

Town and Country Planning Act 1990
Section 78 Appeal

Statement on Landscape and Visual Matters

Produced by Stuart Ryder BA (Hons) CMLI
on behalf of Gloucester City Council.

August 2022

Land to the south of Hempsted Lane, Gloucester
Outline application seeking approval for 215 No. residential units
(All other matters reserved)

Applicant: Gladman Developments Ltd

Application Site: Land south of Hempsted Lane, Hempsted,
Gloucester

LPA Reference: 20/00315/OUT

PINS Reference: APP/UI620/W/22/3296510



Contents

1.0	Introduction and Authorship	4
2.0	Scope of Statement.....	5
	Structure of Statement	5
	Methodology	5
	Subject exclusions	6
3.0	Description of the proposals	7
4.0	Landscape character, planning policy and receptors	11
	Existing landscape character for the Site and contextual area.....	11
	Landscape Planning Policies	11
	Landscape receptors	13
5.0	Visual consideration and receptors	14
	Designed views and vistas	14
	Public views	14
	Private residential views	15
6.0	Landscape effects	17
	Effects on individual characteristics	17
	Discussion of landscape effects.....	18
7.0	Visual effects.....	20
	Public Receptors.....	20
	Private Receptors.....	21
	Discussion of Visual Effects.....	22
8.0	Discussion of landscape mitigation measures	24
9.0	Conclusions and Summary Statement.....	27
	Final conclusions.....	28
10.0	Expert's Declaration.....	30
	Appendix Report Contents.....	31

List of Appendices to Statement (bound at end of Statement)

- Appendix A – Photographic Figures

I.0 Introduction and Authorship

- I.1 My name is Stuart Ryder and I am a Chartered Landscape Architect and Director of Ryder Landscape Consultants Ltd (RLC). I have been a Chartered Member of the Landscape Institute since 1995.
- I.2 I hold an Honours Degree and Post Graduate Diploma with Distinction in Landscape Architecture from Leeds Metropolitan University and I have been working in private practice since 1991 completing numerous Landscape and Visual Impact Assessments (LVIA) and design proposals for housing, parks and parkland, commercial, mixed use and major infrastructure schemes.
- I.3 During my career I have been seconded into a Development Control Team of a Local Authority and into the Environment Agency's National Environmental Advisory Service. I served a two-year term on the North East Design Review Committee.
- I.4 I have sat on the Landscape Institute's Technical Committee reviewing and guiding technical matters that affect the wider profession. I am a mentor and examine Graduate Landscape Architects as they progress along the Landscape Institute's Pathway to Chartership process.
- I.5 I have prepared proposals for similar sized developments in a variety of locations and settings around the country. I have acted as an Expert Landscape Witness at Planning Inquiries, providing evidence on landscape, visual and land management matters.
- I.6 I have been appointed by Gloucester City Council (GCC) to produce a landscape statement to aid the Inspector to lead a 'round-table' discussion of character and appearance matters at this Inquiry. I am aware of the nature of the application from reviewing the proposals and providing comments to the GCC's Development Control Team.
- I.7 My statement relates to landscape and visual effects and should be read in conjunction with that of other witnesses:
- Mr Paul Instone – addressing Planning matters; and
 - Mr Paul Beckett – considering Odour matters.
- I.8 My expert's declaration and statement of truth are at Section 10 below.

2.0 Scope of Statement

2.1 This Statement has been prepared to consider the landscape and visual effects of the proposed to build up to 215 units on land to the west of Hempsted Lane in Hempsted positioned on the western outskirts of Gloucester. The application site is typically referred to as Hill Farm, herein called the Site.

Structure of Statement

2.2 The landscape and visual effects of the proposed development are presented across the following sections:

- Section 3 briefly summarises the nature of the housing proposals and the associated external realm treatment – it concentrates on the most up to date proposals illustrated by CSA Environmental produced Development Framework Plan 2022 CSA/6036/103 Rev C that are before the Inquiry. This plan does not have a Core Document Reference at the time of writing but its Rev A iteration is CD 2.5;
- Section 4 explains what the landscape character of the Site is and confirms the landscape receptors that need to be taken into account;
- Section 5 identifies visual receptors and the nature of the views they currently experience;
- Section 6 addresses the proposals' landscape effects;
- Section 7 addresses the proposals' visual effects;
- Section 8 considers the landscape mitigation as proposed by the Appellant and makes without prejudice recommendations for any Reserved Matters applications should the Inspector be minded to grant the Appeal;
- Section 9 provides my Conclusions and also acts as my Summary Statement; and
- Section 10 is my Expert's Declaration.

2.3 An Appendix Report has been used for illustrations and bulkier items such as photography.

Methodology

2.4 I have attended the Application Site to consider the proposals on the ground and to take views back to the Site.

- 2.5 Panoramic photographs in accordance with the Landscape Institute's Technical Guidance Note TGN 06/19 were taken during the site visit and is presented in my **Appendix A**.
- 2.6 This has provided me with a good understanding of the area's landscape character and views to the Site from publicly accessible locations.
- 2.7 In addition, I have used other photography, studied relevant OS Mapping information including historical maps, aerial photography and published landscape character information before compiling my Statement as presented.
- 2.8 Where possible I have attempted to tabulate information to save space and utilise summary boxes to aid presentation of information.

Subject exclusions

- 2.9 I do not address spatial planning issues such as planning policy or planning balance which is the remit of Mr Paul Instone as an experienced Chartered Town Planner. I do however consider aspects of planning policy with direct relevance to landscape and visual matters.

3.0 Description of the proposals

- 3.1 The proposals are as described in the SoCG and as outlined in the Statement of Case.
- 3.2 From a landscape perspective the works indicated on the Development Framework Plan Dwg CSA/6036/103 Rev C illustrate 11 No. development blocks which in themselves would accommodate the 215 units. The 11 No. blocks are separated by road corridors or segments of retained hedgerows with the development's central spine street taking access of Hempsted Lane. The fringes of the eastern blocks are set an indicative 10-12m from the hedgerow on Hempsted Lane.
- 3.3 **Site Access** - The new access would require the felling of a section of mature hedgerow to accommodate both the road but also the associated visibility splays. This length is not marked on the drawings but is anticipated to be 60 to 80m. The proposals show new native hedgerow and tree planting behind the access radii and visibility splays.
- 3.4 **Development Density** – The 11 No. blocks are indicated to have a development density of 40 units per Hectare (dph). The three that stand to the south west are roughly split in half longitudinally and are indicated at having a lower development density of 35 units per Hectare to 'create an appropriate transition to the countryside'. In reality the 40 dph is high for an edge of settlement location and its reduction to 35 dph on its sensitive leading edge is unlikely to be noticeable on the ground with it appearing as a typical modern housing density and failing in creating an appropriate transition to the countryside to the south.
- 3.5 **Public Open Space** – The majority of public open space lies to the south of the Site on the lower land that falls within Flood Zone and the olfactory zone of the Netheridge Sewage Treatment Works. It is described as a *'large new area of informal parkland .. incorporating thicket and woodland planting .. native trees and wildflower, and recreational footways.'* The Development Framework Plan also indicates specific play and sports provision and the hosting of infrastructure facilities including a foul water pumping station and drainage basins as part of surface water management. There is a fringe of public open space to Hempsted Lane and following the existing hedgerows and a wider strip to the west to the Rea Lane side of the Site.
- 3.6 **Play Facilities** – There are three formal play facilities illustrated with a Local Equipped Area of Play (LEAP), a Neighbourhood Equipped Area of Play (NEAP) and a Multi-Use Games Area (MUGA). These facilities are clustered adjacent to an open, unplanted kickabout area to the south west of the Site. Two observations are that the NEAP / MUGA are not marked in terms

of individual size and whether sufficient space has been indicated on the Development Framework Plan to accommodate both is a point of concern. The second is that these facilities and in particular MUGA's with their surrounding ball stop fencing and potentially lighting are not rural features and will extend the sense of urban development to the south where the '*appropriate transition to the countryside*' is sought. They are however appropriate facilities that you would expect to find in urban parks.

- 3.7 **Public Rights of Way** – There is one public footpath that crosses the Site to the south eastern side parallel to Secunda Way, this is Gloucester Footpath 71 (ZGL71). It is retained on the same alignment and kept within a green corridor. A Bridlepath – Gloucester Bridlepath 148 (ZGL148) is set immediately to the north west side of the Site and is separated from the proposals by a retained hedge and an apparent 10m green stand-off. No vehicular access routes either private or adopted are shown in this stand-off. The route of ZGL148 remains unaffected.
- 3.8 **New Footpath Network** – A series of footpaths are indicated passing through the informal parkland with some marked as a circular jogging route and others as recreational footways. The circular jogging route extends further north up the slope of the Site and is set around three blocks of development which takes it out of the informal parkland and into the residential area. A new pedestrian link from ZGL71 to the footpath on Secunda Way south of the Secunda Way / Hempsted Lane junction is illustrated. This is understood to be at the request of Gloucestershire County Council as the Local Highway Authority.
- 3.9 **Street Tree Planting** – Is indicated only on the spine street for the purposes of breaking up the built form and create an attractive environment. There is insufficient space indicated on the secondary streets running off the spine street to accommodate tree planting and the usefulness of a single avenue of street trees to break up the overall housing area is questioned. Additional tree planting of trees that will ultimately attain a medium to large canopy scale along the other streets and in private garden spaces will be required to effectively break up the mass of built form.
- 3.10 **Surface Water Drainage** – Four north to south swales falling with the slope of the Site are indicated to convey water from the sides of the development blocks down towards an existing and proposed attenuation basins set on the southern lower land. This appears a sensible approach to surface water management and the swales are indicated to be broad features of typically 4m width albeit this could be a drawing symbol. Broad swales are a positive feature but could effectively 'fill up' the open fringes around the development blocks preventing them

from being usable public open space. Another issue is that swales running straight up and down a relatively steep slope can cause erosion and convey water too fast to an attenuation basin leading to its surcharging. The surface water management proposals requires careful design given the slope and sufficient space to be allowed for it if the principles of Sustainable Drainage Systems (SuDS) are to be achieved on Site.

- 3.11 **Secunda Way (A430) Corridor** – The existing highway planting on the slope down from Secunda Way to the lower Site level is retained as it is highway planting outside of the Site. There is also a public open space stand-off proposed that contains further planting blocks and a suggested community orchard. The new planting blocks are aligned to provide screening and a setting to the southern development edge.
- 3.12 **Hempsted Lane Corridor** – The eastern most section of Hempsted Lane will retain its mature hedgerow albeit with new planting set to the rear of visibility splay and the break for the access. The lane will effectively become double-sided with houses as per the stretches further north.
- 3.13 **Rea Lane Corridor** – The existing planting that follows the east side of Rea Lane as it runs down the slope is retained within the space and added to with ‘*structural landscaping*’ to ‘*filter views of the built form from the west.*’ The width of this corridor is between 30-40m. A new recreational path runs through this area and would provide alternative footpath access to walking along Rea Lane, this is considered a benefit.
- 3.14 **Offset to Nearby Housing** – There are green offsets, or fringes indicated between the development blocks and nearby properties with most being the position for drainage swales as discussed in §3.10 above. The one area where the development appears to butt up directly with an existing property is between 164 Hempsted Lane and one of the northern development blocks. The southern public open space also acts as an offset between the southern edge of the proposal’s housing units and the two bungalows Lowlands and Coppins set off Rea Lane.
- 3.15 **Retained Trees and Hedges** – There are relatively few existing trees in the hedgerows to retain but they appear to be able to be accommodated by the proposals. The external boundary hedgerows have been retained with the exception of the break in the one facing Hempsted Lane. The two internal hedges that sub-divide the Site into its three fields are also shown as retained with the longer, eastern one being the line of further planting in the southern public open space.

3.16 **Other Features** - a community orchard is indicated on the lower southern ground between the Secunda Way and existing and proposed drainage attenuation basins. Orchards do not thrive on waterlogged ground and traditionally are features of sloping ground to benefit from enhanced drainage and sunny aspects. There is no guarantee of its success in this location. Community orchards are a popular feature on planning proposals but require care and commitment to come to fruition. The pumping station would require a positive architectural treatment unless buried and is shown with a circular dashed line around it suggesting an exclusion zone or some stand-off distance, this passes through a retained section of hedge.

4.0 Landscape character, planning policy and receptors

Existing landscape character for the Site and contextual area

4.1 The following information is the summary of empirical information presented in the Summary Box at the end of Section 3 in the LVA.

- The Site does not attract any national or local level landscape designations.
- It is located in National Character Area (NCA) 106 – Severn & Avon Vales.
- The Gloucestershire County Council Landscape Character Assessment (June 2006) defines the Site as part of Landscape Character Type 12 – Floodplain Farmland.
- In the Joint Core Strategy Landscape Characterisation and Sensitivity Analysis (JCS LCSA) the Site falls into two character areas – Area W Hempsted and Area X – Hempsted Floodplain.
- Area W is considered to encompass the sloping norther part of the Site on which Hempsted is located and Area X the lower, flat floodplain to the south of the Site.
- The JCS LCSA then splits the various character areas into sub-parcels to allow their consideration for landscape and visual sensitivity. The Site falls with G37 – Hempsted and Sewage Works and defines it as having a Medium to Low landscape sensitivity.
- GCC in 2013 commissioned Consultants WSP to prepare a finer grain study of potential development sites that included the Appeal Site, this document is called the Landscape Analysis of Potential Development Sites and the Site is referred to as Site 4 – Land to South of Hempsted Lane.
- The WSP study considered that there was potential for development in the eastern most field of the three that forms the Site but not in the central or western field.

Landscape Planning Policies

4.2 The Joint Core Strategy has three landscape orientated policies that are engaged;

- SD4 – Design Requirements;
- SD6 – Landscape; and
- INF3 – Green Infrastructure.

4.3 GCC's Pre-Submission Gloucester City Plan 2019 holds the following policies with a landscape dimension engaged by the proposals;

- **Policy E1: Landscape character and sensitivity** is engaged including the part of the policy that requires 'Applications should make clear how retained features will be effectively managed and maintained in the future.'
- **Policy E3: Nature Recovery Area (NRA)** given the Site's proximity to part of the Severn Valley NRA to the south.
- **Policy E4: Trees, woodlands and hedgerows** and their retention and protection.
- **Policy E5: Green Infrastructure: Building with Nature** – seeking improvement on the development site itself;
- **Policy F2: Landscape and planting** – setting requirements for use of native species on development sites.

4.4 The policies map show that the Site is generally clear of designations other than a cordon sanitaire that stretches through it as associated with the Netheridge Sewage Works, the proximity of the Policy E3 Nature Recovery Area to the south of the Site and extent of Flood Zone 3 area.

4.5 There is no Neighbourhood Plan or resulting landscape and visual policies to consider.

4.6 At a National Planning Policy Framework (NPPF) level the Site is not a 'valued landscape' as per NPPF §174 a) but is countryside in character so carries intrinsic value as per NPPF §174 b). National landscape designations are not engaged and even though the Cotswolds National Landscape (new name for Cotswolds AONB) is approximately 4km away to the east the Site is not part of its setting.

4.7 NPPF §131 and the provision of street trees as part of national planning policy to achieve well designed places is also engaged. As commented above at §3.9 street trees are lacking on secondary streets. Trees are however shown within the southern parkland and a community orchard which are both referred to in NPPF §131.

Landscape receptors

4.8 The Site itself has the following individual landscape receptors that combine to create its overall landscape character, Seven have been identified in total and they are listed below along with their associated landscape sensitivity to a development of this type;

- The sloping fields of Hempsted ridge – *Medium - Low landscape sensitivity*;
- The lower floodplain land – *Medium landscape sensitivity*;
- Boundary and internal hedgerows and few associated trees as entities in themselves – *Medium landscape sensitivity*;
- Land pattern created by hedgerows – *Medium / High landscape sensitivity*; and
- The Site itself as a combination of its individual parts – *Medium - Low landscape sensitivity* .

4.9 In the surrounding contextual landscape there are also the following landscape receptors;

- Hempsted settlement edge – *Medium – Low landscape sensitivity*; and
- River Severn corridor – *Medium landscape sensitivity*.

5.0 Visual consideration and receptors

5.1 This section defines the existing visual baseline that influences the current appearance of the Site and its surroundings before defining the visual receptors that could experience visual change as a result of the proposals.

5.2 In doing so it follows the broad principles of the Guidelines for Landscape and Visual Impact Assessments – Third Edition 2012 (GLVIA3) that guides landscape practitioners to;

- Assess visual effects from publicly accessible locations;
- Choose fair and reasonable vantage points that are reflective of the visual experience of visual receptors; and
- Consider visual effects with and without mitigation proposals.

5.3 Even though the GLVIA3 directs LVIA and LVA work to only consider visual effects from publicly accessible locations the visual change experienced by nearby local residents in proximity to the Site has also been taken into account.

Designed views and vistas

5.4 There are no designed views or vistas on the Site, or from outside looking back to it, or over it to another feature or building. Nor is the Site part of any viewpoint marked on an OS Map.

5.5 There are views to the Site from parts of the Cotswolds National Landscape but these are at such a distance and encompass the wider extent of Gloucester that they have not been included as visual receptors.

Public views

5.6 The primary location for public views to the Site are from the road network that fringe the Site. To these can be added the views from P_{Ro}W in the area;

- Secunda Way road users – *Low visual sensitivity*;
- Hempsted Lane road users – *Medium - Low visual sensitivity*;
- Rea Lane road users – *Medium sensitivity*;
- ZGL71 Footpath users – *Medium visual sensitivity*;
- ZGL148 Bridlepath users – *Medium visual sensitivity*;

- ZGL64 (Severn Way) Footpath users – *Medium - High visual sensitivity.*

- 5.7 There is a good network of roads, footpaths and bridleways through the area that allow public views back to the Site.
- 5.8 The view for northbound travellers on Secunda Way to the south of the Site is the most frequently taken given the traffic flow into Gloucester on the A430. It is arguably the easiest place to take views of the whole Site from and the pattern of three fields is evident and the sloping nature of the fields means that their aspect is set towards the road users as they approach Gloucester. Secunda Way is aligned on the Site giving road users ample time to notice the Site before it is increasingly screened by highway planting. The sloping open ground, its three field pattern and the A430 alignment all combine to make the Site prominent in the view for northbound travellers.
- 5.9 The Site actually becomes less distinct and visible from the A430 as travellers grow closer to it due to the highway planting, an ability to look over the eastern field from the higher carriageway and ground form preventing view of the western side of the Site.
- 5.10 Of the footpaths ZGL71 is the one that allows the greatest duration and clearest of views to the Site and where the sense of visual change will be the largest. Not only does it cross the east side of the Site but also runs parallel to the Site's southern boundary at a distance of approximately 80m providing evolving visibility to the whole Site.
- 5.11 Views from the Severn Way (ZGL64) are generally more screened and oblique compared to those from ZGL71 and the Site does not become a key part of views from the path. Views from Bridlepath 148 are limited by heavy summer vegetation and the height of the adjacent hedges. There is a mature hedge to the south side of the path currently restricting open views across the Site to a handful of lower and thinner spots. Visibility through and over the hedge and across the Site will increase in winter and when the hedge is cut to maintain manageable heights.

Private residential views

- 5.12 Five groups of residential receptors have been identified as being able to see the proposed development, these are;
- Residents in 133 to 153 Hempsted Lane that look over their front gardens, Hempsted Lane and to the Site beyond the boundary hedgerow;

- Residents in 164 to 180 Hempsted Lane and to the south of High View that back onto the Site;
- Residents in 17 to 22 High View that back onto Bridlepath ZGL148 and who have views from the rear of their properties;
- Residents of the two dwellings Lowlands and Coppins set off Rea Lane; and
- Residents of dispersed single properties such Oak Cottage and Upper Rea Farm.

5.13 Residential receptors will all have High visual sensitivity to new housing being placed in the vicinity of their properties. However in objective assessments it is the residents in housing that is set some way away from existing main Hempsted settlement i.e. within a rural setting that will have High visual sensitivity to change. These include the residents of Lowlands, Coppins, Oak Cottage and Upper Rea Farm that perceive their property to be in a rural area. The remaining residents are perceived to have a Medium visual sensitivity as they live in settled, suburban areas and are accustomed to housing near to them.

6.0 Landscape effects

Effects on individual characteristics

6.1 There were seven landscape receptors identified in Section 4 and they are listed out in Table I below with a summary of the various effects they would experience;

RLC Table I – Summary of Change to Landscape Receptors

Landscape Receptor	Summary of change experienced
The sloping fields of Hempsted ridge – <i>Medium - Low landscape sensitivity</i> ;	These would be replaced by the development blocks and there would be no semblance of arable land use of rurality for the sloping part of the Site.
The lower floodplain land – <i>Medium landscape sensitivity</i> ;	The lower floodplain land would change from a mix of pasture and arable to the informal park with increased public access. The park would not appear rural in land use terms with its play and sports elements and will appear associated with the development that led to its creation.
Boundary and internal hedgerows and few associated trees as entities in themselves – <i>Medium landscape sensitivity</i> ;	The boundary hedgerows would be retained with the exception of the gap created to form the new access off Hempsted Lane. New hedging and tree planting would be set behind visibility splays. The internal hedgerows would be retained but effectively lost as rural landscape features subsumed into the housing blocks.
Land pattern created by hedgerows – <i>Medium / High landscape sensitivity</i> ; and	The existing land pattern of three rectangular fields would be lost to be replaced with the new built form. A new pattern would be hard to form with a high density housing development.
The Site itself as a combination of its individual parts – <i>Medium - Low landscape sensitivity</i> .	The Site, taken as a whole would change from sloping arable fields to a contemporary area of housing development set with its associated public open space. The sloping open ground of the three fields would be replaced by the complexity of built form with the southern part of the Site eventually establishing as informal parkland subject to suitable management.
Hempsted settlement edge – <i>Medium – Low landscape sensitivity</i> ; and	The edge of Hempsted would appear to extend further down the hill towards the flat land of the Severn floodplain. There would be increased activity on the floodplain with paths and the sporting / play features located there so it will no longer appear as rural land.

Landscape Receptor	Summary of change experienced
River Severn corridor – <i>Medium landscape sensitivity.</i>	The Severn corridor would largely be unaffected with the character of the corridor unchanged with more distant views through intervening vegetation, including the new parkland separating the new houses from the riparian corridor.

Discussion of landscape effects

- 6.2 The proposals will effectively turn this green field site into a residential area. For the upper part of the Site itself this change can only be initially classified as a **Major, Adverse and Permanent** effect that is an inevitability of development. This is mitigated by the retention of the lower ground as open space with its character changed from rural arable to naturalistic park. Over time and with the benefit of soft landscape treatment this landscape effect will reduce to **Moderate, Adverse and Permanent**.
- 6.3 In considering the landscape effect on the contextual landscape the proposals can be considered in keeping with the houses of Hempsted, particularly as the existing house line is clearly evident on the ridge top and Hempsted is a fully formed suburban area rather than a small village. There is the issue of housing been seen to extend down the Hempsted ridge towards the lower flood plain area but development exists in the wider context with industrial units, Secunda Way itself and the Netheridge Sewage Works. This effect has been assessed as a **Minor, Adverse and Permanent** effect.
- 6.4 There would be no discernible effect on the wider character of Gloucester as a larger settlement or on the setting of the Cotswolds AONB. However a gateway into the city along the A430 Secunda Way will change and housing will become more evident on this westerly approach. This effect is considered as **Negligible**.
- 6.5 These three levels of landscape effects broadly accord with the assessment of effects contained in the application LVIA prepared by CSA;
- The Site's character effects– **Substantial, Adverse** at Year 1 declining to **Moderate, Adverse** at Year 15.
 - The contextual landscape character effects – **Moderate, Adverse** at Year 1 declining to **Slight, Adverse** at Year 15. Slight is CSA's terminology for **Minor** as used in my assessment above.

- The wider landscape area character effects – **Negligible, Adverse** at Year 1 declining to **Neutral** at Year 15.

6.6 There will be an Adverse effect on the landscape character of the Site and its contextual area but in the long-term this effect can be reduced but not totally removed.



7.0 Visual effects

Public Receptors

7.1 Six public receptor groups were identified in Section 5 and the visual effects they would receive are summarised in RLC Table 2 below. The views as photographed in June 2022 are presented in Appendix A and viewpoint references placed under each receptor title.

RLC Table 2 – Visual Effects for Public Receptors

Public Receptor	Summary of Visual Effects
Secunda Way road users – <i>Low visual sensitivity</i> . Viewpoint 1	The development will be clearly visible from Secunda Way as it extends built form into the open countryside. The houses would be seen running down the slope towards the flatter foreground. With mitigation tree planting within the southern Public Open Space the extent of development will largely be screened but a perception of houses beyond the trees will still exist through pockets in the canopy and in winter months.
Hempsted Lane road users – <i>Medium - Low visual sensitivity</i> . Viewpoint 2	Towards the lower eastern end of Hempsted Lane between 180 Hempsted Lane and Secunda Way road users (both drivers and pedestrians) will be aware of the new development. The greatest sense of change will take place at the Site entrance with the formation of a new access spine and associated visibility splays. The existing mature hedge is quite uniform in shape and species and the break will appear alien until mitigation planting re-establishes. There will be sight down the access spine and to the upper storey / roofs of the eastern properties making this section of Hempsted Lane appear developed on both sides where at the moment built form is only perceived to the north.
Rea Lane road users – <i>Medium sensitivity</i> . Viewpoint 3	The rear elevations of High View can already be seen along the ridge top from Rea Lane. With development a larger extent of houses would initially be seen extending down the slope towards the lower floodplain ground resulting in a greater sense of development to the east of Rea Lane. The proposals show a block of structural landscaping set to the immediate east of Rea Lane and other planting in the southern Public Open Space (POS). This planting when established will screen out the majority of views to the houses but there will still be a sense of development with sight to facilities in the POS or built form, lighting in winter.

Public Receptor	Summary of Visual Effects
<p>ZGL71 footpath users – <i>Medium visual sensitivity.</i> Viewpoint 4</p>	<p>The most open and longest duration of views are gained from this footpath as people walk parallel to the southern boundary and along the eastern flank of the proposals. Walking along the floodplain a greater appreciation of the housing line extending down the Hempsted Ridge will be gained with the existing built form of High View / Hempsted Lane visually moved forward. In time the planting in the POS will filter these views but given the length of open views up the ridge at the moment they will not entirely remove the sense of development resulting in a perception that the house line runs all the way to the floodplain land instead of stopping at the top of the ridge.</p>
<p>ZGL148 Bridlepath users – <i>Medium visual sensitivity.</i> Viewpoint 5</p>	<p>Current views south from Bridlepath ZGL148 are limited by the Site’s existing boundary hedgerow. With or without hedge works the upper storey and roofs of the north west development blocks will be evident and the Bridlepath will appear to run entirely through the middle of built development rather than at the edge of it.</p>
<p>ZGL64 (Severn Way) footpath users – <i>Medium-High visual sensitivity.</i> Viewpoint 6</p>	<p>The current views back to Hempsted are heavily filtered by existing vegetation as can be seen by only partial glimpses to the roofs of the new Strawberry Fields development and parts of High View. The edge of Hempsted can be placed in the scene and the new development will also be largely filtered by existing vegetation particularly in summer months when trees have full canopies. The houses will appear more numerous and extensive in the glimpsed views but not necessarily incongruous. The planting in the southern POS will eventually contribute further layers of vegetation.</p>

Private Receptors

7.2 Section 5 identified five sets of visual receptors who have private, residential views of the proposals. The visual effects experienced by these groups are discussed in RLC Table 3 below. There are no photographs to represent these views as they are private in nature. All these visual receptors are considered to have high sensitivity as they are residential views and no doubt valued and cherished by the home occupiers.

RLC Table 3 – Visual Effects for Private Receptors

Private Receptor	Summary of Visual Effects
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<p>Residents in 133 to 153 Hempsted Lane that look over their front gardens, Hempsted Lane and to the Site beyond the boundary hedgerow.</p>	<p>Looking from the front of these properties the eastern part of the development will be evident. Depending on individual properties there is planting in their own front garden and site boundary planting but the scene to the south west will change from a rural, arable field with lower ground beyond to one of built form.</p>
<p>Residents in 164 to 180 Hempsted Lane.</p>	<p>This line of nine properties stands on the south side of Hempsted Lane and have well planted long back gardens leading down to the Site boundary. Ability to see these houses from public locations is limited suggesting that views back from the houses for residents is also limited. If views exist it will be from their back gardens.</p>
<p>Residents in 17 to 22 High View that back onto Bridlepath ZGL148 and who have views from the rear of their properties.</p>	<p>It is the residents on the south side of High View that have a view over the west end of the Site. Their rear gardens are predominately open with limited mature tree planting allowing sight to them and views from these properties. These views from gardens and upper storey windows would be to built form rather than the extensive rural scene they have at the moment.</p>
<p>Residents of the two dwellings Lowlands and Coppins set off Rea Lane.</p>	<p>The two dwellings at Lowlands and Coppins are set side by side on the lower, flat ground and views back up the Hempsted ridge will allow them to see existing properties at High View from their gardens if not from within their homes. They will initially see a much wider extent of development until planting in the western park matures and largely screens out any views to the housing and play facilities in the park.</p>
<p>Residents of dispersed single properties such Oak Cottage and Upper Rea Farm.</p>	<p>Already heavily filtered views to the Site and existing housing will become increasingly screened with the growth of the western and southern structural landscape in the park.</p>

Discussion of Visual Effects

7.3 The most notable viewpoint where the greatest change will be perceived from is Secunda Way (A430) as people travel eastbound to enter Gloucester. The high traffic flow on this road means that a large number of people will see the development, particularly given the visual prominence of the Site in the view from the route. The visual change has been assessed by the Appellant’s landscape advisors CSA in Appendix J of the application LVA (CD 6.2). Appendix J provides analysis of the visual receptors that broadly accords with my own assessment. However, I think there has been an under reporting of the visual change as witnessed from

Secunda Way with it described by CSA as initially **Slight to Moderate, Adverse** reducing to **Slight to Negligible, Adverse**. I consider it would have an initial **Moderate, Adverse** visual effect reducing to **Minor, Adverse** in the long-term with the establishment of the southern park planting.

- 7.4 Likewise views from Footpath ZGL71 will experience considerable visual change with Hempsted moving away from its current ridge top line down the hill to abut the lowland area. It will initially be more prominent in views but with the establishment of planting in the southern parkland the view to housing will be largely screened out. Given the elevated nature of development at the top of the slope I would anticipate that the planting would take longer to prevent views to the upper houses than the 15 years assessed in the application LVA and would put it to 25 years. This estimate is dependent on final choice of tree planting species for the parkland area, successful establishment and positive ongoing management.
- 7.5 Effects on views from Rea Lane and along the Severn Way can I believe be successfully mitigated by the proposed planting to the west of the Site and in the southern parkland. They will add additional layers of vegetation to those already existing in the scene.
- 7.6 All the residential receptors identified will receive an adverse visual effect that will diminish over time and the growth of mitigation planting. The residential receptors to the north which are those properties on Hempsted Lane and High View will still be able to see the new houses whatever the planting proposed given their proximity and lack of depth of mitigation planting. The more dispersed properties to the south and west of the Site are likely to have views to the new properties totally screened but at the same time lose all open views to the north and east.
- 7.7 No designed or protected views are affected by these proposals.

8.0 Discussion of landscape mitigation measures

- 8.1 As part of receiving instruction from GCC I was asked to consider the effectiveness of the landscape mitigation proposals and the landscape character of the proposals. Using the same headings used in Section 3 to describe the proposals I make a series of comments that should the Inspector be minded to allow this Appeal could be used as guidance for developing the Landscape Reserved Matters application.
- 8.2 **Site Access** - The proposed new hedgerow should be native in species and planted as advanced hedging stock given the visual importance of the Hempsted Lane road corridor. This would also benefit the amenity of the proposed development. Likewise any associated tree planting in the hedgerow should be native in character and large in ultimate canopy height with appropriate modifications made to nearby housing positions and foundations depths to accommodate the large tree species.
- 8.3 **Development Density** – A 40 dph value appears high for an edge of settlement location and will minimise the amount of internal public space within the development. Reducing this density is likely to provide a more attractive development that is more in keeping with the densities exhibited Hempsted and allow appropriate feathering to the rural interface. The total 215 units that are indicated would be reduced if the dph level is reduced.
- 8.4 **Public Open Space** – The indicated Public Open Space lies to the south of the Site with none shown in the development blocks. The 40 dph level makes internal space creation within the blocks more difficult to achieve. Road widths could be increased and varied to improve the sense of spaciousness within the development.
- 8.5 **Play Facilities** – These would require full details to be prepared including upkeep and renewal of facilities. Ancillary features such as fencing and lighting are also as important as the facilities themselves to create an overall attractive facility. Screening and natural observation will be key elements of their design and the form, layout and detail of the provision should comply with the requirements set out in JCS policies SD4, SD14, INF3, INF4 and INF 7, policies C1 and C3 of the emerging City Plan, policies OS2 and OS3 of the Revised Deposit Local Plan, Gloucester Playing Pitch Strategy, the Open Space Strategy and Supplementary Planning Guidance New Housing and Open Space
- 8.6 **Public Rights of Way** – Gloucester Footpath 71 (ZGL71) where it crosses the east of the Site could be improved in terms of drainage and footpath surfacing so it becomes comparable with the proposed recreational footpaths contained within the scheme. Improvement works

could also extend to Bridlepath – ZGL148 subject to agreements between parties as it lies outside of the application site.

- 8.7 **New Footpath Network** – The series of footpaths as indicated needs to be useable in all seasons and weather conditions which in turn will influence the surfacing material proposed. They should be designed as accessible to all to comply with The Equality Act 2010 (As Amended) and any control points such as kissing gates should be able to accommodate users in mobility scooters.
- 8.8 **Street Tree Planting** – Is indicated only on the spine street for the purposes of breaking up the built form and create an attractive environment. Additional tree planting of trees that will ultimately attain a medium to large canopy size along all streets and in private garden spaces is recommended to break up the mass of built form.
- 8.9 **Surface Water Drainage** – For all the reasons explained earlier in §3.10 the surface water management proposals requires careful design given the Site slope and sufficient space to be allowed for it if the principles of Sustainable Drainage Systems (SuDS) are to be achieved.
- 8.10 **Secunda Way (A430) Corridor** – Ensure in the detailed landscape proposals that the new planting blocks in the southern parkland are positioned and aligned to provide maximum screening and a setting to the southern development edge.
- 8.11 **Hempsted Lane Corridor** – Ensure use of mature hedge planting stock in the re-establishment of the Hempsted Lane hedge and seek space to create a more attractive entrance to the overall development than is current indicated on the plan.
- 8.12 **Rea Lane Corridor** – Ensure the planting widths as indicated are retained and that there is an effective pedestrian link so the path through the new landscaped area connects with Bridlepath ZGL148 and is useable throughout all seasons and weather conditions.
- 8.13 **Offset to Nearby Housing** – A green offset could be developed where the development appears to butt up directly with 164 Hempsted Lane. The function and useability of the fringe areas needs to be clearly defined in detailed proposals to make them as useful for residents, wildlife and drainage as they can be.
- 8.14 **Retained Trees and Hedges** – To be clearly protected during construction works to BS 5873 and included in a long term landscape management and maintenance plan (LMMP) to ensure their continued beneficial presence on and around the Site..

8.15 **Other Features** – Consider where the best position is for the community orchard and define how it will be managed in the short, medium and long term. Provide details of the pumping station appearance and how SuDS features will be managed and maintained.



9.0 Conclusions and Summary Statement

- 9.1 My statement is in relation to the landscape elements of this Outline Planning Application and addresses matters of landscape and visual effects that would be brought about by the proposal to construct up to 215 residential units.
- 9.2 In Section 1, I explain my professional credentials as an experienced Chartered Landscape Architect with 30 years' experience of working on projects where landscape character and visual impacts are critical.
- 9.3 Section 2 sets down the scope of my Statement and explains in broad terms the approach that I have adopted to compile this report.
- 9.4 Section 3 identifies what the Outline Application landscape proposals contain by reference to the Development Framework Plan 2022 (Rev C) external realm proposals.
- 9.5 Section 4 considers existing landscape character information for the Site, applicable landscape planning policies at a local, neighbourhood and national levels and defines seven landscape receptors that will experience an effect from these proposals.
- 9.6 There are no landscape designations that apply to the Site, nor is it a 'valued landscape' as per NPPF 174 a) . It is obviously rural in nature, put to an agricultural land use and displays the intrinsic qualities of the countryside.
- 9.7 Section 5 defines 11 No. visual receptors six of which are from publicly accessible location and five from private properties. The Section also confirms the following visual matters;
- There are no designed views or vistas that take in the Site;
 - The primary location for public views to the Site is from Secunda Way (A430) that aligns on the Site for part of its approach to Gloucester;
 - Footpaths ZGL71 has the greatest duration and clearest of views to the Site. Not only does it cross the east side of the Site but also runs parallel to the Site's southern boundary at a distance of approximately 80m providing evolving visibility to the whole Site; and
 - Views from the Severn Way (ZGL64) are generally more screened and oblique compared to those from ZGL71 and the Site is not a key part of views from the path.
- 9.8 Section 6 considers the landscape effects at three different landscape scales – on the Site itself, on the contextual area to the Site and on the wider landscape that contains Gloucester as a

settlement. It concludes the following landscape effects would take place after the establishment of the mitigation proposals;

- The Site itself - Over time and with the benefit of soft landscape treatment this landscape effect will reduce to **Moderate, Adverse and Permanent**.
- Contextual landscape - effect has been assessed as a **Minor, Adverse and Permanent** effect.
- Gloucester as a larger settlement - effect is considered as **Negligible**.

9.9 Section 7 conducts a review of the visual effects on public and private views and finds that;

- The most notable viewpoint where the greatest change will be perceived from is Secunda Way (A430) as people travel eastbound to enter into Gloucester. I consider it would have an initial **Moderate, Adverse** visual effect reducing to **Minor, Adverse** in the long-term with the establishment of the southern park planting;
- Likewise views from Footpath ZGL71 will experience considerable visual change with Hempsted moving away from its current ridge top line down the hill to abut the lowland area. It will initially be more prominent in views but with the establishment of planting in the southern parkland the view to housing will largely be screened out;
- Effects on views from Rea Lane and along the Severn Way can I believe be successfully mitigated by the proposed planting to the west of the Site and in the southern parkland;
- All the residential receptors identified will receive an adverse visual effect that will diminish over time and the growth of mitigation planting; and
- No designed or protected views are affected by these proposals.

9.10 Section 8 returns to the same landscape elements from the Development Framework Plan and identifies a series of constraints and improvements that could be brought to bear upon them should the Inspector be minded to grant this Appeal.

9.11 Section 9 is this summary and Section 10 below is my expert's declaration.

Final conclusions

9.12 For all the reasons explored above I consider that the proposals will cause landscape and visual harm that should be considered within the Planning Balance as this Appeal is determined.

- 9.13 In landscape terms the Site and its wider landscape context do not have any national designation and present a mix of different character types and land uses that are perceived as an edge of settlement area. In landscape impact terms the harm that would occur in the overall area is considered to be Minor when the southern mitigation area establishes. With careful control through Reserved Matters a scheme can be delivered which would be acceptable in terms of landscape effects relying on the full mitigation as indicated on the Development Framework Plan. The Reserved Matters proposals would require considered detail design to be in accordance with JCS Policies SD4 and SD7, Policy EI of the emerging City Plan and achieving well designed places as required by the NPPF
- 9.14 Careful design and the placement of tree blocks within the southern naturalistic park will reduce the visual impact of the development for visual receptors from the south (Secunda Way and Footpath ZGL71). Likewise, the indicated planting and open space to the west will minimise visual effects when viewed from the west (Rea Lane and Severn Way). On establishment the indicated mitigation planting will reduce the visual impact of the proposed development in the long-term to an acceptable level.
- 9.15 This level of harm is greatest on completion of the proposals and will diminish with the ongoing establishment of the landscape mitigation proposals. The residual harm could be reduced further through the detailed design process adopting the recommendations made within Section 8 of this Statement and I look forward to discussing these matters further at the upcoming Inquiry.

10.0 Expert's Declaration

- 10.1 I confirm that insofar as the facts stated in my report are within my own knowledge I have made clear which they are and I believe them to be true and that the opinions I have expressed represent my true and complete professional opinion.
- 10.2 I confirm that my report includes all facts that I regard as being relevant to the opinions that I have expressed and that attention has been drawn to any matter that would affect the validity of those opinions.
- 10.3 I confirm that in preparing this report I have assumed the same duty that would apply to me when giving expert opinions in a court of law under oath or affirmation. I confirm that this duty overrides any duty to those instructing or paying me, that I have understood this duty and complied with it in giving my opinions impartially and objectively, and that I will continue to comply with that duty as required.
- 10.4 I confirm that I am not instructed under any conditional fee arrangements.
- 10.5 I confirm that I have no conflicts of interest other than any already disclosed in my reports.

Appendix Report Contents

The following Appendix has been compiled to support this Landscape Statement and is bound as A3 sheets at the end of this Report.

- Appendix A – Photographic Figures



Appendix A – Photographic Figures

List of photographs and figures

Figure 1 – Viewpoint Photography Location Plan

Figure 2 – Panoramic Viewpoint Photographs comprising;

Viewpoint 1 – View north from Secunda Way (A430) towards Site	2
Viewpoint 2 – View west from Hempsted Lane in the vicinity of the proposed Site access	3
Viewpoint 3 – View north east from Rea Lane looking towards west end of Site.....	4
Viewpoint 4 – View north from Footpath ZGL71 looking towards Site	5
Viewpoint 5 – View west along Bridlepath ZGL148	6
Viewpoint 6 – View north east from Severn Way looking towards Site.....	7

Figure 3 – Illustrative Photography Location Plan

Figure 4 – Illustrative Photographs comprising;

Illustrative Photographs of Site and surroundings – Sheet 1 of 3	8
Illustrative Photographs of Site and surroundings – Sheet 2 of 3	9
Illustrative Photographs of Site and surroundings – Sheet 3 of 3	10

22-445 Hempsted Lane, Hempsted

Figure 1 - Viewpoint Photography Location Plan

Key to Viewpoint Photographs

- 1 - View north from Secunda Way
- 2 - View west from Hempsted Lane
- 3 - View north east from Rea Lane
- 4 - View north from Footpath ZGL71
- 5 - View west from Bridlepath ZGL148
- 6 - View north east from Severn Way



Viewpoint I – View north from Secunda Way (A430) towards Site



Lower flat ground of floodplain Lowlands and Coppins
 Strawberry Fieds under construction High View set on Hempsted ridge top
 Disturbed ground of suspected archaeological test trenches Garden trees of Nos 164 to 180 Hempsted Lane
 Highway planting screens east of Site Secunda Way (A430)

Date of photography – 19/6/22
 Camera – Canon EOS 6D
 Height of lens – 1.5m
 Lens focal length – 50mm
 No. of photographs stitched – 4
 Approximate distance to Site – 100m

Notes

1. This is the view achieved by footpath and road users on Secunda Way as they approach Gloucester.
2. The Site's approximate extents are marked by the blue arrow.
3. The slope of the upper Site is very evident and forms the focus of the view.
4. The houses set to the right (west) side of the ridge are those of High View, the premises of Hempsted Lane are more heavily screened by existing planting.
5. The two internal hedgerows on Site split it into three discernible fields.
6. Highway planting to the west of Secunda Way partly screens the east of the Site.
7. The existing ridgeline appears as a mix of houses and trees.
8. The proposed planting on the lower part of the Site will largely screen views to the proposed houses and remove the sense of sloping ground and the local Hempsted Ridge.

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Project
 Land south of Hempsted Lane

Figure Title
 Viewpoint I

Date 4/8/22	Scale Not to scale
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Job No 22-445	Figure No 02 - Sheet I	Rev
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Viewpoint 2 – View west from Hempsted Lane in the vicinity of the proposed Site access



Uniform roadside hedge estimated at 2.7m (9 foot) high Trees in Nos 164 to 180 Hempsted Lane Approximate site entrance Hempsted Lane as it climbs up west from Secunda Way Existing properties to north of lane

Date of photography – 19/6/22
 Camera – Canon EOS 6D
 Height of lens – 1.5m
 Lens focal length – 50mm f-stop f/4
 No. of photographs stitched – 2
 Approximate distance to Site – 6m

Notes

1. This is a typical view for road and pavement users travelling west up Hempsted Lane from Secunda Way.
2. The field side hedgerow is full and tall and effectively screens off current views to the Site for road users other than through the field entrance.
3. The position of the Site entrance is through this stretch of hedgerow which is indicated to be replaced but set back behind a visibility splay.
4. There are no trees to speak of within the hedgerow with only taller unpruned growth near the telegraph poles where the mechanical flail has been stopped to prevent damage.
5. The existing Hempsted Lane properties to the right (north) side of the road are quite discrete and set back from the road within mature gardens.
6. There is a definite sense of passing along the edge of the settlement at this part of Hempsted Lane.



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Project Land south of Hempsted Lane		
Figure Title Viewpoint 2		
Date 4/8/22	Scale Not to scale	
Job No 22-445	Figure No 02 - Sheet2	Rev

Viewpoint 3 – View north east from Rea Lane looking towards wset end of Site



Rea Lane running north up the ridge
High View set to the north west side of Site
Sloping open ground of Site's western field
Trees to rear of Nos.164 to 180 Hempsted Lane
Road side hedge on Rea Lane
Western part of Site to receive structural landscaping
Route of Bridlepath ZGL148 picked out by hedge to rear of High View properties

Date of photography – 19/6/22
 Camera – Canon EOS 6D
 Height of lens – 1.5m
 Lens focal length – 105mm f-stop f/2.8
 No. of photographs stitched – 4
 Approximate distance to Site – 5m

Notes

1. This view is from Rea Lane where the state and height of the road side hedge plays an important part in how much of the Site is visible.
2. The part of the Site that lies in the foreground would be the western structural landscaping area proposed to limit views to the housing from Rea Lane.
3. Until the structural landscaping is established the housing would be clearly evident and will change the rural character of this part of Rea Lane.
4. The sloping landform of Hempsted ridge is clearly evident in both the view to the sloping ground and from climbing up this narrow lane.



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Project
Land south of Hempsted Lane

Figure Title
Viewpoint 3

Date 4/8/22	Scale Not to scale
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Job No 22-445	Figure No 02 - Sheet3	Rev
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Viewpoint 4 – View north from Footpath ZGL71 looking towards Site



Hedge and tree line marks route of Rea Lane

Lowland and Coppins bungalows

High View on ridge top

Flat ground of flood plain

Property at lower end of Hempsted Lane

Southern naturalistic park proposals set on lower ground

Date of photography – 19/6/22
 Camera – Canon EOS 6D
 Height of lens – 1.5m
 Lens focal length – 50mm f-stop f/5.6
 No. of photographs stitched – 4
 Approximate distance to Site – 190m

Notes

1. View taken from west end of ZGL71 looking back north towards the sloping ground of Hempsted ridge that would form the built part of the proposals.
2. The foreground comprises a pastoral field on the lower, flatter floodplain land with the mid-distance view being the sloping ground of the Site.
3. The tree line to left (west) of this view marks Rea Lane as it crosses the flatter land between the ridge and the River Severn corridor.
4. The raised landform provides visual interest and enclosure to the view north for users of ZGL71 that runs for approximately 900m from Rea Lane to Hempsted Lane.
5. The scene is distinctly rural in character and land use with the residential properties of High View and the few visible on Hempsted Lane allowing the edge of the settlement to be perceived.



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Project
 Land south of Hempsted Lane

Figure Title
 Viewpoint 4

Date 4/8/22	Scale Not to scale
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Job No 22-445	Figure No 02 - Sheet4	Rev
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Viewpoint 5 – View south west along Bridlepath ZGLI48



Boundary hedge to south of Bridlepath is the north boundary of the Site

Path provides longer views to south towards Cotswolds escarpment

Hedge marks end of High View rear gardens that back onto ZGLI48



View on ZGLI48 looking east with High View Properties evident

Date of photography – 19/6/22
 Camera – Canon EOS 6D
 Height of lens – 1.5m
 Lens focal length – 50mm f-stop f/4
 No. of photographs stitched – 1
 Approximate distance to Site – 3m

Notes

1. The main view is taken looking west along the Bridlepath that runs along the north side of the Site behind the High View properties that links Hempsted Lane with Rea Lane.
2. The Bridlepath allows pockets of longer views out to the south towards the Cotswolds escarpment and across the Severn Plain.
3. The Site boundary hedge to the left (south) of the shot is high and generally restricts sight to the open sloping ground of the Site.
4. The upper storeys of any properties positioned to the left (south) of the Bridlepath would however be visible above the boundary hedge unless set back some way.
5. The longer range view to the Cotswold escarpment would be lost and the Bridlepath would become more urban in character with built form set to both its sides.



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Project
 Land south of Hempsted Lane

Figure Title
 Viewpoint 5

Date 4/8/22	Scale Not to scale
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Job No 22-445	Figure No 02 - Sheet5	Rev
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Viewpoint 6 – View north east from Severn Way looking towards Site



Intervening hedgerows in foreground

Hedge line of Rea Lane

Strawberry Fields roofs under construction

Intervening vegetation largely blocks open views to Site

Date of photography – 19/6/22
 Camera – Canon EOS 6D
 Height of lens – 1.5m
 Lens focal length – 50mm f-stop f4
 No. of photographs stitched – 4
 Approximate distance to Site – 390m

Notes

1. This view is representative of the Severn Way user group walking east towards Rea Lane on Footpath ZGL64 in this stretch.
2. With increased distance and more intervening vegetation the Site is not as evident and existing housing on the ridgeline reduced to visible pockets of built form.
3. Being further west the construction of Strawberry Fields is more evident than the properties in High View.
4. There is a general sense of being on the lower, flatter flood plain with the River Severn actually set behind the photographer.

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Project
 Land south of Hempsted Lane

Figure Title
 Viewpoint 6

Date 4/8/22	Scale Not to scale
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Job No 22-445	Figure No 02 - Sheet6	Rev
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22-445 Hempsted Lane, Hempsted

Figure 3 - Illustrative Photography Location Plan



Illustrative Photographs of Site and surroundings – Sheet 1 of 3



Plate 1 – View taken from Site's current access at eastern end of Hempsted Lane looking towards existing properties on north side of road.



Plate 2 – View from Hempsted Lane looking towards its traffic light controlled junction with Secunda Lane.



Plate 3 – Robust field gate access to Site from lower end of Hempsted Lane, arable field and open ground is visible through the gate.



Plate 4 – View through gate looking towards river Severn Corridor and the high ground of the Cotswold Escarpment in the far distance.



Plate 5 – Front elevations of houses in the Nos. 164 to 180 Hempsted Lane block that have a rear garden butting onto the proposed Site.



Plate 6 – Front elevation of properties in High View that have rear elevations and gardens looking over the west end of the Site.



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Project
Land to south of Hempsted Lane

Figure Title
Illustrative Photographs I

Date 4/8/22	Scale Not to scale
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Job No 22-445	Figure No Fig4 Sheet 1	Rev
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Illustrative Photographs of Site and surroundings – Sheet 2 of 3



Plate 7 – Lowlands and Coppins bungalows set on the lower floodplain like land to the south west of Site, the road way is Rea Lane.



Plate 8 – Footpath marker along Rea Lane that indicates the route of the Severn Way and the more local Glevum Way up Rea Lane into Hempsted.



Plate 9 – Rea Lane is used as a quiet lane for cycling and walking between Hempsted and the River Severn.



Plate 10 – View north west along Severn Way that at this point follows the top of a flood embankment, the river itself is hidden from view by willow growth.



Plate 11 – Entrance to ongoing Strawberry Fields development set at the top of Rea Lane in Hempsted.



Plate 12 – St Swithun’s Church is set at the heart of the old village core that Hempsted has expanded out from.

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Project Land to south of Hempsted Lane		
Figure Title Illustrative Photographs 2		
Date 4/8/22	Scale Not to scale	
Job No 22-445	Figure No Fig4 Sheet 2	Rev

Illustrative Photographs of Site and surroundings – Sheet 3 of 3



Plate 13 – The entrance to Bridleway ZGL148 is from an area of housing off Hempsted Lane.

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Plate 14 – View north from Secunda Way illustrating effectiveness of highway planting closer to the Site in restricting oblique open views to Site.

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Plate 15 – Perpendicular view through the highway planting illustrates the Site is visible and the proposed houses would be clearly evident on construction.

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Project
Land to south of Hempsted Lane

Figure Title
Illustrative Photographs 3

Date 4/8/22	Scale Not to scale
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