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GLADMAN DEVELOPMENTS LIMITED

LAND OFF HEMPSTED LANE, GLOUCESTER

LANDSCAPE AND VISUAL APPRAISAL

FEBRUARY 2020

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GLADMAN DEVELOPMENTS LIMITED

LAND OFF HEMPSTED LANE, GLOUCESTER

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FEBRUARY 2020

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APPENDICES

FIGURES	**TITLE**	**SCALE**
Figure 1	Photoview Location Plan	1:20,000@A3

1 INTRODUCTION

1.1 Introduction

1.1.1 This Landscape and Visual Appraisal (LVA) has been prepared by Wardell Armstrong LLP on behalf of Gladman Developments Ltd in relation to land off Hempsted Lane, Gloucester, hereby referred to as the "Study Area". It considers the potential landscape and visual effects of a proposed scheme on this site (referred to as the "Proposed Development").

1.2 Study Area Location

1.2.1 The Study Area occupies approximately 12.54 hectares of land situated to the south of Hempsted Lane and to the west of the wider urban area of Gloucester. It lies to the west of the A430 and the Gloucester and Sharpness Canal.

1.2.2 The location of the Study Area is shown on Figure 1 (Drawing GM10710 -009).

1.3 Description of the Development

1.3.1 The proposed scheme comprises residential development of up to 245 dwellings, public open space and recreational opportunities, green corridors, new hedgerow and tree planting, sustainable drainage, and children's play.

1.1.1 Other documents which accompany this application, such as the Planning Statement and Design and Access Statement (DAS), can be referenced to provide further details of the proposals.

2 METHODOLOGY

2.1 General Approach

2.1.1 This Landscape and Visual Appraisal has been prepared based upon the *Guidelines for Landscape and Visual Impact Assessment*, (Third Edition, 2013) published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2013. Appendix A sets out the methodology used for undertaking the LVIA that has been followed in this appraisal.

2.1.2 The physical scope of the landscape as a receptor considered by the appraisal ('the appraisal scope') and viewpoints included in this report have been selected using OS map analysis, desk-based research and field work. During the field work, panoramic viewpoint photographs were taken at 1.5m above ground level with a fixed lens digital SLR camera with the equivalent of a 50mm lens. Desktop research was carried out to understand the landscape and visual context of the Study Area in advance of the site work taking place.

2.1.3 Terms used in this report are derived from the Glossary of Terms, pages 155 to 159 of the Guidelines for Landscape and Visual Impact Assessment (Third Edition, 2013) Landscape Institute and Institute of Environmental Management & Assessment (IEMA); "GLVIA 3".

2.1.4 From the 2013 guidance, the determination of landscape and visual sensitivity considers landscape value and the susceptibility of the landscape receptor to the type of change proposed; and the value of views identified and the susceptibility of visual receptors to the type of change proposed. It is advised that there should be a reliance on professional judgement rather than the results of potentially complex, pre-determined formulae and matrices. This approach has been followed in undertaking this appraisal.

2.2 Thresholds and criteria

2.2.1 GLVIA 3 (para. 1.20) states that the guidance is "*not intended to be prescriptive, in that it does not provide a 'recipe' that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.*"

2.2.2 This assessment has therefore defined a set of criteria to assess the potential landscape and visual effects of the proposed development. These criteria are set out in Appendix A.

2.2.3 GLVIA 3 and the Statement of Clarification 1/13[1] make clear that for non-EIA developments, the appraisal should consider all types of effects: adverse and beneficial, direct and indirect, and long and short term, as well as cumulative effects. However, none of these effects should be given a judgement involving the terms 'significant' or 'significance'. GLVIA 3 also stresses that the approach to the assessment needs to be proportionate to the scale of the development being assessed and the nature of the likely effects. This approach has been followed for this appraisal.

2.3 The Appraisal Scope

2.3.1 Guidance is provided by GLVIA3 on the area of landscape that needs to be covered in assessing landscape effects, referred to in the Guidance as a "Study Area" (para. 5.2 page 70) and in this appraisal as the 'Appraisal Scope'.

> *"The study area should include the site itself and the full extent of the wider landscape around which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two."*

2.3.2 A desk study, supported by a site visit, analysed the landscape character area descriptions of relevance to the scheme and identified the potential areas from which the proposed scheme would be visible within the surrounding landscape.

2.3.3 This was used to define the area of landscape (the Appraisal Scope) which may be influenced by the Proposed Development and to identify potential areas of visibility.

2.3.4 The Appraisal Scope is notably influenced by the immediately proximate urban area of Gloucester, which adjoins the Study Area to the north and east. Although the potential for views of the Study Area have been identified beyond Gloucester to the south-east in this appraisal, given the extent of the built area, the adjacent settled edge is considered to broadly define the Scope of the landscape appraisal to the north-east and south-east. To the north-west and south-west the landscape of the broad

[1] GLVIA3 Statement of Clarification 1/13, 10-06-13

Severn valley floor is flat or gently rolling nature, and the Appraisal Scope extends to rising or localised high ground around the A40, A48 and Elmore / Hockley Hill. Therefore, the visual envelope and Appraisal Scope for landscape considerations diverge with regard to the identified extent of receptors to the east and south.

2.3.5 This is an outline planning application, which can restrict the level of information available to inform the appraisal. Where assumptions have been made these have been stated.

Access is not typically available to private property; appraisal of effects on the visual amenity of existing residential receptors has therefore used publicly available areas to undertake this.

3 PLANNING CONSIDERATIONS

3.1 National Planning Policy

3.1.1 The revised National Planning Policy Framework (NPPF), published in February 2019, contains the Government's planning policies and provides a framework to "*contribute to the achievement of sustainable growth*". Of the NPPF's three overarching and interdependent objectives in pursuit of 'achieving of sustainable development', the environmental objective (paragraph 8) seeks to contribute to the protection and enhancement of the natural, built and historic environment.

3.1.2 In relation to development and good design (section 12):

- Paragraph 127 advises that the planning system and new development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, and foster a strong sense of place, while not preventing or discouraging appropriate innovation or change.
- Paragraph 128 indicates that design quality should be considered throughout the evolution and assessment of individual proposals.

3.1.3 With regard to the conservation and enhancement of the natural environment (Section 15), in landscape and character terms:

- Paragraph 170 notes that the intrinsic character and beauty of the countryside should be recognised, and valued landscapes should be protected and enhanced.
- Paragraph 172 states that "*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues*."

3.2 Local planning policy

3.2.1 The Joint Core Strategy (JCS) was adopted in December 2017 by Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils. Policies of relevance to landscape and visual matters are set out below.

SD6 – LANDSCAPE

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

2. Proposals will have regard to 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."

SD7 – THE COTSWOLDS AONB

"All proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan."

INF3 – GREEN INFRASTRUCTURE

1. *The green infrastructure network of local and strategic importance will be conserved and enhanced, in order to deliver a series of multifunctional, linked green corridors across the JCS area by:*

   I. improving the quantity and / or quality of assets;

   Ii. Improving linkages between assets in a manner appropriate to the scale of development, and

   iii. designing improvements in a way that supports the cohesive management of green infrastructure;

2. Development proposals should consider and contribute positively towards green infrastructure, including the wider landscape context and strategic corridors between major assets and populations. Where new residential development will create, or add to, a need for publicly accessible green space or outdoor space for sports and recreation, this will be fully met in accordance with Policy INF4. Development at Strategic Allocations will be required to deliver connectivity

through the site, linking urban areas with the wider rural hinterland

3. Existing green infrastructure will be protected in a manner that reflects its contribution to ecosystem services (including biodiversity, landscape / townscape quality, the historic environment, public access, recreation and play) and the connectivity of the green infrastructure network. Development proposals that will have an impact on woodlands, hedges and trees will need to include a justification for why this impact cannot be avoided and should incorporate measures acceptable to the Local Planning Authority to mitigate the loss. Mitigation should be provided on-site or, where this is not possible, in the immediate environs of the site

4. Where assets are created, retained or replaced within a scheme, they should be properly integrated into the design and contribute to local character and distinctiveness. Proposals should also make provisions for future maintenance of green infrastructure.

3.3 Designations

3.3.1 The Study Area does not lie within any designations of relevance to landscape matters, such as National Parks, Areas of Outstanding Beauty (AONBs) Registered Parks and Gardens (RPGs) or Conservation Areas. At its closest the Cotswolds AONB lies at over 4km to the south-east, beyond the M5. Although Gloucester itself forms part of the setting of the AONB (particularly the eastern and south-eastern suburbs), the Study Area is on the opposite side of the city and given the distance is not considered to be within the AONB's setting.

3.3.2 There are a small number of listed buildings within the core of the village of Hempsted to the north, together with several scheduled monuments including the Church of St Swithun's and some associated chest tombs and boundary walls, the Village Cross and Hempsted House. These are typically within the Hempsted Conservation Area (which is focused around St Swithun's Road and Hempsted Lane where it passes through the core of the village) and is separated from the Study Area by existing largely 20th century residential development.

3.3.3 Highnam Court, an RPG, lies approximately 2.5km to the north west. The estate associated with Highnam Court lies in the River Severn valley and has a well-wooded perimeter enclosing the grounds.

3.4 The Cotswolds AONB Management Plan 2018-2023

3.4.1 As noted above, the Study Area is not considered to be within the AONB's setting, however, the Cotswolds does extend into the south-east of the study area, and as such a summary of the Management Plan is provided below.

3.4.2 This Plan sets out the vision, outcomes and ambitions to guide the management of the AONB for the period 2018-2023, with the key purposes of conserving and enhancing the AONB's natural beauty, increasing the understanding and enjoyment of its special qualities, addressing issues causing adverse effects, and achieve the vision and outcomes set out within the Plan.

3.4.3 The Cotswolds AONB Management Plan covers the wide range of issues that affect the area including; development and transport, rural land management, dark skies, tranquility, local distinctiveness, biodiversity and the historic environment. One of the three Key Issues is the "*erosion of the natural beauty and special qualities of the Cotswolds AONB*".

4 LANDSCAPE AND VISUAL BASELINE

4.1 Landscape Baseline

4.1.1 Landscape character studies provide guidance on the physical, historical and cultural, land use and settlement patterns within an area. The following landscape character studies are of relevance to this appraisal:

- National Character Area (NCA) Profile 106: 'Severn and Avon Vales', Natural England, December 2014;
- National Character Area (NCA) Profile 107: 'Cotswolds', as provided by Natural England, March 2015;
- JCS Landscape Characterisation Assessment and Sensitivity Analysis (2013).

National Character Area (NCA) Profile 106: Severn and Avon Vales

4.1.2 The NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.

4.1.3 The Study Area lies within the Severn and Avon Vales NCA, which stretches from the upper reaches of the Bristol Channel along the M5 corridor to Bromsgrove and across to Stratford-upon-Avon. It is broadly described as follows:

"The lower valleys of the rivers Severn and Avon dominate this low-lying open agricultural vale landscape made up of distinct and contrasting vales, including Evesham, Berkeley, Gloucester, Leadon, and Avon, with Cotswold outliers… punctuating the otherwise flat vale landscape. The M5 motorway runs through the centre and the eastern edge of the area. A small proportion of the [NCA] is urban and includes towns such as Worcester, Cheltenham, Gloucester and Stratford… Archaeology/heritage of former industry is prominent around Sharpness Docks, Pill, Gloucester-Sharpness Canal and Stroudwater Canal. The majority of the area is used as agricultural land… Woodland is sparse and it is a generally open landscape."

4.1.4 The Key Characteristics of NCA 106 include the following:

- *A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury*
- *Prominent oolitic limestone outliers of the Cotswold Hills break up*
- *The low-lying landscape in the south-east of the area at Bredon Hill, Robinswood Hill, Churchdown Hill and Dumbleton Hill.*

- *Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards.*
- *Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow pollards and alders.*
- *Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.*
- *Along the main rivers, floodplain grazing marsh is prevalent. Fragments of unimproved calcareous grassland and acidic grasslands are also found.*
- *The River Severn flows broadly and deeply between fairly high banks, north to south… The main rivers regularly flood at times of peak rainfall.*
- *strong historic timeline is visible in the landscape, from the Roman influences centred at Gloucester, earthwork remains of medieval settlements and associated field systems through to the strong Shakespearian heritage at Stratford-upon-Avon.*
- *Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.*
- *Many ancient market towns and large villages are located along the rivers, their cathedrals and churches standing as prominent features in the relatively flat landscape.*

4.1.5 One of the Cotswold's 'Outlier Hills', Robins Wood Hill, is set into the southern edge of Gloucester and is approximately 2km to the southeast of the Study Area.

4.1.6 The 'Landscape Change' section notes a number of trends within the area:

- There is notable evidence of field boundary neglection, with ongoing loss and deterioration of hedges including the loss and lack of successive planting of hedgerow trees.
- There has been a higher than average build rate in rural areas. Development is often concentrated along the axes of major transport corridors, and urban areas such as Gloucester have experienced extensive expansion.

4.1.7 Statements of Environmental Opportunity (SEOs) include SEO2; which seeks to safeguard and enhance the pattern of field boundaries, settlement and tree cover;

and SEO3; with the aim of reinforcing the existing landscape structure and incorporate green infrastructure in conjunction with urban expansion. In detail, SEO3 includes:

- *Ensuring that extensions to settlements, such as residential developments considered around … Gloucester…are designed to ensure their visual and functional integration with the surrounding landscape and the existing urban edge. Key views to and from settlements should be retained.*
- *Providing access to quality greenspace through well designed green infrastructure which will benefit health and wellbeing and provide habitat increasing the permeability of the urban landscape to biodiversity*

National Character Area (NCA) Profile 107: Cotswolds

4.1.8 The south eastern portion of the Appraisal Scope extends into the 'Cotswolds' NCA. The pattern of this landscape is described as:

"… a steep scarp crowned by a high, open wold; the beginning of a long and rolling dip slope cut by a series of increasingly wooded valleys. The scarp provides a backdrop to the major settlements of Cheltenham, Gloucester, Stroud and Bath and provides expansive views across the Severn and Avon Vales to the west. Smaller towns and villages nestle at the scarp foot, in the valley bottoms and on the gentler valley sides at springlines".

4.1.9 Some of the key characteristics for this Character Area relevant to the proposed development include the following:

- *"Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combes and outliers;*
- *Arable farming dominates the high wold and dip sloe while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland;*
- *Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries;*
- *Ancient beech hangers line stretches of the upper slopes of the scarp, while oak / ash woodlands are characteristic of the river valleys.*
- *Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned."*

JCS Landscape Characterisation Assessment and Sensitivity Analysis (2013)

4.1.10 This study (the LCASA) forms part of the evidence base for the JCS. It characterises the landscapes around the settlements of Gloucester, Tewkesbury and Cheltenham and divides them into distinct areas, followed by an analysis of sensitivity to large scale development, which divides up these landscapes in a different format to the characterisation process, both shown in Appendix B.

4.1.11 The study identifies a number of Landscape Character Types (LCTs) which are subdivided into Landscape Character Areas (LCAs). The LCTs are based upon those defined within the Gloucester Landscape Character Assessment, published in 2006, which was superseded by the LCASA.

THE LANDSCAPE CHARACTERISATION

4.1.12 The Study Area falls within the wider Landscape Character Type (LCT): 'Settled Unwooded Vale'. The key characteristics are:

- *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…*
- *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 material including brick, timber, and stone, and slate, thatch and 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;*
- *Widespread network of pylons and transmissions lines.*

4.1.13 More specifically, the Study Area falls within the Gloucester LCA 'W – Hempsted', comprising land wrapping around the village. This describes the Area as follows:

"the village of Hempsted is located on a small elongated hill to the west of Gloucester and has undergone significant expansion… 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…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."

4.1.14 With regard to visual context, it notes:

"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."

4.1.15 Identified visual receptors include users of the Severn Way and Gloucestershire Way National Trails, residents in Hempsted, Minsterworth and on Rea Lane, road users on the A430, footpath users to the south and west of the hill.

4.1.16 The Study Area lies close to the LCA 'X: Hempsted floodplain' (part of the 'Floodplain Farmland' LCT). This is described as:

"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 tranquility and security to the north of the area."

4.1.17 The visual context is described as:

"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 I 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."

4.1.18 Visual receptors are identified as residents in the west of Hempsted and the east of Minsterworth, users of the A48 and the Severn Way and potentially the Gloucestershire Way National Trails.

4.1.19 The character area 'T: Minsterworth Ham' is also part of the 'Floodplain Farmland' Type and falls within the Appraisal Scope. This is described as:

"Minsterworth Ham is very much in keeping with the flat, expansive, predominantly pastoral, and poorly accessed Floodplain Farmland landscape character type. The generally large to very large fields are bound by a mix of well-maintained hedgerows interspersed with the occasional tree, broken hedges mixed with post and wire, and taller, overgrown, scrub and small tree boundaries. Although an open landscape, boundary and occasional field trees can create an image of a well treed landscape locally.

The landscape is sparsely populated in the east, becoming settled towards the A48 due to numerous farmsteads located near the gently ascending land at the foot of the village of Minsterworth.

To east, at the periphery of the study area, the proximity of Minsterworth and A48 to the River Severn is notably increased. Thereby creating a decidedly more intimate landscape characterised by smaller fields, a proliferation of traditional orchards, and old village buildings that combine to add a depth of time to the area."

4.1.20 The visual context is described as:

"From the higher ground towards the A48 the City of Gloucester can be viewed with focal points to include the Cathedral, Escarpment Outliers, Gloucester landfill site and the distant Cotswold AONB. Within the low-lying floodplain views are generally less extensive and are frequently interrupted or marked by vegetation, trees, scattered farmstead, the occasional abandoned brick farmhouse, and pylons."

4.1.21 The visual receptors include residents of Minsterworth, Rea, Lower Rea, Elmore, Hempsted and scattered farmsteads and properties, users of the A48, footpath users on the Gloucestershire Way, Severn Way and those in the vicinity of Minsterworth.

THE SENSITIVITY ANALYSIS

4.1.22 The sensitivity analysis for the LCASA divides land around Gloucester into parcels that differ from those identified in the characterisation exercise. The following attempts to relate the character areas discussed above (W, X and T) to the sensitivity units.

4.1.23 The Study Area lies within G37: 'Hempsted and Sewage Works', which occupies land extending to the south of Hempsted and defined as being of Medium- Low sensitivity due being visually related to the City rather than the rural environs and the degradation of the rural character by the intensive agricultural use, infrastructure and industrial units. The LCASA states that:

"This predominantly low-lying compartment has been fragmented by the A430 and is encroached upon by industrial buildings. Tranquility 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."

4.1.24 Character Area W 'Hempsted' is an LCA comprising four units of mixed sensitivity; of Low, Medium-Low and High Medium levels. Excepting the Study Area's sensitivity, land adjoining the boundary within the LCA is High-Medium sensitivity in the adjacent unit G39.

4.1.25 G39 is described as an elevated sloping and visually prominent land associated with historic parts of the village and playing "*a key role in containing the urban east from the rural west".*

4.1.26 LCA X 'Hempstead Floodplain' falls across a number of sensitivity units (unit G38 and parts of G37 and G40) of Medium, and Medium or Low levels. In closest vicinity to the Study Area the LCA is predominantly Medium-Low; to the south within G37.

4.1.27 G38 is described as having a predominantly conserved landscape character that includes topography and vegetated boundaries which control views, and which is strongly visually related to the rural floodplain to the west.

4.1.28 G40 has been subject to loss of tranquility and significant land-use and landform change. There are a number of industrial detractors, including the landfill itself, although the Severn Way also passes through the Zone.

4.1.29 The 'Minsterworth Ham' (LCA T and G42) is defined as Medium sensitivity.

4.1.30 G42 is described as a flat expansive compartment of large fields bound by ditches and low hedges that is strongly rural in character and visually contained by landform. There is some visual association with Gloucester; from elevated ground towards Minsterworth, and land is considered more sensitive to the south / south-east as it becomes increasingly rural.

Landscape Analysis of Potential Development Sites

4.1.31 This report, published in November 2013, was carried out on behalf of Gloucester City Council to appraise seven identified sites around the city with regard to their suitability for residential development in terms of potential landscape effects, one of which was the Study Area. The report looked at landscape elements, proximity to protected sites, impacts of the sites' settings, context and visibility, and potentially required mitigation to enable development.

4.1.32 The Study Area's 'Opportunity for Development' was described as:

"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."

4.1.33 In terms of design parameters, the analysis notes:

"Distinct separation should be made between the proposed development and the retained open land, possibly by siting open space on the western side of 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."

4.1.34 The accompanying plan indicates the most easterly of the 3 analysed fields as being suitable for development, accompanied by recommended buffer planting along its western edge to provide strategic screening.

4.2 The Study Area and Its Immediate Setting

4.2.1 The Study Area is situated immediately south of the village of Hempsted, approximately 1.5km to the south west of Gloucester City centre and the River Severn passes at a short distance to the west. The M6 is 4km at its closest to the southeast, beyond which lie the Cotswolds.

4.2.2 The Study Area sits within a tract of land between the western edge of Gloucester and the eastern bank of the River Severn. Nearby features also defining this corridor include the A430 and the Gloucester and Sharpness Canal to the east.

4.2.3 In broad terms land uses in the vicinity of Hempsted display a combination of agricultural fields and some scattered wooded blocks to the west, and urban and suburban development to the east and south. To the north of the Study Area are

residences within the village, to the east of the canal, built form is larger-scale and industrial / commercial in nature, and to the south lies a sewage works.

4.2.4 The majority of the Public Rights of Way (PRoWs) in the local area are found around the edge of Hempsted, along the River Severn, and at longer distance to the west beyond Minsterworth and Elmore and south east beyond Gloucester.

4.2.5 There are two Public Rights of Way (PRoWs) in the immediate vicinity of the Study Area, comprising a bridleway passing part of the northern boundary between Rea Lane and Hempsted Lane, and a footpath to the south the watercourse on the Study Area's southern edge from Rea Lane to Secunda Way (A430). The latter has previously extended north parallel to the A430 on the inside of the Study Area boundary, but now follows the A430 footway to join Hempsted Lane.

4.2.6 Other notable nearby PRoWs include the Severn Way long distance trail passing at short distance to the west.

Study Area Description

4.2.7 The Study Area comprises three arable fields of varying size, separated roughly north-south by hedgerows or post and wire fencing. A seasonally wet attenuation basin is situated in the south of the central field.

4.2.8 The northern boundary is defined by the southern edge of Hempsted: this includes a section of Hempsted Lane, properties along the southern side of the lane backing onto the Study Area, and a public right of way (PRoW)connecting Hempsted Lane with Rea Lane at the north-western corner. There is a hedge along Hempsted Lane and vegetation along the PRoW. Properties backing onto the Study Area are typically well vegetated, with mature trees and hedgerows. Houses backing towards the Study Area on the opposite side of the PRoW have intact garden hedgerows but with few trees.

4.2.9 The east and west extents are defined by roads; to the west by Rea Lane together with three residential properties, and to the east by the A430. A watercourse feeding into the River Severn defines the southern limit of the Study Area.

Topography

4.2.10 Much of the landscape surrounding Hempsted is low-lying and is either a fairly flat valley floor, or is slightly rolling, creating small localised high points. Away from the River Severn, land gradually rises to the north-west, and to the south-east rises rapidly where the Cotswolds and either outlier hills begin; to the south-east of Gloucester.

4.2.11 Hempsted is slightly elevated above the Severn to the west, at around 20 to 25m AOD, with surrounding land sloping away west and south. The Study Area is on the south-facing slope, with the majority sitting between 25m AOD to the north and circa 10m AOD extending south.

4.2.12 The Study Area broadly drains towards the south-west, to an existing tributary of the River Severn passing to the south. There is also an attenuation basin within the south of the Study Area which appears to be subject to seasonal inundation.

4.3 Visual Baseline

Visual Context

4.3.1 The visual appraisal has explored the nature of the existing visual amenity of the area, seeking to establish the approximate visibility of the Study Area from surrounding locations and receptors. A site visit together with a desk study identified existing Public Rights of Way (PRoW), public highways, residential properties and other receptors from which the development could potentially be visible. A representative series of photo viewpoints illustrating these views are included to support this analysis.

4.3.2 Photoviews 1 – 11 illustrate the existing views (included at Appendix C). Each photoview is accompanied by a table and a location plan. The table describes the location and details of the viewpoint; the existing components of the view within the photograph; the components of the view during construction and upon completion of the Proposed Development. The assessment of the visual effects generated by the Proposed Development at each viewpoint are included in these tables. This assessment uses the methodology set out in Appendix A.

4.3.3 A site visit was undertaken in July 2019 when trees and hedgerow species are in leaf. Although the viewpoint photography does not demonstrate winter views; when canopy coverage is at a minimum; the assessment accounts for seasonal screening and will reflect a 'worst-case scenario' in terms of visual impacts.

4.3.4 The locations of the photoviews (and where applicable, any plates) are shown on Drawing GM10710-009 'Photoview Location Plan'.

Visual Summary

4.3.5 The broader area is heavily influenced by Gloucester, which occupies much of the Appraisal Scope. In general, this typically restricts views to the north-east and south-east. The extent of visibility is also governed by the flat topography with the wide

Severn valley passing to the west of Gloucester, which in combination with riparian trees and field boundary vegetation, quickly acts to control views.

4.3.6 However, with gently rising ground to the north-west, and the Cotswold escarpment and outliers to the south-east, there is an awareness of more expansive views which are generally only available from localized areas of elevated ground which is found at long distance to either side of the valley.

4.3.7 This high ground also includes the rising ground within the Study Area towards its northern boundary as Hempsted village sits along a small ridge. Longer views outward over Gloucester to the east across the Severn Valley are possible from the northern limits of the Study Area.

4.3.8 Consequently, views of the Study Area are typically confined to the short and immediate distance passing the Study Area and to the west, and the very long distance to the north-west and south-east.

4.3.9 The following are considered to be the receptors potentially subject to views of the Proposed Development:

- Residents along Hempsted Lane and Rea Lane;
- Residents along High View backing onto the bridleway (PRoW) adjacent to the Study Area's northern boundary;
- Road users on Hempsted Lane and Rea Lane;
- Road users passing the Study Area along the A430;
- PRoW users crossing the east of the Study Area;
- PRoW users passing the north of the Study Area;
- PRoW users at short distance to the south;
- PRoW users (including the Severn Way) at short distance to the west;
- PRoW users (including the Gloucester Way) at long distance to the west;
- Residents at Minsterworth, Elmore and Grove End at long distance to the west;
- PRoW users at long distance around Elmore and Grove End;
- Recreational users at Robins Wood Hill at long distance to the south-east; and
- PRoW users within the Cotswolds AONB at very long distance to the south-east.

5 LANDSCAPE AND VISUAL EFFECTS

5.1 Introduction

5.1.1 The Study Area is situated immediately south of the village of Hempsted, approximately 1.5km to the south west of Gloucester City centre. The Study Area comprises three arable fields of varying size, separated roughly north-south by hedgerows or post and wire fencing, and in broad terms is bordered by existing settlement and Hempsted Lane to the north, Rea Lane to the west, a watercourse to the south and the A430 to the east.

5.1.2 The proposals comprise residential development of up to 245 dwellings at circa 38 dph (dwellings per hectare) and a vehicular access from Hempsted Lane. Green Infrastructure includes a series of public open spaces, green corridors, new hedgerow and tree planting with conservation grassland margins, an attenuation basin with wet grassland, new footways, a trim trail and equipped children's play. It also integrates an existing public footpath along the eastern boundary and provides new pedestrian connections onto a public bridleway adjacent to the northern Study Area boundary.

5.1.3 The proposed development and its Green Infrastructure have been designed to minimise impacts upon the landscape character and visual amenity, including a number of features arising from the baseline studies and site visit undertaken for the LVA. These include the following:

- retention of existing field boundary hedgerows and trees wherever possible. This includes the incorporation of the only tree within the development area.
- A new hedgerow within the south-west of the Study Area: as well as providing structure to the scheme and delineating the principal area of open space, the new hedgerows and hedgerow trees would offer some softening of views of built development as seen by visual receptors along the PRoW to the south.
- Structural landscaping in the form of informal tree planting within the western area of open space would filter views to the Proposed Development from the west; most notably for residents along Rea Lane and PRoW users on footpaths and the 'Severn Way' long distance trail.
- New dwellings would be set back from the boundary to Hempsted Lane: served by lanes off the primary route this would minimise the need for breaks in the existing roadside hedgerow to create vehicular access to these properties.
- The remnant hedgerow / scrub adjoining the public bridleway (along the northern boundary) would be 'gapped up' with reinforcement planting as necessary.

5.2 Landscape Effects

5.2.1 Impacts upon the character of the Study Area and the surrounding landscape during construction will typically be transitory in nature i.e. materials storage, contractor's compound, views towards machinery, etc.

5.2.2 All construction works would be carried out in full accordance with best practice procedures to minimise any adverse impacts on landscape character. Existing trees and hedgerows to be retained within and adjacent to the Study Ares boundaries will be suitably protected during the construction phases, following accepted best practice methods.

5.2.3 The introduction of a new residential development will result in permanent albeit localised changes in the landscape. The character of the landscape of the Study Area will change from settlement / urban edge farmland, to a developed one with landscape planting and open space.

5.2.4 In general, it is considered that landscape effects following completion of development lessen over time with the successful establishment and maturing of the proposed green infrastructure around the boundaries and throughout the scheme.

National Landscape Character

5.2.5 Due to the small scale of the Study Area and its location adjacent to the existing developed edge of Gloucester, it is considered that there would be no notable effects on the wider landscape of the NCA 106. It is well related to the adjacent settlement edge and would provide a proportionately extensive landscape buffer within the Study Area between the proposed residential development edge and the adjacent largely undeveloped agricultural landscape.

5.2.6 Given the distance to NCA107 and the intervening existing built extents of Gloucester, No Effects are predicted upon the 'Cotswolds' National Character Area.

Local Landscape Character

5.2.7 The '*JCS Landscape Characterisation Assessment and Sensitivity Analysis*' (LCASA) defines and describes the landscape around Gloucester, with the document separated into a characterisation exercise (setting out the LCTs and LCAs within the JCS area), and sensitivity analysis; which examines the sensitivity of a series of land parcels surrounding key settlements within the JCS to potential development. The division into the LCTs and sensitivity compartments are not necessarily concurrent, and thus have differing reference systems. The mapping for both is included at Appendix B.

5.2.8 The Study Area and its setting are typical of the 'Settled Unwooded Vale' LCT, with its limited tree cover, mixed farmland enclosed by hedgerows adjoined by large suburban areas and interspersed with commercial and industrial development and crossed by major transport routes and Severn tributaries.

5.2.9 In terms of the 'Hempsted' LCA, the influences of the urban edge are noted, and although there are remnant field patterns with reasonably intact boundary hedges the landscape along the A430 is subject to some fragmentation and degradation. The detracting industrial units to the south-eat of the A430 form part of the Study Area's immediate setting and views are typically urban in nature. Within the sensitivity analysis, LCA W falls within several compartments, and the Study Area and land to the south are defined as being of 'Medium to Low' sensitivity and more closely related to Gloucester than the rural environs. The more sensitive part of the LCA is the western-facing Hempsted slopes, with which the appraisal did not identify any intervisibility.

5.2.10 The Proposed Development will result in a change from farmland to residential development within the LCA, as well as some loss of the existing field pattern. However, this LCA is very well related to the edge of Hempsted and the proposals seek to introduce a greater length of new hedgerows with trees than would be lost as a result of implementing the scheme. Other beneficial effects include the proportion of the Study Area constituting Green Infrastructure (circa half), reinforcement of existing boundary hedgerows, and introduction of new habitat such as wet grassland with the attenuation basin and conservation grassland margins along new and existing hedgerows. Impacts are assessed as being of a Low to Medium Magnitude both during construction and on completion of the scheme, resulting in a Slight to Moderate Adverse effect. As the GI establishes this will bring beneficial effects reducing the Magnitude of impact to Low and effects on Hempsted LCA to Slight Adverse overall.

5.2.11 LCA 'X: Hempsted Floodplain' encompasses land around LCA W to the west of the Severn and is within the 'Floodplain Farmland' Type. Its western and southern portions (in closest proximity to the Study Area) include the characteristic sewerage works, pylons and city-edge industrial development, and many historic field boundaries have been altered by industry or infrastructure. This is reflected in the analysis of the LCT's sensitivity whereby the western section is assessed as 'Medium', and the southern section (adjacent to the south and east of the Study Area is defined as 'Medium-Low'. Visual receptors are primarily as residents in the west of Hempsted and the east of Minsterworth, users of the A48 and the Severn Way National Trail.

5.2.12 Effects upon this LCA would be indirect, as a result of changes to its setting. As with LCA W, the sensitivity analysis of the LCASA reported a varying sensitivity to development across the 'Hempsted Floodplain'. As intervisibility is predominantly focused within the portion deemed to be of low to medium sensitivity, with limited potential identified to the west within areas of the LCA which are of medium sensitivity, the sensitivity of the LCA for the purposes of this project is taken to be low to medium. Existing urban influences are already noted within the 'Hempsted Floodplain', namely the sewage works, pylons, and the industrial developed edge of Gloucester and the sensitivity analysis notes that this parcel (G37) is more closely related to the urban edge that the neighbouring countryside. Consequently, construction impacts on the wider LCA are considered to result in a low magnitude and a Slight Adverse, and on completion of the scheme the magnitude of impact would be Negligible to Low and of Slight Adverse level of effect. On establishment of the landscape proposals over time, the long term operational indirect effects are assessed as being Negligible to Slight Adverse.

5.2.13 The LCA 'T: Minsterworth Ham' is also part of the 'Floodplain Farmland' Type and occupies a larger swathe of the west of the Appraisal Scope. This is more rural in nature than LCAs W and X, sitting away from the urban-rural edge and separated by the River Severn. This is a fairly open landscape of large fields bound by generally well-maintained hedgerows with occasional standards but with a well-treed sense. Settlement is more prevalent towards Minsterworth and the A48. The intimacy of the landscape increases to the east closer to the river largely due to smaller fields and orchards. Views are consequently well controlled to the east, with longer views towards Gloucester and the Cotswold outliers possible from the more open rising fields in the west. Visual receptors of the LCA are primarily focused around Minsterworth, as well as Elmore and western fringes of Hempstead. The whole of this LCA was identified as being of 'Medium' sensitivity.

Indirect effects on this LCA would be as a result to the change in outlook in long distance views from areas of relative higher ground towards Gloucester. The settled and industrial edge of the city is already a feature of these views; which are limited in terms of opportunity; and change resulting from the implementation the Proposed Development would comprise marginal alterations to the urban / rural edge in the proximity of Hempsted. During construction the magnitude of impact would be Negligible, with a Negligible to Slight indirect Adverse effect. On completion, the scheme is unlikely to be readily perceived, resulting in Negligible levels of effect.

The Site and its Immediate Setting

5.2.14 Landscape value of the Study Area and its immediate setting is examined in Table 1 against factors set out in GLVIA3 Box 5.1:

Table 1: Landscape value of the Study Area

Landscape Components / Receptors	Comments	Landscape Value
Landscape Designations	The Study Area does not lie within or adjacent to any designations such as Conservation Areas (CAs), RPGs, AONBs or National Parks. The Hempsted CA is a short distance to the north, separated by 20th Century residential development. There is no identified intervisibility between the CA and Study Area.	Low
Landscape Quality/Condition	The Study Area is farmed, bordered by some hedgerows and by existing housing (with associated fencing and garden vegetation). Hedgerow sections within the Site are partial and outgrown, often replaced by fencing.	Medium
Scenic Quality	Land in the vicinity of the Study Area is either well-developed or is notably influenced by the urban edge. There are long views from the north of the Study Area across the wider area to the south and west which has a largely undeveloped and rural character with a rolling landform, fields with hedgerow boundaries, scattered woodland and small villages.	Low / Medium
Rarity	The Site itself does not contain any rare elements or features.	N/A
Representative-ness	This Study Area and its surroundings are reasonably typical of land around the western of Gloucester with irregular fields of various sizes between the settlement edge and the course of the River Avon, often well vegetated boundaries and gently sloping or relatively flat topography. However, fields within the Study area have partial or absent hedgerow sections with little tree cover.	Low / Medium
Conservation Interest	The site consists of three farmed fields and is bordered by roads and a bridleway, however, there are not considered to be any features of conservation interest.	Low
Recreation Value	The site is not accessible to the public, although a PRoW (footpath) runs inside of the eastern boundary and a bridleway (PRoW) passes directly to the north.	Low / Medium
Perceptual Aspects and Associations.	The Site borders residential development and has a rural setting but is without a sense of remoteness and is influenced by surrounding built form. No associations have been identified.	Low
Overall Landscape Value		Low / Medium

5.2.15 The LCA in which the Study Area sits (W: 'Hempsted') is reported as being of low to medium sensitivity, with influences from the existing residential and industrial edge of Gloucester, and a loss of tranquility. However, it also notes that the fields directly south of Hempsted (occupied by the Study Area) are relatively elevated and subsequently are visible in the surrounding area with the potential for extensive views.

5.2.16 The 2013 'Landscape Analysis of Potential Development Sites' deems the eastern part of the Site more suitable due its relationship to the urban edge and lesser elevation, however much of the east and west of the Study Area share relative elevations. Nevertheless, the Proposed Development incorporates open space within the west of the Study Area, along with some scattered tree planting to help filter views.

5.2.17 Although long-distance views are possible from the Study Area, due to the very gentle topography of the surrounding landscape and its well-wooded appearance these views are typically to other relatively elevated areas of higher ground at long distance (Photoview 2). Existing settlement within Hempsted sits at a higher elevation than the Study Area, and thus is more readily apparent in views looking towards the Study Area. Furthermore, compared to much of the existing edge of Hempsted, the scheme proposes outward looking development, as well as open space tree and hedgerow planting to soften views towards it.

5.2.18 In line with the design parameters set out in the 2013 'Landscape Analysis of Potential Development Sites', the scheme includes large areas of public open space, comprising almost half of the Study Area and including provision to the west, with a distinct and sympathetically designed built edge. Beside the proposed structural planting, the layout and form of development on the residential edge would be of a lower density and more 'organic' in form, offering some visual permeability.

5.2.19 The Study Area has some scenic quality and is in reasonable condition. Together with the LCASA sensitivity analysis, this assessment concludes that the overall sensitivity of the landscape of the Study Area and its immediate setting to this type of development is Low to Medium.

5.2.20 The proposals are not uncharacteristic within the immediate area. In addition to the development features mentioned above at paragraph 5.2.18 beneficial effects would also arise from the landscape and open space proposals set out at paragraph 5.1.3. Existing hedgerows to be retained would be suitably protected during construction, and removal to create gaps for pedestrian access will be minimized as far as possible.

5.2.21 The magnitude of impact upon the Site and its immediate setting is considered to be Medium during construction and Low to Medium following completion during the operational phase. The level of effects would be Moderate Adverse during construction, and Slight to moderate Adverse on completion. In the long term, taking into consideration the establishment of structural landscaping and the provision of open space, operational effects are on balance considered to be Slight Adverse.

5.3 Visual Effects

5.3.1 Section 4 above identifies visual receptors that may potentially be affected by the proposals. This section assesses the levels of effect likely to be caused by the associated impacts.

5.3.2 The receptors considered to be subject to potential effects comprise:

- Residents along Hempsted Lane and Rea Lane;
- Residents along High View backing onto the bridleway (PRoW) adjacent to the Study Area's northern boundary;
- Road users on Hempsted Lane and Rea Lane;
- Road users passing the Study Area along the A430;
- PRoW users crossing the east of the Study Area;
- PRoW users passing the north of the Study Area;
- PRoW users at short distance to the south;
- PRoW users (including the Severn Way) at short distance to the west;
- PRoW users (including the Gloucester Way) at long distance to the west;
- Residents at Minsterworth, Elmore and Grove End at long distance to the west;
- PRoW users at long distance around Elmore and Grove End;
- Recreational users at Robins Wood Hill at long distance to the south-east; and
- PRoW users within the Cotswolds AONB at very long distance to the south-east

5.3.3 The visual appraisal during the site visit determined that some of the receptors above were unlikely to experience any change to their views as a result of the scheme. These primarily comprised long-distance receptors to the west (Photoview 8) and south-west (Photoview 9) where any variation in topography was not considered sufficient to obtain views of the Study Area over and beyond intervening landscape elements.

5.3.4 The landscape along the Severn is typically more intimate in nature due to tree lines and hedgerows with trees enclosing views. Where footpaths cross the floodplain (including sections of the Gloucester Way and Severn Way long distance trails) visibility is typically curtailed to the short distance and no views towards the Study Area were identified. Even at short distance, footpaths to the west are screened by field boundary vegetation, and views of the Proposed Development are only predicted from short sections of the public footpath and Severn Way (Photoviews 6 and 7). From here, new dwellings would be seen along with existing properties on High View and Hempsted Lane.

5.3.5 From the majority of locations along PRoWs within the Cotswolds AONB and at Robins Wood Hill outward views would not be possible, heavily controlled by woodland or well-established field boundary vegetation and trees. Any occasional views would only be possible from elevated locations with an unimpeded foreground. From Robins Wood Hill this is confined to the brow of the Hill, from which the wider settled city of Gloucester is a dominating feature of views and beyond which the Proposed Development is likely to be discernible at long distance (Photoview 10). Effects here would be Slight Adverse during construction and on completion. However, over time the proposed Green Infrastructure (GI) is considered to bring beneficial impacts, reducing effects to Negligible to Slight Adverse. From much greater distances; from the Cotswolds AONB; where any views would be brief and intermittent; effects are not considered to be any greater than Negligible (Photoview 11).

5.3.6 Therefore, the primary receptors identified as likely to be subject to effects comprise:

- Select residents along Hempsted Lane and Rea Lane;
- Residents backing towards the Study Area along High View;
- Road users on Hempsted Lane, Rea Lane and along the A430;
- PRoW users crossing the east of the Study Area;
- PRoW users passing the north of the Study Area; and
- PRoW users at short distance to the south.

5.3.7 Residents along Hempsted Lane with potential views of the Study Area comprise up to 9 dwellings facing the Study Area on the opposite side of the Lane, and an equivalent number backing directly onto it. In both instances, there is often mature vegetation in rear and front gardens which notably limit views towards the Study Area.

A very small number of properties may have relatively unimpeded views, including two properties opposite an existing field access near the eastern corner of the Study Area; where receptors would primarily experience views across public open space in the east but would likely perceive the proposed residential edge fronting onto it; and two properties at either end of a row of houses backing onto the Study Area with notably less vegetative screening; where receptors are likely to see their views to change from open fields to new residential development at short distance. Consequently, effects may vary greatly between residents. At their greatest, effects upon residents opposite the Study Area with little vegetative screening are assessed to be subject to effects of a Moderate to Substantial Adverse level during construction reducing to Moderate Adverse in the long-term; once proposed open space and planting is established and maturing. For properties backing onto the scheme, effects on receptors are considered to be of a high magnitude and a Substantial Adverse level during construction, and also on completion ('Year 0'). In the long-term, effects upon these residents would be no greater than Moderate to Substantial Adverse but given the degree of screening to the rear of the majority of these properties typical effects are likely to be no greater than a Slight to Moderate Adverse level.

5.3.8 Some residents at High View with rear aspects facing towards the Study Area would have views of the proposed development from first floor windows. These properties are separated by the existing bridleway connecting Hempsted Lane and Rea Lane, and residents would see construction activity at short distance, with a medium to high magnitude of change and a Moderate to Substantial Adverse effect. On completion of the development proposals (including new hedgerow planting along the bridleway to reinforce existing vegetation) views would be largely foreshortened by new housing fronting towards the bridleway, although it is possible due to the sloping topography that there may be some views through or over the proposed development to the landscape beyond. Effects are considered to be of medium magnitude and of a Moderate Adverse level. Considering the hedgerow planting proposed along the Study Area boundary, these effects are considered to be no greater than medium magnitude and of a Moderate Adverse level of effect in the longer term.

5.3.9 There are only three residents along Rea Lane in close proximity to the Study Area. The rear of the southern-most two are orientated to the south-east and would adjoin proposed open space. Views would be focused upon the proposed public open space and housing would only be seen obliquely and beyond proposed hedgerows and trees. Long-distance views towards Robins Wood Hill and the Cotswolds would still be

possible. Impacts are considered to be of a low to medium magnitude and effects of a Moderate Adverse level during construction, and on completion of a low to medium magnitude and Slight to Moderate Adverse level of effect. New dwellings closer within the view would replace current views of existing dwellings. Over time, the long-term effects would on balance reduce to a Slight Adverse level taking into consideration the beneficial effects from the introduction of new lengths of hedgerows, trees and public open space. Effects upon residents of the property further north along Rea Lane facing towards proposed built form would experience effects of a comparable level to (but no greater than) those experienced at High View, as additional tree planting is proposed along the western boundary to filters their views.

5.3.10 Views for road users on Rea Lane would typically be focused upon the lane itself, well controlled by roadside hedgerows (Plate 1). As the proposed dwellings are well set back by open space included adjacent to the western Study Area boundary, views of new houses are unlikely but may be possible at the more elevated northern point of the Study Area. Greatest effects would be experienced passing an existing field access (Photoview 3). From here, it is assessed that effects would be of a Moderate Adverse level during construction and on completion, but as proposed planting establishes the effects would on balance be of a Slight to Moderate Adverse level.

5.3.11 Views of the Proposed Development for road users along Hempsted Lane would be fleeting and confined to breaks in the existing hedgerow at an existing field access (Photoview 1) and via the proposed main access. As such, the greatest effects would be brief and only possible over a short section of the lane before it extends north: these could be up to Moderate Adverse during construction and on completion, reducing to Slight to Moderate Adverse in the long-term following the establishment of landscape proposals.

5.3.12 The A430 is typically flanked by vegetation, and existing views along it to both the north and south of the Study Area are already influenced by residential and commercial / industrial development. There is however a section of the road travelling north from along which the development proposals would be visible (Photoview 4). Road users may experience impacts of a medium to high magnitude and of a Moderate to Substantial Adverse level during construction and on completion, where activities and the development would be clearly visible on the slope. In the longer term, once open space and associated planting is established, the impacts would be medium and effects are assessed as being Slight to Moderate Adverse on balance.

5.3.13 There is a definitive Public Right of Way within the eastern boundary of the Study Area, from the junction of Hempsted Lane and the A430 across fields to the south and connecting onto Rea Lane. This would pass through proposed open space within the scheme. Proposed development would be clearly visible at short distance. During construction, the magnitude of impact on users of the PRoW will vary between medium to high passing the built development area; with Substantial Adverse effects; and medium from within open space to the south; with Moderate to Substantial Adverse effects. On completion, impacts are considered to be up to medium to high magnitude and of Moderate to Substantial Adverse levels of effects, where views of existing dwellings along Hempsted Lane would be replaced by proposed dwellings seen at much closer range.

5.3.14 As noted above, the effects of the Proposed Development upon users of the footpath within the Study Area would be greater at the northern end, reducing further south away from the proposed built form. Continuing along this PRoW, where the it turns west and passes at short distance to the south of the Study Area (Photoview 5) users would have direct views of construction operations, and on completion would see new housing sitting in front of existing dwellings to the north. Effects would be of medium to high magnitude and be of a Substantial Adverse level during construction. On completion the magnitude of impacts is assessed to be medium, and effects would initially be Moderate to Substantial Adverse. As proposed planting establishes; particularly the new hedgerows and trees; the beneficial effects would reduce the levels of Adverse effects to Moderate Adverse in the long term. As the PRoW approaches Rea Lane, views of the development would become increasingly partial. Where the footpath meets the lane views of the scheme will likely only comprise the southern edge of the open space (Plate 3) and effects would be no greater than Negligible magnitude and be of a Negligible Beneficial level.

5.3.15 Users of the Bridleway passing along the Study Area's northern boundary (Photoview 2) would see their views foreshortened by construction activity and by proposed dwellings set back from the boundary and fronting towards this PRoW. The existing scrub and vegetation along the bridleway would however be reinforced with new hedgerow planting, providing some softening of views of development. The magnitude of impacts upon these views are assessed as being high during construction, with Substantial Adverse effects. On completion, the magnitude would be medium to high, with a Substantial Adverse effect, reducing to impacts of medium magnitude over time and a Moderate Adverse effect as new planting establishes.

5.3.16 Views from public footpaths to the west are limited, confined to intermittent views through gaps in vegetation along a short section of the Severn Way (between Plates 2 and 4) and brief views from a PRoW near the Severn Way (Photoview 6); views from the latter would be comparatively more apparent due to the slightly closer proximity and less successive vegetative screening. Where views are possible, effects could be up to a medium magnitude and of a Moderate to Substantial Adverse level during construction. During operation, new houses would be seen in front of glimpses of existing dwellings and effects are assessed to be Moderate Adverse, reducing to Slight to Moderate Adverse as the open space and structural landscape planting establishes in the long term. The nature of users' views along the Severn Way would be similar (Photoview 7), but slightly lesser (due to increased distance and vegetative screening) with Slight to Moderate Adverse levels of effect at completion and Slight Adverse in the long term.

6 SUMMARY AND CONCLUSIONS

6.1 Introduction

6.1.1 The Study Area occupies approximately 12.54 hectares of land situated to the south of Hempsted Lane and to the west of the wider urban area of Gloucester. It is situated immediately south of the village of Hempsted, approximately 1.5km to the south west of Gloucester City centre. The Study Area comprises three arable fields of varying size, separated roughly north-south by hedgerows or post and wire fencing, and in broad terms is bordered by existing settlement and Hempsted Lane to the north, Rea Lane to the west, a watercourse to the south and the A430 to the east.

6.1.2 The proposed scheme comprises residential development of up to 245 dwellings, public open space and recreational opportunities, green corridors, new hedgerow and tree planting, flood attenuation and children's play.

6.2 Landscape Character

6.2.1 The introduction of a new residential development will result in permanent albeit localised changes in the landscape. The character of the landscape of the Study Area will change from settlement / urban edge farmland, to a developed one with landscape planting and open space.

6.2.2 Due to the small scale of the Study Area and its location adjacent to the existing developed edge of Gloucester, it is considered that there would be no notable effects on the wider landscape of the 'Severn and Avon Vales' (NCA 106). Given the distance to NCA107 and the intervening existing built extents of Gloucester, No Effects are predicted upon the 'Cotswolds' National Character Area (NCA 107).

6.2.3 The '*JCS Landscape Characterisation Assessment and Sensitivity Analysis'* (LCASA) defines and describes the landscape around Gloucester. In terms of the 'Hempsted' LCA in which the Study Area sits, there are detracting industrial units to the south-eat of the A430 form part of the Study Area's immediate setting and views are typically urban in nature. Effects are considered to be of a Slight to Moderate Adverse level on completion, and as the GI establishes long-term effects on Hempsted LCA would reduce to Slight Adverse overall.

6.2.4 Effects upon LCA 'X: Hempsted Floodplain' would be indirect, as a result of changes to its setting. Effects on the wider LCA during construction and on completion of the scheme are considered to be Slight Adverse. Over time, the long term operational indirect effects are assessed as being Negligible to Slight Adverse.

6.2.5 The LCA 'T: Minsterworth Ham' is further from the Study Area but is more rural in nature than LCAs W and X. Indirect effects on this LCA would be as a result to the change in outlook in long distance views from areas of relative higher ground towards Gloucester. During construction the level of effect would be Negligible to Slight indirect Adverse. On completion, the scheme is unlikely to be readily perceived, resulting in Negligible levels of effect.

6.2.6 The proposals are not uncharacteristic within the immediate area. In addition to the development features beneficial effects would also arise from the landscape and open space proposals. Existing hedgerows to be retained would be suitably protected during construction, and removal to create gaps for pedestrian access will be minimized as far as possible. The level of effects upon the Study Area and immediate setting would be Moderate Adverse during construction, and Slight to moderate Adverse on completion. In the long term, operational effects are on balance considered to be Slight Adverse.

6.3 Visual Effects

6.3.1 The Study Area's broader context is heavily influenced by Gloucester, which occupies much of the Appraisal Scope. In general, this typically restricts views to the north-east and south-east. The extent of visibility is also governed by the flat topography with the wide Severn valley passing to the west of Gloucester, which in combination with riparian trees and field boundary vegetation, quickly acts to control views.

6.3.2 However, with gently rising ground to the north-west, and the Cotswold escarpment and outliers to the south-east, more expansive views are generally only available from localized areas of elevated ground found at long distance to either side of the valley but are commonly restricted by tree cover or intervening and successive field boundary vegetation.

6.3.3 The number of visual receptors is relatively limited due to the gentle local topography and the screening effects of successive field boundary vegetation, and also by the built extents of Gloucester. Greatest visual impacts would be experienced by footpath users crossing the Study Area and at short distance to the north, west and south, select residential receptors immediately adjacent, and by road users primarily passing along the A430 and Hempsted Lane. There may be limited effects upon select recreational and public right of way users at very long distance on elevated ground at Robins Wood Hill and within the Cotswolds AONB.

6.3.4 In conclusion, this appraisal does not consider that there are any unacceptable or overriding landscape or visual effects that should preclude the development of the Study Area as proposed.

Appendix A
Methodology and Guidance

APPENDIX A - LVIA METHODOLOGY

1 GUIDANCE ON LANDSCAPE AND VISUAL IMPACT APPRAISAL

1.1.1 This Landscape and Visual Appraisal has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

1.1.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

1.1.3 GLVIA 3 states that when undertaking an LVIA, this should consider:

- "*Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people*." (GLVIA3 paragraph 2.21.)

1.1.4 It goes on to note that*:*

"LVIA must deal with both and should be clear about the difference between them". (GLVIA 3 para 2.22 page 21)

1.1.5 The guidelines explain that both landscape and visual effects are dependent upon the sensitivity of the landscape resource or visual receptors and the magnitude of impact.

2 METHODOLOGY FOR THE APPRAISAL OF LANDSCAPE EFFECTS

2.1 General approach

2.1.1 The level of the effects on landscape character identified as part of the appraisal is determined by a consideration of the sensitivity of the landscape receptors and the magnitude of the impacts (change) on the landscape.

2.1.2 The nature or sensitivity of a landscape receptor combines judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape, as defined in the GLVIA[1] glossary and in paragraph 5.39 of GLVIA 3. Paragraph 5.39 of GLVIA 3 also states that LVIA sensitivity is similar to the concept of landscape sensitivity used in landscape planning, but is not the same, as it is specific to the particular project or development proposed and the location in question. Thus, appraisal of sensitivity is not strictly part of the initial baseline study of landscape character; it is considered as part of the appraisal of the effects of the development.

2.1.3 The nature or magnitude of the impacts on the landscape receptors depends upon the size or scale of the changes, the geographical extent of the area influenced, and the duration and reversibility of the impacts.

2.2 Landscape receptors

2.2.1 The landscape receptors include the constituent elements of the landscape, its specific aesthetic or perceptual qualities, any identified and described landscape character studies applicable to the site or its study area, and the designated landscapes within the study area; this includes the impact on the landscape character of any designated landscapes within the study area. The impacts on the visual amenity of visitors to formally designated areas (such as Registered Parks and Gardens and Scheduled Monuments) which are open to the public, are addressed in the visual impact appraisal section of the chapter or report. The impacts on the sites and settings of such designations as heritage assets would typically be addressed by any Cultural Heritage appraisal.

2.2.2 For smaller scale developments such as housing sites, typically, Natural England's National Character Areas will not provide an adequate representation of the landscape character of the site or the variations in landscape character in the vicinity

[1] Guidelines for Landscape and Visual Impact Assessment, Third Edition, by the Landscape Institute and Institute of Environmental Management and Assessment (2013)

of the site. As such, the LVIA will typically include a regional, county or district / borough Landscape Character Assessment, carried out by the specialist assessor if a local authority assessment if not available at the local level. Such Landscape Character Assessments may identify local landscape typologies or discrete areas, or both, as appropriate. These are also landscape receptors considered as part of the appraisal of landscape effects; these will be described within the overall document.

2.2.3 The effects of the development on landscape character can therefore be appraised at three scales of landscape character, as applicable:

- the landscape character of the site itself and its immediate setting;
- any local, borough or district Landscape Character Assessments; and
- any County or regional Landscape Character Assessments.

2.2.4 The effects on any designated landscapes within the study area are considered separately as they may often cross character type boundaries; therefore, to understand the overall effects, the total area of the designation needs to be considered as a whole.

2.3 Susceptibility to change

2.3.1 This is defined as the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or particular aesthetic and perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (see paragraph 5.40 of GLVIA 3).

2.3.2 Susceptibility is combined with landscape value (see below) to determine the overall sensitivity of a landscape receptor / receptor landscape to the type of change proposed. Susceptibility and sensitivity are not the same, therefore, in the context of LVIA.

2.3.3 Table 1, below, explains how criteria are applied to arrive at an assessment of susceptibility to change, in this appraisal.

Table 1: Criteria for the Assessment of Susceptibility to Change	
Level	**Typical Criteria**
High	Key characteristics of the landscape are highly vulnerable to change. The nature of the development would result in a significant change in character.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character.
Low	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character.
Negligible	Key characteristics of the landscape are robust and would not be adversely affected by development.

2.3.4 Factors influencing the susceptibility of the landscape to change of the sort associated with a proposed development include:

1 Scale: whether or not the landscape includes human scale elements, and the presence or absence of enclosing features. The presence of human scale elements may suggest a lower susceptibility.

2 Landform: Landform may be undulating, rolling or flat, with more or less variation in form / gradient. Featureless, convex or flat landscapes with an absence of strong topographical variety suggests a lower susceptibility, with very complex landforms exhibiting strong topographical variety at the other end of the scale.

3 Landscape pattern and complexity: including presence or absence of cultural pattern; time depth; landscape structure/fabric; enclosure patterns; and interplay of colour and texture. Simple, large-scale patterns (such as plantations or arable fields), and/or regularly disturbed, fragmented land covers are less susceptible to change. Intricate, varied patterns, and undisturbed consistent patterns of land cover or land use, and historic field patterns are more susceptible to change.

4 Settlement and human influence: including time depth, age, nature, form and level of settlement. The following tend to indicate a lower susceptibility to change: concentrated settlement pattern, presence of contemporary structures e.g. utility, infrastructure or industrial elements, and hard or eroded settlement edges. A higher susceptibility to change may be indicated by: dispersed settlement pattern; absence of modern development; presence of small scale, historic or vernacular settlement; and a porous / soft landscape edge with settlement well integrated with the landscape.

5 Condition: Landscapes with a low level of intactness with landscape elements in poor state of repair are considered to have a lower susceptibility to change; with, on the other hand, landscapes having a high level of intactness and a very good state of repair having a higher susceptibility to change.

6 Typicality and Rarity: A lower susceptibility to change is associated with areas which have no rare features or a weak association with the key characteristics of the landscape. Conversely, a higher susceptibility to change is associated with areas which have rare features of importance to a particular area or region, or a very strong correspondence with the key characteristics of the landscape.

7 Perceptual aspects (such as tranquillity and sense of remoteness): Presence or greater proximity to human activity, noise and light, modern development or industrial structures (e.g. utilities, infrastructure) decreases susceptibility, and vice versa. Areas having a strong sense of remoteness; being either physically remote or having a perception of being remote; are considered to have a higher susceptibility to change.

8 Skylines: A visual component of landscape character but interdependent with topography. Where the development has no relationship to the skyline, or the skyline is either not prominent / screened, or developed and/or otherwise cluttered the susceptibility to change is lower. Where there is a strong relationship to prominent, simple and undeveloped skylines, or a skyline with important historic landmarks the opposite is the case.

9 Intervisibility: A visual component of landscape character but interdependent with enclosure. Landscapes which are self-contained with restricted intervisibility have a lower susceptibility to change than landscapes which are extensively intervisible and part of a wider landscape.

10 Views and Landmarks: A visual component of landscape character but has some relationship to typicality and rarity. An area which contains no landmarks and is not a feature in local views is considered to have a lower susceptibility. On the other hand, a landscape which includes important landmarks or is important in views across a wide area has a higher susceptibility.

11 Visual Receptors: A visual component of landscape character. Locations with greater opportunities for visibility from transport routes or larger numbers of properties are considered to have a higher susceptibility to change (depending

on the nature and extent of the change), whereas areas with a low number of viewers would have a lower susceptibility.

2.4 Landscape value

2.4.1 Assessment of value is concerned with the relative value attached to different landscapes by society. A consideration of value at the baseline stage informs judgements on the level of effects. Landscapes can be valued by different people for different reasons connected to a range of factors including landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations (see GLVIA 3 Box 5.1 for definitions). This consensus can be recognised at a local, regional or national or international scale. Table 2 explains how criteria are applied to arrive at an appraisal of landscape value for this project. It is derived from GLVIA 3.

Table 2
Criteria for the assessment of landscape value

Value	Typical criteria	Typical scale	Typical examples
High	• Very good or excellent condition, high importance, scenic quality, rarity • No or very limited potential for substitution	International / National	World Heritage site, National Park, Area of Outstanding Natural Beauty (AONB), Registered Parks and Gardens
Medium	• Reasonably good condition, medium importance, scenic quality, rarity • Some potential for substitution	Regional / local	Registered Parks and Gardens, undesignated landscapes but valued for example for the high occurrence or number of important / protected features present therein, or in demonstrable use.
Low	• Poor or very poor condition, low importance, scenic quality, rarity	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement, or Areas identified for recovery

2.5 Landscape sensitivity

2.5.1 As noted above, landscape sensitivity combines judgements on the susceptibility of landscape receptors to change of the type proposed, with the value attached to the landscape. Generally, a higher sensitivity will be ascribed to landscapes which have a high value, and which are highly susceptible to change, and vice versa. However, as GLVIA 3 (para. 5.46) recognises, these relationships are complex, particularly when considering change within or adjacent to designated landscapes.

2.5.2 Para. 5.46 states:

"For example:

- *An internationally, nationally, or locally valued landscape does not automatically, or by definition, have a high susceptibility to all types of change;*
- *It is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal;*
- *The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape."*

2.5.3 For the purposes of this appraisal, landscape sensitivity is defined through the application of the typical criteria set out in Table 3, below.

Table 3: Criteria for the assessment of sensitivity of landscape receptors

Level	Typical criteria
High	Many of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is high.
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is medium
Low	The key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type of development being assessed and/or the value ascribed to the landscape is low.

2.5.4 Planning policy is important and relevant to LVIA when it reflects a recognition of the value placed upon a particular landscape, or its attributes, by society. Thus, designations such as National Parks and Areas of Outstanding Natural Beauty (AONB) have relevance, since they identify a consensus about this aforesaid value. Reference to planning policy can therefore assist in an appraisal, in identifying sensitive receptors.

2.6 Magnitude of landscape impacts

2.6.1 Table 4 explains how criteria are applied to determine the magnitude of impacts; this has been developed specific to this LVIA and is derived from GLVIA 3.

Table 4 Criteria for the assessment of magnitude of landscape impacts	
Level	**Typical Criteria**
High	• Total loss of or major alteration to key features or perceptual aspects of the baseline and/or the addition of new features considered to be totally uncharacteristic when set within the attributes of the receiving landscape • The impacts would be of a large scale influencing several landscape character types/areas • The impacts would be long term and/or irreversible
Medium	• Partial loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape • The impacts would be at the scale of the landscape character type/area within which the proposal lies • The impacts would be medium term and/or partially reversible
Low	• Minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape • The impacts would be at the level of the immediate setting of the site • The impacts would be short term and/or reversible
Negligible	• Very minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that are not uncharacteristic with the surrounding landscape - approximating the ' no change' situation • The impacts would be at the site level, within the development site itself • The impacts would be very short term and/or reversible
None	• No loss or alteration to the key characteristics/ features, representing 'no change'.

2.7 Level of landscape effects

2.7.1 A consideration of the sensitivity of the landscape receptors to the development and the magnitude of the impact resulting from the development, determines the level of the predicted effect.

2.7.2 The relationship between sensitivity and magnitude of impact to reach the level of effect is sometimes presented in the form of a matrix. However, such a matrix may lead to the same weighting of each criterion, which might not always be appropriate and may lead to a formulaic approach, therefore descriptions of how overall effects have been determined are provided and a conclusion is given on whether or not an effect is considered to be highly adverse or not (see paragraphs 3.34 and 3.35 of GLVIA 3).

2.7.3 Overall, effects may be adverse, neutral or beneficial, and are assigned a level on the scale: None-Negligible-Slight-Moderate-Substantial-Very Substantial, taking into account mitigation measures, and different stages of the project lifecycle.

2.7.4 Table 5 assigns typical criteria to each level, as applied in this appraisal; however, it should be noted that various different scenarios of susceptibility to change, landscape value, the size or scale, geographical extent and/or duration and reversibility of impacts could apply to result in highly adverse effects as described in the appraisal. The criteria in Table 5 are therefore provided as typical examples.

2.7.5 Intermediate levels, such as slight - moderate and moderate - substantial, may also apply.

Table 5
Criteria for determining the level of landscape effects

Level	Typical criteria
Very Substantial	The proposals are wholly out of character with the existing situation, both locally and on the wider scale, and/or the landscape receptors are of high sensitivity
Substantial	The proposals have a large and prominent impact within the context of the wider area or are wholly out of character with the existing situation, and/or the landscape receptors are of high sensitivity
Moderate	The proposals have a noticeable impact within the context of the wider area, and/or the landscape receptors are of medium sensitivity
Slight	The proposals have some, but only a limited impact within the mainly local context, and/or the landscape receptors are of low sensitivity
Negligible	The degree of change is so small as to have little or no impact, and/or the landscape receptors are of low sensitivity

2.7.6 It is relevant to note that the assessed levels of effect merely form one element of the way in which a proposed development is determined. Other factors (e.g. environmental, economic, societal) will also play a role in the decision-making process.

2.8 Approach to the Appraisal

2.8.1 To understand the potential impacts upon the landscape receptors, the sensitivity of the area with respect to the proposed development is considered. The appraisal of sensitivity of the landscape to the development considers whether the key physical and perceptual characteristics of the development site could be materially affected by the proposed development. This is then combined with an appraisal of landscape value to determine the overall sensitivity of the landscape to the proposed development.

2.8.2 Visual sensitivity is not included in the landscape appraisal, as visual effects are considered separately, in accordance with GLVIA3.

2.8.3 It is important to remember that sensitivity to any development constructed within a landscape receptor area depends on the defining characteristics of that area, and of the development. The defining characteristics of a receptor area which is not the host area can only be greatly affected if one of its defining characteristics is views of the host area.

2.8.4 The extent of the potential effects over the wider landscape receptor areas is considered spatially, by reviewing how much of the area would be influenced by the development.

2.8.5 However, sequential experience of change could also amount to a change of the experience of parts of a landscape receptor area outside the immediate ZTV of the development. If a large proportion of an area was to be adversely affected, then this would be likely to lead to loss of character over the whole of the area. The converse is also true.

2.8.6 The impacts on each landscape receptor area were appraised by a consideration of the susceptibility to change of the area to the development, the value of the landscape, and the magnitude of change as a result of the proposed development, all taken together.

2.8.7 The appraisal of effects upon landscape character in general cannot therefore just be carried out by considering discrete viewpoints alone, however representative they may be.

3 METHODOLOGY FOR THE APPRAISAL OF VISUAL EFFECTS

3.1 General approach

3.1.1 As with landscape effects, a consideration of the sensitivity of visual receptors (people) and the magnitude of the impact determines the level of the predicted effect on views and visual amenity. The nature or sensitivity of visual receptor considers their susceptibility to the type of change or development proposed and the value people attach to the affected views (GLVIA 3, paragraph 6.31).

3.2 Sensitivity of visual receptors

3.2.1 Visual receptors include the public or community at large, residents, visitors, workers and people travelling through the landscape. The types of viewers, the numbers, the duration of the view and the importance of the view or views of and from valued areas contribute to defining the sensitivity of a visual receptor.

3.2.2 In the context of this development, the scale of the sensitivity of the visual receptors is as outlined in Table 6 and is derived from the GLVIA 3.

Table 6
Criteria for the assessment of sensitivity of visual receptors

Level	Typical criteria
High	• Public views within areas of protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONBs) • Users of outdoor recreational facilities including public rights of way, or visitors to heritage assets or other attractions whose attention or interest is focused on the landscape and where tolerance to change is likely to be low • Occupiers of residential properties with views affected by the development • users travelling through or past the affected landscape on recognised scenic routes
Medium	• Users travelling through or past the affected landscape by road, rail or other transport routes • Users of public rights of way/ footways where attention or interest is not primarily focussed on the landscape and/ or particular views • Users of outdoor recreation facilities whose attention or interest will include some views of the wider landscape and where there is some tolerance of change
Low	• People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape so that the tolerance to change is high • People at their place of work, or engaged in similar activities, whose attention may be focused on their work or activity, not their surroundings, and where setting is not important to the quality of working life • Views from roads, footways, railways and industrial areas whose attention may be focused away from the landscape and where tolerance to change is likely to be high

3.3 Magnitude of visual impacts

3.3.1 The nature or magnitude of the impacts on visual receptors depends upon the size or scale of the changes, the geographical extent of the area influenced, and the duration and reversibility of the impacts. In visual appraisal, the magnitude is also determined by the distance from the viewer, the extent of change in the field of vision or visibility of the proposed development, the proportion or number of viewers affected and the permanence or transience within the view.

3.3.2 Table 7 explains how criteria are applied in the assessment of magnitude and is derived from GLVIA 3.

Table 7
Criteria for the assessment of magnitude of visual impacts

Level	Typical Criteria
High	• Total loss of or major alteration to views and/or the addition of new features that would be incongruous, very prominent, and/or would greatly contrast with the existing view • Full, open views, experienced at a location or for the majority of a journey • The views would be close, direct and/or totally occupied by the proposed development
Medium	• Partial loss of or alteration to views and/or the addition of new features that would be prominent, and/or would contrast with the existing view • Partial views, experienced for part of a journey or activity • The views would be middle distance, partially oblique and/or partially occupied by the proposed development
Low	• Minor loss of or alteration to views and/or the addition of new features that would not be prominent, and/or would not contrast with the existing view • Glimpsed views, experienced for a small part of a journey or activity • The views would be distant, oblique and/or only a small part of the view would be occupied by the proposed development
Negligible	• Very minor loss of or alteration to views and/or the addition of new features that are unlikely to be readily perceived • Very brief glimpsed views • The views would be very distant, very oblique and/or only a tiny part of the view would be occupied by the proposed development
None	• Barely discernible alteration to views and/or the addition of new features that would be almost imperceptible - approximating the ' no change' situation • Views are not possible

3.3.3 The level of magnitude also takes into consideration the scheme's permanence and / or reversibility (i.e. whether the site could be returned to its current/ former use).

3.3.4 Magnitude at some viewpoint positions can vary greatly due to differing seasonal or weather conditions, changes in light at different times of the day, and whether a development is seen against the background of the sky or the landscape. The appraisal takes into account a worst-case scenario.

3.4 Level of visual effects

3.4.1 As with landscape effects, a consideration of the sensitivity of the visual receptors to the development and the magnitude of the impact resulting from the development, determines the overall level of the predicted effect. Again, a matrix is not used; descriptions of how the level of effect has been determined are provided.

3.4.2 Table 8 assigns examples of typical criteria to each level for visual effects, as applied in this appraisal; however, it should be noted that various different scenarios of susceptibility to change, the value of views, the size or scale, geographical extent and/or duration and reversibility of impacts could apply to result in highly adverse levels of effects as described in the appraisal.

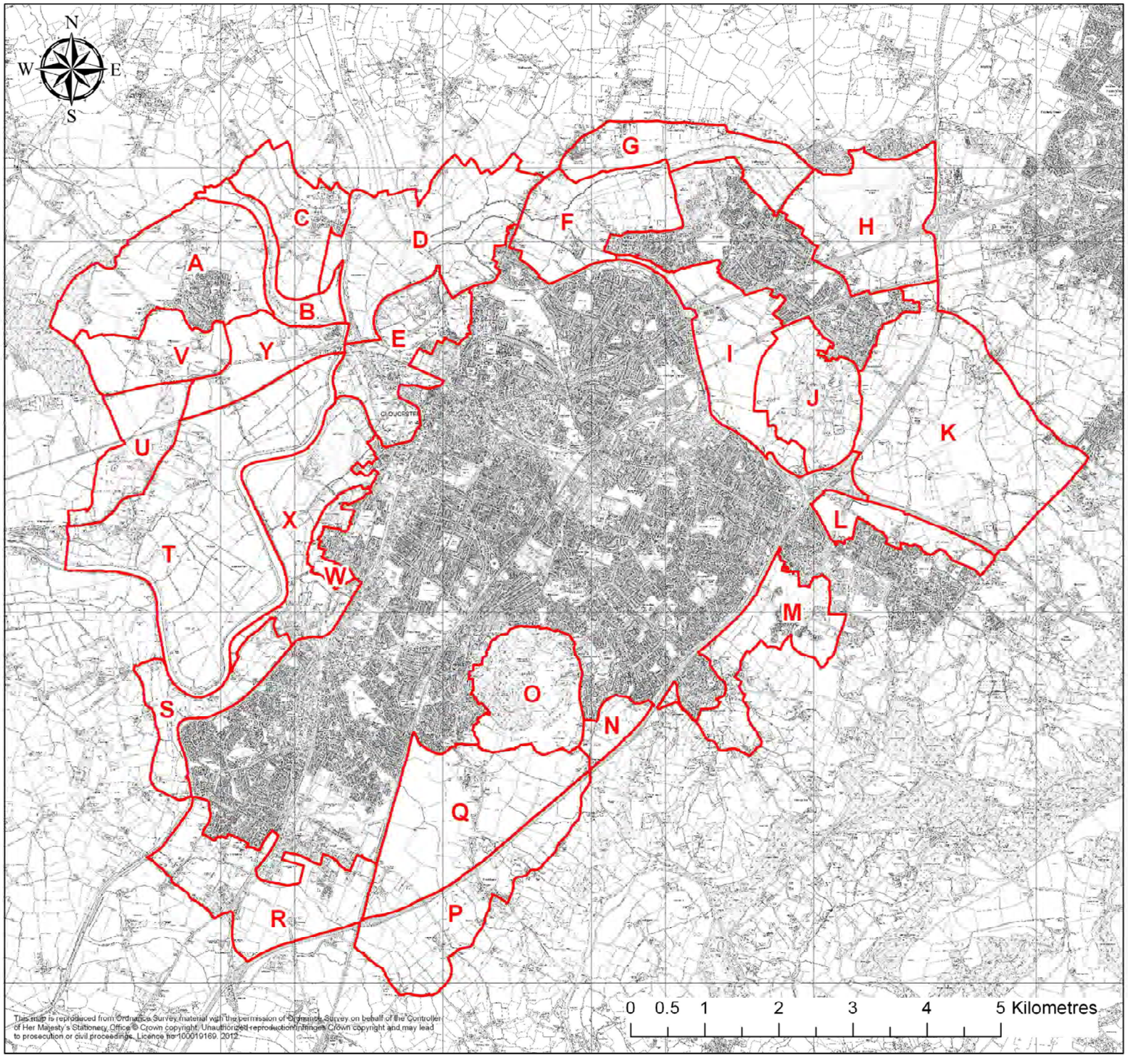
3.4.3 Intermediate levels, such as slight-moderate and moderate-substantial, may also apply.

Table 8
Criteria for determining the level of visual effects

Level	Typical criteria
Very Substantial	The proposals would dominate views and would be wholly out of character with the existing situation, the changes would be experienced by a very large number of people, and/or the visual receptors would be of high sensitivity to the changes.
Substantial	The proposals would be out of character with the existing situation or prominent and contrasting with the existing views, the changes would be experienced by a large number of people, and/or the visual receptors would be of high sensitivity to the changes.
Moderate	The proposals would be noticeable in views but not dominating, the changes would be experienced by a medium number of people, and/or the visual receptors would be of medium sensitivity to the changes.
Slight	The proposals would result in small changes to the views, the changes would be experienced by a small number of people, and/or the visual receptors would be of low sensitivity to the changes.
Negligible	The proposals would be not be readily perceived in views, the changes would be experienced by a very small number of people, and/or the visual receptors would be of low sensitivity to the changes.
None	The proposals would be difficult to perceive, or would not be visible.

Appendix B
JCS Landscape Character Assessment and Sensitivity Analysis: Extracts

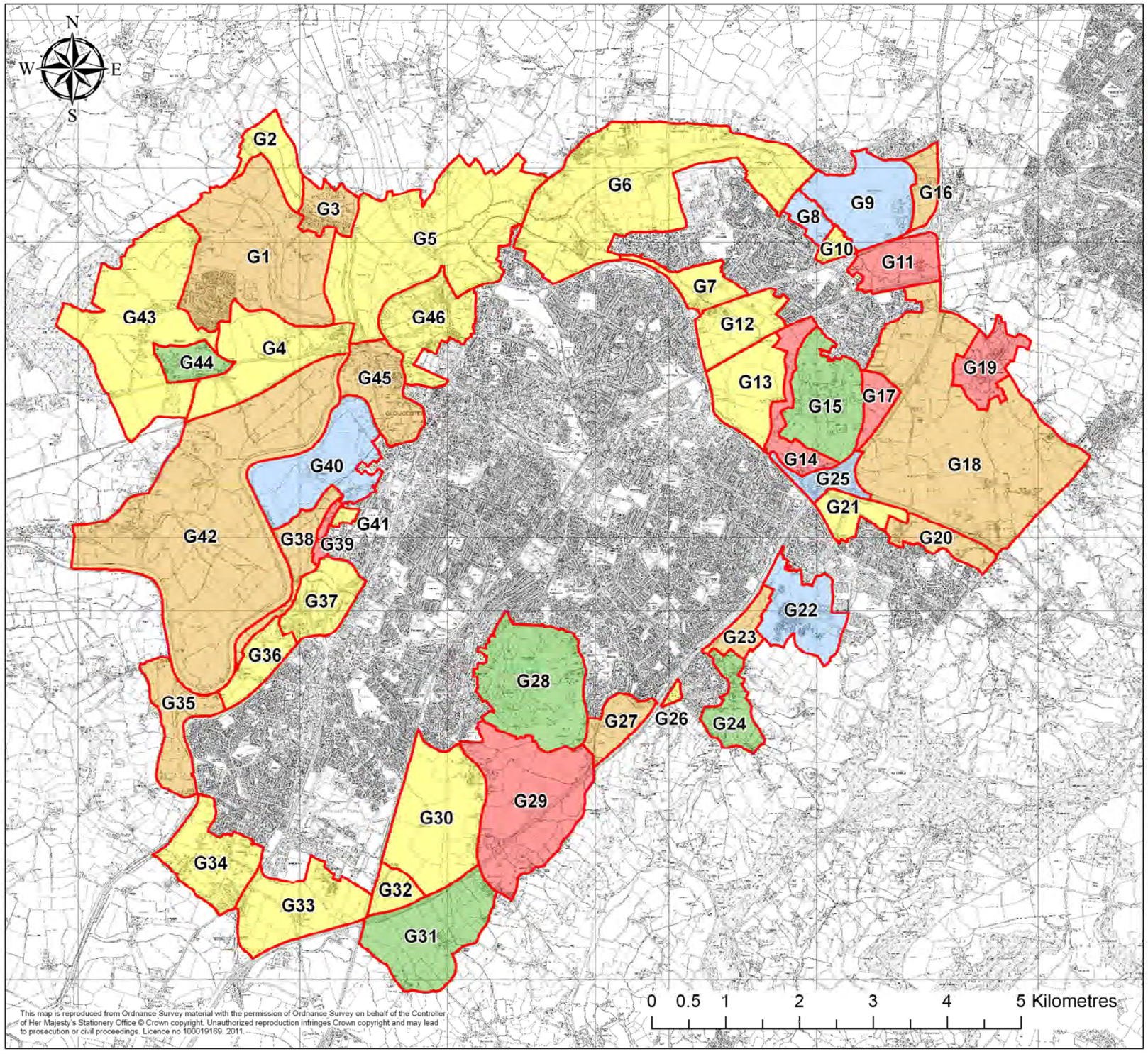
Appendix 1 – Gloucester Landscape Character Area



Gloucester Landscape Character/Study Area

A - Lassington & Rodway Hills
B - River Leadon Corridor
C - Maisemore Hillock
D - Maisemore Ham & surrounding floodplain
E - Alney Island (S of A40) & Walham
F - Longford to Twigworth
G - Twigworth to Down Hatherley
H - Gloucestershire Airport & surrounding land
I - West of Chosen Hill
J - Chosen Hill
K - Brockworth to Badgeworth
L - North Brockworth
M - Upton St Leonards to Gloucester Business Park
N - South Matson
O - Robinswood Hill
P - Colethrop, Brookthorpe & West of Whaddon
Q - South of Tuffley
R - South Hardwicke & South Waterwells
S - Longney to Lower Rea & Sewage Works
T - Minsterworth Ham
U - West Minsterworth
V - Hignam Court
W - Hempsted
X - Hempsted floodplain
Y - Over Farm & surrounding landscape

Appendix 2 – Gloucester Landscape Sensitivity Area



Gloucester Landscape Sensitivity Area

- High Sensitivity
- High-Medium Sensitivity
- Medium Sensitivity
- Medium-Low Sensitivity
- Low Sensitivity

G1 - River Leadon Valley
G2 - Maisemore Ridge
G3 - Maisemore Village
G4 - Over
G5 - Maisemore Ham to Twigworth
G6 - Longford to Innsworth
G7 - South Innsworth
G8 - Halfway Bridge
G9 - Gloucester Airport
G10 - Parton Farm & Manor
G11 - Parton Court (South of Airport)
G12 - Pirton Court
G13 - West of Chosen Hill
G14 - Chosen Hill Periphery
G15 - Chosen Hill
G16 - Bamfurlong
G17 - Chosen Hill East Periphery
G18 - Churchdown to Shurdington
G19 - Badgeworth
G20 - Brockworth Court to A46
G21 - North West Brockworth
G22 - Gloucester Business Park
G23 - Upton St Leonards to Gloucester Business Park
G24 - East of Upton St Leonards
G25 - Junction 11a
G26 - Upton St Leonards Play Area
G27 - South Matson
G28 - Robinswood Hill
G29 - Brookthorpe to Robinswood Hill
G30 - South of Tuffley
G31 - Colethrop to Brookthorpe
G32 - Nass Farm
G33 - South of Waterwells
G34 - Hardwicke
G35 - Weir Farm to Sellars Bridge
G36 - Lower Rea
G37 - Hempsted & Sewage Works
G38 - West Hempsted Floodplain
G39 - West Hempsted Scarp
G40 - Hempsted Landfill
G41 - Hempsted Village
G42 - Minsterworth Ham
G43 - West of Highnam
G44 - Highnam Court
G45 - Alney Island
G46 - Mean Ham & Walham

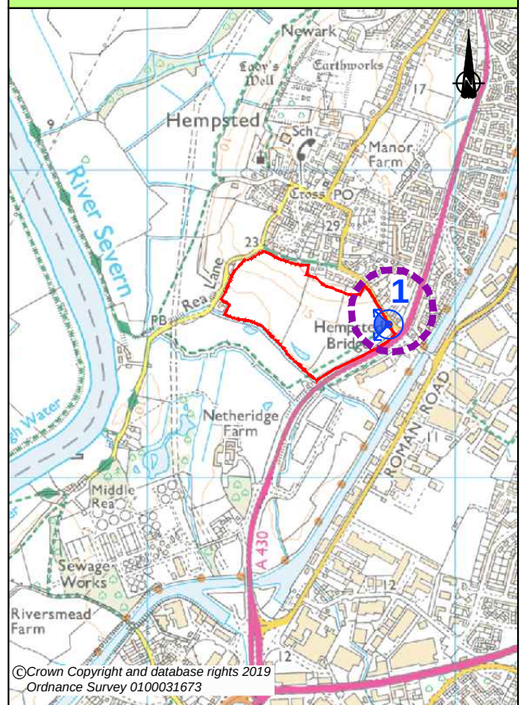
Appendix C
Photoviews and Plates

Hempsted Lane, Gloucester

Photoview 1

CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: Hempsted Road (existing field access) **Classification of Receptor**: Road user **Distance from Scheme** (nearest point): Adjacent **Elevation**: 15m **Sensitivity**: Medium (road) High (resident)	**Foreground:** The eastern field within the Study Area, along with trees and shrubs and lighting columns along the A430 embankment. **Middle Distance:** Vegetation along the southern Study Area boundary, with fields and boundary vegetation visible beyond. **Far Distance:** the relatively level topography across the Severn floodplain restricts longer views to very distant perceptions of high ground to the south-west. NB: the viewpoint is situated at a gap in the existing roadside hedgerow which otherwise screens views from both Hempsted Lane and properties opposite the Study Area. Views here for road users would be glimpsed, and would be representative of no more than 2 residents (well set back from the road) whose views would be partially controlled by the hedgerow to either side	DESCRIPTION OF VIEW	**As existing with:** open views of construction activity, where users are passing the field access, although these would largely be to the right within the view rather than directly in front.	**As existing with:** views will remain open looking south-west along the Study Area boundary with the A430 across public green space. This will be flanked by new housing looking out onto the open space. Road users traveling along the road will also have glimpsed views into the proposed development when passing the new access. This will be supplemented with new tree planting, bringing beneficial effects over time.
		MAGNITUDE OF IMPACT	Road: Medium Resident: Medium	Road: Low to Medium (Year 0) Low to Medium (Year 15) Resident: Medium (Year 0) Low to Medium (Year 15)
		SIGNIFICANCE OF IMPACT	Road: Moderate Adverse Resident: Moderate to Substantial Adverse	Road: Moderate Adverse (Year 0) Slight to Moderate Adverse (Year 15) Resident: Moderate to Substantial Adverse (Year 0) Moderate Adverse (Year 15)

LOCATION OF PHOTOVIEW



GRID REF

E: 381784m

N: 216500m

wardell armstrong

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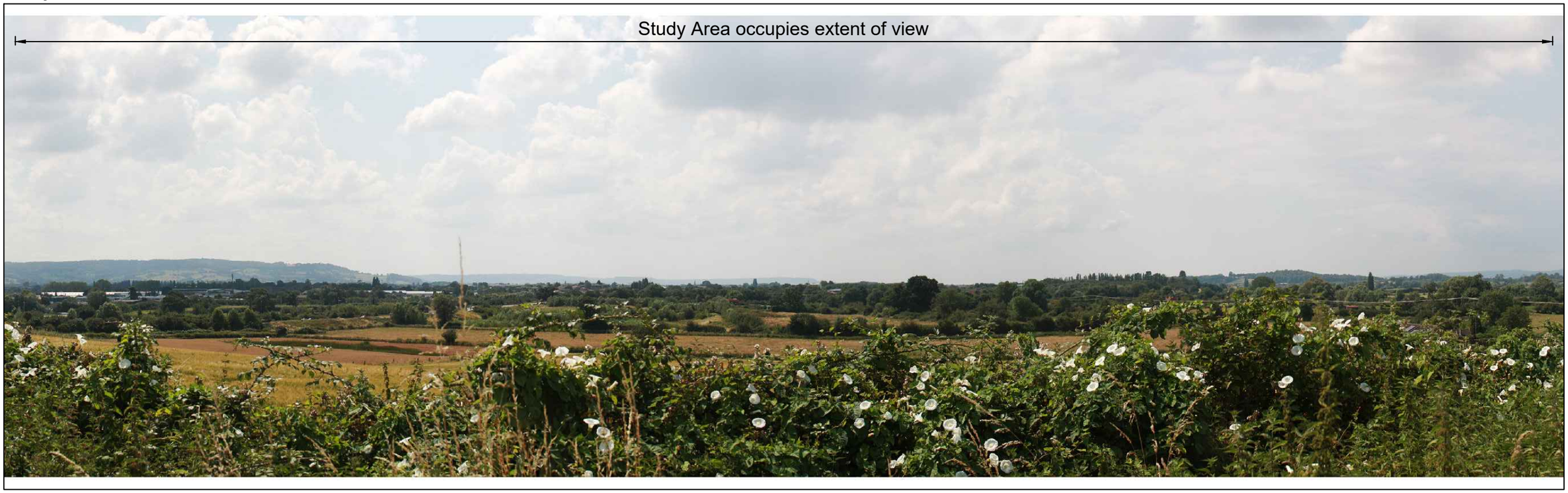
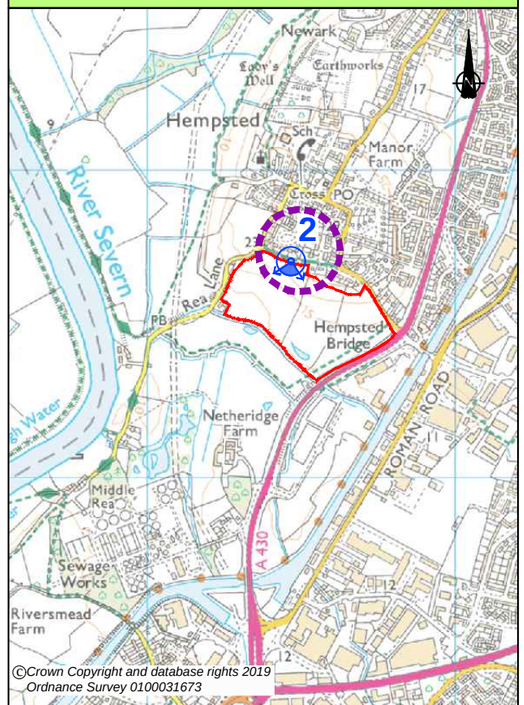
Hempsted Lane, Gloucester **Photoview 2**



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: Bridleway from Rea Lane to Hempsted Lane **Classification of Receptor**: PRoW user Resident (High View) **Distance from Scheme** (nearest point): Adjacent **Elevation**: 25m **Sensitivity**: High (PRoW) Medium (Resident)	**Foreground:** Vegetation along the Study Area boundary and the western field beyond. **Middle Distance:** fields beyond the Study Area, the sewage works visible amongst trees and vegetation, and industrial / commercial development to the east of the A430. Occasional glimpses of fields to the south-west. **Far Distance:** Very distance views of rising ground of the Cotswolds and local wooded high ground to the south west.	DESCRIPTION OF VIEW	**As existing with:** construction activity occurring at immediate distance partly screened by boundary vegetation. Views beyond the bridleway will be curtailed. Residents at High View would have a similar view, although they are set back from the Study Area boundary by more than 25m and have some filtering from garden vegetation.	**As existing with:** development observed at immediate distance on the opposite side of the boundary vegetation; which would be reinforced with new hedgerow planting. Views beyond the bridleway will be curtailed by new housing fronting towards the bridleway, with two new connections onto this public right of way. Views would be softened / screened over time by the new hedgerow planting.
		MAGNITUDE OF IMPACT	PRoW: High Resident: Medium to High	PRoW: Medium to High (Year 0) Medium (Year 15) Resident: Medium (Year 0) Medium (Year 15)
		SIGNIFICANCE OF IMPACT	PRoW: Substantial Adverse Resident: Moderate to Substantial Adverse	PRoW: Substantial Adverse (Year 0) Moderate Adverse (Year 15) Resident: Moderate Adverse (Year 0) Slight to Moderate Adverse (Year 15)

LOCATION OF PHOTOVIEW



GRID REF

E: 381466m

N: 216705m

wardell armstrong

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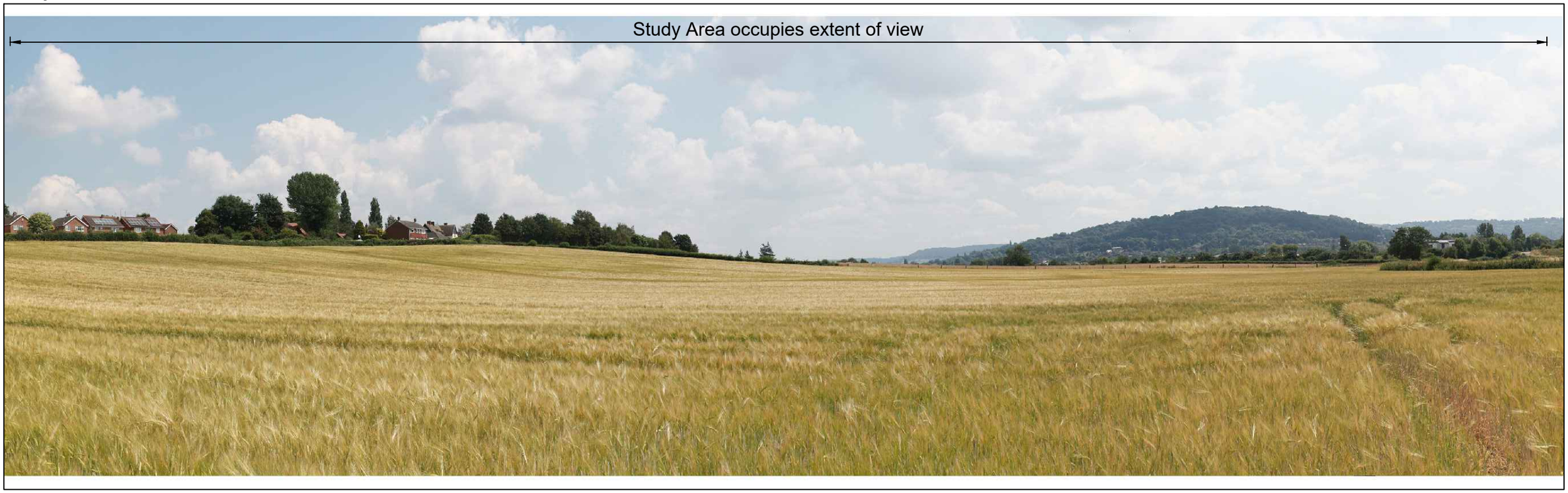
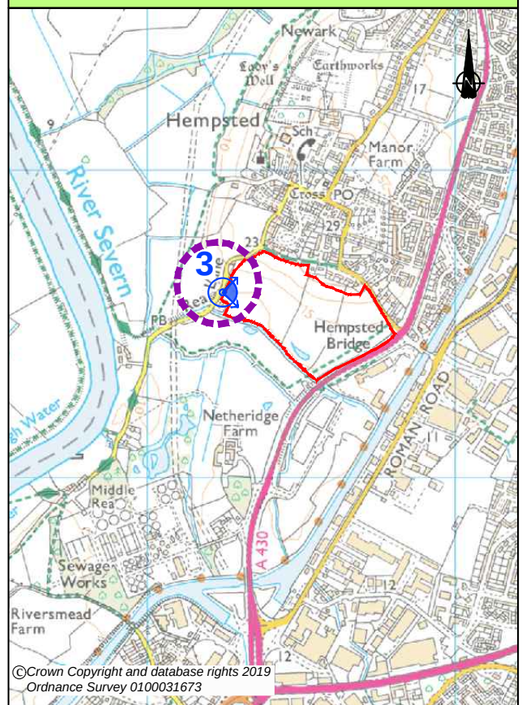
Hempsted Lane, Gloucester **Photoview 3**



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: Field access into the Study Area along Rea Lane **Classification of Receptor**: Road user **Distance from Scheme** (nearest point): Adjacent **Elevation**: 8m **Sensitivity**: Medium	**Foreground:** fields within the Study area, framed to the north-east by settlement edge development, trees and hedgerows. **Middle Distance:** hedgerow sections separating fields within the Study Area, and vegetation along the A430, with roadside lighting columns and commercial buildings. Middle distance landscape elements are otherwise not readily discernible due to the relatively level topography. **Far Distance:** long distance views are screened predominantly by virtue of a combination of the level topography and intervening vegetation and settlement. Very long distance views of Robins Wood Hill are possible, with the rising ground of the Cotswolds forming a distant horizon beyond.	DESCRIPTION OF VIEW	**As existing with:** views of construction activity within the north and north-east of the Site. Land in the immediate foreground would comprise pubic open space.	**As existing with:** a change from farmland to public open space with new hedgerows and trees in the immediate foreground and extending to the east, with proposed housing visible beyond to the north-east in front of existing houses at High View and on Hempsted Lane. As hedgerows and trees establish there will be an increased softening of views of new dwellings.
		MAGNITUDE OF IMPACT	Medium	Medium (Year 0) Low to Medium (Year 15)
		SIGNIFICANCE OF IMPACT	Moderate Adverse	Moderate Adverse (Year 0) Slight to Moderate Adverse (Year 15)

LOCATION OF PHOTOVIEW



GRID REF

E: 381242m

N: 216605m

wardell armstrong

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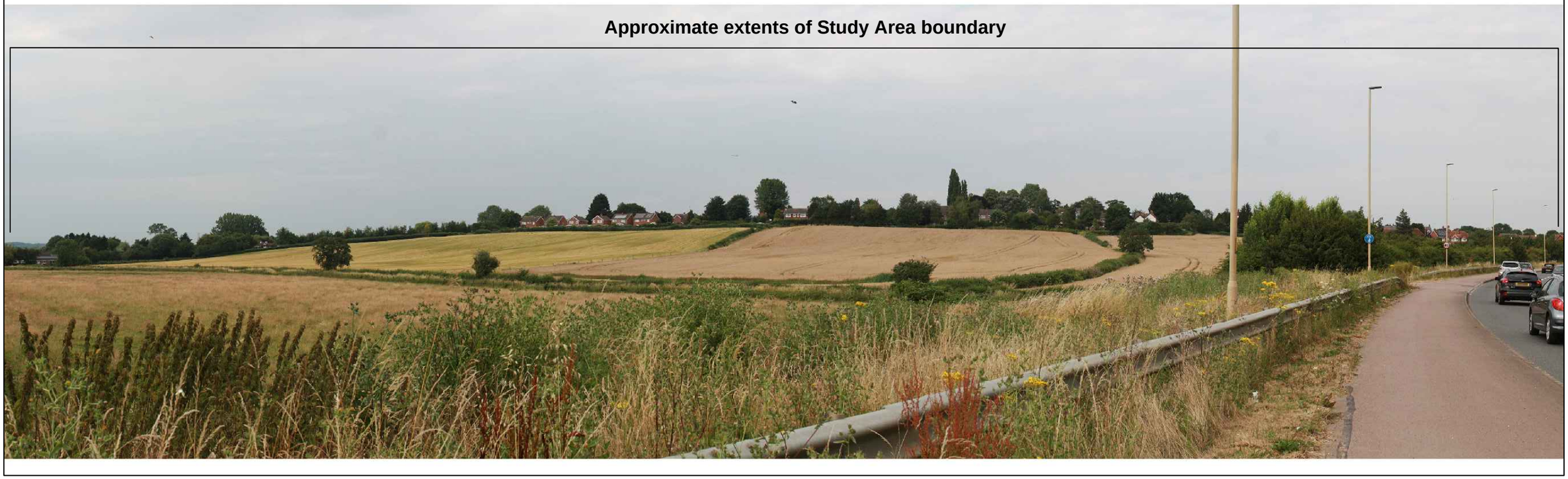
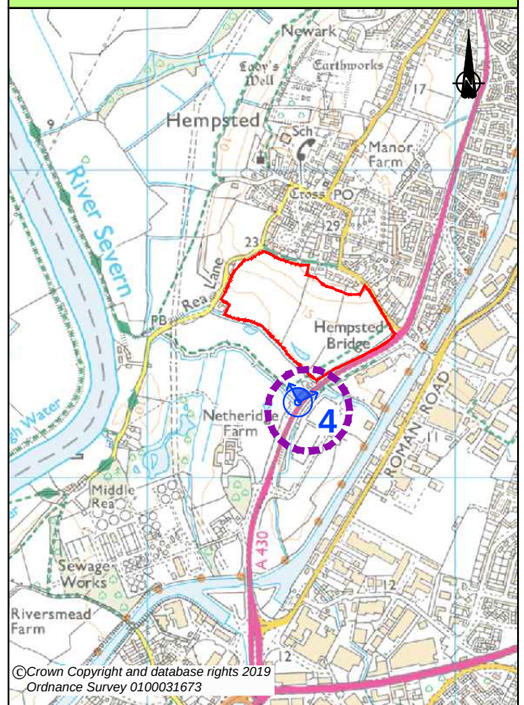
Hempsted Lane, Gloucester **Photoview 4**



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: A430 **Classification of Receptor**: Road user **Distance from Scheme** (nearest point): 90m **Elevation**: 9m **Sensitivity**: Medium	**Foreground:** Predominantly the A430, and fields to the immediate south of the Study Area. **Middle Distance:** Residential edge of Hempsted along the northern edge of the Study Area, and in close proximity to the A430 where visible beyond a belt of roadside vegetation. **Far Distance:** Views traveling north are typically restricted to the short to medium distance by successive vegetation or by the wider developed edge of Gloucester.	DESCRIPTION OF VIEW	**As existing with:** open transient views of construction activities across most of the Study Area from the road where breaks in the roadside vegetation exist (such as from photoview location 4).	**As existing with:** views of arable fields replaced with new housing and public open space with structural landscaping. The proposed planting would offer some softening on views of the proposed dwellings, largely within the west of the Site. Built form would sit in front of existing settlement, occupying the upper section of the slope. The southern half of the Study Area; closest to receptors; would remain open and comprise public open space with planting, meadow grassland margins and attenuation basins, bringing beneficial effects.
		MAGNITUDE OF IMPACT	Medium to High	Medium to High (Year 0) Medium (Year 15)
		SIGNIFICANCE OF IMPACT	Moderate to Substantial Adverse	Moderate to Substantial Adverse (Year 0) Slight to Moderate Adverse (Year 15)

LOCATION OF PHOTOVIEW



GRID REF

E: 381489m

N: 216247m

wardell armstrong

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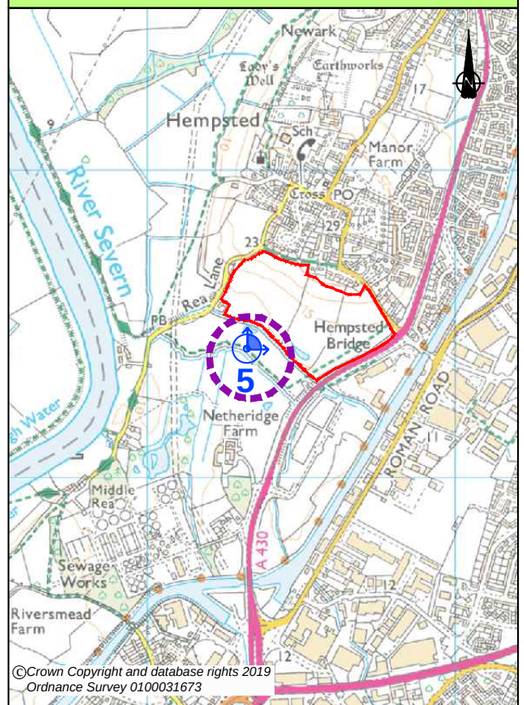
Hempsted Lane, Gloucester **Photoview 5**

CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: Public footpath connecting Rea Lane and the A430 **Classification of Receptor**: PRoW **Distance from Scheme** (nearest point): 85m **Elevation**: 7m **Sensitivity**: High	**Foreground:** Fields directly to the south of the Site, with the Study Area beyond, separated by a watercourse with occasional trees. Views to the north-west are defined by vegetation along Rea Lane. **Middle Distance:** Existing dwellings on the edge of Hempsted are visible along with garden and Study Area boundary vegetation on the ridge defining the horizon to the north. **Far Distance:** Views are largely curtailed to the mid-distance. However, to the north-east Robins Wood Hill can be seen beyond vegetation and buildings along the A430.	DESCRIPTION OF VIEW	**As existing with:** open views of construction activities across most of the Study Area. .	**As existing with:** views of arable fields replaced with new housing and public open space with structural landscaping. The proposed planting would offer some softening on views of the proposed dwellings, largely within the west of the Site. Built form would sit in front of existing settlement, occupying the upper section of the slope. The southern half of the Study Area; closest to receptors; would remain open and comprise public open space with planting, meadow grassland margins and attenuation basins, bringing beneficial effects.
		MAGNITUDE OF IMPACT	Medium to High	Medium (Year 0) Medium (Year 15)
		SIGNIFICANCE OF IMPACT	Substantial Adverse	Moderate to Substantial Adverse (Year 0) Moderate Adverse 15)

LOCATION OF PHOTOVIEW



GRID REF

E: 381322m

N: 216420m

wardell armstrong

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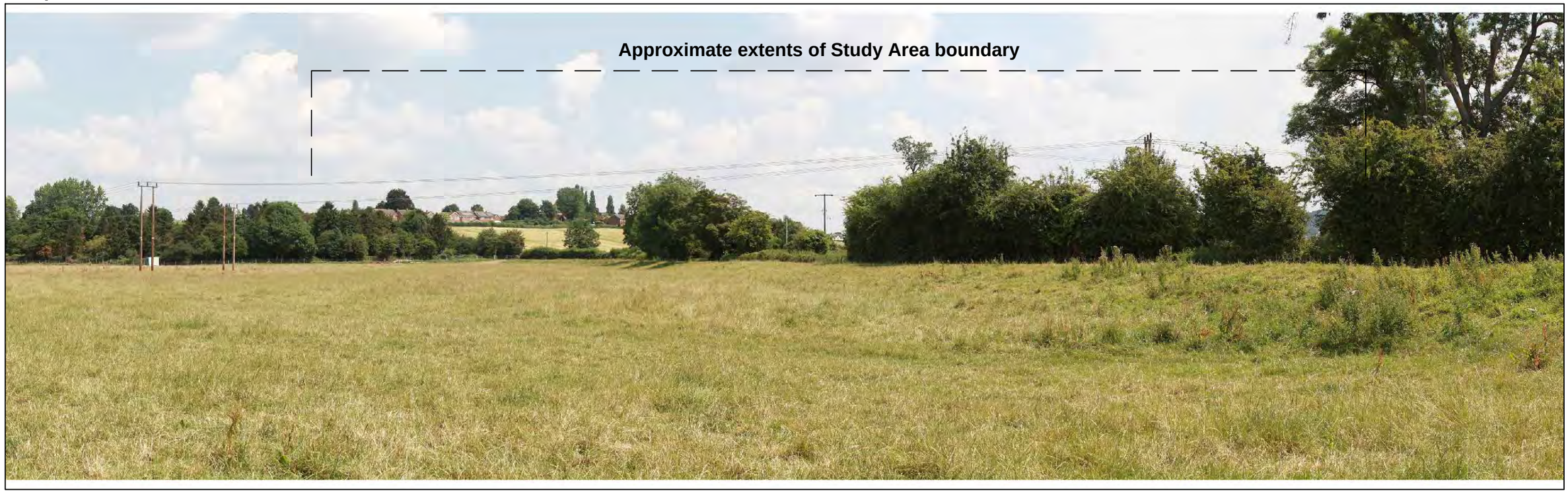
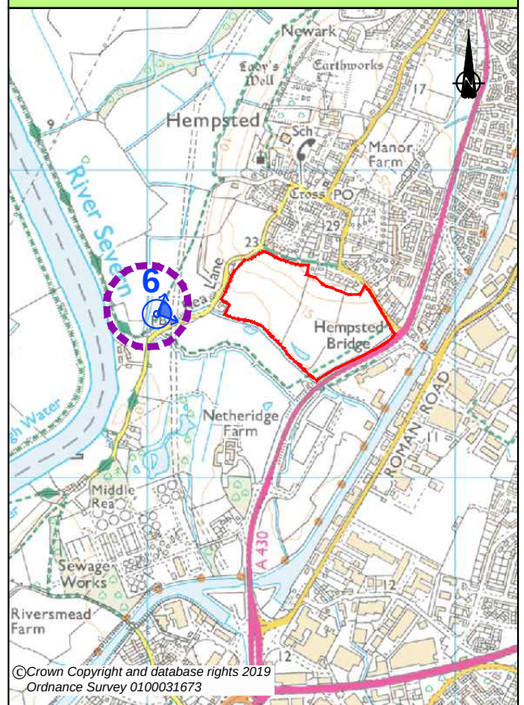
Hempsted Lane, Gloucester **Photoview 6**



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: Public Footpath from Rea Lane to Hempsted **Classification of Receptor**: PRoW **Distance from Scheme** (nearest point): 215m **Elevation**: 8m **Sensitivity**: High	**Foreground:** Pasture to the east of the River Severn, with field boundary fencing, hedgerow sections and trees, and crossed by telegraph lines. **Middle Distance:** Generally well screened by intervening vegetation, but breaks in the trees allow views of the western parts of the Study Area and edge of Hempsted. **Far Distance:** There are occasional glimpses of Robins Wood Hill and the Cotswolds in the very far distance but generally long distance views are well controlled.	DESCRIPTION OF VIEW	**As existing with:** partial views of construction activity at short to mid-distance between roadside hedgerow trees.	**As existing with:** partial views of proposed development, where intervening vegetation allows. New housing would be seen in the context of views of the existing dwellings on the edge of Hempsted. Proposed structural landscaping may serve to help filter views of built form over time as it establishes.
		MAGNITUDE OF IMPACT	Medium	Low to Medium (Year 0) Low (Year 15)
		SIGNIFICANCE OF IMPACT	Moderate Adverse	Moderate Adverse (Year 0) Slight to Moderate Adverse (Year 15)

LOCATION OF PHOTOVIEW



GRID REF

E: 381028m

N: 216526m

wardell armstrong

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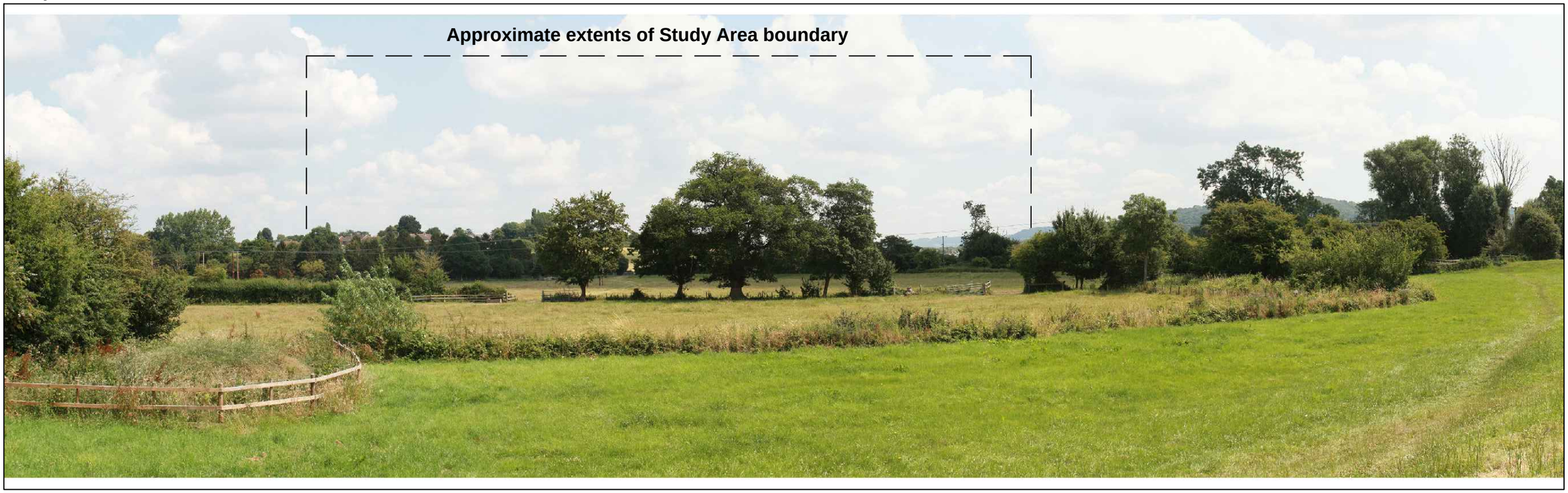
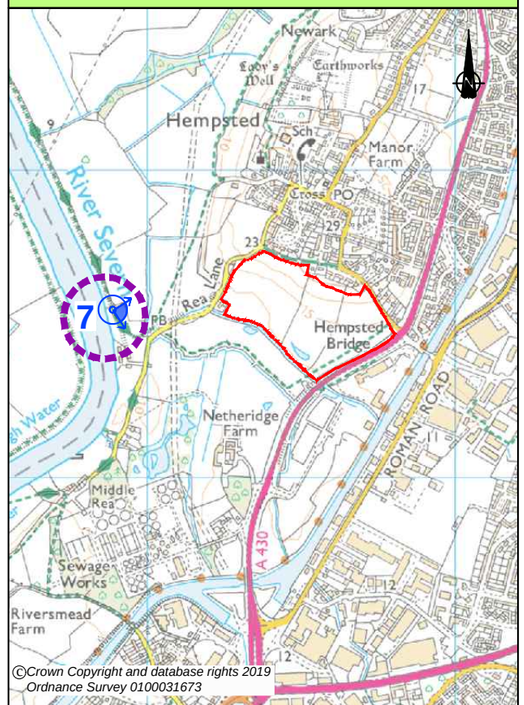
Hempsted Lane, Gloucester **Photoview 7**



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: the Severn Way **Classification of Receptor**: PRoW **Distance from Scheme** (nearest point): 425m **Elevation**: 9m **Sensitivity**: High	**Foreground:** Pasture to the east of the River Severn, with field boundary fencing, hedgerow sections and trees. **Middle Distance:** Largely screened by intervening vegetation, but the edge of Hempsted can be seen just above the canopies, and the Study Area can be glimpsed in vegetative gaps. **Far Distance:** There are occasional glimpses of Robins Wood Hill and the Cotswolds in the very far distance.	DESCRIPTION OF VIEW	**As existing with:** the likelihood of intermittent glimpses of construction activity.	**As existing with:** glimpses of proposed development, where intervening vegetation allows. New housing would be seen in the context of views of the existing dwellings on the edge of Hempsted. Proposed structural landscaping may serve to help filter views of built form over time as it establishes.
		MAGNITUDE OF IMPACT	Low	Low (Year 0) Negligible Low (Year 15)
		SIGNIFICANCE OF IMPACT	Slight to Moderate Adverse	Slight to Moderate Adverse (Year 0) Slight Adverse (Year 15)

LOCATION OF PHOTOVIEW



GRID REF

E: 380828m

N: 216699m

wardell armstrong

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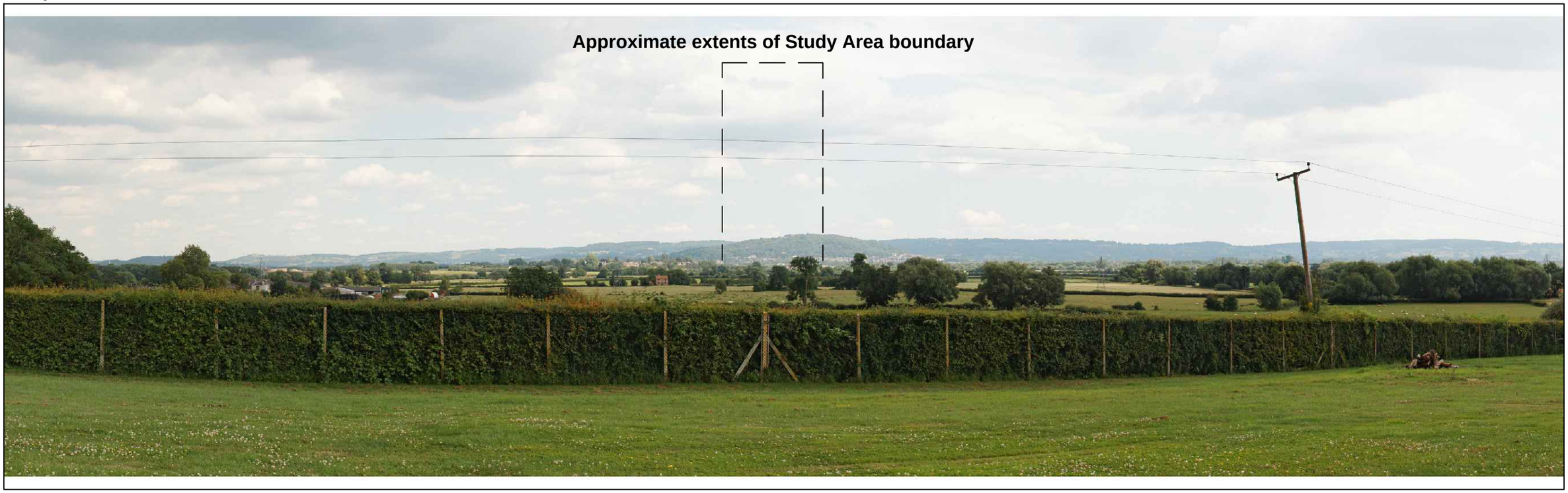
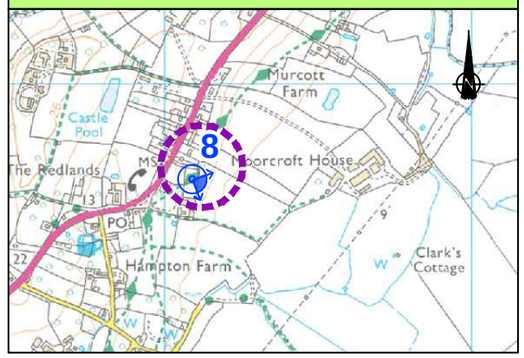
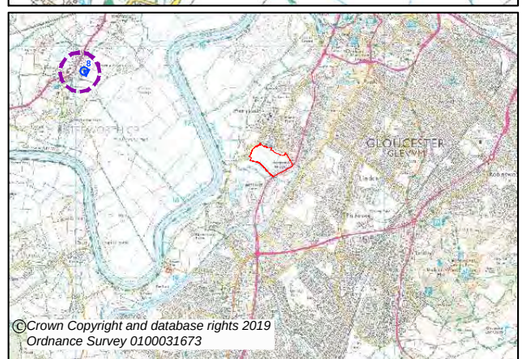
Hempsted Lane, Gloucester **Photoview 8**



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: the Gloucestershire Way passing Calcotts Green **Classification of Receptor**: PRoW user Resident **Distance from Scheme** (nearest point): 2.4km **Elevation**: 21m **Sensitivity**: High (PRoW user) Medium (resident)	**Foreground:** Fields, hedgerows and hedgerow trees to the east of the A48. **Middle Distance:** Farmland with tree lines and variable hedgerows and scattered farm buildings. **Far Distance:** The level landscape to either side of the River Severn creates the impression of a well-treed landscape which intermittently screens the settled extents of Gloucester. Robins Wood Hill is a distinct feature and the Cotswolds form a very distant horizon.	DESCRIPTION OF VIEW	**As existing with:** no discernible change considered likely.	**As existing with:** no discernible change considered likely. The elevation is unlikely to be great enough to allow views of the Proposed Development beyond the intervening successive landscape elements.
		MAGNITUDE OF IMPACT	None	None
		SIGNIFICANCE OF IMPACT	None	None

LOCATION OF PHOTOVIEW





GRID REF

E: 379087m

N: 217690m

wardell armstrong

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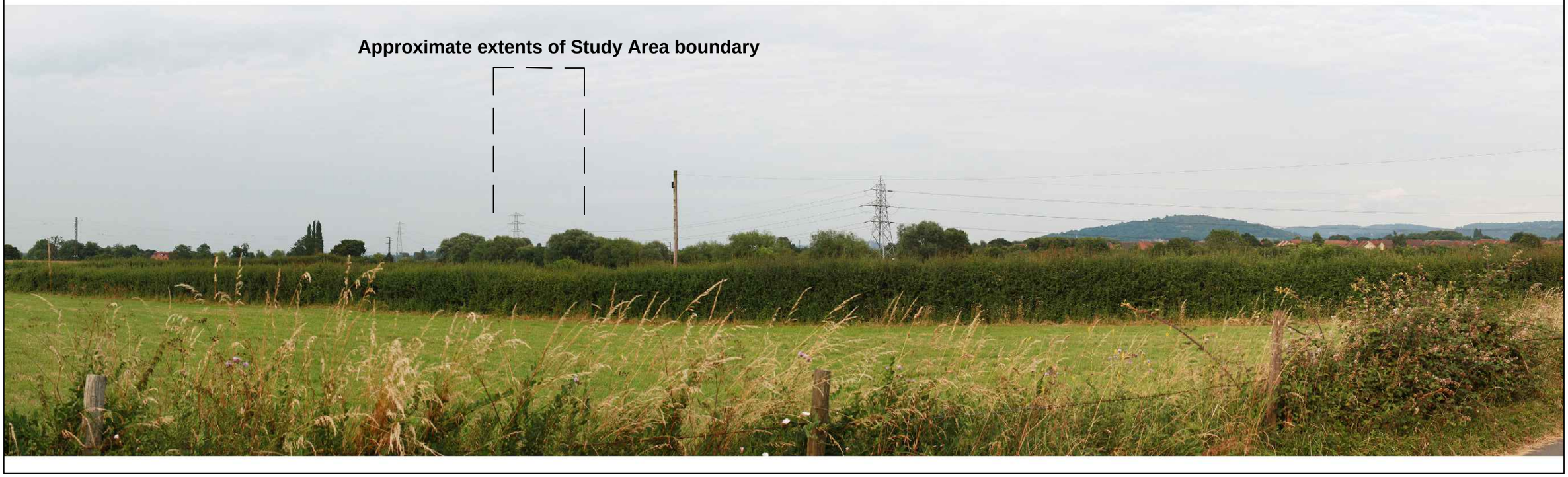
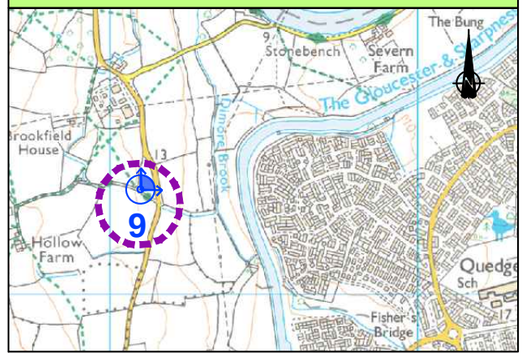
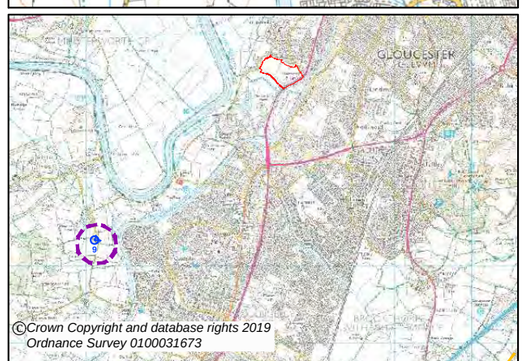
Hempsted Lane, Gloucester **Photoview 9**



CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: Lane near Hollow Farm Livery, Elmore **Classification of Receptor**: Road user PRoW user **Distance from Scheme** (nearest point): 3.1km **Elevation**: 14m **Sensitivity**: High (PRoW user) Medium (road user)	**Foreground:** Pasture and surrounding field boundary hedgerows with trees. **Middle Distance:** Tree canopies in successive field boundaries, pylons and residential development on the edge of Quedgley. **Far Distance:** To the east, the wooded slopes of Robins Wood Hill and the rising ground at the edge of the Cotwolds. Land to the north and north-east is almost entirely screened. The urban edge of Gloucester in the proximity of the Study Area is not visible. Many PRoWs around Hockley Hill / Hollow Farm Livery are in many cases not in evidence or not apparently accessible, including those across slightly more elevated ground, however these areas become wooded.	**DESCRIPTION OF VIEW**	**As existing with:** no change.	**As existing with:** no change.
		MAGNITUDE OF IMPACT	None	None
		SIGNIFICANCE OF IMPACT	None	None

LOCATION OF PHOTOVIEW





GRID REF

E: 379095m

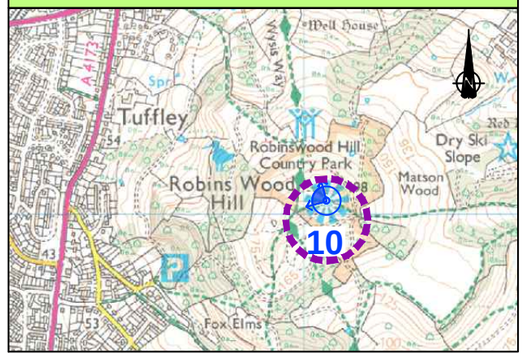
N: 214340m

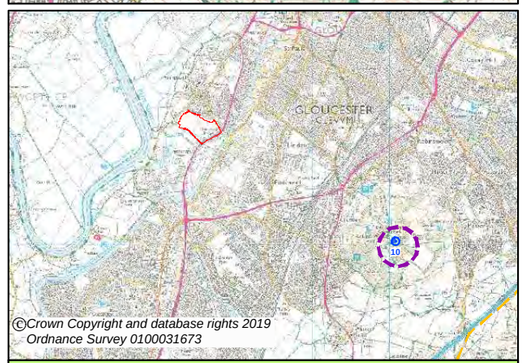
wardell armstrong

Hempsted Lane, Gloucester **Photoview 10**

CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: Robins Wood Hill (access land) **Classification of Receptor**: PRoW user / recreational user **Distance from Scheme** (nearest point): 2.7km **Elevation**: 198m **Sensitivity**: High	**Foreground:** Access land and vegetation at the peak of Robins Wood Hill. **Middle Distance:** Typically comprised of the slopes of the hill which are screened by woodland, with the south-eastern edge beyond of Gloucester. **Far Distance:** Residential and industrial development forming the urban environs of Gloucester, as well as city centre development. Gently rolling farmland with woodland extends across the far-distant horizon. NB: outward / long distance views are generally not possible looking west and north-west from the hill due to its well-wooded nature. Opportunities for views represented by this photoview are primarily limited to open ground at the peak of the hill.	DESCRIPTION OF VIEW	**As existing with:** a perception of construction activity within the Site.	**As existing with:** distant views of the Proposed Development and new public open space with planting. This would be seen in the context of the existing urban extents of Gloucester which occupy the mid and long distance across the view and forms only a very small component of the overall view.
		MAGNITUDE OF IMPACT	Negligible	Negligible
		SIGNIFICANCE OF IMPACT	Slight Adverse	Slight Adverse (Year 0) Negligible to Slight Adverse (Year 15)

LOCATION OF PHOTOVIEW





GRID REF

E: 384072m

N: 215043m

wardell armstrong

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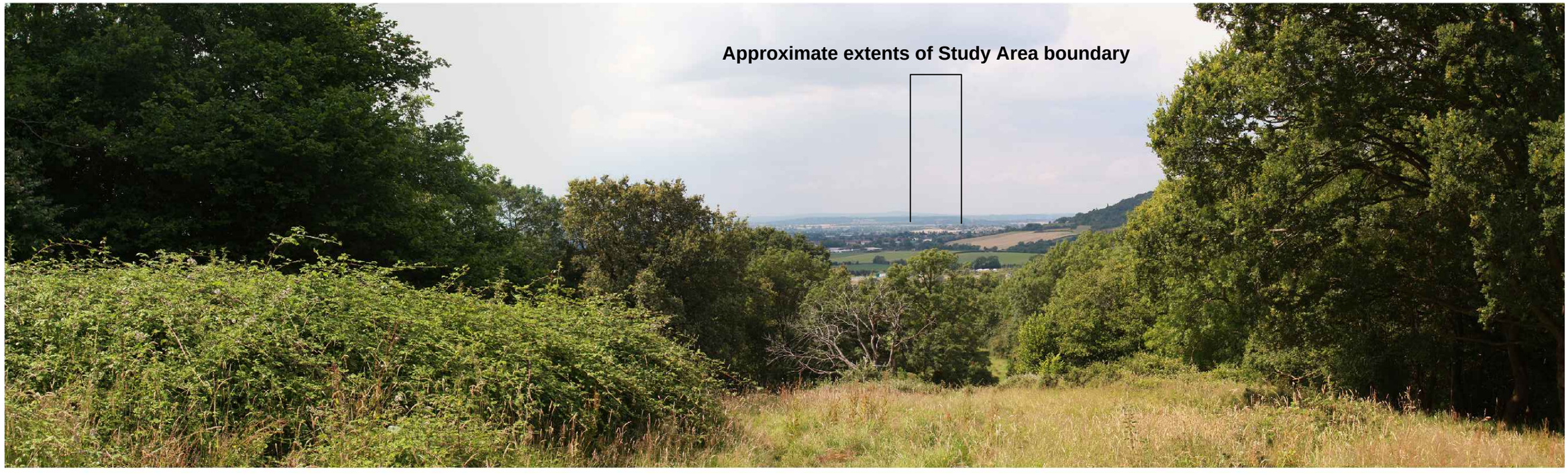
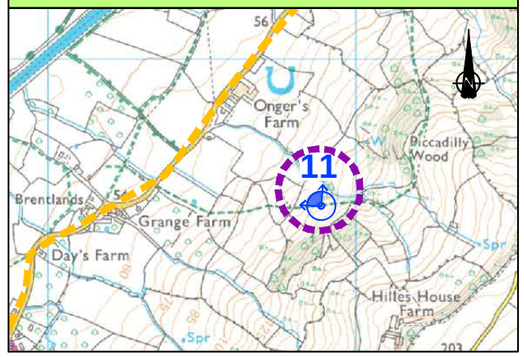
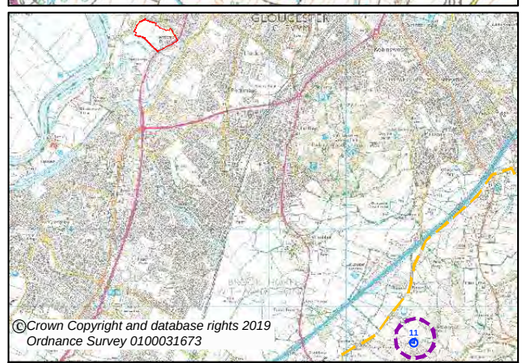


CLASSIFICATION OF RECEPTOR	COMPONENTS OF EXISTING VIEW		COMPONENTS OF PROPOSED VIEW: DURING CONSTRUCTION	COMPONENTS OF PROPOSED VIEW: FOLLOWING COMPLETION OF WORKS
Angle of View: 90° **View Looking from**: Footpath within Cotswolds AONB **Classification of Receptor**: PRoW user **Distance from Scheme** (nearest point): 5.0km **Elevation**: 103m **Sensitivity**: High	**Foreground:** Grassland / grazed fields and mature field boundaries and trees. **Middle Distance:** Largely screened by short distance mature vegetation bounding fields on the hill slopes. **Far Distance:** Views are long to very long distance, primarily focused upon fields at the foot of Robins Wood Hill and the south-eastern edge of Gloucester. Land to the west of Gloucester and rising ground beyond the River Severn form the horizon. NB: elevation and screening by trees across the Cotswold slopes generally serve to limit the extent of views, often to the short distance. Opportunities for extensive views to the north-west towards the Study Area are limited and not typical.	DESCRIPTION OF VIEW	**As existing with:** very marginal views of construction activity may be possible, but given the distance and intervening development this is not considered to be likely.	**As existing with:** very marginal views of the Proposed Development may be possible, but given the distance and intervening development this is not considered to be likely. The scheme would be seen in the context of existing development forming the south of Gloucester. Half of the Study Area is also proposed to be retained as green infrastructure including open space and structural landscaping. It is also considered improbable that any change arising from the establishment of new planting would be perceived.
		MAGNITUDE OF IMPACT	Negligible / None	Negligible / None
		SIGNIFICANCE OF IMPACT	Negligible Adverse / None	Negligible Adverse / None

LOCATION OF PHOTOVIEW





GRID REF

E: 384887m

N: 212525m

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Hempsted Lane, Gloucester

Context of Photoviews 1 to 4

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Context of Photoviews 5 to 8

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Context of Photoviews 9 to 10

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Plates 1 and 2

Plate 1

Plate 2

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Plates 3 and 4

Plate 3

Plate 4

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DRAWINGS

DO NOT SCALE FROM THIS DRAWING

KEY

- STUDY AREA BOUNDARY
- 1 PHOTOVIEW LOCATION
- P4 PHOTO PLATE LOCATION
- COTSWOLDS AONB BOUNDARY

NOTES:
COORDINATES TO BRITISH NATIONAL GRID.

REVISION	DETAILS	DATE	DR'N	CHK'D	APP'D
P0					

CLIENT
Gladman Developments Ltd

PROJECT
Hempsted Lane, Gloucester

DRAWING TITLE
Photoview Location Plan

DRG No.	REV
GM10710-009	-

DRG SIZE	SCALE	DATE
A3	1:25,000	10/02/2020

DRAWN BY	CHECKED BY	APPROVED BY
MAB	KMS	KMS

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