associated with former as well as existing crossing points over the river and on higher land at the edges of the floodplain landscape.'*

3.16 LCA X is described as a pastoral floodplain landscape which is influenced by the sewage works, landfill, pylons, and industrial units on the edge of Gloucester. Much of the description of the character of LCA X does not apply to the landscape in the vicinity of the Site, however, the study notes that from the Severn Way National Trail, the landscape to the west is clearly visible, with the Vale Hillocks providing distant enclosure.

3.17 From our assessment of the Site and immediate surroundings, we would note that the characteristics described within this study are generally evident within the surrounding area, with those of most relevance highlighted within this LVIA.

#### *Sensitivity Analysis*

3.18 The study also included a Sensitivity Analysis. In **Appendix G**, we have produced a map showing the areas within the Sensitivity Analysis overlain with the LCAs, in order to more readily consider the sensitivity of various areas.

3.19 The Site lies within sensitivity area G37, which includes the Site and the land to the south up to around Sims Lane. The Site and G37 were assessed within the study as being of Medium-Low sensitivity.

3.20 The study notes:

*'This predominantly low-lying compartment has been fragmented by the A430 and is encroached upon by industrial buildings. Tranquillity is therefore lost. Despite urban and industrial associations some well managed landscape features such as the ponds, orchard and small woodland adjacent to the sewerage works endure (although woodland is not characteristic of a floodplain landscape). Remnant agricultural land on scarp to south of Hempsted [i.e. the Site] appears intensively managed as field size is large, boundaries have been lost, and remaining hedges are often low and degraded. Mature boundary trees are sparsely scattered across the zone, with tree and scrub cover increasing along Rea Lane and towards the sewerage works. Low lying topography, tree planting and built form provides visual containment and creates strong urban associations. However, the fields directly south*

*of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views.*

**Reasons**

- *Visually related to the City, not the rural hinterland.*
- *Some rural features are retained including hedges, ditches, ponds, and mature trees.*
- *Rural character is degraded by intensive agricultural use, Hempsted markets, elevated infrastructure and proximity to industrial units.'*

3.21 From our assessment of the Site and surroundings, we would note that the above description of the area is generally accurate.

3.22 The remainder of LCA W (which bounds the west of Hempsted) is located within G39, and the wider landscape along the river to the west within LCA X lies within G38. Area G39 was assessed as being of High-Medium sensitivity, with Area G38 assessed as being of Medium sensitivity.

Landscape Analysis of Potential Development Sites (2013; extract in Appendix H)

3.23 WSP prepared this study on behalf of Gloucester City Council to carry out a landscape analysis of seven sites around Gloucester City, with regard to their suitability for residential development in relation to the potential landscape effects of any development. The study considered the Site, as well as the land which is now being development at Rea Lane, to the north west of the Site. The study notes that all seven sites were visited on one day, and the assessment for each site amounts to some paragraphs in a table. Therefore, the study was not an in-depth study, but more of an overview.

3.24 The findings of the study in relation to the Site are set out below. It should be noted that this study predates the development at Rea Lane to the north west of the Site, which affects the character of the landscape/townscape in this area.

*Site description*

- *This is a large, very open pattern arable green field site. It is bound on all sides by large hedgerows. The site slopes from north to south.*

*Site context*

- *To the north individual residential properties are situated within their large grounds. The properties vary in ages and style and include both 1 and 2 storey dwellings.*

- *Open fields lie to the south. The local sewage works sits to the south of the site although this has no impact on the site itself.*
- *The A430 highway corridor lies to the east; to the east of the road is an industrial park.*
- *The AONB lie approximately 4km to the east.*
- *Open countryside and the River Severn lie to the west.*

#### *Site visibility*

- *Panoramic views of the flood plain are possible from the north of the site.*
- *When viewing the site from the south, it is surrounded by built form, but is clearly visible due to the northern high point.*
- *Far reaching views are possible from the site to the AONB and Robinswood Hill to the west.*

#### *Protected Sites around site*

- *Listed Buildings; a group of listed buildings at St Swithun church - 300m, Newark house - 300m.*
- *Hempsted Conservation Area.*

#### *Opportunity for Development*

- *Any development on this site contained to the eastern side would not be detrimental in regard to landscape effect. This part of the site is in close proximity to other residential properties, the A430 trunk road and industrial units. Development here would be in keeping with the surrounding character.*
- *The different rural character in the western part of the site, its view from the flood plain and the rising topography means this area would be unsuitable for development. This area of the site would be highly visible, therefore creating a negative effect on the visual amenity and landscape character. It would encroach on the rural aspect of the village's surroundings.*

#### *Design Parameters*

- *Distinct separation should be made between the proposed development and the retained open land, possibly by siting open space on the western side of the any development.*
- *Positioning of the development and any associated landscaping and open space would help to limit the impact of the development on the immediate landscape character.*
- *The housing should be in keeping with the immediate surrounding properties and others in the village of Hempsted and be of a lower density and height due to the rising topography of the site.*

#### *Summary*

- *This is a large open arable field, the character of this site changes from industrial in the east to rural in the west. The site is visible from*

*Robinswood Hill.*

- 3.25 Appendix b of the study includes a plan showing the constraints and opportunities of the Site. That plan (reproduced in **Appendix H**) shows only the eastern part of the Site developed. The DFP is considered against the recommendations within this study, in Section 5 of this LVIA.

### **Designations**

- 3.26 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Local Plan maps indicate that the Site is not covered by any statutory or non-statutory designations for landscape, ecology or heritage quality or value (please refer to Designations and Local Policy Plan in **Appendix D**). The Cotswolds Area of Outstanding Natural Beauty ('AONB') lies over 4km south east of the Site at its closest, beyond the M5 motorway.
- 3.27 The Hempsted Conservation Area lies around 110m north of the Site at its closest point, separated from the Site by intervening, later 20<sup>th</sup> Century development. There are also several Listed Buildings within the Conservation Area, although there is no intervisibility between the Site and these buildings, nor between the Site and the Conservation Area.

### **Public Rights of Way**

- 3.28 Public footpath 71 crosses north-south along the eastern part of the Site, although on the ground, this footpath does not exist, with walkers instead continuing up to the A430 and then joining the footway. There is also no footbridge across the deep ditch along the Site's southern boundary which would allow this path to be used along its official alignment. Public footpath 71 continues westwards towards Rea Lane, a short distance south of the Site.
- 3.29 Bridleway 148 runs along the north western Site boundary, linking Rea Lane to Hempsted Lane.
- 3.30 Further public rights of way are shown on the OS map in **Appendix A**. These include the Severn Way long distance walking route, the Glevum Way local marked trail (although this is marked on the ground, it is not readily available to find in map form), and the Geopark Way long distance walking route.
- 3.31 The National Cycle Route 41 runs along the canal towpath, a short distance east of the Site.

### **Tree Preservation Orders**

- 3.32 During the planning application process, it was confirmed that no trees on the Site are covered by Tree Preservation Orders ('TPO'), and the landowner and applicant have not been made aware since then that the Council intend to serve a TPO.



## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site occupies three arable fields on the southern edge of Hempsted, Gloucester. It extends to 12.22ha.
- 4.2 The easternmost field is bound to the east by a 7m high native hedgerow with standard trees, with Hempsted Lane beyond. There is a field access gate in the south eastern corner of this boundary. The south eastern boundary is marked by a 7m high tree/thicket belt, with a grass verge along an embankment leading to a footway and the A430 beyond. The south western Site boundary is unmarked on the ground, with the south western field boundary of this eastern field formed by a roughly 2.5m high hedgerow, with an approximately 1m deep ditch beyond to the west. The northern boundary of the eastern field is formed by an outgrown hedgerow, around 6m high, with some higher quality trees occurring within it towards the east, and the rear gardens of the adjoining properties beyond. The field boundary between the eastern and central field is formed by a 2m high hedgerow of relatively poor quality, with a large gap in the centre marked only by a fence.
- 4.3 The central field is bound to the north by a combination of a native field hedge and the adjoining residential boundary hedgerows, around 3.5m high, with many scattered trees within it. Within the western part of this northern boundary is a band of dense trees within the adjoining rear gardens, around 12m in height. Roughly the northern half of the boundary between the central and western fields is formed by a native hedgerow, around 2.5m in height, with the southern half formed by a fence only. Within the southern part of the central field is a drainage basin within an area of long grass. The southern boundary of the central and western fields is formed by a maintained native hedgerow, around 2m high, with the drainage ditch located beyond to the south.
- 4.4 There are two standard, higher quality trees within the southern boundary hedgerow along the western field, with the boundary along the houses indented in the south west of this field formed by a fence, with trees and shrubs occurring within the adjoining gardens. The western boundary of the Site contains a mature ash tree within the south adjacent to the indented properties, alongside a field access gate. A short section of this boundary in the south is formed by a fence with scrub/bramble, with the remainder formed by a maintained native hedgerow, around 2.5m in height, along Rea Lane and adjacent to the garden at Oak Cottage. The property at Oak Cottage is overgrown, with several trees occurring in the garden. The northern boundary of the

western field is formed by a gappy hedgerow, around 3m in height, with gaps filled by scrub and bramble. The bridleway lies beyond to the north.

- 4.5 As mentioned earlier, although a public footpath is shown on maps within the eastern part of the Site, this is not the case on the ground where there is no footpath.

### **Topography**

- 4.6 The Site is located on a south-facing slope, and slopes down relatively steeply southwards from the northern boundary at around 25m Above Ordnance Datum ('AOD'), towards roughly the middle of the Site at around 15m AOD, before sloping down gently towards the southern boundary at around 10m AOD.
- 4.7 The housing to the north of the Site is at a similar level, and slightly higher than the northern boundary of the Site, with the village beyond located along the plateau of this hill. The land to the west of the Site slopes down in a similar manner to that at the Site from the edge of Hempsted village, towards the west and south west, with the level flood plain of the River Severn occurring beyond. To the south, the land continues to slope down gently towards the stream and public footpath south of the Site, and remains relatively level around the sewage works area. The land to the east of the Site remains relatively level, although the A430 is slightly raised above the surrounding area in places.
- 4.8 The wider landscape is relatively level to the west and south west, with several higher hills evident in the surrounding landscape, including Robins Wood Hill within the south east of Gloucester.

### **Visibility**

- 4.9 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained **Appendices A and B** and on the photographs in **Appendix C**.
- 4.10 From our assessment, it is apparent that the Site is most visible from the south, due to its location on a south-facing slope. There are also views from the east and west, with more limited views from the north. The key views of the Site are described in the tables contained in **Appendix J** and are summarised below.

#### Near and Middle Distance Views

- 4.11 Views from Hempsted Lane to the north east of the Site are mostly prevented by the dense intervening hedgerow, although there is a large

access gate here, from where the eastern part of the Site is visible (photographs 31 and 6). The vegetation along the A430 and the road itself is visible in these views, as is the vegetation within the landscape south of the Site, with glimpsed views of the higher ground south west of the Site in the far distance. There are also glimpsed views of the buildings east of the A430 in these views.

- 4.12 Views of the Site from the houses opposite the Site, along Hempsted Lane, are mostly filtered by the intervening vegetation, with some ground floor views available towards the Site, over the intervening boundary hedgerow (as evident in photograph 14).
- 4.13 The houses indented into the north of the Site have views over the central field from ground floor rear windows, and further partial views of the Site from first floor rear windows, filtered or heavily filtered by the intervening rear garden vegetation (as seen in photograph 14). The houses which back onto the bridleway to the north west of the Site, have views of the western and central parts of the Site from first floor rear windows, over the intervening vegetation along the boundaries (as seen in photographs 14 and 15).
- 4.14 There are partial views across the central and western part of the Site, from sections of the bridleway which adjoins the north western boundary, where there are gaps in the hedgerow. These views are expected to be screened in the summer when the intervening scrub and bramble is taller and in leaf (photographs 4 and 5). In these views, the Site is partially visible, with the vegetated area around the sewage works, as well as the built form in Gloucester south east of the Site also visible. The higher ground which surrounds Gloucester to the south east and south west is visible in the far distance.
- 4.15 Views from Rea Lane to the north west of the Site are framed along the lane by the adjoining hedgerows, with the boundary hedgerow in the north west of the Site partially visible, and filtering views of the groundplain of the Site (photograph 3). Views from the lane adjacent to the Site are partially filtered by the intervening hedgerow on the bank, with only limited glimpsed views into the Site (photograph 2). The Site is more visible from Rea Lane to the south west of the Site, over the intervening scrub boundary vegetation here, and through the field access gate (photograph 1). There are clear, glimpsed views through the field access gate of the western and central parts of the Site. In views from Rea Lane along the south western part of the Site, the higher ground at Robins Wood Hill is visible in the background, seen behind the intervening built form east of the Site.
- 4.16 Views from the rear and side gardens and windows of the properties indented into the south west of the Site will be similar to those from the

field access gate, although partially filtered by back garden vegetation (as seen in photograph 5).

- 4.17 Views from further south on Rea Lane (which incorporates the Severn Way) are mostly prevented by the intervening vegetation, although there are very limited opportunities for middle distance views of parts of the Site, where there are larger gaps in the vegetation along the lane (photographs 17 and 24).
- 4.18 In views from public footpath 64 along the floodplain west of the Site, from the section which leads north off Rea Lane to the south west of the Site, there are partial views of the Site through gaps in the intervening vegetation (photographs 18 and 19). In these views, the western field is partially visible, seen adjacent to the existing houses north west of the Site, and the properties indented into the south west of the Site. Moving northwards along this public footpath, views of the Site become screened by the intervening vegetation (including numerous evergreen trees) west of the Rea Lane and the Site (photograph 20).
- 4.19 In views from public footpath 64 where it forms part of the Severn Way, to the west of the Site along the river, the western field of the Site is partially visible in the middle to longer distance, forming a small part of a wider view, and seen within the context of the existing settlement along the higher ground at Hempsted, as well as the two properties south west of the Site (photographs 21 and 23). As the viewer moves further north along the Severn Way, views of the Site are prevented by the intervening vegetation west of Rea Lane and the Site, with the existing settlement at Hempsted still partially visible in these views (photograph 22).
- 4.20 There may be very limited, glimpsed views of the western part of the Site from the Geopark Way west of the River Severn, and south west of the Site, although the intervening riverside vegetation is likely to prevent the vast majority of views.
- 4.21 The Site is most visible in views from public footpath 71 which runs a short distance south of the Site. In these views, the Site is seen against the backdrop of the existing settlement which is evident behind the Site on the higher ground (photographs 14, 15 and 16).
- 4.22 Middle to longer distance views from the south west, from the public rights of way and lanes south of Middle Rea Farm and around the sewage works, are prevented by the intervening vegetation and the intervening area of slightly higher ground (photographs 29 and 30). There is a framed, partial view for a short section along public footpath 99, just south of where it joins Rea Lane, where a very small part of the

western field of the Site is visible, seen against the backdrop of the houses which back onto it to the north (photograph 28).

- 4.23 Views from the Severn Way south of Middle Rea Farm are prevented by the intervening vegetation (photographs 25, 26 and 27).
- 4.24 Views of the Site are available from the A430 when looking northwards, from the south where it crosses the canal, up to the junction of the A430 with Hempsted Lane. Views from adjacent to the northern half of the Site are mostly prevented by the intervening vegetation, although winter views will be filtered (photographs 7 and 9). From south of the Site along the A430, the Site is partially visible through gaps in the intervening roadside vegetation, with different parts of the Site visible at different locations, and with the Site seen against the backdrop of the adjoining houses to the north (photographs 11 and 13). A similar view is available from the northern end of Netheridge Close (photograph 12).
- 4.25 Views towards the Site are available for a short section along Hempsted Lane east of the A430, with the north eastern Site boundary vegetation visible in these views, alongside the houses which bound the Site to the north (photograph 8).
- 4.26 There are very limited opportunities for views of the Site from the canal tow path (and National Cycle Route 41) a short distance east of the Site. Views are available from the area around the rowing club, with further limited, filtered and partial views available from the car parking area (NHS testing site at time of site visit) east of the A430 and the Site (photograph 10). There will also be partial views of the eastern part of the Site from some of the buildings just to the east of the A430, south east of the Site, over the intervening vegetation.

#### Longer Distance Views

- 4.27 In long distance views from the west, from the eastern side of Minsterworth, views of the Site are prevented by the intervening vegetation, with the built form within Gloucester partially visible in filtered views on the higher areas of ground (photograph 32).
- 4.28 In long distance views from the south west, from west of Quedgeley and the Gloucester and Sharpness Canal, views of the Site are prevented by the intervening vegetation (photograph 33).
- 4.29 From the south east, from the top of Robins Wood Hill, the Site is visible behind and adjoining the existing built form at Gloucester, and is seen as a very small part of a wide panorama (photograph 34.)

- 4.30 From the south east from within the Cotswolds AONB, the Site is hard to discern considering the intervening distance, and the large area of Gloucester visible in views from the higher ground here (photograph 35.)

### **Landscape Quality, Value and Sensitivity**

- 4.31 The Site is not covered by any statutory or non-statutory designations for landscape character or quality, nor for ecology or heritage conservation value. It comprises ordinary arable fields and a drainage basin, with gappy internal hedgerows of lower quality. The boundary hedgerows and vegetation is of higher landscape quality and value, and screens parts of the Site. There are few trees of value on the Site, and these are contained to the boundaries. The Site's character is influenced by the adjoining main road (A430), as well as the adjoining housing to the north, which is clearly visible alongside the Site. Its character is also influenced by the grassed field and vegetation to the south, and to a lesser extent, by Rea Lane and the vegetation along it. The Site is assessed as being of medium landscape quality.
- 4.32 While the Site is not currently publically accessible (we have noted the lack of access across the southern boundary along the official route of the public footpath in the east of the Site), there are wide views available from the northern parts of it, across the lower lying land to the south, south east (including Gloucester), and south west (including the River Severn flood plain). The Site is not of particular scenic value, nor is it tranquil or wild. There are no known associations with it which would elevate its value. It is not a rare landscape type, nor is it a particularly good example of a landscape feature or characteristic of the landscape character area. The Site is assessed as being of medium landscape value, and it does not form a valued landscape in relation to the NPPF paragraph 174a.
- 4.33 The adjoining houses to the north of the Site are not of architectural or historic value, and the Site is separated from the Conservation Area by these houses. The land to the east of the Site is clearly urban in character, although the landscape to the south and west of the Site is more rural/countryside in character, with dense vegetation screening elements such as the sewage works. The River Severn is an attractive landscape feature, although the properties east of it within the landscape south of the Site, vary in quality and value. Overall, the townscape to the north of the Site is assessed as being of moderate quality, value and sensitivity, with the townscape east of the Site assessed as being of low quality, value and sensitivity. The landscape to the south is assessed as being of medium landscape quality, value and sensitivity, with the landscape to the west and south west of the Site

assessed as medium landscape quality, but medium to high sensitivity and value.

- 4.34 Residential development at the Site would continue the built form which is evident to the north. While the built form will be visible, the existing adjoining housing is similarly visible. The Site is assessed as being of medium sensitivity to residential development.

## 5.0 ABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The proposals relate to an outline application for up to 215 dwellings and associated open space and infrastructure, with access off Hempsted Lane applied for in detail. The revised proposals have evolved following the comments from the Council's Landscape Consultant.

5.2 CSA have prepared a note setting out the changes which have been made to the proposals as illustrated on the Development Framework Plan, with the note and DFP contained in **Appendix I**. The key development principles include:

- Up to 215 new dwellings, located within the northern to central parts of the Site. Lower density housing is proposed within the south west, to create an appropriate edge to the settlement, and a transition between the settlement and the countryside beyond;
- The homes are proposed to be up to 2 storeys in height, and mostly located along east-west orientated streets;
- The southern, easternmost and westernmost parts of the Site are proposed to be retained open, and planted to create a large parkland area of publicly accessible open space, wrapping around the built form;
- The development is proposed to be accessed off a new junction on Hempsted Lane, with pedestrian and cycle connection potentially provided in the south west of the Site onto Rea Lane, as well as within the north west of the Site to join the bridleway at this point;
- The existing hedgerows and trees within the Site and along the boundaries are proposed to be retained wherever possible, with sections removed to facilitate access and movement. The DFP shows how large new areas of tree, thicket and woodland planting can be incorporated within the areas of open space, in order to mitigate for the losses due to the access, as well as to filter views of the new development from the surrounding area. The new parkland will also include areas of long grass and meadows, and the scheme is capable of achieving a net gain in biodiversity;
- The streets are proposed to be orientated east-west where possible, to run with/along the contours of the land. The primary, spine street is proposed to be tree lined on both sides, with the secondary, connecting streets proposed to be tree lined on at least one side. This will aid in breaking up the built form in views



from the surroundings, and will also create an attractive new neighbourhood;

- The proposals include new swales and a drainage basin as part of the Sustainable Drainage System ('SuDS'). These will be designed to be attractive landscape features, with wetland grasses and planting incorporated within the banks and basins;
- The proposals include two equipped children's play areas: a Local Equipped Area for Play ('LEAP') and a Neighbourhood Equipped Area for Play ('NEAP');
- New recreational footways are proposed to be created within the parkland areas of public open space, with these footways linking to Rea Lane, Hempsted Lane, and the bridleway to the north of the Site. The potential exists to reinstate the route of the public footpath within the east of the Site; and
- The existing drainage basin will be retained within an area of long grass/meadow.

5.3 A full description of the proposed development is contained in the submitted Design and Access Statement.

5.4 The key landscape and visual effects are summarised in the tables in **Appendix J** and described in the relevant section below.

### **Landscape Features**

5.5 The proposed access off Hempsted Lane, and the associated visibility splays, will require the removal of around 86m of hedgerow here. The DFP shows how a new native hedgerow and native trees are proposed to be planted behind the visibility splays and road radii, in order to replace the vegetated frontage here. A gap of around 12m will remain within the boundary hedgerow, accommodating the access and footways. Further sections of internal hedgerows will require removal to facilitate access and movement within the development, however, the vast majority of structural vegetation on the Site boundaries and within it, is proposed to be retained and managed. The existing, wide field access gap in the hedgerow along Hempsted Lane, will also be reduced in width, with new hedgerow planting incorporated here too.

5.6 The DFP shows how large new areas of tree, thicket and woodland planting is proposed to be incorporated within the parkland which is located within the west, south and east of the development. The new planting will create layers of vegetation, which will aid in filtering views of the new homes, including from the public footpaths to the south and

west of the Site. New structural, native vegetation will also be incorporated along the south western Site boundary, where the existing field boundary is currently marked by scrub only.

- 5.7 The proposals include new street trees, which will further aid in filtering views of the new homes, and also aid in assimilating the built development into the surrounding landscape (in a similar manner to the existing northern boundary vegetation partially screens and/or filters views of the existing settlement edge).
- 5.8 The new areas of parkland offer the opportunity for new areas of native planting, as do the proposed green corridors along the retained internal hedgerows and swales. The proposed development will result in an increase in tree cover, as well as a net gain in biodiversity.

### **Relationship to Settlement**

- 5.9 The proposed development will form a natural extension to the existing settlement edge to the north, with houses within this area already bounding the Site, and also located along the south-facing slope. These houses are also already visible in views towards the Site, and the proposed development will not be introducing a new or uncharacteristic element into the surrounding landscape or views. The development at the Site will transpose the current settlement edge further to the south and lower down the landform, however, the large area of parkland within the south and west of the development will create an appropriate and soft settlement edge, and an appropriate transition between the built form and the open landscape beyond. New planting within these areas of open space will also visually integrate the built form into the surrounding landscape.
- 5.10 The proposed development at the Site will not extend further westwards towards the Severn valley, than the current adjoining built form to the north and north west of the Site. The proposed open space and structural planting within the west of the development will form a visual and physical separation between the houses and the valley landscape to the west. In the east, the development will form a continuation of residential development along the A430, as already occurring further north.

### **Public Rights of Way**

- 5.11 The opportunity exists to reinstate the route of the public footpath which is shown to run within the east of the Site on the OS map and on the Gloucestershire County Council's online public rights of way maps.

- 5.12 New recreational footways are proposed to connect to the adjoining bridleway to the north west of the Site, as well as to Rea Lane (thereby providing connections to the footpaths within the floodplain west of the Site). These new footways will run within the proposed parkland, and provide connections to the new homes, and also to Hempsted Lane, and wider Gloucester beyond.

### **Visibility**

- 5.13 As discussed in Section 4, where the Site is visible, it is mostly seen against the backdrop of, or within the context of the existing adjoining settlement. The key views and the visual effects of development at the Site are summarised in the tables in **Appendix J** and discussed below.

#### Near and Middle Distance Views

- 5.14 The tops of the new homes will be visible from Hempsted Lane, over the intervening retained and replacement hedgerows, although the development will initially be more visible from the road until the new vegetation matures. A framed view into the development will remain available along the new access road, with the houses partially filtered by the proposed tree planting in these views. Views from the houses opposite the Site along Hempsted Lane will be similar, with the new development partially visible over the intervening vegetation, in views filtered by proposed trees.
- 5.15 The houses within the north of the Site will be visible from the adjoining properties indented into the northern Site boundary. At the detailed design stage, sufficient back to back distances will be created between the new and proposed homes, to protect their privacy. Additional tree planting can be incorporated along this boundary, to further filter views between the new and existing houses. Similar views will be available from the houses to the north west of the Site, although new tree and hedgerow planting is proposed to be incorporated along the north western Site boundary, to filter these views.
- 5.16 The proposed development will be visible from the bridleway along the north west of the Site. These views will become screened in the summer, and filtered in the winter, as the proposed planting along the Site boundary here matures.
- 5.17 The houses within the west of the Site will initially be partially visible from Rea Lane to the west of the Site, with these views reducing (screened in the summer, and filtered in the winter) as the proposed planting within the west and south west of the development matures. The glimpsed views of Robins Wood Hill will likely be screened from Rea Lane, but views will instead be available to the public from within the new

parkland within the development, as well as from along the proposed recreational routes within it.

- 5.18 The new development will be partially visible from the two properties indented into the south west of the Site, although the proposed planting will screen these views in the summer, and filter them in the winter.
- 5.19 In the limited instance where the Site is visible from Rea Lane to the south, the new homes will be partially visible, seen as an extension of the existing housing which occurs to the north of the Site. The new homes will not appear discordant in these views, and the proposed planting within the parkland and within the housing areas will soften the built form in these views, and assimilate the houses into the surrounding landscape/townscape (in a similar manner to the existing houses which are indented into the north of the Site).
- 5.20 Where the Site is visible in views from public footpath 64 to the west, more built form will be visible with the proposed development in place, and the settlement edge will be transposed closer to the viewer. The proposed planting within the west and south west of the development, as well as within the housing areas, will break up the built form, and filter views of the new homes, to assimilate the settlement into the surrounding landscape. The new homes will not appear discordant in these views.
- 5.21 Views from further west, from along public footpath 64 where it forms part of the Severn Way, will be similar to those described above, although the built form at the Site will form a smaller component of the overall views from here. In views from the Severn Way further south, the proposed development will remain screened by the intervening vegetation and topography.
- 5.22 The new development will be visible from public footpath 71 which runs a short distance south of the Site. The proposed development will transpose the existing settlement edge which is currently visible from here, closer to the viewer, and the housing will not appear discordant within the view. The proposed parkland within the south of the development, as well as the large new areas of planting within it, will create layers of vegetation rising up the hill, which will partially filter the new homes in views from the south. This vegetation, alongside the proposed street trees and other garden vegetation, will break up the built form in views from here as it matures, and will visually assimilate the settlement edge into the surrounding landscape.
- 5.23 In views from the A430 south east of the Site, as well as in views from the car parking area and Hempsted Lane east of the A430, and also those from the rowing club and tow path alongside, the development within the east of the Site will be partially visible, seen against the backdrop of

the existing adjoining houses to the north. The new development will be filtered by the existing roadside vegetation, and the new homes will become further filtered by the proposed planting as it matures. The proposed development will not appear discordant in these views.

#### Longer Distance Views

- 5.24 The proposed development will be most visible in long distance views from Robins Wood Hill, where it will be seen as a small component of a much wider vista. As the proposed planting within the development matures, the new housing will become assimilated within the wider settlement in views from here, and will not be specifically discernible. The proposed development will not materially affect the other long distance views discussed in Section 4.

#### **Landscape Effects**

- 5.25 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. As set out in Section 4, it is assessed as being of medium sensitivity to residential development.
- 5.26 The Site will change from arable fields, to an area of new housing and parkland. The vast majority of existing structural vegetation on the Site will be retained and incorporated within the development. Large new areas of native planting is proposed to be incorporated within the new areas of public open space. The main streets are proposed to incorporate street trees, and the proposed homes will be similar in height to those which occur to the north of the Site. At the detailed design stage, the new homes can be designed to reflect the high quality vernacular of Hempsted and the surrounding area. While the effect on the Site's character is assessed as being adverse (due to the loss of the open fields), this does not mean that the proposed development would be unattractive or out of character. Indeed, in line within the NPPF and the National Design Guide, the proposed development can be designed to be beautiful, and to provide an attractive environment for residents.
- 5.27 The character and sensitivity of the surrounding landscape/townscape is briefly discussed in Section 4. The proposed development's layout responds to these identified sensitivities, with areas of open space retained within the south and west of the development, in order to create an appropriate, landscaped transition area between the new settlement edge and the open landscape beyond. New native structural vegetation is proposed within these areas, to strengthen the existing boundaries, and also to filter views of the new homes beyond. The proposed development will form a logical extension to the existing settlement which bounds it to north. While views towards the Site from

the surrounding areas will change, the new homes and parkland will not appear out of character where visible. Overall, the proposed development will not result in significant effects to the immediate surrounding landscape/townscape character.

- 5.28 Within the wider landscape around the Site and Hempsted, the new development will be seen as an extension to the existing built form on the edge of Gloucester here, and will not appear discordant. The proposed layout ensures an appropriate transition between the settlement and the open landscape, and there will be no material effects on the wider landscape as a result of the proposed development.

**Proposed development in relation to 'Landscape Analysis of Potential Development Sites (2013)'**

- 5.29 As noted within that study, the Site is visible from the south, and seen surrounded by built form. It notes that only the eastern part of the Site should be developed, as this would *'not be detrimental in regard to landscape effect'*, stating that the eastern part of the Site is in close proximity to other residential properties, the A430 and the industrial units.
- 5.30 However, from assessment, we would note that the northern part of the Site, both within the east and west of the Site, is well related to the adjoining properties, and the character of the northern part of the Site is affected by these houses.
- 5.31 The study notes that the visibility of the western part of the Site from the floodplain and the rising topography make this area unsuitable for built development. However, our assessment has found that views from the floodplain are limited to an area west and south west of the Site, and that in these views where the Site is visible, it is seen adjacent to the existing housing which is similarly visible.
- 5.32 The proposed development as shown on the DFP, has taken this visibility into consideration, and the new homes are therefore set back from the western Site boundary behind a deep green area of open space. Within this area, as well as along the south western Site boundary, new structural vegetation is proposed, which will limit views of the new homes in views from the west and south west. Considering the length of publicly accessible footpaths within this area from where the new homes would be visible, alongside the fact that the existing settlement is already visible, and taking into consideration the fact that not all viewers would be walking north and looking at the Site, it is not considered that the visual effects of the proposed development in the west of the Site would be significant. Therefore, it is considered that development in line with that shown on the DFP within the west of the Site, could be

accommodate without resulting in significant visual effects from the floodplain.

- 5.33 In addition, the proposed development is contained to the northern parts of the Sites only within the west, limiting the effect of the proposed development on the rural character of the landscape within the floodplain. The DFP includes green open spaces within the west and south west of the Site, to create an appropriate transition and separation between the settlement and the countryside beyond.
- 5.34 As suggested within the Design Parameters of the study, the positioning of the development and any associated landscaping would help to limit the impact of the development. The DFP shows how the proposed location of the built form, as well as the proposed location of the landscaping, has been considered, in order to limit and mitigate visual and landscape effects on the surrounding landscape/townscape, while making effective use of the Site, as set out within the NPPF section 11.

## 6.0 CONCLUSION

- 6.1 CSA Environmental has been appointed by Gladman Developments Ltd to undertake a landscape and visual impact assessment of land at Hempsted Lane, Gloucester. The Site is currently the subject of an undetermined planning application/active planning appeal (Ref: 20/00315/OUT) which is seeking outline planning permission for up to 245 dwellings and associated public open space and infrastructure, with vehicular access from Hempsted Lane applied for in detail. During the consideration of this application by Gloucester City Council, the authority's Landscape Consultant has provided comments on the submitted proposals, including the Development Framework Plan, Design and Access Statement, and Landscape and Visual Impact Assessment.
- 6.2 The proposals for the Site have been revisited to address the comments from the Council's Landscape Consultant. This updated LVIA responds to those comments, with an updated Development Framework Plan for up to 215 dwellings, and an updated Design and Access Statement also provided as part of the amended proposals.
- 6.3 The Site extends to 12.22ha and comprises three arable fields on the southern edge of Hempsted, within Gloucester. The Site is located on a south-facing slope, and slopes down relatively steeply southwards from the northern boundary at around 25m AOD, towards roughly the middle of the Site at around 15m AOD, before sloping down gently towards the southern boundary at around 10m AOD.
- 6.4 The Site lies within an area assessed as being of medium-low landscape sensitivity, as set out within the Council's Sensitivity Analysis (2013), however, the Council's Landscape Analysis of Potential Development Sites (also produced in 2013) recommends only the western part of the Site should be developed.
- 6.5 From our assessment, it is apparent that the Site is most visible from the south, due to its location on a south-facing slope. There are also views from the east and west, with more limited views from the north.
- 6.6 The Site is not covered by any statutory or non-statutory designations for landscape character or quality, nor for ecology or heritage conservation value. It comprises ordinary arable fields and a drainage basin, with gappy internal hedgerows of lower quality. The boundary hedgerows and vegetation is of higher landscape quality and value, and screens parts of the Site. There are few trees of value on the Site, and these are contained to the boundaries. The Site's character is influenced by the adjoining main road (A430), as well as the adjoining

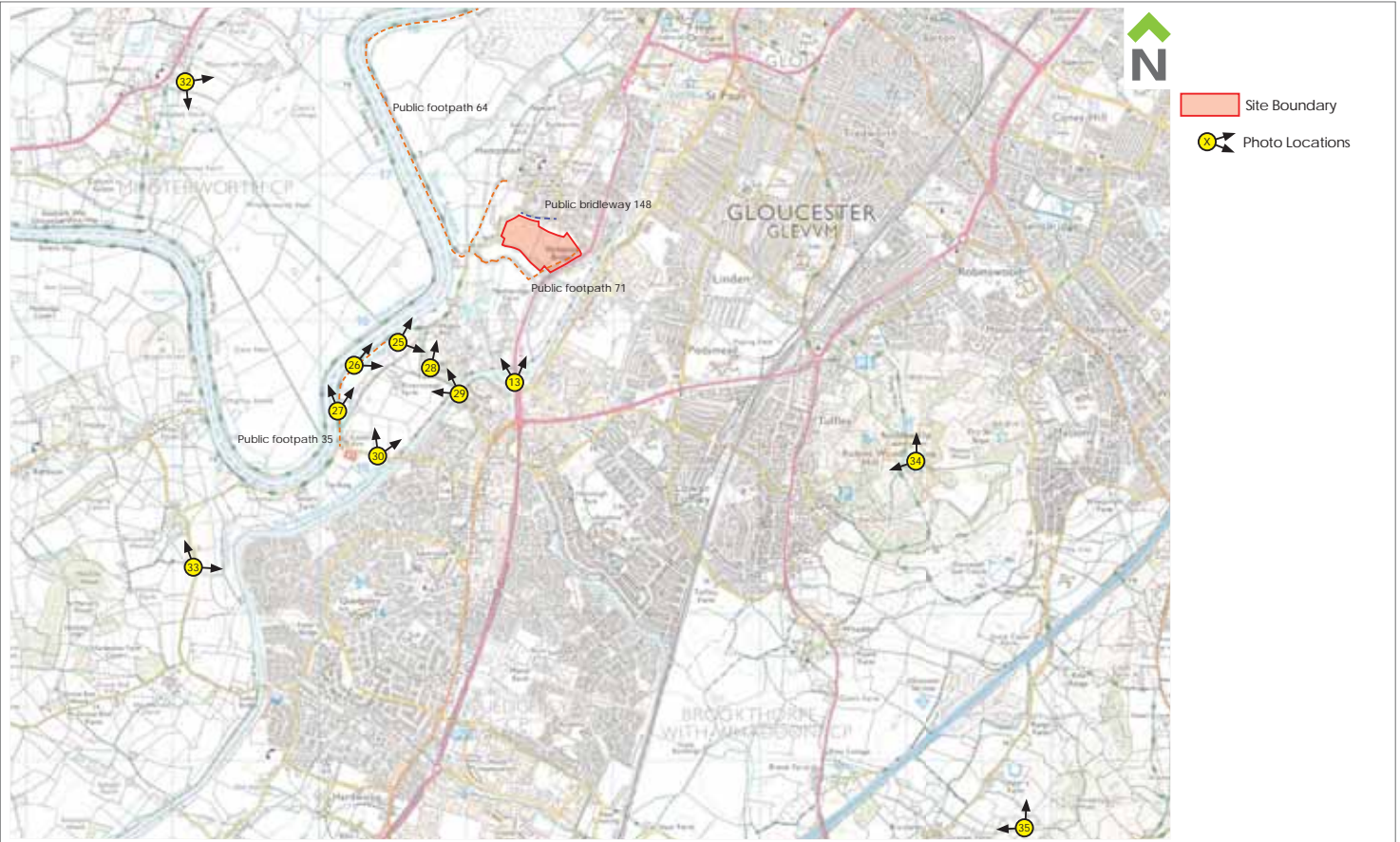


housing to the north, which is clearly visible alongside the Site. Its character is also influenced by the grassed field and vegetation to the south, and to a lesser extent, by Rea Lane and the vegetation along it. The Site is assessed as being of medium landscape quality. The Site is assessed as being of medium landscape value, and medium landscape sensitivity.

- 6.7 CSA have prepared a note setting out the changes which have been made to the proposals as illustrated on the Development Framework Plan, with the note and DFP contained in **Appendix I**.
- 6.8 The Site will change from arable fields, to an area of new housing and parkland. The vast majority of existing structural vegetation on the Site will be retained and incorporated within the development. Large new areas of native planting is proposed to be incorporated within the new areas of public open space. The main streets are proposed to incorporate street trees, and the proposed homes will be similar in height to those which occur to the north of the Site. At the detailed design stage, the new homes can be designed to reflect the high quality vernacular of Hempsted and the surrounding area. While the effect on the Site's character is assessed as being adverse (due to the loss of the open fields), this does not mean that the proposed development would be unattractive or out of character. Indeed, in line within the NPPF and the National Design Guide, the proposed development can be designed to be beautiful, and to provide an attractive environment for residents.
- 6.9 Within the wider landscape around the Site and Hempsted, the new development will be seen as an extension to the existing built form on the edge of Gloucester here, and will not appear discordant. The proposed layout ensures an appropriate transition between the settlement and the open landscape, and there will be no material effects on the wider landscape as a result of the proposed development.

## Appendix A

### Site Location Plan



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
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<b>Project</b>	Land off Hempsted Lane, Gloucester	<b>Date</b>	March 2022	<b>Drawing No.</b>	CSA/6036/100
<b>Drawing Title</b>	Site Location Plan	<b>Scale @ A4</b>	NTS	<b>Rev</b>	-
<b>Client</b>	Gladman Developments Ltd	<b>Drawn</b>	HG	<b>Checked</b>	SG

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Appendix B

Aerial Photograph



 Site Boundary     Photo Locations



Dixies Barns, High Street,  
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w csaenvironmental.co.uk

**Project** Land off Hempsted Lane, Gloucester

**Drawing Title** Aerial Photograph

**Client** Gladman Developments Ltd

**Date** March 2022

**Scale @ A4** NTS

**Drawn** HG

**Drawing No.** CSA/6036/100

**Rev** -

**Checked** SG

## Appendix C

### Photosheets

Approximate extent of Site

Northern Site boundary



1 View from Rea Lane adjacent to the south west of the Site, looking north east towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 14:02  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-

Approximate extent of Site



Figure 2 View from Rea Lane, looking east towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 14:00  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-





t 3 View from Rea Lane, looking south towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13:55  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 81  
 Looking direction South

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-

Approximate extent of Site



Figure 4: View from bridleway 148, looking south towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 13:57  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction South

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-



Southern Site boundary

5 View from bridleway 148, looking south towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13:58  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction South

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	



Figure 6: View from north eastern boundary, looking west across Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 12:22  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction west

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Approximate extent of Site



7 View from Hempsted Lane, looking west towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 12.24  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction west

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk					
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102				
Drawing Title	Photosheets	Date	March 2022				
Client	Gladman Developments Ltd	Drawn	HG	Checked	SG	Rev	-

Approximate extent of Site



Figure 8 View from Hempsted Lane, looking north west towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 12.25  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction North west

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Approximate extent of Site

Northern Site boundary



Figure 9: View from A430, looking north towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 14 16  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction North

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk					
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102				
Drawing Title	Photosheets	Date	March 2022				
Client	Gladman Developments Ltd	Drawn	HG	Checked	SG	Rev	-

Approximate extent of Site

The Site



Figure 10 View from Gloucester Rowing Club, looking north towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 12.2  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction North

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-





Figure 11 View from A430, looking north towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 12:35  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction North

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Approximate extent of Site

The Site



12 View from Netheridge Close, looking north towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 12:37  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction North

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-

← Approximate extent of Site →

The Site



t 13 View from A430, looking north towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 12 3  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 78  
 Looking direction North

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	



Figure 14 View from public footpath 71, looking north east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 14 12  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Northern Site boundary

Approximate extent of Site

Southern Site boundary



Figure 15: View from public footpath 71, looking north east towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 14 0  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-



t 16 View from public footpath 71, looking north east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 14:02  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 85  
 Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project	Land off Hempsted Lane, Gloucester	Drawing No.
Drawing Title	Photosheets	Date	March 2022	
Client	Gladman Developments Ltd	Drawn	HG	Checked SG Rev -



Figure 17 View from Rea Lane, looking north east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13:31  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 77  
 Looking direction North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-

Approximate extent of Site

Northern Site boundary



Figure 18: View from public footpath 64, looking east towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 13.2  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-



Approximate extent of Site

The Site



Figure 19 View from public footpath 64, looking east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13.44  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Approximate extent of Site

Houses at south western Site corner



Figure 20 View from public footpath 64, looking east towards Site.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 13:46  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 0  
Looking direction east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-



Figure 21 View from public footpath 64, looking east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13:32  
 Canon 1100D 1.6x, Canon IS 18-55mm  
 Hf0 0  
 Looking direction East

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Approximate extent of Site

Houses at south western Site corner



Figure 22 View from public footpath 64, looking south east.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 13:37  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 82  
Looking direction South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-



Figure 23 View from public footpath 64, looking south east.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13:41  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction South east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Approximate extent of Site  
 Houses north west of Site



24 View from Rea Lane, looking north east.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13:24  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 53  
 Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Approximate extent of Site



Figure 25 View from public footpath 35, looking north east.

Visualisation Type 1  
Cylindrical projection  
48 @ A3, 6 @ A1  
15.03.2022, 13:0  
Canon 1100D 1.6x, Canon -S 18-55mm  
Hfo 61  
Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-



t 26 View from public footpath 35, looking north east.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13.04  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	





t 27 View from public footpath 35, looking north.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 13 01  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction North

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	

Approximate extent of Site

The Site



Figure 28 View from public footpath, looking north east.

Visualisation Type 1  
 Planar projection  
 75 @ A3, 150 @ A1  
 15.03.2022, 13 1  
 Canon 1100D 1.6x, Canon lens 5-18-55mm  
 HFOV 40  
 Looking direction North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		Project Land off Hempsted Lane, Gloucester	Drawing No. CSA/6036/102	
Drawing Title Photosheets		Date March 2022		
Client Gladman Developments Ltd	Drawn HG	Checked SG	Rev -	



t 29 View from Sims Lane, looking north west.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 12:45  
 Canon 1100D 1.6x, Canon -S 18-55mm  
 Hfo 0  
 Looking direction North west

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	



Figure 30: View from Imore Lane east, looking north east.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 15.03.2022, 12:52  
 Canon 1100D 1.6x, Canon IS 18-55mm  
 Hf 0  
 Looking direction North east

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	



t 31 View from Hempsted Lane, looking south.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 20.04.2022, 11:51  
 Canon S 4000D 1.6x, Canon S 18-55mm  
 Hfo 0  
 Looking direction South

		Dixies Bams, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	



Approximate location of Site

Figure 32: View from the Gloucestershire Way, looking south east.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 20.04.2022, 11:35  
 Canon S 4000D 1.6x, Canon S 18-55mm  
 HFO 0  
 Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT T: 01462 743647 E: ashwell@csaenvironmental.co.uk W: csaenvironmental.co.uk		
		<b>Project</b> Land off Hempsted Lane, Gloucester	<b>Drawing No.</b> CSA/6036/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2022		
<b>Client</b> Gladman Developments Ltd	<b>Drawn</b> HG	<b>Checked</b> SG	<b>Rev</b> -	



t 33 View from lane near Hollow arm Livery, looking north east.

Visualisation Type 1  
 Cylindrical projection  
 48 @ A3, 6 @ A1  
 20.04.2022, 11 01  
 Canon S 4000D 1.6x, Canon S 18-55mm  
 Hfo 0  
 Looking direction North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-

The Site



Figure 34 View from Robins Wood Hill, looking north west.

Visualisation Type 1  
Planar projection  
75 @ A3, 150 @ A1  
20.04.2022, 12.22  
Canon S 4000D 1.6x, Canon S 18-55mm  
Hfo 40  
Looking direction North west

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Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102				
Drawing Title	Photosheets	Date	March 2022				
Client	Gladman Developments Ltd	Drawn	HG	Checked	SG	Rev	-





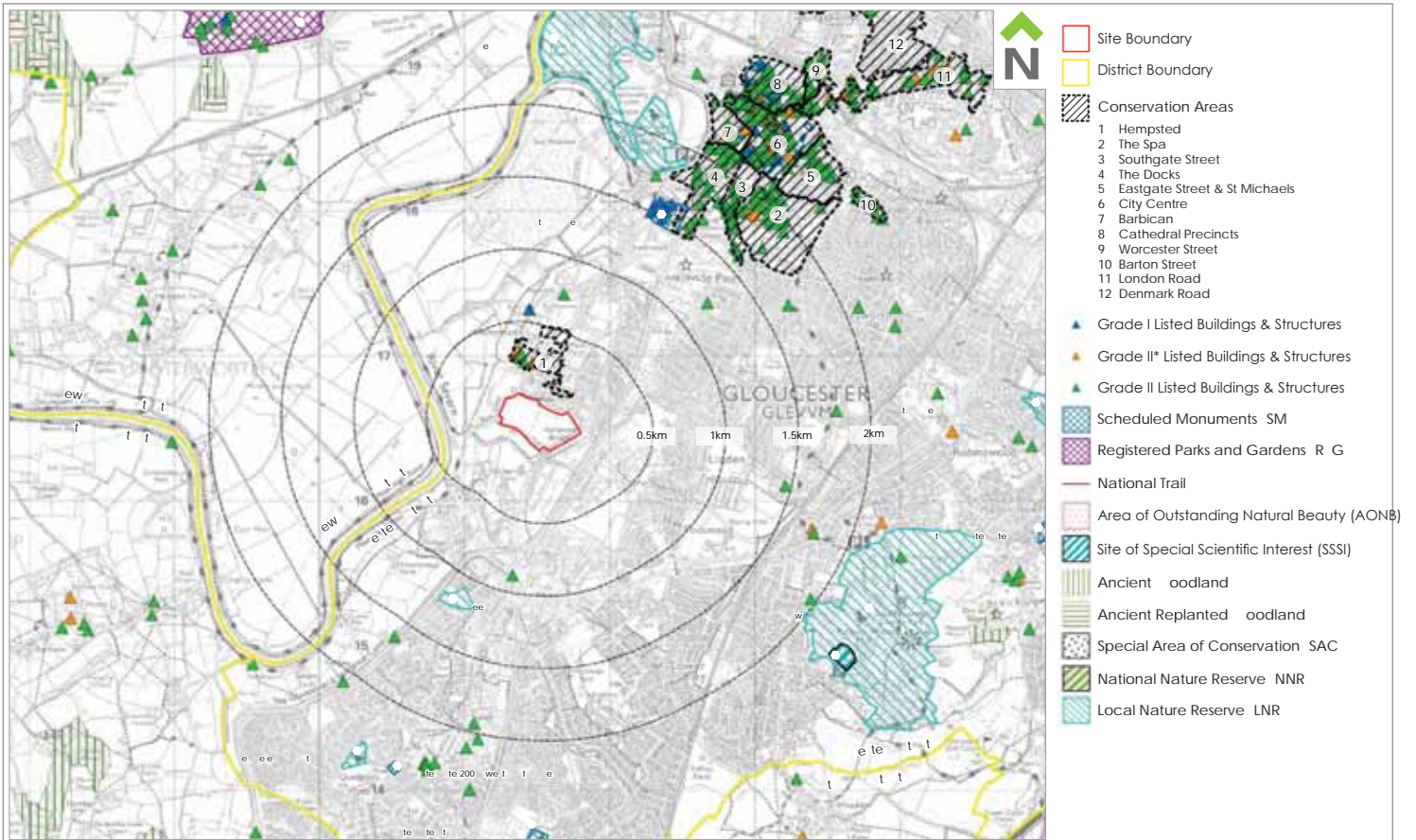
t 35 View from public footpath within Cotswolds AONB, looking north west.

Visualisation Type 1  
 Planar projection  
 75 @ A3, 150 @ A1  
 20.04.2022, 10.2  
 Canon S 4000D 1.6x, Canon S 18-55mm  
 Hfo 40  
 Looking direction North west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk	
Project	Land off Hempsted Lane, Gloucester	Drawing No.	CSA/6036/102
Drawing Title	Photosheets	Date	March 2022
Client	Gladman Developments Ltd	Drawn	HG
		Checked	SG
		Rev	-

## Appendix D

### Designations and Local Policy Plan



<p>CSA environmental</p> <p>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p>t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk</p>	<p><b>Project</b> Land at Hempsted Lane, Gloucester</p>	<p><b>Date</b> April 2022</p>	<p><b>Drawing No.</b> CSA/6036/105</p>
	<p><b>Drawing Title</b> Designations and Local Policy Plan</p>	<p><b>Scale @ A4</b> NTS</p>	<p><b>Rev</b> -</p>
	<p><b>Client</b> Gladman Developments Ltd</p>	<p><b>Drawn</b> HG</p>	<p><b>Checked</b> SG</p>

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## Appendix E

### National Landscape Policy Context

- 1.1 National policy is set out in the National Planning Policy framework NPP and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPP state that at the heart of the framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPP states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for, among other elements, the conservation and enhancement of the natural built and historic environment including landscapes and green infrastructure and planning measures to address climate change mitigation and adaptation.
- 1.4 Section 12 of the NPP sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 127 states that design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Paragraph 128 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 130 states that planning policies and decisions, should ensure that developments, amongst others
- will function well and add to the overall quality of the area not just in the short term but over the lifetime of the development
  - are visually attractive as a result of good architecture layout and effective landscaping
  - are sympathetic to local character and history including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change
- 1.6 Paragraph 131 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 132 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 134 goes on to state

that poorly designed development should be refused, particularly where it does not follow local or government design guidance.

1.8 Section 15 of the NPP deals with conserving and enhancing the natural environment. Paragraph 174 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, in a manner commensurate with their statutory status or identified quality in the development plan. The paragraph also outlines that the planning system should recognise the, intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services including the economic and other benefits of the best and most versatile agricultural land and of trees and woodland.

1. Paragraph 175 highlights that plans should

distinguish between the hierarchy of international, national and locally designated sites, allocate land with the least environmental or amenity value where consistent with other policies in this framework, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

1.10 Paragraph 180 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland and ancient or veteran trees should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

1.11 Paragraph 176 notes that great weight should be given to conserving 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 landscape and scenic beauty. The paragraph goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of potential detrimental effects on the environment, the landscape and recreational opportunities, and should show the extent to which these could be moderated. The paragraph also notes that development within the setting of a designated area should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.

1.12 Paragraph 177 states that permission should be re-used or major development within the National Parks, the Broads and Areas of Outstanding Natural Beauty apart from where exceptional circumstances and public interest can be demonstrated. Such applications will require assessments of the need for the development, other options for the location of the development outside the designated area and any detrimental effects on the environment, landscape and recreational opportunities.

1.13 The definition of major development for the purposes of paragraphs 176 and 177, is noted as being a matter for the decision maker, and should be considered in terms of its nature, scale and setting and whether it could have a significant adverse impact on the purposes for which the area is designated or defined.

t e e

1.14 The Planning Practice Guidance (PPG) as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPP paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.

1.15 Paragraph 001 (D 26-001-201 1001) of the Design process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130-134 of the NPP which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published October, 2011), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Spaces
- Homes and buildings
- Resources
- Lifespan.

1.16 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should set the vision and implementation strategy for a

development . Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.17 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.18 Paragraph 004 defines Green infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are

- Building a strong competitive economy
- Creating well designed places
- Promoting healthy and safe communities
- Mitigating climate change flooding and coastal change
- Conserving and enhancing the natural environment

1.1 The final paragraph 008 in the green infrastructure sub-section notes that

green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals as an integral part of development and infrastructure provision and taking into account existing natural assets and the most suitable locations and types of provision.

1.20 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.

1.21 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170-174 of the NPP which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Paragraph 036 goes on to note that

Where landscapes have a particular local value it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for



development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures such as appropriate design principles and visual screening where necessary. The cumulative impacts of development on the landscape need to be considered carefully.

tenets

1.22 The National Design Guide 201 provides guidance to illustrate how well designed places that are beautiful, enduring and successful can be achieved in practice.

1.23 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment. Our emphasis

- Context is described as the location of the development and the attributes of its immediate local and regional surroundings. The Guide goes on to state that,

an understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.
- Nature contributes to the quality of a place and to people's quality of life and it is a critical component of well designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees and other trees, grass, planting and water.

1.24 The National Model Design Code July, 2021 expands upon the ten characteristics of good design providing an overarching framework for design.

## Appendix F

Extract from the Joint Core Strategy Landscape Characterisation Assessment  
and Sensitivity Analysis (2013)

# Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis



Gloucester  
**City Council**

  
**CHELTENHAM**  
BOROUGH COUNCIL

  
**Tewkesbury**  
Borough Council

# GLOUCESTER

## Landscape Characterisation Assessment and Sensitivity Analysis

### Introduction

Gloucester sits at the head of the Severn Estuary the city itself sitting within the Vale of Gloucester. To east there is the Cotswold escarpment and the significant outliers of Robinswood and Churchdown (or Chosen) hill. To the South, North and West the flood plain of the Severn dominates, though the land rises gently to the Forest and Malvern hills. The landscape around the city is varied as reflected the 5 different landscape types identified in the LDA study. This report looks at each LDA landscape character type separately describing in more detail each separate character area.

*See Appendix 1 for landscape character map.*

### Landscape Character Type: Settled Unwooded Vale

The landscape character type of „Settled Unwooded Vale“ (as classified in the Gloucestershire LCA, LDA 2006) is one of the most extensive character types within the Gloucester urban fringe. The character type is further subdivided into the Vale of Berkeley to the south of Gloucester, and the Vale of Gloucester to the east and north. The following key characteristics (drawn from the Gloucestershire LCA, 2006 and recent site investigation) can broadly be applied to the entire character area. Further to the Gloucestershire LCA the Settled Unwooded Vale has been divided into a number of areas based on frequency of certain features, proximity to built form, and sense of enclosure.

#### Key Characteristics

- 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 suburban areas and interspersed with commercial and industrial premises;
- Varied mix of building materials including brick, timber, and stone, and slate and thatch roofing;
- Proliferation of modern „suburban“ building 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.

## **W: Hempsted**

### **Designations**

- **Scheduled Ancient Monuments** – Our Lady's Well and the village cross.
- **Listed buildings** – within the village
- **Gloucester Local Plan: Landscape Conservation Area**
- **Gloucester Local Plan: Public Open Space and Private Playing Field**
- **Gloucester Local plan: Cordon Sanitaire**
- **Gloucester Local Plan: Conservation Area** (part of Hempsted village)
- **Gloucester Local Plan: Housing Commitment** (achieved since the publication of the Local Plan)

The village of Hempsted is located on a small elongated hill to the west of Gloucester and has undergone significant residential expansion. Several buildings and features of historic importance such as the village cross, church and various houses, remain to give a depth of time to the area. However, a variety of 20<sup>th</sup> century housing estates have led to a general loss of traditional small village character. This is very much reflected in the surrounding landscape. The western escarpment demonstrates remnant field patterns with reasonably well maintained hedge or treed field boundaries, and an orchard site dating back to the 1884 OS map. However, where residential estates have encroached across the hill, particularly along the eastern boundary of the area (A430), the landscape has been lost, fragmented or degraded. The somewhat degraded pastoral fields on the flatter hilltop and western bank play a vital role in keeping a rural character to the village.

Notable detractors include large industrial units which can be glimpsed to the south east, beyond the A430; and an abandoned MOD site which lends an industrial feel to the very north of the area.

This study has removed the low-lying land either side of the A430 (adjacent to the sewerage works) from Settled Unwooded Vale type as the landform, waterlogged condition, balancing ponds and raised A-road are more characteristic of the Floodplain Farmland landscape character type.

### **Visual context**

Although scrub and tree planting that runs parallel with the A430 provides screening in the

east, the City of Gloucester and immediate industrial units can easily be viewed. Owing to the generally developed eastern edge of the Hempsted hill the views from Gloucester of the area are generally non-descript and of an urban nature.

To the south east Robinswood Hill can be easily viewed beyond the built environment of Gloucester. The Cotswold AONB escarpment can also be easily viewed in the distance.

The hill overlooks the Floodplain Farmland of Minsterworth Ham and Gloucester landfill site to the west, while the Vale Hillocks create a distant backdrop in the north-west. When viewed from the west the western escarpment of Hempsted provides an important visual continuation of rural character that screens the rural Floodplain Farmland from views of urban encroachment.

Clear views of the southern agricultural slopes can be gained from the A430.

### **Visual receptors**

- Users of the Severn Way National Trail;
- Residents of Hempsted village;
- Users of the A430;
- Users of the public footpaths located to the base of the hill in the south and west;
- Residents of Rea Lane;
- Residents of Minsterworth with direct views to the south east (glimpsed/distant views); and
- Users of the public footpaths and Gloucestershire Way National Trail across Minsterworth Ham (glimpsed/distant views).



*Looking towards Lady's Well from landfill road.*

### **Landscape Character Type: Floodplain Farmland**

Within the county LCA the landscape character type of „Floodplain Farmland“ is divided into three character areas, two of which are in close proximity to Gloucester – namely Elmore Back and Minsterworth Ham, and The Rea, Maisemore Ham and Longford.

### **Key Characteristics**

- Flat floodplain landscape, with areas subject to annual winter flooding which provides fertile farmland and productive lush meadows and pastures for summer grazing;
- An open and expansive area as a result of the flat landform and very limited tree cover;
- Extensive pattern of ditches, streams, brooks, rivers and rhymes draining the floodplain landscape, a number of which provide important wetland habitats;
- A predominantly pastoral landscape with unimproved and improved grassland, with some areas of arable farming;
- Both active and disused canals present with the landscape;
- Urban and industrial land uses and influences in the vicinity of Gloucester together with road and rail infrastructure;
- With the exception of the section to the west and north of Gloucester, settlement is very limited, frequently associated with former as well as existing crossing points over the river and on higher land at the edges of the floodplain landscape;
- Access very limited with occasional roads, often linking to existing bridging points and former ford or ferry river crossings;
- Recreational activities, including camping and caravan sites and public houses, the latter often associated with former river crossing points or supply points; and
- Areas of wetland meadows, designated as SSSIs and Key Wildlife Sites, and Local Nature Reserves, and managed to retain high biodiversity interest.

## X: Hempsted floodplain

### Designations

- **Gloucester Local Plan: Landscape Conservation Area**
- **Gloucester Local Plan: Floodplain**
- **Gloucester Local Plan: two Sites of Nature Conservation Interest**
- **Gloucester Local Plan: small area of Housing Allocation and Employment Commitment** (apparently not addressed since the publication of the Local Plan)
- **Gloucester Local Plan: small area of Public Open Space**
- **BAP priority habitat** - Coastal and floodplain grazing marsh and Lowland Meadows

Sewerage works, landfill, disused gas works, pylons, and industrial units of the Gloucester periphery have a strong industrial influence upon an otherwise pastoral floodplain landscape. A stark contrast between typical Floodplain Farmland landscape and industrial land uses is evident.

Where landfill has been completed the landscape character is no longer in keeping with a Floodplain Farmland landscape due to the undulating landform and the small industrial pipe/chimney features. Views into and out of the area are subsequently significantly altered.

There is some evidence of remnant field boundaries and orchards shown on the 1884 OS map. However most have been altered by industry or infrastructure (A430).

The security fencing, loud noise, and windswept of the active landfill and adjacent industrial units have a detrimental effect on the rural aesthetic and reduces the sense of tranquillity and security to the north of the area.

Please note, this survey has altered the Floodplain Farmland – Settled Unwooded Vale interface south of Hempsted and at Lower Rea, to give a more accurate account of landscape character

### Visual context

Access to the north of the site is generally restricted by industrial units and active landfill; views are therefore generally reduced to the immediate vicinity, although the floodplain to the west can be perceived as a visual extension of the area in places. Although the completed landfill area does offer a high viewing platform, it is not traversed by public footpaths. The undulating landfill is the notable landmark of the area and can be seen from the A48. The raised land of Hempsted provides an immediate visual backdrop to the area in the east. From the Severn Way National Trail the landscape to the west is clearly visible with the Vale Hillocks providing distant enclosure. To the south of the site the Vale Hillock of Monks" and Hockley Hills is an immediate visual feature, while pylons create focal points across the area.

### Visual receptors

- Westerly residents of Hempsted;
- Residents of Rea and Rivers Mead farm;
- Possibly residents of Elmore;
- Easterly residents of Minsterworth;
- Users of the A48;
- Users of the Severn Way and possibly the Gloucestershire Way National Trails



*Looking towards Hempsted across Church Farm Hams*

### **G36 Lower Rea: Medium - low sensitivity**

The northern section of this compartment is elevated and offers extensive views over Gloucester in the east, and Minsterworth Ham in the west. Although a well treed pond, remnant orchard, occasional tall scrub boundary, and some deciduous mature trees offer landscape interest within the elevated area field size is large, and hedge boundaries are degraded. Furthermore a dense conifer plantation occupies the steep western slope, and a row of poplars, and several mature pines at Riversmead Farm create bold features that are not in keeping with the landscape character. The landscape continues to be degraded by agricultural intensification in the south. Although extensive views of Gloucester are lost some association can still be made with the dense Quedgeley development in the east. Settlement pattern is scattered within the zone and two footpaths and links with the canal corridor provide some doorstep amenity value. Occasional orchard provides interest

#### **Reasons**

- Easily associated with Gloucester - both immediate and some extensive views
- Treed landscape features create a somewhat disjointed landscape character - and landscape character is generally degraded by agricultural intensification
- Good amenity value - some footpaths (and links with river-side walk) and road link to Quedgeley

### **G37 Hempsted and sewage works: Medium - low sensitivity**

This predominantly low-lying compartment has been fragmented by the A430 and is encroached upon by industrial buildings. Tranquillity is therefore lost. Despite urban and industrial associations some well managed landscape features such as the ponds, orchard and small woodland adjacent to the sewerage works endure (although woodland is not characteristic of a floodplain landscape). Remnant agricultural land on scarp to south of Hempsted appears intensively managed as field size is large, boundaries have been lost, and remaining hedges are often low and degraded. Mature boundary trees are sparsely scattered across the zone, with tree and scrub cover increasing along Rea Lane and towards the sewerage works. Low lying topography, tree planting and built form provides visual containment and creates strong urban associations. However, the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views.

#### **Reasons**

- Visually related to the City, not the rural hinterland
- Some rural features are retained including hedges, ditches, ponds, and mature trees
- Rural character is degraded by intensive agricultural use, Hempsted markets, elevated infrastructure and proximity to industrial units



### **G38 West Hempsted floodplain: Medium sensitivity**

This compartment has retained landscape characteristics typical of the floodplain landscape and is strongly visually associated to the rural west. Landform and treed boundaries prevent views to the urban east. Landscape features such as vegetated ditches, scrub and tree boundaries, low hedgerows, and wet grassland are evident. Scattered settlement, including some traditional brick cottages, follows the narrow Rea Lane. To the south the area becomes a narrow strip contained between landform in the east (with dense conifer belt) and the Severn in the west.

#### **Reasons**

- Visually related to the rural floodplain in the west, not the City
- Landscape character predominantly conserved

### **G39 West Hempsted Scarp: High - medium sensitivity**

This compartment plays a key role in containing the urban east from the rural west. It is an elevated, sloping zone consisting of historic field pattern (albeit with degraded hedge boundaries in places), a scheduled monument, and is associated with the historic church and older part of the village. Housing at Hempsted is visible from the floodplain; pylons and landfill can be viewed from the zone; and a belt of conifers detract from the rural character. However, public footpaths provide doorstep amenity value and link with the Severn Way, and structural diversity is created by boundaries of varying height.

#### **Reasons**

- Elevated and visually prominent (although there are few visual receptors in the west)
- Historic importance and associations
- Rural character has largely been conserved
- Visually related to the rural floodplain farmland, not the City
- Important in visually containing the city from the rural west

### **G40 Hempsted Landfill: Low sensitivity**

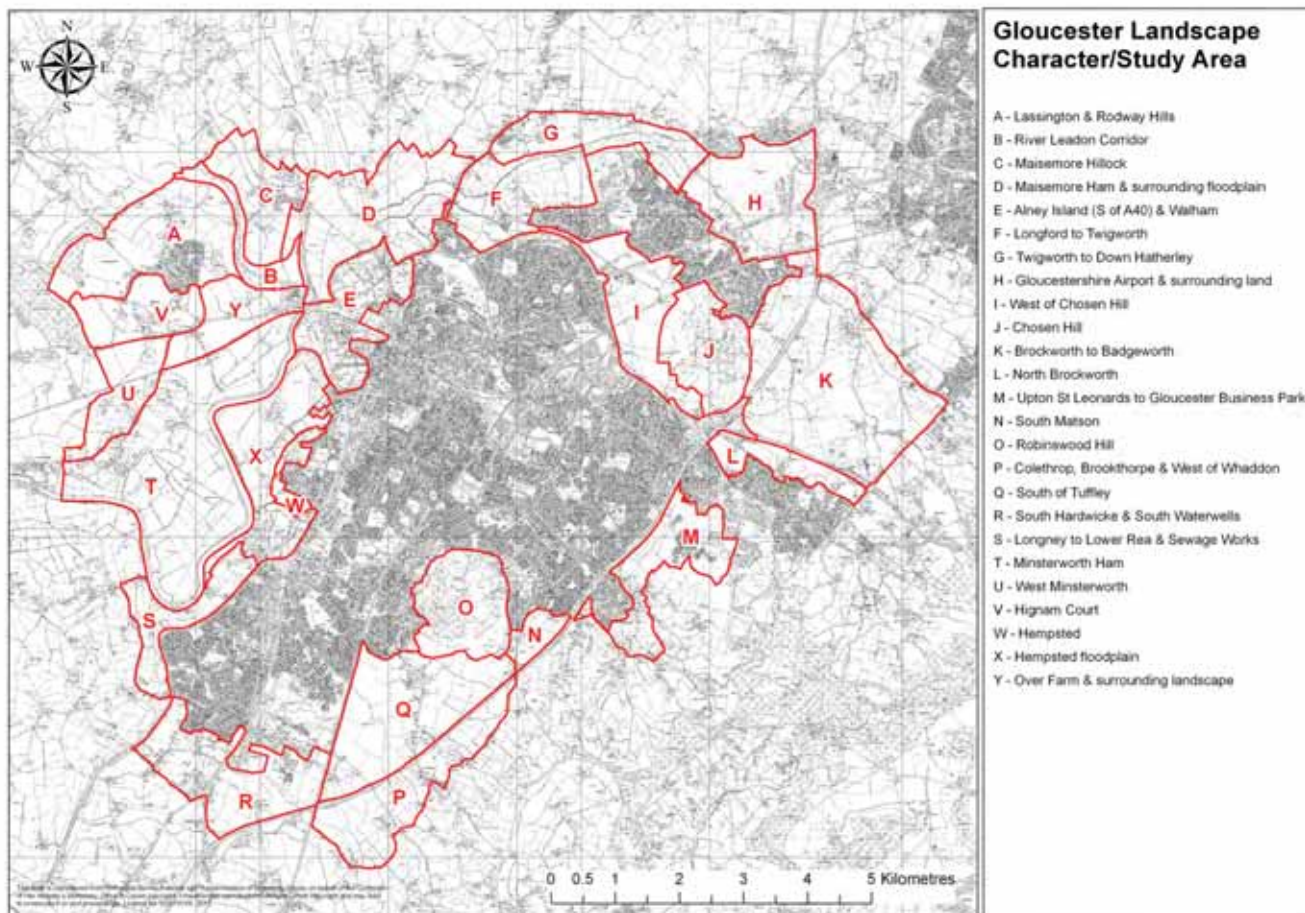
The floodplain landscape character of this compartment has been lost due to a significant change in land-use, and subsequently landform. There are a high number of industrial detractors including noise, windswept rubbish, pylons, and industrial structures associated with the active landfill and adjacent industrial/business units. The elevated landfill area is a visible feature from the higher ground at Minsterworth. Proximity to River Severn corridor and visual links with adjacent floodplain help retain a natural character to the westerly periphery of the area, although small pipes associated with the landfill do punctuate the area. Where the landfill has been completed the landscape has become undulating and pastoral. Although the completed landfill is visually less degraded than the active landfill landscape character has been lost and occasional industrial features are still apparent (linear ditches, pipes etc).

**Please note:** Gloucester Local Plan (2002) incorporates the landfill area in the Landscape Conservation Area. In its current, partly active, state the landfill is of a low sensitivity. However its proximity to the River Severn corridor, potential for remediation once landfill is complete (albeit with alterations to landform), and visibility from the higher ground at Minsterworth indicate that scenic quality and amenity value may increase significantly in coming years.

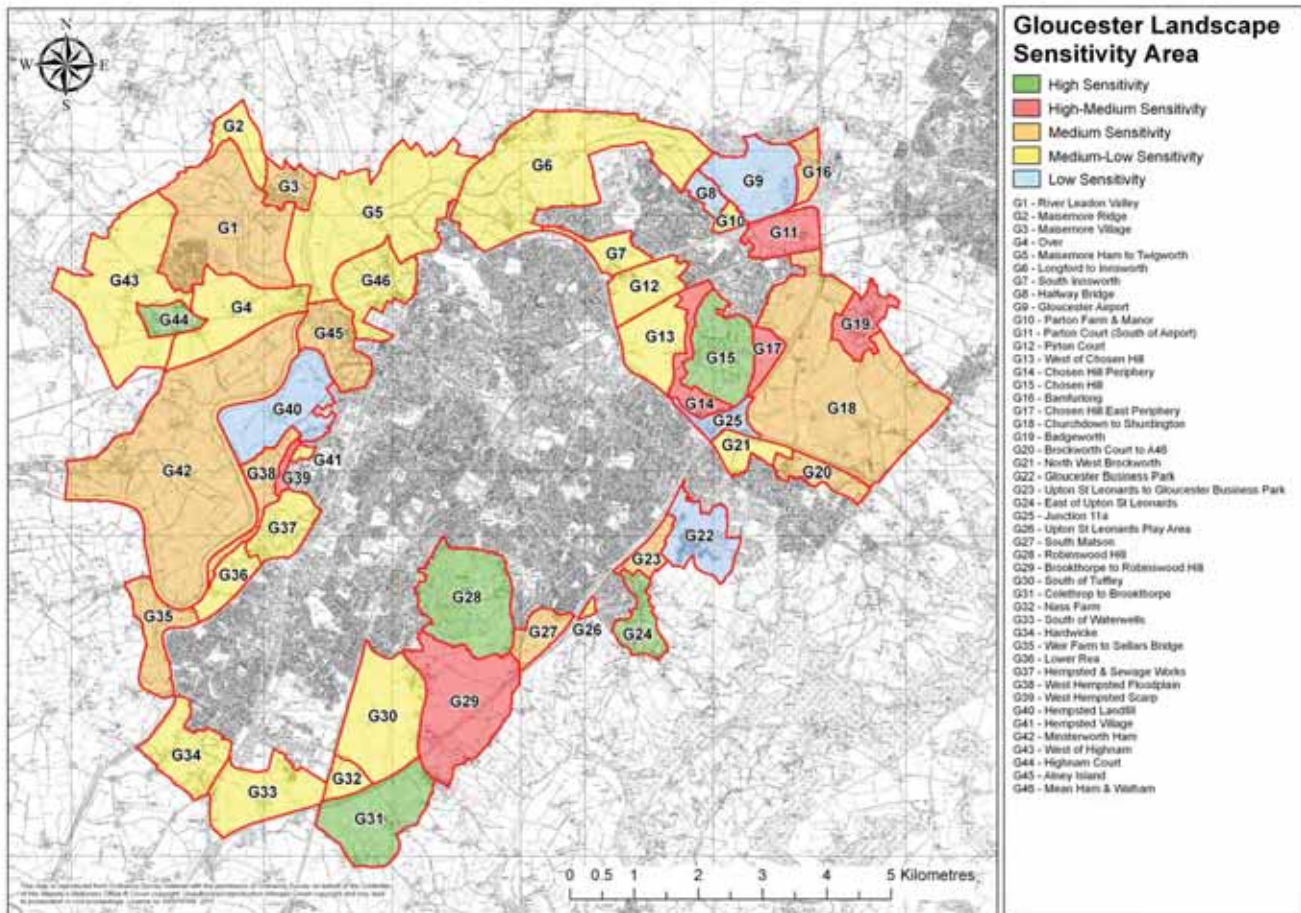
#### **Reasons**

- Loss of landscape character
- Loss of tranquillity
- Numerous industrial detractors - both permanent and temporary
- River Severn corridor provides an enduring landscape feature and the pocket of land to the very north of the compartment is of higher value due to a stronger floodplain character
- The Severn Way passes through the zone

Appendix 1 – Gloucester Landscape Character Area

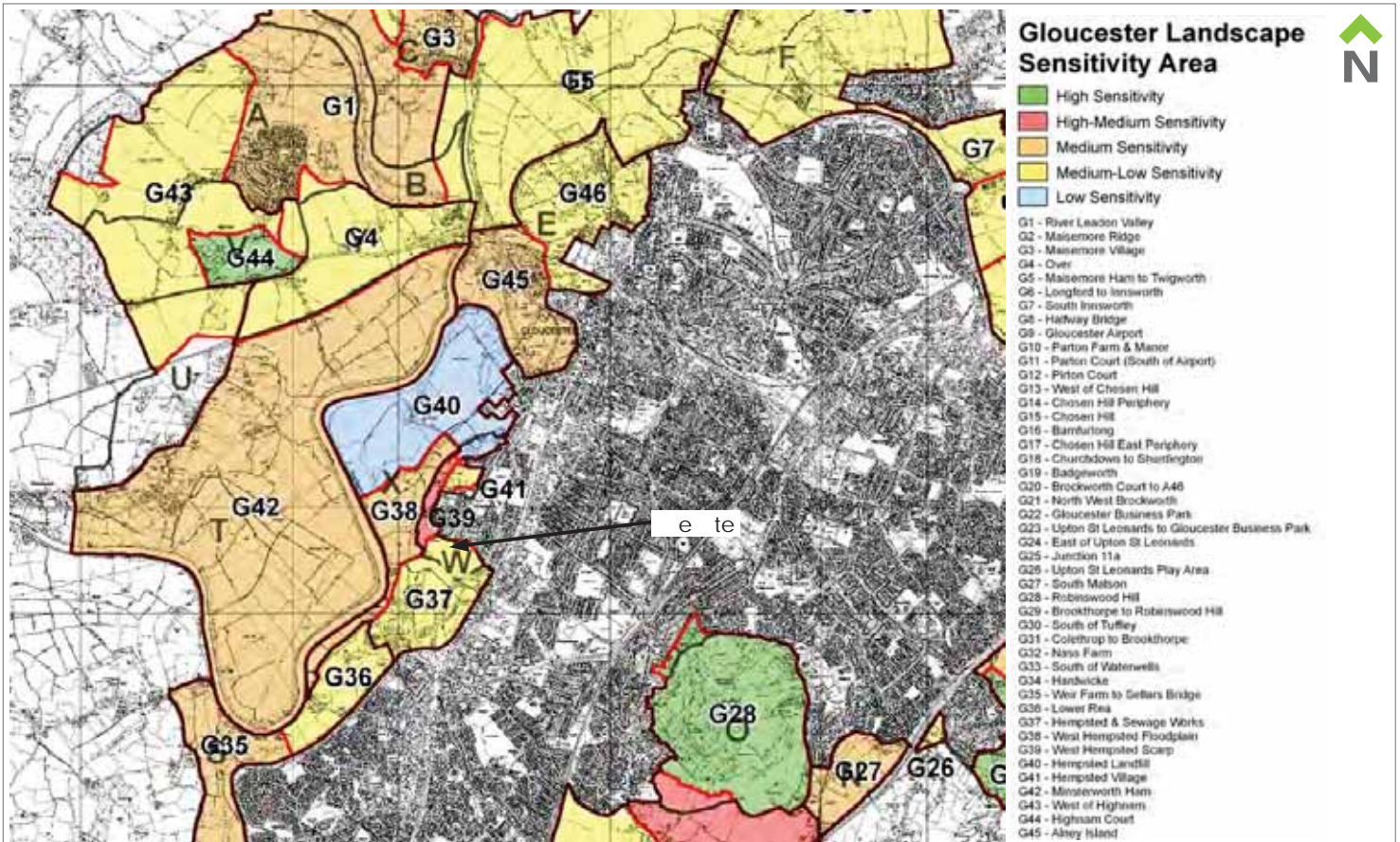


Appendix 2 – Gloucester Landscape Sensitivity Area



## Appendix G

Plan showing Landscape Character Areas in relation to Sensitivity Analysis



<p>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p>t 01462 743647  e ashwell@csaenvironmental.co.uk  w csaenvironmental.co.uk</p>	Project	Land off Hempsted Lane, Gloucester	Date	March 2022	Drawing No.	CSA/6036/106
	Drawing Title	JCS Landscape Character Areas and Sensitivity Analysis Overlay Plan	Scale @ A4	NTS	Rev	-
	Client	Gladman Developments Ltd	Drawn	HG	Checked	SG

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## Appendix H

Extract from Landscape Analysis of Potential Development Sites (2013)



## LANDSCAPE ANALYSIS OF POTENTIAL DEVELOPMENT SITES

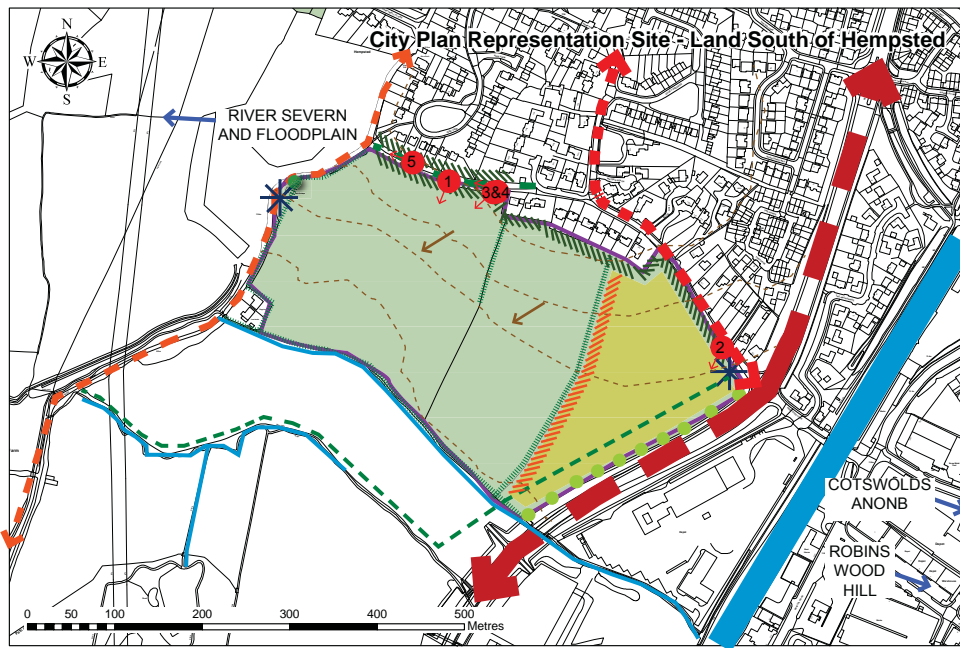
Gloucester City Council  
15/11/2013



Site	Site description	Site context	Site visibility	Protected Sites around site	Opportunity for Development	Design Parameters
					The loss of mature trees to enable development along Matson Lane would have a detrimental effect on landscape character and visual amenity. It would also have an impact on the site hydrology and drainage.	
<b>Site 4- Land South of Hempsted Lane</b>	This is a large, very open pattern arable green field site. It is bound on all sides by large hedgerows. The site slopes from north to south.	To the north individual residential properties are situated within their large grounds. The properties vary in ages and style and include both 1 and 2 storey dwellings.  Open fields lie to the south. The local sewage works sits to the south of the site although this has no impact on the site itself.  The A430 highway corridor lies to the east, to the east of the road is an industrial park.  The AONB lie approximately 4km to the east.  Open countryside and the River Severn lie to the west.	Panoramic views of the flood plain are possible from the north of the site.  When viewing the site from the south, it is surrounded by built form, but is clearly visible due to the northern high point.  Far reaching views are possible from the site to the AONB and Robinswood Hill to the west.	Listed Buildings; a group of listed buildings at St Swithun church -300m, Newark house - 300m  Hempsted Conservation Area	Any development on this site contained to the eastern side would not be detrimental in regard to landscape effect. This part of the site is in close proximity to other residential properties, the A430 trunk road and industrial units. Development here would be in keeping with the surrounding character.  The different rural character in the western part of the site, its view from the flood plain and the rising topography means this area would be unsuitable for development. This area of the site would be highly visible, therefore creating a negative effect on the visual amenity and landscape character. It would encroach on the rural aspect of the village's surroundings.	Distinct separation should be made between the proposed development and the retained open land, possibly by siting open space on the western side of the any development.  Positioning of the development and any associated landscaping and open space would help to limit the impact of the development on the immediate landscape character.  The housing should be in keeping with the immediate surrounding properties and others in the village of Hempsted and be of a lower density and height due to the rising topography of the site.
<b>Summary</b>	This is a large open arable field, the character of this site changes from industrial in the east to rural in the west. The site is visible from Robinswood Hill.					
<b>Site 5- Land East of Hempsted Lane</b>	This greenfield site is set within the centre of the village adjacent to the playing fields. The site has an elevated position within the village.  Gappy hedgerows indicate the old field patterns of this once rural area.  This site especially the northern part adds to the semi-rural character of the village.  The site boundaries consist of large hedges with scattered	The village playing field, a rugby pitch and children's play area, accessed via a public footpath, are situated to the north of the site.  A public footpath runs along the southern boundary of the site beyond which are large detached residential properties, set with large gardens to the front and rear.  On the eastern side are 1-3 storey residential properties, within a new development. A footpath on the east links to	Glimpsed views of the city docks and cathedral are possible from the southern boundary of the site.  From the northeast the Malvern hills can glimpsed through the existing village development.  From a distance this site is not easily seen as, although it is situated on a high point the surrounding built form screens the site	Listed Buildings; a group of listed buildings at St Swithun church -200m, Newark house - 200m  Hempsted Conservation area	Development on this site should be limited to the eastern side to limit the landscape effect on the site and its surroundings. This part has less landscape character and features, and is low lying in comparison to the northern area.  By retaining the western side of the site, green links can be maintained through the village  Views out of or across the site would not be disturbed from this development due to the	The style and density of any proposed development should be in keeping with the rest of the village, to limit impact on the character of the Village  Links to existing open space should be created including to the existing wildflower area to the east of the site. Green links should be enhanced through the site to the village play and sports facilities to the north.  The topography of the site and views to the City and Malvern



SITE 4 - LAND SOUTH OF HEMPSTED



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Photograph 1: Looking south-east to south-west across the Site. Panoramic views to the A430 and industrial development to the south-east, landscape screening and glimpse views to the sewerage works (south), Wooded hills of Hockley Hill and Windmill Hill, River Severn and fields and hedgerows to the south-west.

- KEY**
- Site boundary
  - Major road
  - Intermediate road
  - Minor road
  - Existing Landscape buffer - strategic screening
  - Proposed landscape buffer - strategic screening
  - Tree avenue
  - Significant trees
  - Access
  - Public Right of Way Bridleway
  - Public Right of Way footpath
  - Topography/ sloping downwards
  - Existing Hedgerow
  - Views across Site
  - Photograph location
  - Watercourses
  - Potential Area for Development
  - Area not suitable for Development



Photograph 2: Looking south towards Site. Currently used as arable farming land, industrial units to the south partially visible and lighting and tree planting along the A430. Lower topography and crops restrict views.



Photograph 3: Along Public Right of Way looking south-west towards Site. Higher topography along ridgeline allows views across site and surrounding hills, countryside and residential buildings along Rea Lane.



Photograph 4: View along northern Site boundary looking west. Landscape buffer on either side of Public Right of Way allows intermittent glimpse views to Site.



Photograph 5: View along northern Site boundary looking west. Second story views from rear windows of adjacent residential properties.

## Appendix I

### Design of Development Framework Plan

## environmental statement

Land off Hempsted Lane, Gloucester

April 2022

This note has been prepared by CSA Environmental on behalf of Ladman Developments Ltd in relation to land off Hempsted Lane Gloucester hereafter referred to as the Site

### 1.0 Introduction

1.1 CSA have considered the Council's Landscape Consultant's response in relation to the outline application for the Site application reference 20/00315/. The Landscape Consultant response dated 3 June 2020. In response to the Consultant's comments, the Development Framework Plan D P which illustrates the proposed development at the Site, has been amended, as attached in Appendix A.

1.2 This note sets out the main areas of change between the updated D P Appendix A, and the previous illustrative D P which was submitted with the Application drawing number GM10710-012 Rev H.

### 2.0 Existing hedgerows

#### Existing hedgerows

2.1 The Council commented that the existing hedgerows on the Site should be retained. While the previous D P erroneously showed them to be removed, the text within the Design and Access Statement DAS, as well as the Landscape and Visual Impact Assessment LVA and the Arboricultural Impact Assessment AIA stated that the hedgerows were proposed to be retained. The updated D P now shows these north-south hedgerows retained, and retained within green infrastructure corridors which will also incorporate drainage swales and recreational footways. The retained hedgerows are proposed to be strengthened and gapped up where necessary, and new native trees are proposed to be planted alongside these.

2.2 The proposed access off Hempsted Lane has also been considered in relation to the existing hedgerow. While a section of the hedgerow here will require removal to facilitate the access, a replacement native hedgerow with tree planting is proposed to be incorporated behind the visibility splays and radii associated with the new road. This will mitigate for the loss, and filter views of the new development as the planting matures.

### Layout of new housing

- 2.3 The amended D P shows an increased area of green open space within the west of the development, with the proposed housing set back from Rea Lane behind a deep green infrastructure corridor, incorporating new native thicket and woodland planting, trees, and wildflower planting, as well as a recreational footway, drainage swale and children s play area.
- 2.4 The D P has also been updated to show an area of lower density residential development within the south west of the Site. This area will include more detached properties on larger plots, and with larger spaces between the built elements, in order to create an appropriate transition to between the settlement and the countryside beyond, and to create an attractive and soft settlement edge.

### Proposed landscaping

- 2.5 The Council commented that the proposed landscape buffer illustrated within the south of the development on the previous D P, was insufficient to provide an appropriate edge to the Severn ale.
- 2.6 The updated D P has considered the proposed landscaping of the southern and western areas of parkland. Although the Landscape Character Assessment notes that the LCA within which the Site is located has limited tree cover, this is not the case in the vicinity of the Site, with dense hedgerows and tree belts, as well as many woodland areas occurring within the immediate vicinity of the Site. As such, woodland and thicket planting within the proposed parkland area in the south of the Site would not appear discordant within the landscape setting of the Site.
- 2.7 Therefore, the D P shows new areas of thicket and woodland planting, as well as tree planting within the parkland areas in the south and west of the Site. The proposed planting is located both along the southern boundary of the Site i.e. the valley floor , and also along the southern edge of the proposed housing area, thereby creating layers of vegetation when viewed from the public footpath south of the Site. These layers of vegetation will maximise the filtration of views of the proposed development from the south, and visually break up the built form in these views.
- 2.8 In addition, the proposed landscaping includes new areas of wildflower meadow/long grassland, as well as recreational footways. The new landscaping will create an attractive parkland which will provide recreational benefits within a well-landscaped setting to new and existing residents, while also ensuring that a net gain in biodiversity is achieved on the Site.

### Street tree planting

2. The updated D P proposes a spine street which is tree-lined on both sides, and secondary streets which are tree-lined on at least one side. These street trees, combined with the east-west orientation of the spine street and majority of secondary streets, will further break up the built mass of the houses, and also partially filter views of the houses on the rising ground.
- 2.10 As suggested within the Council's landscape comments, new tree planting can be incorporated along the boundaries between rear gardens, to further break up the development. The exact location of these trees can be agreed with the Council at the Reserved Matters stage.
- 2.11 While the new landscaping will not screen the proposed homes, they will soften the built form, and help to assimilate the houses into the vegetated surroundings, in a similar manner to the houses which occur to the north east of the Site. However, the existing settlement edge north of the Site is already visible, and while there will be more houses visible with the development in place, the proposed development will not be introducing built form into views where there are not already houses visible.

### Play areas

- 2.12 The Council commented that the proposed N AP was too close to the A430. The updated D P has relocated this play area to the new area of parkland within the south of the Site, where there will be opportunities for overlooking from the adjoining houses to the north. The play area can be designed to incorporate natural materials where possible, and to form an attractive part of the new parkland.

## 3 0

- 3.1 The changes to the D P following the consideration of the comments from the Council's Landscape Consultant, has resulted in a reduced development area.
- 3.2 The updated D P shows a developable area of 5.71ha, with 0.71ha of this proposed to be lower density housing development. The D P proposes up to 215 dwellings, and 6.51ha of green infrastructure.
- 3.3 The design of the D P has specifically responded to the Council's comments in relation to the landscape and visual effects, to show how development can be accommodated on the Site in a sensitive and appropriate manner.

## Development framework Plan



## Appendix J

### Methodology and Summary Landscape and Visual Effects



## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

### LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of

making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

#### **VISUAL EFFECTS**

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M12 In describing the content of a view the following terms are used:

- No view - no views of the development;
- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.

M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

#### **MITIGATION AND RESIDUAL EFFECTS**

M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

#### **ASSESSMENT OF EFFECTS**

M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

#### **CUMULATIVE EFFECTS**

M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*

M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

#### **ZONE OF THEORETICAL VISIBILITY (ZTV)**

M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.

M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.

M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.

M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.

M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

#### **VISUALISATION TYPE METHODOLOGY**

M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:

Type 1 - annotated viewpoint photographs;

Type 2 - 3D wireline / model;

Type 3 - photomontage / photowire;

Type 4 - photomontage / photowire (survey / scale verifiable).

M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper

size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.					
	Neutral/Negligible/Slight		Moderate	Substantial		
D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.					
	Neutral/Negligible/Slight/Moderate		Substantial			

Table LE 1

LANDSCAPE TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Lo
Description of Landscape To nscape Quality and Value	<p>Landscape Quality n tact and very attractive landscape which may be nationally recognised/designated for its scenic beauty, e.g. National Park, Area of outstanding Natural Beauty or World Heritage Site.</p> <p>To nscape Quality A townscape of very high uality which is uni ue in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p>Value ery high uality landscape or townscape with Statutory Designation for landscape/townscape uality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p>Landscape Quality A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region, e.g. County Landscape Site such as a Special Landscape Area.</p> <p>To nscape Quality A well designed townscape of high uality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Value High uality landscape/townscape or lower uality landscape with un-fettered public access, e.g. commons, public park or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual ualities of tran uality or wildness.</p>	<p>Landscape Quality Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p>To nscape Quality A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for uality.</p> <p>Value An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape uality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p>Landscape To nscape Quality n attractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Value Landscape/townscape generally of lower uality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Lo
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p>			
	<p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p>			
		<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p>		
			<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>	

Table LE 3 LANDSCAPE TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
		Partial loss of or impact on key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/townscape characteristics, features or elements	
					No loss or alteration of key landscape/townscape characteristics, features or elements

Table LE 4 LANDSCAPE TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/townscape in that they</p> <ul style="list-style-type: none"> <li>will result in substantial change in the character, landform, scale and pattern of the landscape/townscape</li> <li>are visually intrusive and would disrupt important views</li> <li>are likely to impact on the integrity of a range of characteristic features and elements and their setting</li> <li>will impact a high quality or highly vulnerable landscape</li> <li>cannot be adequately mitigated.</li> </ul>				
		<p>The proposals noticeably change the character, scale and pattern of the landscape/townscape may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. are a noticeable element in key views not possible to fully mitigate.</p>			
			<p>The proposals</p> <ul style="list-style-type: none"> <li>do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character</li> </ul> <p>will impact on certain views into and across the area mitigation will reduce the impact of the proposals but some minor residual effects will remain.</p>		
				<p>The proposals complement the scale, landform and pattern of the landscape/townscape development may occupy only a relatively small part of the Site maintain the majority of landscape features incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</p>	
					<p>The proposals maintain existing landscape/townscape character has no impact on landscape features, such as trees, hedgerows, watercourses, etc. utilises a highly degraded landscape or brownfield site.</p>

Footnote

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.



Table VE 1

VISUAL SENSITIVITY

	High	Medium	Lo
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.					
	Clearly perceptible and noticeable changes within a significant proportion of the view.					
	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view s .					
	ery minor changes over a small proportion of the view s .					
	No discernible change to the view s .					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage or improvement to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would impact on a view from a medium sensitive receptor, or less harm or improvement to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

Footnote  
1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

LANDSCAPE TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees and hedgerows	Medium	Trees and hedgerows occur around the boundary of the Site, as well as two remnant, gappy sections of hedgerow within the body of the Site. The outer boundaries are of higher quality, with trees occurring just outside the Site within the adjoining gardens and embankment to the A430.	The proposed access off Hempsted Lane, and the associated visibility splays, will require the removal of around 86m of hedgerow here. The D P shows how a new native hedgerow and native trees are proposed to be planted behind the visibility splays and road radii, in order to replace the vegetated frontage here. A gap of around 12m will remain within the boundary hedgerow, accommodating the access and footways. Further sections of internal hedgerows will require removal to facilitate access and movement within the development, however, the vast majority of structural vegetation on the Site boundaries and within it, is proposed to be retained and managed. The existing, wide field access gap in the hedgerow along Hempsted Lane, will also be reduced in width, with new hedgerow planting incorporated here too. The D P shows how large new areas of tree, thicket and woodland planting is proposed to be incorporated within the parkland which is located within the west, south and east of the development. New structural, native vegetation will also be incorporated along the south western Site boundary, where the existing field boundary is currently marked by scrub only. The proposals include new street trees.	Moderate	Negligible adverse	Moderate beneficial as the proposed planting matures
Watercourses/bodies	Medium	A ditch bounds the Site to the south, and a drainage basin occurs within the south of the central fields.	The ditches and drainage basin will be retained and managed. New swales and a further drainage basin are proposed to be incorporated within the areas of open space in the development.	Negligible	Negligible beneficial	Negligible beneficial

Public footpaths and public access	High	S maps and the online maps at Gloucestershire County Council show the route of public footpath 71 crossing north-south within the far east of the Site, however, this path is not there on the ground, and no crossing point exists along the ditch in the south of the Site, which would allow access to this path. Instead, the route now follows the footway along the A430. There is no other public access to the Site.	The opportunity exists to reinstate the route of the public footpath which is shown to run within the east of the Site on the S map and on the Gloucestershire County Council's online public rights of way maps. New recreational footways are proposed to connect to the adjoining bridleway to the north west of the Site, as well as to Rea Lane thereby providing connections to the footpaths within the floodplain west of the Site. These new footways will run within the proposed parkland, and provide connections to the new homes, and also to Hempsted Lane, and wider Gloucester beyond.	Slight	Slight beneficial	Slight beneficial
Land Use (arable fields)	Medium	The Site comprises ordinary arable fields.	The arable land will be lost and replaced with new homes, open space and associated planting, and infrastructure.	Substantial	Moderate adverse	Moderate adverse
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments, Listed Buildings	n/a	There are no known heritage assets on the Site.	n/a	n/a	n/a	n/a

Indirect effects on landscape to nscape character	Quality Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character the Site	Medium uality and medium sensitivity	<p>The Site is not covered by any statutory or non-statutory designations for landscape character or uality, nor for ecology or heritage conservation value. t comprises ordinary arable fields and a drainage basin, with gappy internal hedgerows of lower uality. The boundary hedgerows and vegetation is of higher landscape uality and value, and screens parts of the Site. There are few trees of value on the Site, and these are contained to the boundaries. The Site s character is influenced by the adjoining main road A430 , as well as the adjoining housing to the north, which is clearly visible alongside the Site. Its character is also influenced by the grassed field and vegetation to the south, and to a lesser extent, by Rea Lane and the vegetation along it.</p> <p>hile the Site is not currently publically accessible, there are wide views available from the northern parts of it, across the lower lying land to the south, south east including Gloucester , and south west including the River Severn flood plain . The Site is not or particular scenic value, nor is it tran uil or wild. There are no known associations with it which would elevate its value. t is not a rare landscape type, nor is it a particularly good example of a landscape feature or characteristic of the landscape character area. The Site is assessed as being of medium landscape value. Residential development at the Site would continue the built form evident to the north. hile the built form will be visible, the existing adjoining housing is similarly visible. The Site is assessed as being of medium sensitivity to residential development.</p>	<p>The Site will change from arable fields, to an area of new housing and parkland. The vast majority of existing structural vegetation on the Site will be retained and incorporated within the development. Large new areas of native planting is proposed to be incorporated within the new areas of public open space. The main streets are proposed to incorporate street trees, and the proposed homes will be similar in height to those which occur to the north of the Site. At the detailed design stage, the new homes can be designed to reflect the high uality vernacular of Hempsted and the surrounding area.</p> <p>hile the effect on the Site s character is assessed as being adverse due to the loss of the open fields , this does not mean that the proposed development would be unattractive or out of character. ndeed, in line within the NPP and the National Design Guide, the proposed development can be designed to be beautiful, and to provide an attractive environment for residents. The development will result in a net gain in biodiversity, as well as in native structural vegetation cover. t will also increase the recreational value of the Site for both new and existing residents.</p>	Substantial	Substantial adverse	Moderate adverse as the proposed planting matures, and the homes become assimilated into the townscape/ landscape

Landscape To nscape character of immediate surroundings	verall medium uality and sensitivity	The adjoining houses to the north of the Site are not of architectural or historic value, and the Site is separated from the Conservation Area by these houses. The land to the east of the Site is clearly urban in character, although the landscape to the south and west of the Site is more rural/countryside in character, with dense vegetation screening elements such as the sewage works. The River Severn is an attractive landscape feature, although the properties east of it within the landscape south of the Site, vary in uality and value. verall, the townscape to the north of the Site is assessed as being of moderate uality, value and sensitivity, with the townscape east of the Site assessed as being of low uality, value and sensitivity. The landscape to the south is assessed as being of medium landscape uality, value and sensitivity, with the landscape to the west and south west of the Site assessed as medium landscape uality, but medium to high sensitivity and value.	The proposed development s layout responds to the identified sensitivities within the surrounding area, with areas of open space retained within the south and west of the development, in order to create an appropriate, landscaped transition area between the new settlement edge and the open landscape beyond. New native structural vegetation is proposed within these areas, to strengthen the existing boundaries, and also to filter views of the new homes beyond. The proposed development will form a logical extension to the existing settlement which bounds it to north. hile views towards the Site from the surrounding areas will change, the new homes and parkland will not appear out of character where visible.	Moderate	Moderate adverse	Slight adverse as the proposed housing and planting become assimilated into the surrounding townscape/ landscape
Wider Landscape Character	verall medium uality and sensitivity	The wider surrounding landscape/townscape is relatively representative of the descriptions set out within the CS study. The wider landscape to the west around the Severn is of higher value, while the landscape to the south and west within Gloucester is ordinary in character and uality. The Cotswolds Area of utstanding Natural Beauty A NB lies over 4km south east of the Site at its closest, beyond the M5 motorway.	ithin the wider landscape around the Site and Hempsted, the new development will be seen as an extension to the existing built form on the edge of Gloucester here, and will not appear discordant. The proposed layout ensures an appropriate transition between the settlement and the open landscape, and there will be no material effects on the wider landscape as a result of the proposed development. There will be no material effects on the A NB.	Negligible	Negligible adverse	Neutral as the proposed housing and planting become assimilated into the surrounding townscape/ landscape

Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments Listed Buildings	High	The Hempsted Conservation Area lies around 110m north of the Site at its closest point, separated from the Site by intervening, later 20 <sup>th</sup> Century development. There are several Listed Buildings within the CA, although there is no intervisibility between the Site and these buildings, nor between the Site and the Conservation Area.	The proposed development is separated from the Conservation Area and Listed Buildings within it by modern housing development. Development at the Site will remain screened in views from the Conservation Area. In landscape and visual terms, there will be no material effect on the Conservation Area.	Neutral	Neutral	Neutral
Other Effects						
Cumulative impacts	We are not aware of any significant developments that are approved or allocated, within the vicinity of the Site which would affect this assessment. The development at Rea Lane is almost complete, and was considered as such within the assessment.					
Lighting	The Site is currently in arable use and is unlit. The neighbouring land to the south and west is similarly unlit. The residential area to the immediate north of the Site, as well as the houses indented into the south west of the Site, are lit, as is the A430 east of the Site. The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a moderate increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential and industrial area.					
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.					

## VISUAL EFFECTS

Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
View from Hempsted Lane (Photographs 31, 6)	Medium	Views from Hempsted Lane to the north east of the Site are mostly prevented by the dense intervening hedgerow, although there is a large access gate here, from where the eastern part of the Site is visible. The vegetation along the A430 and the road itself is visible in these views, as is the vegetation within the landscape south of the Site, with glimpsed views of the higher ground south west of the Site in the far distance. There are also glimpsed views of the buildings east of the A430 in these views.	The tops of the new homes will be visible from Hempsted Lane, over the intervening retained and replacement hedgerows, although the development will initially be more visible from the road until the new vegetation matures. A framed view into the development will remain available along the new access road, with the houses partially filtered by the proposed tree planting in these views.	Moderate to substantial	Moderate to substantial adverse	Moderate to slight adverse as the proposed replacement planting and new trees mature
Bridleway 14 (Photographs 4, 5)	Medium to high	There are partial views across the central and western part of the Site, from sections of the bridleway which adjoins the north western boundary, where there are gaps in the hedgerow. These views are expected to be screened in the summer when the intervening scrub and bramble is taller and in leaf. In these views, the Site is partially visible, with the vegetated area around the sewage works, as well as the built form in Gloucester south east of the Site also visible. The higher ground which surrounding Gloucester to the south east and south west is visible in the far distance. The adjoining houses are visible to the north, with harsh rear boundary fences adjoining the path.	The proposed development will be visible from the bridleway along the north west of the Site. These views will become screened in the summer, and filtered in the winter, as the proposed planting along the Site boundary here matures.	Moderate	Moderate adverse	Slight adverse as the boundary planting matures



Rea Lane (Photographs 1, 2, 3)	Medium	Views from Rea Lane to the north west of the Site are framed along the lane by the adjoining hedgerows, with the boundary hedgerow in the north west of the Site partially visible, and filtering views of the groundplain of the Site. Views from the lane adjacent to the Site are partially filtered by the intervening hedgerow on the bank, with only limited glimpsed views into the Site. The Site is more visible from Rea Lane to the south west of the Site, over the intervening scrub boundary here, and through the field access gate. There are clear, glimpsed views through the field access gate of the western and central parts of the Site. In views from Rea Lane along the south western part of the Site, the higher ground at Robins Wood Hill is visible in the background, seen behind the intervening built form east of the Site.	The houses within the west of the Site will initially be partially visible from Rea Lane to the west of the Site, with these views reducing screened in the summer, and filtered in the winter as the proposed planting within the west and south west of the development matures. The glimpsed views of Robins Wood Hill will likely be screened from Rea Lane, but views will instead be available to the public from within the new parkland within the development, as well as from along the proposed recreational routes within it.	Moderate	Moderate adverse	Slight to negligible adverse as the proposed planting within the west of the Site matures
Views from Rea Lane here it includes Severn Way (Photographs 17, 24)	High	Views are mostly prevented by the intervening vegetation, although there are very limited opportunities for middle distance views of parts of the Site, where there are larger gaps in the vegetation along the lane.	In the limited instance where the Site is visible from Rea Lane to the south, the new homes will be partially visible, seen as an extension of the existing housing which occurs to the north of the Site. The new homes will not appear discordant in these views, and the proposed planting within the parkland and within the housing areas will soften the built form in these views, and assimilate the houses into the surrounding landscape/townscape in a similar manner to the existing houses which are indented into the north of the Site.	Slight	Slight adverse	Negligible adverse as the proposed planting matures and assimilates the homes into the surrounding landscape/townscape
Public footpath 64 north of Rea Lane junction (Photographs 1, 1, 20)	High	There are partial views of the Site through gaps in the intervening vegetation. In these views, the western field is partially visible, seen adjacent to the existing houses north west of the Site, and the indented properties to the south west of the Site. Moving northwards along this public footpath, views of the Site become screened by the intervening vegetation including much evergreen trees west of the Rea Lane and the Site.	Where the Site is visible in views from public footpath 64 to the west, more built form will be visible with the proposed development in place, and the settlement edge will be transposed closer to the viewer. The proposed planting within the west and south west of the development, as well as within the housing areas, will break up the built form, and filter views of the new homes, to assimilate the settlement into the surrounding landscape. The new homes will not appear discordant in these views.	Moderate to slight	Moderate adverse	Slight adverse as the proposed planting within the south and west of the Site matures

Views from public footpath 64 here is includes the Severn Way (Photographs 21, 22, 23)	High	The western field of the Site is partially visible in the middle to longer distance, forming a small part of a wider view, and seen within the context of the existing settlement along the higher ground at Hempsted, as well as the two properties south west of the Site. As the viewer moves further north along the Severn way, views of the Site are prevented by the intervening vegetation west of Rea Lane and the Site, with the existing settlement at Hempsted still partially visible in these views.	Views from here will be similar to those described above, although the built form at the Site will form a smaller component of the overall views from here..	Slight	Moderate adverse	Slight adverse as the proposed planting within the south and west of the Site matures
Severn Way south of Middle Rea Farm (Photographs 25, 26, 27)	High	Views of the Site from the Severn way south of Middle Rea Farm are prevented by the intervening vegetation.	In views from the Severn way further south, the proposed development will remained screened by the intervening vegetation and topography.	Neutral	Neutral	Neutral
Public footpath 71 (Photographs 14, 15, 16)	High	The Site is seen against the backdrop of the existing settlement which is evident behind the Site on the higher ground.	The new development will be visible from public footpath 71. The proposed development will transpose the existing settlement edge which is currently visible from here, closer to the viewer, and the housing will not appear discordant within the view. The proposed parkland within the south of the development, as well as the large new areas of planting within it, will create layers of vegetation rising up the hill, which will partially filter the new homes in views from the south. This vegetation, alongside the proposed street trees and other garden vegetation, will break up the built form in views from here as it matures, and will visually assimilate the settlement edge into the surrounding landscape.	Substantial to moderate	Substantial to moderate adverse	Moderate to slight adverse as the proposed planting matures and assimilates the built form into the surrounding townscape/ landscape
A430 (Photographs 7, 11, 13)	Low	Views of the Site are available from A430 when looking northwards, from the south where it crosses the canal, up to the junction of the A430 with Hempsted Lane. Views from adjacent to the northern half of the Site are mostly prevented by the intervening vegetation, although winter views will be filtered. From south of the Site along the A430, the Site is partially visible through gaps in the intervening roadside vegetation, with different parts of the Site visible at different locations, and with the Site seen against the backdrop of the adjoining houses to the north.	The development within the east of the Site will be partially visible, seen against the backdrop of the existing adjoining houses to the north. The new development will be filtered by the existing roadside vegetation, and the new homes will become further filtered by the proposed planting as it matures. The proposed development will not appear discordant in these views.	Moderate	Slight to moderate adverse	Slight to negligible adverse as the proposed planting matures and assimilates the built form into the surrounding townscape/ landscape

Hempsted Lane east of the A430 (Photograph 9)	Low	Views towards the Site are available for a short section along Hempsted Lane east of the A430, with the north eastern Site boundary vegetation visible in these views, alongside the houses which bound the Site to the north.	The development within the east of the Site will be partially visible, seen against the backdrop of the existing adjoining houses to the north. The new development will be filtered by the existing roadside vegetation, and the new homes will become further filtered by the proposed planting as it matures. The proposed development will not appear discordant in these views.	Slight	Negligible adverse	Negligible adverse
To path National Cycle Route 41, Rowing Club to east of Site (Photograph 10)	Medium	There are very limited opportunities for views of the Site from the canal tow path and National Cycle Route 41 a short distance east of the Site. Views are available from the area around the rowing club, with further limited, filtered and partial views available from the car parking area NHS testing site at time of site visit east of the A430 and the Site.	The development within the east of the Site will be partially visible, seen against the backdrop of the existing adjoining houses to the north. The new development will be filtered by the existing roadside vegetation, and the new homes will become further filtered by the proposed planting as it matures. The proposed development will not appear discordant in these views.	Slight	Slight adverse	Negligible adverse as the proposed planting matures and assimilates the built form into the surrounding townscape/landscape
East of Minster North (Photograph 32)	High	In long distance views from the west, from the eastern side of Minsterworth, views of the Site are prevented by the intervening vegetation, with the built form within Gloucester partially visible in filtered views on the higher areas of ground.	The new homes will not be discernible in these views.	Negligible	Negligible adverse to Neutral	Negligible adverse to Neutral
High ground south east of Site, east of Quedgeley (Photograph 33)	High	In long distance views from the south west, from west of Quedgeley and the Gloucester and Sharpness Canal, views of the Site are prevented by the intervening vegetation.	The new homes will remain screened by the intervening vegetation.	Neutral	Neutral	Neutral
Robins Wood Hill (Photograph 34)	High	The Site is visible behind and adjoining the existing built form at Gloucester, and is seen as a very small part of a wide panorama.	The proposed development will be seen as a small component of a much wider vista. As the proposed planting within the development matures, the new housing will become assimilated within the wider settlement in views from here, and will not be specifically discernible.	Slight	Slight adverse	Negligible adverse as the proposed planting matures and assimilates the built form into the surrounding townscape/landscape
Cotswolds AONB south east of the Site (Photograph 35)	High	From the south east from within the Cotswolds AONB, the Site is hard to discern considering the intervening distance, and the large area of Gloucester visible in views from the higher ground here.	The new homes will not be discernible in these views.	Negligible	Negligible adverse to Neutral	Negligible adverse to Neutral

Residential Views						
Houses north of Site along Hempsted Lane (Photograph 14)	High	Views of the Site from the houses opposite the Site along Hempsted Lane are mostly filtered by the intervening vegetation, with some ground floor views also available towards the Site, over the intervening boundary hedgerow. The houses indented into the north of the Site have views over the central field from ground floor rear windows, and further partial views of the Site from first floor rear windows, filtered or heavily filtered by the intervening rear garden vegetation.	The tops of the new homes will be visible in filtered views through the proposed trees, and over the intervening retained and replacement hedgerows, although the development will initially be more visible from the road until the new vegetation matures. A framed view into the development will remain available along the new access road, with the houses partially filtered by the proposed tree planting in these views. The houses within the north of the Site will be visible from the adjoining properties indented into the northern Site boundary. At the detailed design stage, sufficient back to back distances will be created between the new and proposed homes, to protect their privacy. Additional tree planting can be incorporated along this boundary, to further filter views between the new and existing houses.	Substantial	Substantial adverse	Substantial to moderate adverse as the proposed planting matures
Houses on High View backing on Site (Photographs 14, 15)	High	These houses have views of the western and central parts of the Site from first floor rear windows, over the intervening vegetation along the boundaries.	The houses within the north of the Site will be visible from these houses' rear, first floor windows. Additional tree planting is proposed to be incorporated along this boundary, to filter views between the new and existing houses.	Substantial	Substantial adverse	Substantial to moderate adverse as the proposed planting matures
Houses indented into south east of Site (Photograph 5)	High	The Site, houses to the north, and Robin Hood Hill to the east, are visible from these houses and gardens, over/through garden vegetation.	The new development will be partially visible from the two properties indented into the south west of the Site, although the proposed planting will screen these views in the summer, and filter them in the winter.	Substantial	Substantial adverse	Substantial to moderate adverse as the proposed planting matures
Seasonal Variation						
The above assessment is based upon an appraisal of late winter/early spring views, when vegetation was just coming into leaf. It considers the worst case scenario. Summer views from the north, east and west will be more filtered, although those from public footpath 71 will remain clear, due to the limited intervening vegetation.						



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