



**Land off Ashmead
Drive, Gothington**

**Landscape and
Visual Appraisal**

Prepared by:
**The Environmental
Dimension Partnership
Ltd**

On behalf of:
L&Q Estates

October 2019
Report Reference
edp3036_r006c

Contents

Executive Summary

Section 1	Introduction, Purpose and Methodology.....	1
Section 2	Site Character and Immediate Context.....	9
Section 3	Landscape Planning Policy and Designations.....	15
Section 4	Baseline Conditions: Landscape Character.....	21
Section 5	Baseline Conditions: Visual Amenity.....	25
Section 6	The Proposed Development and Mitigation	31
Section 7	Assessment of Effects.....	33
Section 8	Discussion, Opinion and Conclusions.....	37

Appendices

Appendix EDP 1	Relevant Extracts from Local Policy
Appendix EDP 2	Relevant Extracts from Landscape Character Assessments
Appendix EDP 3	Illustrative Site Layout
Appendix EDP 4	Table of Effects: Landscape Character
Appendix EDP 5	Table of Effects: Visual Amenity
Appendix EDP 6	Separation Plan

Plans

Plan EDP 1	Site Location Plan (edp3036_d001c 04 October 2019 CLM/OW)
Plan EDP 2	Local Landscape Character and Context (edp3036_d006c 04 October 2019 CLM/OW)
Plan EDP 3	Relevant Policy, Landscape and Heritage Designations (edp3036_d002d 04 October 2019 CLM/OW)

Plan EDP 4 Findings of Visual Appraisal
 (edp3036_d003e 04 October 2019 CLM/OW)

Plan EDP 5 Masterplan Opportunities and Constraints
 (edp3036_d007d 04 October 2019 CLM/OW)

Plan EDP 6 Illustrative Landscape Masterplan
 (edp3036_d016e 07 October 2019 CLM/OW)

Photoviewpoints

(edp3036_d019a 04 October 2019 GY/OW)

Photoviewpoint EDP 1 From Centre-west of site on Gotherington footpath 19 looking north-east

Photoviewpoint EDP 2 From Bishops Cleeve footpath 11 looking north

Photoviewpoint EDP 3 Gotherington 20 footpath looking east along Long Furlong Lane

Photoviewpoint EDP 4 Oxenton footpath 23 looking south-west

Photoviewpoint EDP 5 Oxenton footpath 14/Gloucestershire Way (promoted route) looking south

Photoviewpoint EDP 6 Gotherington footpath 24 near railway crossing looking north-west

Photoviewpoint EDP 7 Gotherington Bridleway 40 and Winchcombe Way looking west

Photoviewpoint EDP 8 Footpath along west of Nottingham Hill between Gotherington Wood and Bushcomb Wood looking north-west

Photoviewpoint EDP 9 A435 west of site

Photoviewpoint EDP 10 Cleeve Hill Summit

This version is intended for electronic viewing only

	Report Ref: edp3036_r006			
	Author	Formatted	Peer Review	Proofed by/Date
006a_DRAFT	OW	AV	BC	-
006b_DRAFT	OW	-	-	-
006c	OW	-	-	CM 011019

This page has been left blank intentionally

Executive Summary

- S1 This Landscape and Visual Appraisal (LVA) has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of L&Q Estates, to inform planning proposals for the development of a residential scheme on Land off Ashmead Drive, Gotherington.
- S2 The development proposals are for Outline Planning with means of site access from Ashmead Drive to be determined, (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 50 dwellings, public open space, earthworks, structural landscaping, car parking, and all other ancillary and enabling works.
- S3 The main matters in terms of policy are that the site lies within the 'setting' of the AONB and within a local Special Landscape Area (SLA) protected by policy LND2 within the Tewkesbury Borough Council's (TBC) adopted Local Plan.
- S4 Critically, the site is relatively well contained, sitting as it does within a deep indent within the existing, southern settlement edge. This indent contains visibility from the west, north and lower ground to the east and ensures that the proposed development would relate well to the existing built form. Notwithstanding, there are a limited number of open, long-ranging views into the site from elevated vantages within the AONB from the east and south-east. Within these views, there is no narrowing of the gap between Gotherington and Bishop's Cleeve due to existing development surrounding the site on three sides.
- S5 The site comprises land parcel 'Goth 04'. Goth 04 is defined in TBC's published 'Landscape and Visual Sensitivity Study - Rural Service Centres and Service Villages' (November 2014, Toby Jones Associates) and is assessed as having a 'low' landscape sensitivity and a 'low' visual sensitivity stating that the site's indented location is effective mitigation in itself.
- S6 The proposed development includes additional elements of embedded mitigation, including: a large area of public open space in the northern site area which provides substantial offset from existing residential development to the north and west; retention and buffering of boundary vegetation; design of the southern edge to appear as a 'soft' transition to open countryside; and location of new public open space with views-out towards the Cotswolds AONB.
- S7 The LVA concludes that proposed development would result in a very limited number of material landscape or visual effects and it would not result in any policy contraventions. The effects of the proposed development are:
- Generally minor or negligible upon the landscape resource (except for changes to the visual connectivity out towards the AONB);
 - Minor and neutral on the SLA and minor and neutral on the 'setting' of the Cotswolds AONB; and

- Moderate/minor or below on visual amenity except for the effect on a view from Nottingham Hill within the AONB.

S8 In summary, the landscape mitigation (along with management measures to ensure that the landscape vision is achieved in the long term), enables EDP to assess that the landscape has the capacity to accommodate new housing within this location. Considering local policy LND2 in particular, the illustrative landscape masterplan demonstrates that: special attention has been given to the protection and enhancement of the landscape character; the proposals would not materially adversely affect the quality of the natural and built environment nor its visual attractiveness; the ecological assets within the site would be protected and mitigated; and new public open space and permitted routes would enhance the quiet enjoyment of the countryside. For the reasons outlined within the report, the proposed residential development represents an appropriately-scaled and relatively discrete visual feature, which is designed to be in keeping with the local landscape character. It would result in a very limited number of material landscape or visual effects and it would not result in any policy contraventions.

Section 1

Introduction, Purpose and Methodology

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by L&Q Estates ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) of the proposals on Land off Ashmead Drive, Gotherington ('the site') to inform planning proposals and accompany an outline planning application for the site.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Shrewsbury, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website www.edp-uk.co.uk.
- 1.3 The proposed development is for Outline Planning with means of site access from Ashmead Drive to be determined, (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 50 dwellings, public open space, earthworks, structural landscaping, car parking, and all other ancillary and enabling works.
- 1.4 **Plan EDP 1** illustrates the location of the site and its application boundary. The site is located immediately adjacent to, and within an indent in the southern edge of the village of Gotherington, Gloucestershire and is within the Tewkesbury Borough Council (TBC) Local Planning Authority (LPA) area.
- 1.5 **Plan EDP 2** illustrates the site's immediate context highlighting key characteristics of the site and its surrounding landscape.

Recent Planning History

- 1.6 An application for 90 units within the site was submitted in 2016 (16/00901/OUT) and was refused planning permission. This application was amended during the application process to include the following:
 - Reduction of the number of units to 50;
 - A large area of public open space included within the northern areas of the appeal site, sitting between the southern settlement edge of Gotherington and new built form; and
 - Additional landscape features within new public open space.
- 1.7 Following the refusal, it was subsequently appealed in 2017 (APP/G1630/W/17/3175559), with the Inspector's decision to dismiss the appeal issued on April 2018. As

such, the Inspector has already considered the proposed scheme put forward within this LVA.

- 1.8 However, the Inspector's reason for the appeal dismissal did not highlight any issues in relation to landscape policy or strategy. Within the appeal decision, the Inspector includes the following commentary in relation to the effect on the character and appearance of the landscape. The commentary states that *"overall, the proposal would not cause significant harm to the intrinsic character of the countryside, and would not harm the character and appearance of the surrounding area within the SLA, including the gap between Gotherington and Bishop's Cleeve. It would therefore not conflict with TBLP policy LND2."*

Study Area

- 1.9 A broad study area was adopted, enabling the geographical scope of the assessment to be defined and to provide the wider geographical context of the study. The search focussed on the local planning policy context, on identifying national and local landscape and other associated designations (e.g. AONB, historic parks and gardens) and providing a general geographical understanding of the site within its broader landscape context.
- 1.10 Following initial analysis and subsequent field work, and having an appreciation of the development proposed, the study area has been defined at 3km from the site boundary. As is explained subsequently, the limit of effects on certain visual receptors is more limited, at less than c.2km from the site. This detailed study area is illustrated on **Plan EDP 4**.

Purpose

- 1.11 The purpose of this LVA is to identify the baseline conditions of the site and its surrounding area, inform the design layout and appearance and provide an assessment of the effects predicted to arise from the development on the baseline conditions.
- 1.12 This report sets out the findings of the LVA for the site and the proposed scheme subject to this planning application. The LVA comprises the following sections and approach:
- **Section 1** sets out the background context to this LVA and the format of it. **Plan EDP 1** illustrates the site location and application boundary and its context in the wider area. This section includes a description of the study area;
 - **Section 2** comprises a description of the baseline conditions of the site and its immediate context. Reference is made to **Plan EDP 2** which illustrates the current condition and key characteristics of the site. Where necessary, additional photographs of the site and references to representative photoviewpoints are also provided;

- **Section 3** provides a summary of the data trawl for the study area. This includes a desktop study of relevant planning documents, LPA publications and designations. **Plan EDP 3** illustrates these findings;
- **Section 4** provides a summary of the published landscape character assessments and other relevant documents, in terms of the key characteristics;
- **Section 5** comprises a description of the site's wider context and identifies the predicted visual envelope of the site and likely key visual amenity receptors. The location of representative photoviewpoints and visual envelope is illustrated on **Plan EDP 4**. Photoviewpoints included at the rear of this report also demonstrate the baseline visual amenity;
- **Section 6** sets out a summary of the proposed development – the main detail can be found in the Design and Access Statement (DAS) – and the recommendations for landscape and visual mitigation, with reference made to published landscape character assessment strategies or guidelines where available. **Plan EDP 5** illustrates the constraints and opportunities that have informed the masterplanning process, and **Plan EDP 6** illustrates the proposed landscape strategy which demonstrates where these recommendations can be implemented; and
- **Section 7** presents the assessment of effects on landscape character and visual amenity arising from the proposed scheme, as set out in the application drawings supplied to accompany the application. The assessment is informed by professional judgements undertaken by a chartered Landscape Architect about the effects arising, based on their nature (positive or negative), magnitude of change and the sensitivity of the receiving environment. This section makes reference to the layout contained in **Appendix EDP 3**, to the representative photoviewpoints and to **Plan EDP 4** which illustrates the findings of the visual appraisal.

Methodology Adopted for the Assessment

- 1.13 The LVA methodology for assessing landscape and visual effects, prepared by EDP, is underpinned by the principles, processes and presentational elements contained in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)'. The LVA is undertaken with regard to the following EDP approach and uses standard LVA terminology and definitions which are listed below.
- 1.14 Owing to the limited scale of this proposal, the methodology for this assessment represents an abridged version of the full methodology used by EDP for larger and more complex sites. The appraisal identifies, describes and evaluates the effects on landscape character and visual amenity receptors likely to be subject to an effect, based upon the proposals being considered within the detailed study area.

BASELINE CONDITIONS

LANDSCAPE

A description of the baseline character and condition of the different dimensions of landscape character with comparison against adopted character assessments or similar. Considerations on the value of the landscape may be made, with regard to GLVIA v3 Box 5.1.

VISUAL

Description of visual amenity and the visual envelope in which visual change is predicted to occur and the receptors which are likely to experience the change.

THE PROPOSED DEVELOPMENT

Description of the proposed development including – but not limited to - its scale, siting, layout and characteristics. This description also includes mitigation measures.

Mitigation measures are informed by adopted landscape strategy guidelines for relevant character areas/types and the findings of EDP's landscape and visual baseline.

EDP ASSESSMENT OF EFFECTS

LANDSCAPE

Description of the interactions likely to be experienced by the individual dimensions of landscape character and how this affects overall landscape character.

VISUAL

Description of the interactions likely to be experienced by visual receptors at a point and in the broader context.

MITIGATION

Landscape and visual mitigation measures may be described to demonstrate how effects will be reduced.

Mitigation measures will be described, where relevant, to demonstrate how adverse effects can be prevented/avoided, offset or remedied. These may be primary i.e. embedded into the design; part of construction and operational management practices, and/or secondary measures.

EDP ASSESSMENT TERMINOLOGY AND DEFINITIONS

LANDSCAPE BASELINE – OVERALL SENSITIVITY

- **Very High**
 - Value: national/international designation and/or cultural association; pristine and/or wholly intact landscape character;
 - Susceptibility: highly distinctive; excellent condition; no detractors.
- **High**
 - Value: local designation and/or cultural association; high quality landscape;
 - Susceptibility: many distinctive components; good condition; few detractors.
- **Medium**
 - Value: undesignated/no obvious cultural association within detailed study area;
 - Susceptibility: some distinctive components; moderate condition; few detractors but outside detailed study area.
- **Low**
 - Value: undesignated and no obvious cultural association within study area;
 - Susceptibility: limited/no distinctive components; many detractors but outside detailed study area.
- **Very Low**
 - Value: Undesignated and no obvious cultural association within study area;
 - Susceptibility: absence of distinctive landscape characteristics; despoiled / degraded; many detractors within detailed and wider study area.

VISUAL BASELINE – OVERALL SENSITIVITY

- **Very High**
 - Value/Susceptibility: view is designed/has intentional association with surroundings; is recorded in published material; from a publicly accessible heritage asset/designated viewpoint; national/internationally designated right of way.
- **High**
 - Value/Susceptibility: destination view; community association; locally promoted/locally designated right of way.
- **Medium**
 - Value/Susceptibility: not promoted; typical of those experienced by receptor; minor road routes through rural/scenic areas; defined outdoor recreation in scenic areas e.g. golf, fishing.
- **Low**
 - Value/Susceptibility: typical of views from major road routes; receptor is at a place of work but visual surroundings have limited relevance.
- **Very Low**
 - Value/Susceptibility: many detractors; receptor is at place of work/recreation where views are limited/foreshortened.

MAGNITUDE OF CHANGE

- **Very High**
 - Landscape: total loss/major alteration to key components; addition of elements that strongly conflict;
 - Visual: substantial, defining change to the baseline.
- **High**
 - Landscape: notable loss/alteration to some key components; addition of some prominent/conflicting elements;
 - Visual: additions are clearly noticeable and part of the view would be fundamentally altered.
- **Medium**
 - Landscape: partial loss or alteration to one or more key components; Addition of some elements may not conflict with key characteristics of the existing landscape;
 - Visual: proposed development will form a minor constituent of the view, being partially visible or at sufficient distance to be a small component.
- **Low**
 - Landscape: minor loss or alteration to one or more key components; Additional elements may not be uncharacteristic within existing landscape;
 - Visual: proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
- **Very Low**
 - Landscape: barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape;
 - Visual: proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.

LEVEL AND NATURE OF EFFECTS

Based on the judgements above and the description of mitigation, the overall level of effects at year 15, post-commencement of development are derived as per the table below:

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None

The nature of effects will be adverse, beneficial or neutral.

Residual effects: if necessary, a further assessment will demonstrate how adverse effects can be reduced or beneficial/neutral effects achieved in the medium to longer term i.e. the residual effects at year 15 post-commencement. This is particularly relevant where landscape recommendations have had a chance to establish and progress through the process of maturing. An assumption is made that the landscape proposals would be managed as part of a Landscape Management plan or similar, to be adopted for the consented scheme.

This page has been left blank intentionally

Section 2

Site Character and Immediate Context

- 2.1 The site is located within an indent in the southern settlement edge of Gotherington. It is enclosed on three sides by development as is shown in **Plan EDP 1**:
- To the west by new residential development at the end of Shutter Lane;
 - To the north by the rears of detached properties along Lawrences Meadow, Aggs Lane, Aggs Close and Ashmead Drive, all of which are cul-de-sacs (which is the predominant local urban form); and
 - To the east by the well-treed rear gardens of detached properties off Cleeve Road.
- 2.2 There is a gappy and outgrown hedge along most of the southern boundary, beyond which lies arable, hedge-bound fields. Beyond this, the recently extended northern edge of Bishop's Cleeve (under construction) is visible in the middle distance with the tower of St Michael and All Angels being prominent.
- 2.3 The character of the landscape both at a site level and in the wider context, is underpinned by the dimensions of the landscape. Recognising that 'landscape' is a multi-dimensional concept embracing 'what we see', its time-depth and physical attributes, this LVA reviews and assesses change to landscape character in terms of:
- Topography and Hydrology (i.e. the physical landscape);
 - Perceptual and Sensory character (such as the setting to settlement edge);
 - Landscape Fabric and Habitats (references ecological and arboricultural facets);
 - Cultural and Historic Landscape; and
 - Landscape Designations.
- 2.4 **Plan EDP 2** illustrates the site's current condition and characteristics. These are summarised below.

Topography and Hydrology

- 2.5 The site is generally flat and level with a slight gradient from east to west falling from 61.5m above Datum Ordnance (aOD) to 57.5m aOD. The site is generally at grade with the surrounding built development as shown in **Image EDP 2.1**. There are no water features on the site to add value or interest. For these reasons these topography and hydrology elements have a 'low' value.



Image EDP 2.1: Site topography is flat, level and at grade with surrounding development

Perceptual and Sensory Character

- 2.6 The site has a partly urbanised, settlement-edge character on three-sides, located as it is within an indent of the village's southern settlement edge. The edge is formed of rear gardens of detached and semi-detached properties which have views into the site, generally from first floor above and through the boundary and rear-garden vegetation. Despite the relatively large and open nature of the main field, the developed boundaries provide a relatively intimate and enclosed feel to the site.
- 2.7 The site is open to the south above and beyond the hedge boundary and it also has good visual connection to the wider landscape, particularly to the outlying hills of the Cotswold escarpment (Crane Hill, Woolstone Hill, Dixton Hill and Nottingham Hill) which appear above the dwelling ridgelines to the north and east and give the site a scenic and valuable backdrop as demonstrated by **Image EDP 2.2**. For these reasons the perceptual and sensory elements have a 'medium' value.



Image EDP 2.2: Good visual connection with outlying hills above band of ridgelines

Landscape Fabric and Habitats

- 2.8 The interior of the site is generally featureless, comprising a main field of arable land containing a single ash tree, which probably lies on an historic field boundary. Any historic interior hedges have been grubbed up and ploughed level, as such this dimension of landscape character is deemed to be low value.
- 2.9 An arboricultural survey was undertaken in September 2019 (report ref edp3036_r002) to provide an assessment of the tree stock supported by the site in accordance with BS 5837:2012. Whilst most boundary vegetation remain outside the direct control of the scheme, their above and below ground constraints will need to be considered in any future design process. Hawthorn dominates the species hierarchy, closely followed by blackthorn and ash. In summary, the site contains very few arboricultural items, none of which are of high arboricultural value with an overall moderate quality.



Image EDP 2.3: Most trees are moderate quality and on the boundary outside the site

- 2.10 Regarding habitats, an updated ecology phase 1 survey has been undertaken in September 2019. This found that the site comprises an arable field with poor quality boundary hedgerows.

Cultural and Historic Landscape

- 2.11 The site is criss-crossed by Public Rights of Way (PRoW) and local residents currently enjoy views from these routes out towards the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 2.12 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by a separate Heritage assessment.
- 2.13 EDP has undertaken a desk-based archaeological and heritage assessment (report ref edp3036_r003) and found that the site does not contain any designated heritage assets. There are 29 listed buildings located more widely within the village. The scheduled monument of Nottingham Hill Camp, situated c.1.7km south east of the site, commands a raised position overlooking the village of Gotherington including the site.
- 2.14 In summary, in landscape and visual terms, the cultural and historic value of the site is mainly due to the views out to the wider, scenic landscape from the on-site PRoWs and there is no reason to believe or expect that archaeological or heritage issues should constrain development of the site.

Landscape Designations

- 2.15 The site does not lie within an internationally or nationally designated landscape, but does lie within a locally designated Special Landscape Area (SLA) protected by TBLP policy LND2 (see below) which states that “*special attention will be given to the protection and enhancement of their landscape character*”.
- 2.16 The site lies outside, but within 1km of, the Cotswolds AONB. In determining the acceptability of any development, the AONB test is whether the development would undermine the main statutory purposes of the AONB as defined by the Cotswolds Conservation Board (CCB) within their Management Plan, and whether it complies with the planning policy at the different levels examined.

Overall Value of the Site Character

- 2.17 In summary, the main character of the site can be found within the perceptual and sensory aspects of landscape character, with good visual connections to the wider landscape, particularly to the outlying hills of the Cotswold escarpment. Despite this, it is noteworthy

that in the site's immediate context, the perceptual and sensory aspects are influenced heavily by the surrounding residential development and other urbanising features, which decreases the overall value of the site. In addition, the site is generally featureless with no key landscape features present.

- 2.18 On the basis of the above consideration of landscape character, the local landscape of the site is impacted by its urban context, particularly to the north, east and west. The overall landscape value of the site is considered to be **low**, with no real distinguishing features.

This page has been left blank intentionally

Section 3

Landscape Planning Policy and Designations

- 3.1 An appreciation of the 'weight' to be attributed to any landscape or visual effects arising from development starts with an understanding of the planning context within which any such development is to be tested for its acceptability.

National Policy

- 3.2 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. For landscape, this means recognizing the intrinsic beauty of the countryside, and balancing any 'harm' to the landscape resource with the benefits of the scheme in other respects. This balancing exercise is to be undertaken by the decision taker (in this case the LPA) and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape and visual amenity as set out in this report, and are detailed in the Planning Statement accompanying this application. The policy framework is supported by the National Planning Policy Guidance (NPPG) where relevant.

Local Planning Policy

- 3.3 The following policies within the Joint Core Strategy are considered relevant for this LVA, with extracts saved in **Appendix EDP 1**:

Joint Core Strategy (JCS) 2011- 2031

- JCS Policy SD6 – Landscape, seeks to protect landscape character “*for its own intrinsic beauty and for its benefit to economic, environmental and social well-being*”. Development proposals will have regard to the “*local distinctiveness and historic character of the different landscapes in the JCS area, drawing, as appropriate, upon existing Landscape Character Assessments and the Landscape Character and Sensitivity Analysis. They will be required to demonstrate how the development will protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement or area*”; and
- JCS Policy SD7 – The Cotswolds AONB states that all development proposals in or adjacent to 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.*”

Tewkesbury Borough Local Plan (TBLP)

3.4 The following saved policies in the adopted local plan are considered relevant for this LVA, with extracts saved in **Appendix EDP 1**:

- Policy LND2 – Special Landscape Area (SLA): “...special attention will be accorded to the protection and enhancement of the landscape character of the special landscape area which are of local significance. Within this area proposals must demonstrate that they do not adversely affect the quality of the natural and built environment, its visual attractiveness, wildlife and ecology, or detract from the quiet enjoyment of the countryside.”;
- Policy LND7 - Landscaping of new developments;
- Policy LND8 - Trees/woodlands: “...the local authority will ensure that where possible and practicable proposed schemes retain trees/woodlands and hedgerows of good quality and of amenity and nature conservation value”; and
- Policy LND9 - Siting of buildings in relation to trees: “...the local authority will ensure that mature and/or important trees, to be retained on the site, have adequate space to allow for their future growth”.

Gotherington Neighbourhood Development Plan (GNDP)

3.5 The GNDP was made in September 2017 and forms part of the statutory Development Plan for the Borough of Tewkesbury. The following policies in the GNDP are considered potentially relevant for this LVA with extracts saved in **Appendix EDP 1**:

- Policy GNDP09 – Protecting and Enhancing The local landscape;
- Policy GNDP10 – Protecting Locally Significant views; and
- Policy GNDP11 – Development outside of the Defined Settlement Boundary.

Emerging Tewkesbury Borough Plan 2011-2031 (Pre-Submission Version), July 2019

3.6 In the emerging Tewkesbury Borough Plan, Draft Policy LAN1 would protect the SLA. Notwithstanding the discussion above, the emerging policy states that proposals for new development will be permitted providing it:

- “Would not cause harm to those features of the landscape character which are of significance;
- The proposal maintains the quality of the natural and built environment and its visual attractiveness;

- *All reasonable opportunities for the enhancement of landscape character and the local environment are sought.*
- 3.7 It also states that *“where a proposal would result in harm to the Special Landscape Area having regard to the above criteria, this harm should be weighed against the need for, and benefits from, the proposed development.”*
- 3.8 Draft Policy LAN3 protects the strategic gaps to help retain the separate identity, character and/or landscape setting of a settlement. It states that development within strategic gaps will only be permitted where:
- *“the open or undeveloped character of the gap would not be significantly adversely affected;*
 - *“the separate identity and character of the settlements would not be harmed; and*
 - *“the landscape setting of the settlements would not be harmed.”*
- 3.9 The emerging Tewkesbury Borough Plan is currently at pre-submission stage and is yet to be submitted to the Planning Inspectorate for examination. As such, policies within the emerging Borough Plan have not yet been adopted.

Other Documents

- 3.10 The following additional documents are relevant:

Landscape and Visual Sensitivity Study - Rural Service Centres and Service Villages (November 2014, Toby Jones Associates)

- 3.11 As part of the Joint Core Strategy (JCS), Toby Jones Associates was commissioned by TBC to provide a report on suitable sites for development in rural service centres and service villages. The final report was published in November 2014.
- 3.12 Gotherington is defined as a ‘service village’ and according to the published report *“is sensitive to development that might protrude onto the vale landscape and diminish the sense of separation between Gotherington and Bishop’s Cleeve and between Gotherington and the A435.”*
- 3.13 The site forms land parcel ‘Goth 04’ which is assessed in the report as having a ‘low’ landscape sensitivity and a ‘low’ visual sensitivity. The land parcel is characterised by the *“dominant arable field surrounded by strong visual influences from the surrounding settlement. 20th century residential properties back on the three sides of this parcel. To the west of the land assessment parcel is a small enclosed pasture with visible evidence of ridge and furrow”*. The judgment as to the ‘low’ landscape character sensitivity is based upon *“the relatively isolated position, the existing heavy influence from surrounding settlement and the relationship between the parcel and the existing settlement form or*

pattern.” Regarding mitigation on wider landscape character, “the fact that this parcel is enclosed by the existing settlement offers a degree of mitigation.”

Landscape Designations

Cotswolds AONB

3.14 The site lies outside but within 1km of the Cotswolds AONB. Ultimately, in determining the acceptability of the development in terms of effects upon the AONB, the test is whether the development would undermine the main statutory purposes of the AONB as defined by the CCB, and whether it complies with the planning policy at the different levels examined. The CCB states its statutory purposes as follows:

- *“To conserve and enhance the natural beauty of the Cotswolds AONB; and*
- *To increase the understanding and enjoyment of the special qualities of the Cotswolds AONB.”*

3.15 Any development which may affect the setting of the AONB is required to have regard to the AONB Management Plan 2018 – 2023, published by the Cotswolds Conservation Board (CCB) in August 2018. This provides a comprehensive list of policies and objectives for managing change within the AONB.

3.16 The CCB are likely to test the proposal against two policies within the Management Plan. With Policy CE1: Landscape; *“Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location.”* With Policy CE3: *“Proposals that are likely to impact on the local distinctiveness of the Cotswolds AONB should have regard to, be compatible with and reinforce this local distinctiveness.”*

CCB Policy Statement - Development in the Setting of the Cotswolds AONB (Revised 2016)

3.17 This position statement refers to the CCB Management Plan 2018 - 2023. It is primarily a tool for assisting with planning application decisions by the local authority for sites that lie outside the AONB, but within its ‘setting’. Relevant examples of adverse landscape impacts are considered to include:

- *“Development which would have a significant visual impact on views out of the AONB or between parts of the AONB;*
- *Loss or harm to heritage assets and natural landscape, particularly if these are contiguous with the AONB;*
- *Change of use of land where of a significant enough scale to cause harm to landscape character.”*

- 3.18 With this statement, the CCB also recognises the value of mitigation, stating that “ *where new landscaping is proposed ensuring it is of sufficient quantity, quality, species and has a suitable agreed management plan to ensure long term effectiveness*” and the implementation of “*measures to consider impact on the setting of development of the AONB.*”
- 3.19 Development proposals would need to be designed to not introduce an abrupt change in landscape character when viewed from the AONB and also to not reduce tranquillity through increased light pollution.

Special Landscape Areas

- 3.20 The TBLP defines a number of Special Landscape Areas (SLA). One of these lies between Gotherington and the nearby Cotswold escarpment. The site lies within this SLA as shown on **Plan EDP 2**. The SLAs are covered within Policy LND2 which states that “*special attention will be given to the protection and enhancement of their landscape character*”. The policy then goes on to say that “*development in the SLA should not adversely affect the quality of the natural and built environment, its visual attractiveness, wildlife and ecology, or detract from the quiet enjoyment of the countryside.*” In the reasoned justification for Policy LND2, the TBLP states that “*while they are of a quality worthy of protection in their own right, they [SLAs] also play a role in providing the foreground setting for adjacent AONB.*”

Interim Conclusions

- 3.21 A review of the site’s planning context has found that:
- The site lies within the setting of the Cotswolds AONB and the SLA protected by Policy LND2;
 - According to the published Landscape and Visual Sensitivity Study for Service Villages, the site forms land parcel ‘Goth 04’ and is assessed as having a ‘low’ landscape sensitivity and a ‘low’ visual sensitivity; and
 - Notwithstanding the above, the development proposals should be tested against any potential harm to the ‘setting’ of the Cotswolds AONB and particular attention will be paid to protecting and enhancing local landscape features of visual, amenity or ecological value as set out in the previous section.

This page has been left blank intentionally

Section 4

Baseline Conditions: Landscape Character

- 4.1 EDP has also undertaken a review of local landscape character, which included a site visit by an experienced, chartered landscape architect in September 2019. Where necessary, relevance to the published character assessments to the local landscape is commented on below. Extracts of key characteristics, to assist with understanding the Council's accepted baseline position, are contained in **Appendix EDP 2**.

National Character Assessment

- 4.2 At the highest level, the site lies in the '106. Severn and Avon Vales' National Character Assessment (NCA). However, given the size of the site and scale of likely effects, this is considered too broad-brush to provide an understanding of the character of the site and its local context.

Local Landscape Character Assessments

Gloucestershire Landscape Character Assessment (January 2006)

- 4.3 The Gloucestershire Landscape Character Assessment (GLCA), published in January 2006 by LDA Design, combines earlier landscape character assessments to provide a comprehensive baseline assessment of the landscape across the county at that time.
- 4.4 A review of this landscape character assessment finds that the site is located within the Landscape Character Type (LCT) 18 – Settled Unwooded Vale and the Landscape Character Area (LCA) 'SV6B – Vale of Gloucester' shown in **Appendix EDP 2**.
- 4.5 According to the published assessment, to the east, the vale is defined by the rising landform of the Cotswolds escarpment. To the west lies floodplain farmland. Agricultural land use in the vale includes both arable cultivation and pasture in a patchwork of fields that are large to medium in scale and predominantly regular in shape. Low hedgerows with scattered hedgerow trees form the common boundary treatment. While these hedgerows are generally well maintained, some are becoming either gappy or overgrown, and in other areas the hedgerow network is beginning to break down, with evidence of field amalgamation and hedgerow trees. Woodland is not a characteristic feature and is generally limited to few small copses.
- 4.6 Major routes in the vale include the A435, extending broadly north-south, and also a network of minor roads, which tend to be quieter and more enclosed and narrow in the north. The influence of settlement on the character of the vale landscape varies in its nature and extent. Some areas feel deeply rural, with only glimpsed views towards settlement edges, whilst in other areas the urban edge exerts a strong influence. Bishop's Cleeve [to the south of Gotherington] is the largest settlement in the vale beyond the

principal urban areas of Cheltenham, Gloucester and Tewkesbury, and its northern edge is currently being extended by consented residential development, the character of which may set a precedent for settlement edge design.

Landscape and Visual Sensitivity Study – Rural Service Centres and Service Villages (November 2014, Toby Jones Associates)

- 4.7 As described above, the site forms land parcel 'Goth 04' which is assessed in a published report as having a 'low' landscape sensitivity. This is repeated in Goth 04 Landscape Character Sensitivity – in **Appendix EDP 2**.
- 4.8 The land parcel is characterised by the “*dominant arable field surrounded by strong visual influences from the surrounding settlement. 20th century residential properties back on the three sides of this parcel. To the west of the land assessment parcel is a small enclosed pasture with visible evidence of ridge and furrow*”. The judgment as to the 'low' landscape character sensitivity is based upon “*the relatively isolated position, the existing heavy influence from surrounding settlement and the relationship between the parcel and the existing settlement form or pattern.*” Regarding mitigation on wider landscape character, “*the fact that this parcel is enclosed by the existing settlement offers a degree of mitigation.*”
- 4.9 Having undertaken a site appraisal, EDP found the following key characteristics described in the published studies to be consistent with the site:
- Agricultural land use of arable cultivation (except the grassland field forming the south-west parcel);
 - Overgrown hedgerows with scattered hedgerow trees as a boundary treatment;
 - Evidence of field amalgamation;
 - Woodland is not a feature; and
 - The influence of settlement on the character of the site i.e. the urban edge, exerts a strong influence. Bishop's Cleeve (to the south of Gotherington) is the largest settlement in the vale beyond the principal urban areas of Cheltenham, Gloucester and Tewkesbury.

Interim Summary

- 4.10 In summary, EDP agrees with the published landscape assessment of the site having a 'low' landscape character sensitivity owing to it:
- Not possessing an international or national designation with no obvious cultural association, albeit lying within a locally designated SLA (Policy LND2);

- Forming an indent in the settlement edge, and relatively isolated from open countryside, being surrounded on three sides by the rears of 20th century residential properties, which exert a strong, urbanising visual influence on the site; and
- Having a low susceptibility to change having few distinctive landscape components and none of high value. The moderately valuable landscape components are limited to the site boundaries and the parcel of grassland.

4.11 Notwithstanding, EDP found the site to have a strong visual connection to its elevated surrounding landscape (with views out to be enjoyed from the PRow crossing the site) and that any development proposals must be sensitive to the effect on the 'setting' of the Cotswolds AONB. Crucially, development within the site would not extend the existing southern extent of the settlement edge further south into the gap between Gotherington and Bishop's Cleeve, as shown in **Appendix EDP 6**.

This page has been left blank intentionally

Section 5

Baseline Conditions: Visual Amenity

- 5.1 This section identifies those visual receptors that may be able to obtain views to the site, their distribution, character and sensitivity to change.

Technical Aids

- 5.2 Utilising landform data within a Geographical Information System (GIS), EDP prepared a broad Zone of Theoretical Visibility (ZTV) as a step in defining the broader study area. EDP's visual study area also was informed by the published work - Landscape and Visual Sensitivity Study - Rural Service Centres and Service Villages (November 2014, Toby Jones Associates) – repeated in **Appendix EDP 2**. This assessment identified key vantages, outlooks and viewpoints for Gotherington.

Broad Visual Appraisal

- 5.3 The site forms land parcel 'Goth 04' which is assessed in that published report as having a 'low' visual sensitivity. This is repeated in Goth 04 Visual Sensitivity – in **Appendix EDP 2**.
- 5.4 These data sources informed EDP's choice of representative viewpoints, which were then confirmed through field survey by walking and driving (as appropriate) local roads, rights of way and other publicly accessible viewpoints.
- 5.5 As a result, EDP has described a Zone of Primary Visibility (ZPV) during the site and study area appraisal, which are illustrated on **Plan EDP 4**. The ZPV comprises the area where development proposals are likely to be an obvious feature of the view in generally close-ranging, open or partially screened, views:
- From the north, the site tends to be screened by the existing, intervening settlement;
 - From the east, there are some open views into the site from higher elevations and where gaps in intervening vegetation allow; and
 - From the south and west, views of the site from the lower vale landscape are screened or partially filtered by boundary vegetation and have the urbanising effects of the existing settlement. Views from higher-ground in the Cotswolds AONB further south are at least 3.5km distant, from where the site forms a small and immaterial portion of the views.

Representative Viewpoints and their Sensitivity

5.6 The main receptor groups have been identified and described below and are represented by the viewpoints presented in **Table EDP 5.1**.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP. No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for selection	Sensitivity of Receptor
1	From centre-west of site on Gotherington Footpath 19 looking north-east	396052, 229417	0m; north-east	Pedestrians	High
2	From Bishops Cleeve Footpath 11 looking north	396007, 228680	570m; north	Pedestrians	High
3	Gotherington 20 Footpath looking east along Long Furlong Lane	395432, 229296	550m; east	Pedestrians, cyclists, car drivers	High
4	Oxenton Footpath 23 looking south-west	396393, 230066	580m; south-west	Pedestrians within AONB	Very High
5	Oxenton Footpath 14/Gloucestershire Way (promoted route) looking south	396108, 230694	1.14km; south	Pedestrians within AONB	Very High
6	Gotherington Footpath 24 near railway crossing looking north-west	396814, 228600	912m; north-west	Pedestrians	High
7	Gotherington Bridleway 40 and Winchcombe Way (promoted route) looking west	397713, 229677	1.4k; west	Pedestrians, horse-riders within AONB	Very High
8	Footpath along west of Nottingham Hill between Gotherington Wood and Bushcomb Wood looking north-west	397856, 228718	1.7km; north-west	Pedestrians within AONB	Very High
9	A435 west of site	395441, 228923	638m; west	Road users	Low
10	Cleeve Hill Summit	398565, 226391	3.74km; north-west	Pedestrians within AONB	Very High

Visual Receptors

Promoted PRow

- 5.7 Users of promoted routes generally have a very high sensitivity to change.

Gloucestershire Way

- 5.8 The Gloucestershire Way is a long-distance, promoted walking route that runs generally in an east-west direction passing about 1km to the north of Gotherington. In general, the site is not visible from this PRow due to topography, vegetation and the intervening built form of the village. However as the path crosses the summit of Crane Hill, a walker heading southwards would have a brief, glimpsed view demonstrated by **Photoviewpoint EDP 5**. Only a small area of the western portion of the site is visible and at 1.14km distance, forming a very small portion of view and within the context of the existing village envelope with existing ridgelines being visible.

Winchcombe Way

- 5.9 Winchcombe Way is another long-distance, promoted walking route that runs generally in a north-south direction, passing about 1.5km to the east of Gotherington. In general, the site is not visible from this PRow due to topography and vegetation. This is demonstrated by **Photoviewpoint EDP 7**. This is a glimpsed, oblique view in which the site would be screened by intervening vegetation and village buildings.

Cotswolds Way (Cleeve Hill Ring)

- 5.10 The Cleeve Hill Ring of the Cotswolds Way is the third promoted walking route within the search area and, as its name suggests, it is a circular walk around Cleeve Hill about 3.7km to the south-east of Gotherington. In general, the site is visible from this outlying hill as demonstrated by **Photoviewpoint EDP 10**, but the proportion of these panoramic views taken up by the site is relatively small at these distances (with the existing village providing an urbanising context) and the settlement of Bishop's Cleeve is a very strong feature of the character of these views, with new residential development off Sunrise Avenue, Barleyfields Avenue and Vale Road clearly visible.

Other PRow

- 5.11 A number of PRow cross the site - see **Figure EDP 5.1** - and users of these will generally have a high sensitivity to change. Although the site has an urbanised and settlement-edge character, there are locally-valued views out, above the boundary vegetation and ridgelines towards the Cotswolds AONB, including its outlying hills. Such a view is represented by **Photoviewpoint EDP 1** and the proposed development will protect or frame some element of this type of view from publicly accessible space as not to totally block or interfere with views of the AONB from these public viewpoints outside the AONB.

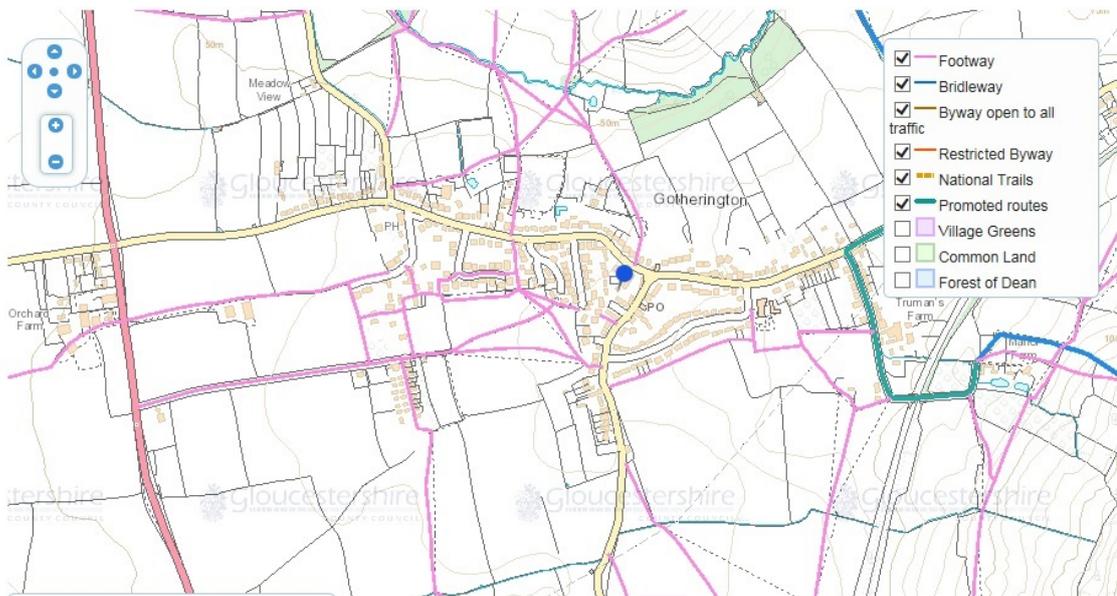


Figure EDP 5.1: PRoW within site

- 5.12 In the north, there is a network of footpaths just north of the village. However, the site is screened by the existing built-form and by vegetation, as demonstrated by the nature of the view from **Photoviewpoint EDP 4**, which has a distinctly settled character.
- 5.13 From the east and south-east, there is a network of footpaths on the lower vale in addition to footpaths that traverse the rising scarp slope:
- The former vale routes are generally screened from the site by intervening vegetation and by the spur of the village that extends southwards along Cleeve Road, as demonstrated by **Photoviewpoint EDP 6**; and
 - The latter elevated routes pass through long tracts of woodland, but in the areas of open land in-between, there are oblique, panoramic views westwards across the vale as demonstrated by **Photoviewpoint EDP 8**, which is located within the Cotswolds AONB. For this vantage, the gap of open countryside between Bishop's Cleeve and Gotherington is clearly visible, however, it is very apparent that the site is sandwiched between two spurs of development that already extend as far or further south than the site itself (the caravan park and dwellings along Cleeve Road).
- 5.14 In the south, a single PRoW runs southwards towards Bishop's Cleeve. Due to the slightly undulating topography and the field boundary vegetation, the interior of the site is not visible. The views northwards are quite rural in character, although the roofs of the properties along the site's northern boundary are just visible (with properties in Woolstone visible beyond) as demonstrated by **Photoviewpoint EDP 2**. This verdant southern edge to the settlement will be maintained.
- 5.15 In the west, the two footpaths leave the village, but views of the site interior are screened or heavily filtered by intervening vegetation. Further, the character of the view is urbanised by the caravan park to the west of the site as demonstrated by **Photoviewpoint EDP 3**.

Main Roads

- 5.16 The only main road in the search area is the A435 that runs north-south passing about 600m to the west of the site. Users of main roads generally have a low sensitivity to change. The road has roadside hedges, with stretches where the hedges are kept tall and which heavily-filter views eastwards towards the site. In short stretches where the hedge is cut short or at field or track entrances, oblique views towards the site are possible, as demonstrated by **Photoviewpoint EDP 9** with the caravan park and intervening boundary vegetation blocking or screening views into the site.

Minor Roads

- 5.17 The only minor road in the visual search area is the Bishops Cleeve road that runs north-south passing close to the east of the site. Users of minor roads generally have a medium sensitivity to change, however the intact and unbroken hedgerows along this route, heavily filter or screen views towards the site and no clear and open views are available.

Cotswolds AONB

- 5.18 The site lies under the scarp of the Cotswold Hills and below various outlying hills all within the Cotswolds AONB such as **Photoviewpoints EDP 4, 5, 7, 8 and 10**. As a general rule the site is only clearly visible from locations 'southwards of east' from the site such as **Photoviewpoints EDP 8 and 10** as described elsewhere.

Residential Dwellings/Groups

- 5.19 As the site is bounded on three sides by residential development, it follows that neighbouring dwellings have views into the site, but these tend to be from first floor level above the domestic curtilage treatment as shown in **Figure EDP 5.2**.



Figure EDP 5.2: Views in possible generally from first floor windows above boundary

- 5.20 There are few, if any, other residential dwellings from where the site would be an obvious feature of a generally close-ranging, open or partially screened view. For example, the residential dwelling at Homelands Farm to the south is screened from the site by its own farm outbuildings.

Other Receptors

The Gloucestershire and Warwickshire Railway

- 5.21 The Gloucestershire and Warwickshire Railway passes about 700m to the east of the site and generally on a low embankment to the south-east of the site. Users of this leisure railway are likely to have a very high sensitivity to change and, although no photographs have been taken from the railway track (for safety reasons), it is likely that the character of available views would be similar to that of **Photoviewpoint EDP 6**. These views tend to show the eastern edge of the built settlement with the dwellings along Cleeve Road prominent and with the site behind heavily filtered or screened by intervening vegetation.

Interim Summary of Findings

- 5.22 The site forms land parcel 'Goth 04' which is assessed in the published report as having a 'low' visual sensitivity.
- 5.23 EDP agrees with the published assessment that the site is visually contained on three sides by existing settlement and on the remaining southern edge is contained with a robust hedgerow and that the site recedes into the existing settlement form. EDP assess that the maintenance or enhancement of a coherent, soft and verdant edge to the settlement when viewed from the south should be a design consideration.
- 5.24 Whereas EDP agrees that the site is not prominent from the lower vantages within the vale - and indeed recedes into the existing settlement pattern - EDP assess that the site is visible from a small number of publicly accessible locations with the Cotswolds AONB and that the effect on the 'setting', particularly the night-time effect, should be a design consideration. A key visual sensitivity would be to maintain the visual gap between Gotherington and Bishop's Cleeve.
- 5.25 EDP agrees that the properties on the edge of Gotherington have an outlook across the site and that development proposals should be sensitive to this residential amenity.
- 5.26 Finally, EDP agrees that the site is crossed by a number of local footpaths and would add that the protection or framing of some elements of these views out from publicly accessible land should be a design consideration.

Section 6

The Proposed Development and Mitigation

Overall Constraints and Opportunities

6.1 A summary of the previous baseline sections has led EDP to highlight the following constraints and opportunities that have informed the masterplan and which are shown in **Plan EDP 5**:

- Proposed development should not be perceived to extend the interior southern edge of Gotherington further southwards and so lessen the perceived gap between it and Bishop's Cleeve;
- Views to the open countryside and the AONB from public rights of way should be mitigated by careful alignment of new public open space, permissive routes and existing or diverted public rights of way;
- The southern field boundary vegetation should be strengthened, but managed to filter views into the site, whilst not obstructing open views out towards the AONB;
- A buffer to development should be created around the vegetated site boundaries to: protect trees and hedgerows; to offer continued commuting and foraging opportunities for protected species; and to also offer sustainable pedestrian routes around the site;
- The boundary habitats and areas of the semi-improved grassland in the western field should be retained where feasible; and
- The design of lighting must be sensitive to the impact on tranquillity when viewed from the AONB.

The Proposed Development

6.2 The Design and Access Statement (DAS) supporting this application provides full details of the development proposals. With reference to the illustrative site layout (see **Appendix EDP 3**), these comprise:

- Up to 50 residential dwellings (a mix of 5, 4, 3 and 2 bed houses);
- Dwellings will not exceed two storeys;
- Access via Ashmead Drive;
- Public open space comprising: a Locally Equipped Area of Play (LEAP); a Multi-Use Games Area (MUGA); a multi-purpose community area; a large area of green open

space within the northern half of the site providing generous offset from both existing residential properties and boundary vegetation; areas within the north of the site for informal play and recreation; a southern landscaped edge offering views out to the AONB; an area of Sustainable Drainage managed for amenity and habitat; and a permeable network of retained PRoW and proposed permissive routes; and

- Generous street verges and front gardens that allow space for soft landscaping including tree planting to frontages of dwellings and within street layout.

6.3 A southern boundary designed to offer a sensitive and soft transition to the open countryside to the south.

Mitigation Measures

6.4 The Illustrative Site layout (see **Appendix EDP 3**) and Illustrative Landscape Masterplan (**Plan EDP 6**) demonstrate how the design has been driven by the need to mitigate visual amenity and landscape character effects, including the effect on the setting of the Cotswolds AONB and views to and from it. This mitigation is embedded in the design, which has been possible due to the adoption of a 'landscape-led' approach. Key elements of this mitigation are as follows:

- Existing boundary hedgerows and trees will be retained (with buffers to development), reinforced and brought into regular, long-term management. This would protect visual amenity and landscape character as well as continuing to offer commuting and foraging opportunities for protected species;
- A large area of public open space within the northern site area would provide sufficient offset from existing residential development along Lawrence's Meadow, Shutter Lane and Aggs Lane. This would also serve to enhance the existing landscape features and biodiversity within the site;
- The southern field boundary vegetation would be managed to filter views into the site, whilst not obstructing open views out towards the AONB. Some existing trees in the southern hedgerow would be allowed to grow and mature, which would help soften the southern settlement edge and to contribute towards an overall net gain in these features;
- The southern development edge has been designed to appear broken and verdant with incidental space sufficient for structural planting, to create a soft edge with the open countryside to the south; and
- The location of public open space, public footpaths and the street-alignment has been designed to protect and frame some views-out towards the open countryside and the Cotswolds AONB.

Section 7 Assessment of Effects

Effects upon the Landscape Resource

- 7.1 Effects upon the landscape resource are concerned with those effects upon landscape fabric, landscape character and landscape designations at a national, regional or local level. For the proposed development at the site, and in response to the small scale of the proposals and planning policy, the following receptors have been identified as having the potential to experience effects:
- The landscape fabric, including trees, hedgerows and agricultural land in the immediate vicinity of the site;
 - The landscape character of:
 - LCA ‘SV6B – Vale of Gloucester’ (The Gloucestershire Landscape Character Assessment (GLCA), January 2006, LDA Design); and
 - Parcel ‘Goth 04’ from the ‘Landscape and Visual Sensitivity Study - Rural Service Centres and Service Villages’ (November 2014, Toby Jones Associates).
 - The Special Landscape Area (SLA) local designation protected by adopted local policy LND2; and
 - The ‘setting’ of the Cotswolds AONB protected by guidance within the CCB Position Statement ‘Development in the setting of the Cotswolds AONB’.
- 7.2 The assessment of the identified landscape receptors is provided as **Appendix EDP 4**, whilst a summary of effects on landscape receptors is provided below in **Table EDP 7.1**.

Table EDP 7.1: Summary of Landscape Effects

Receptor	Sensitivity	Magnitude of Change	Nature of Effect	Overall Effect
Topography and Hydrology	Low	Low	Beneficial	Minor/Negligible
Perceptual and Sensory	Medium	Medium	Adverse	Moderate/Minor
Landscape Fabric/Habitats	Medium	Low	Beneficial	Minor
Cultural/Historical Landscape	Medium	Low	Adverse	Minor
Special Landscape Area	Medium	Low	Adverse	Minor
‘Setting’ of Cotswolds AONB	High	Very Low	Neutral	Minor

Summary of Effects on Landscape Character

- 7.3 There would be no material effects on the topography, hydrology or landscape fabric of the site. There would also be only minor effects on the SLA and the 'setting' of the AONB.
- 7.4 As outlined in section 2, the local landscape of the site is impacted by its urban context, particularly to the north, east and west. As such, the overall landscape value of the site is considered to be **low**, with no real distinguishing features.
- 7.5 The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. On the basis of the above consideration of susceptibility factors, whilst there are some higher quality elements within the site, the settlement edge location and proximity to existing residential uses, both effectively enclosing the site, means perceptually the site is impacted by the adjacent housing and large built form. As such the site is deemed to have a low susceptibility. When combined with a low landscape value, this gives the site an overall **low** landscape sensitivity, which is in agreement with the Landscape and Visual Sensitivity Study - Rural Service Centres and Service Villages (November 2014, Toby Jones Associates).
- 7.6 The baseline landscape character is a partly urbanised, settlement-edge character contained on three-sides by development and the site would be changed from an open arable field to become part of the built settlement, albeit adopting the same character as the existing settlement-edge. The site is open to the south and has good visual connection to the wider landscape. However careful street alignment, retention of PRoWs with view corridors, and the considered siting of new Public Open Space both in the northern and southern site areas would maintain a strong perceptual and sensual link with the surrounding hills of the Cotswolds AONB. In short, the only material effect would arise from a moderate and adverse effect on the perceptual and sensory character of the site.

Effects on Visual Amenity

- 7.7 Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced and through this the change to the overall visual amenity of the study area as brought about by the proposed development. An assessment of the effects at each viewpoint has been undertaken, and the results of this assessment are provided in **Table EDP 7.2**.
- 7.8 The assessment of the identified visual receptors is provided as **Appendix EDP 5**, whilst a summary of effects on landscape receptors is provided below in **Table EDP 7.2**

Table EDP 7.2: Summary of Visual Effects

Receptor	Sensitivity	Magnitude of Change	Nature of Effect	Overall Effect
Photoviewpoint 1	High	Medium	Neutral	Moderate
Photoviewpoint 2	High	Very Low	Neutral	Minor
Photoviewpoint 3	High	Low	Neutral	Moderate/Minor
Photoviewpoint 4	High	Nil	N/A	N/A
Photoviewpoint 5	Very High	Very Low	Neutral	Moderate/Minor
Photoviewpoint 6	High	Low	Neutral	Moderate/Minor
Photoviewpoint 7	Very High	Very Low	Neutral	Moderate/Minor
Photoviewpoint 8	Very High	Low	Adverse	Moderate
Photoviewpoint 9	Low	Low	Neutral	Minor/Negligible
Photoviewpoint 10	Very High	Very Low	Neutral	Moderate/Minor

Summary of Effects on Visual Amenity

7.9 Of ten photoviewpoints, there is only one photoviewpoint assessed as having an adverse effect:

- **Photoviewpoint EDP 8:** This view is from an elevated vantage on PRow within the AONB. From this location, the proposed development would not extend Gotherington southwards into the gap of open countryside between it and with Bishop’s Cleeve. Rather, development would partially fill the indent in the southern settlement edge, with an offset from existing development to the north. The design of the settlement edge would not be ‘hard’, but rather a ‘soft’ and looser edge that makes a smoother transition with the character of the open countryside. Careful location of incidental and public open spaces within the proposals would break up the mass of development. For these reasons, the magnitude of change is assessed as ‘low’, leading to a moderate, adverse effect.

Residential Dwellings/Groups

7.10 The site is bounded on three sides by residential development and neighbouring dwellings have views into the site, generally from rear, first floor level looking over the intervening boundary treatment. The proposed development has been sensitive to the residential amenity of these dwellings and created and located suitable development offsets. This is shown within **Appendix 3** - where the provision for a large area of public open space has been included within the northern end of the site, providing a generous offset to existing development off Lawrence’s Meadow, Shutter Lane and Aggs Lane. In turn, this area of public open space would comprise substantial tree planting which would serve to soften views of the proposals from the residential properties to the north and west.

This page has been left blank intentionally

Section 8

Discussion, Opinion and Conclusions

Discussion: Effects on Landscape Character

- 8.1 The effects of the proposed development upon the landscape resource within the site are generally non-material. The affected landscape is heavily influenced by the adjacent built form, which has a determining effect of reducing the level of perceived landscape change from receptors outside the site itself.
- 8.2 There would be an adverse effect on views out from the existing PRoW that crosses the site. However, in mitigation, careful street alignment and the location of new areas of public open space along the southern edge have been designed to maintain and create new visual connections between the site and the wider countryside.
- 8.3 Any effects arising from the proposed development are predicted to be very geographically limited, giving rise to the potential for beneficial effects on landscape features through the retention, enhancement and addition of trees, hedgerows and open spaces primarily delivered through the large area of public open space within the northern areas of the site.
- 8.4 The effect of the proposed development upon the SLA would be minor as the effects would be localised in nature and would not adversely affect the landscape character of the SLA or AONB. The proposed development would complement the quality of the existing built environment. Visual amenity would not be materially affected on balance, largely because the site lies within an indent in the settlement edge, which itself forms some degree of mitigation by containing any effect on the quiet enjoyment of the countryside. The sensitive design of both the northern and southern edges creates a buffer to existing development and a 'soft' transition with the open countryside. The effects on the wildlife and ecology of the site have been mitigated, as described elsewhere in the application.
- 8.5 The effect of the proposed development on the 'setting' of the Cotswolds AONB would be immaterial: the location, scale and design of the proposed development mean that it would not have a material effect on the natural beauty and special qualities of the AONB. In particular, the proposals would increase the number of possible views of the AONB from publicly accessible locations in the site, which would be a benefit to the enjoyment of the AONB.
- 8.6 In particular, the proposed development of the site:
- Would not block or interfere with public views out of the AONB;
 - Would require a lighting scheme in keeping with the existing lighting of the village to mitigate any potential loss of 'tranquillity'; and

- Would be unlikely to introduce an abrupt change of landscape character, due to not extending the existing southern settlement form of the village.

Discussion: Effects on Visual Amenity

- 8.7 Ten photoviewpoints have been selected as representative of those publicly available views of the site and most of the effects are assessed as moderate/minor or below. However, there would be a material adverse impact on views from the PRoW that traverse the site. To mitigate this effect, the design has protected and framed some views of the wider landscape from these routes and created additional public open space from which there are good views out towards the AONB. **Photoviewpoint EDP 8** (from a PRoW on Nottingham Hill within the AONB) is assessed as having an adverse effect, but the proposed development would not reduce the visible gap of open countryside between Gotherington and Bishop's Cleeve from this location. Despite there being views of the site from within the AONB, as a result of existing development surrounding the site on three sides, there is no narrowing of the gap between Gotherington and Bishop's Cleeve in these views, as shown in **Appendix EDP 6**.
- 8.8 The proposed development would be visible, but would only give rise to a very localised effect. Built development currently forms part of the baseline view to both short-distance views within the immediate context of the site, and to longer views from higher ground within the AONB. Through the provision of large areas of public open space as part of the proposed development, many more new views would be created towards the AONB. For views looking back to the site from within the AONB, there would be no material effects upon this designated landscape.

Consideration of Policy Tests

- 8.9 Evaluation of the Illustrative Site and Landscape Masterplan shows that the proposed development does not conflict with the following adopted JCS and Local Plan policies:
- JCS Policy SD6 – Landscape;
 - JCS Policy SD7 – The Cotswolds AONB;
 - Policy LND7 – Landscaping of new developments;
 - Policy LND8 – Trees/woodlands; and
 - Policy LND9 – Siting of buildings in relation to trees

Tewkesbury Borough Local Plan (TBLP)

- 8.10 Policy LND2 – Special Landscape Area (SLA): The specific test of Policy LND2 is that “*within this area proposals must demonstrate that they do not adversely affect the quality of the*

natural and built environment, its visual attractiveness, wildlife and ecology, or detract from the quiet enjoyment of the countryside”.

- 8.11 The proposed buildings and the public realm and open space would be of a high quality and in keeping with the surrounding built development within this small corner of the SLA, which in this case forms an indent within the settlement edge. The proposals would retain and protect elements of wildlife and ecological value through retention of the western grassland, buffering of boundary vegetation and the creation and management of SuDS attenuation features. Quiet enjoyment of the countryside would remain possible from the retained PRoW and from new areas of Public Open Space in the northern site areas and along the southern site boundary. For these reasons the proposed development is considered to not unduly conflict with this policy.

Gotherington Neighbourhood Development Plan

- 8.12 Policy GNDP09 – Protecting and Enhancing The Local Landscape. The proposed development is compliant with this emerging policy, because the illustrations demonstrate that they would:

- Not have an overall detrimental impact on the views to and from surrounding hills;
- Preserve and enhance hedgerows and mature trees;
- Not materially reduce the strong separation that currently exists between the built up area of Gotherington and Bishop’s Cleeve, taking into account the consented development north of Bishop’s Cleeve;
- Preserve the residential amenity of neighbouring properties;
- Avoid the use of urban boundary treatments and features; and
- Not compromise the strong east-west form of Gotherington.

- 8.13 Whilst the proposed development would appear in the foreground of some existing available views towards the hills and AONB, the layout protects and frames some views whilst creating new views from new public open spaces.

- 8.14 Policy GNDP10 – Protecting Locally Significant views. This policy requires examination by TBC as the selection and presentation of viewpoints does not accord with best practice, such as GLVIA 3. For example, most views presented are from residential properties and not from publicly accessible locations. Notwithstanding, the significant views identified that would be affected by the development proposals are: view from Nottingham Hill; view from A453; and view from the footpath crossing the site. These views have been assessed in **Section 7** as, respectively **Photoviewpoints EDP 8, 9 and 1**. The development proposals have included mitigation measures to ensure that these views do not have materially adverse effects.

Conclusions

- 8.15 This report has undertaken a review of the circumstances of the proposed development on Land off Ashmead Drive, Gotherington, in order that an assessment can be made on the potential effects on the underlying landscape and visual resource. A review of national and local policy, landscape character and visual amenity has been undertaken, and the findings confirm that the site relates very well in both landscape and visual terms to the existing landscape, and that the site represents a logical and easily assimilated development into this part of the countryside.
- 8.16 There is only one anticipated material adverse effect upon landscape character, which is on the perceptual and sensory connectivity from the site to the wider landscape. This effect has been minimised by careful street alignment and the creation and location of new areas of public open space with strong visual connections.
- 8.17 The site is visually relatively well contained, however there are views into the site from elevated vantages within the AONB. Only one viewpoint would experience an elevated adverse effect (**Photoviewpoint EDP 8**), but careful design has been demonstrated to mitigate this effect.
- 8.18 For the reasons outlined within the report, the proposed residential development represents an appropriately-scaled and relatively discrete visual feature, which is designed to be in keeping with the local landscape character. It would result in a very limited number of material landscape or visual effects and it would not result in any policy contraventions.

Appendix EDP 1

Relevant Extracts from Local Policy

- Cotswolds Conservation Board (CCB) Management Plan
- CCB Position Statement - Development in the setting of the Cotswolds AONB
- Joint Core Strategy (JCS)
- Adopted Tewkesbury Borough Local Plan
- Gotherington Neighbourhood Development Plan

This page has been left blank intentionally

Conserving and Enhancing

Conserving and Enhancing

Landscape and Geology

Outcome 4 (Landscape): The landscape character, scenic quality and geological features of the Cotswolds AONB will have been conserved, enhanced and better understood.

Policy CE1: Landscape

1. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines.
2. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the AONB – and visual amenity are conserved and enhanced.
3. Landscape character should be a key component of future agri-environment, land management and rural development support mechanisms in the Cotswolds AONB.
4. Rural skills training and the utilisation of those skills – such as dry stone walling, traditional woodland management and hedgelaying – will be promoted, to ensure the long-term retention, creation and management of the key features of the Cotswolds AONB landscape.

Landscape changes over time. Such change is often perceived as slow or non-existent, but when a view or place is compared to its earlier self, even over a comparatively short time span, the change can be dramatic.

Since AONB designation in 1966 much has changed in the Cotswolds, driven to a large extent by technological advances in agriculture, agri-environment schemes and woodland grants, changes in the shooting and equestrian sectors, fluctuations in commodity prices, population growth and migration and changes in employment and communications, all of which can be influenced by Government policy and financial support. Continued change is inevitable and will have an impact on the landscape and the appearance of the Cotswolds in the future. This change needs to be managed and guided to ensure the Cotswolds retains its landscape character and special qualities.

The surroundings and setting of the AONB are important to its landscape and scenic beauty. For example, views out of the AONB and into it from surrounding areas are a significant consideration for development and land management.

The UK's exit from the EU is likely to result in fundamental changes to agricultural policy and support mechanisms for farming, forestry and other land management sectors which could impact the conservation and enhancement of the landscape and special qualities of the AONB. It could also lead to legislative changes in environmental protection and management impacting on the conservation and enhancement of the AONB and its special qualities.

The loss of traditional skills is a significant issue for the future management of the landscape and the special qualities of the AONB.

Policy CE2: Geology

1. The geological features of the Cotswolds AONB should be conserved and enhanced through effective management.
2. Opportunities should be sought to promote awareness and understanding of the geological features of the Cotswolds AONB.
3. Proposals that are likely to impact on the geological features of the Cotswolds AONB should have regard to these features and seek to conserve and enhance them.
4. Exploration and research into the geology of the Cotswolds AONB should be continued in order to improve understanding of the landscape, and of the geological resource and its importance to inform the conservation and management of geological and geomorphological sites.

The Cotswolds AONB is significant for its geology and geomorphology with some features unique to the area. The geology influences the landscape, soils and biodiversity and has played a significant role in the AONB's industry and heritage. Survey work has also identified the Cotswolds as significant for Tufa streams and springs. It is vital that this geological resource is protected, conserved, enhanced, promoted and better understood.

Local Distinctiveness

Outcome 5 (Local Distinctiveness): The local distinctiveness of the Cotswolds AONB will have been conserved and enhanced and will be better understood.

Policy CE3: Local Distinctiveness

1. Proposals that are likely to impact on the local distinctiveness of the Cotswolds AONB should have regard to, be compatible with and reinforce this local distinctiveness. This should include:
 - being compatible with the Cotswolds Conservation Board's Landscape Character Assessment, Landscape Strategy and Guidelines and Local Distinctiveness and Landscape Change;
 - being designed and, where relevant, landscaped to respect local settlement patterns, building styles, scale and materials;
 - using an appropriate colour of limestone to reflect local distinctiveness.
2. Innovative designs – which are informed by local distinctiveness, character and scale – should be welcomed.
3. The development of design guidance – which is supported by a robust evidence base and which reflects relevant guidance published by the Cotswolds Conservation Board – will be encouraged.
4. Provision should be made for the quarrying of limestone, at an appropriate scale, in order to provide building materials that help maintain and enhance the local distinctiveness of the AONB. Any such mineral sites should be required to demonstrate that they do not have any significant adverse effects on the special qualities of the AONB or integrity of existing wildlife sites.

As outlined in Chapters 2 and 3, one of the special qualities of the Cotswolds AONB is the unifying character of the limestone geology – its visible presence in the landscape and its use as a building material. Development pressures could potentially erode this local distinctiveness, for example, through the use of

SD6 – LANDSCAPE

Background

- 4.6.1** The JCS area contains a wide variety of landscapes, ranging from the Cotswolds Area of Outstanding Natural Beauty (AONB) in the east to the River Severn and its floodplain in the west. The different landscapes have been characterised by landscape assessment work, which forms a baseline against which change can be measured. Landscape character is defined as the distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is based on the combination and relationships between the physical features of the landscape such as landform, geology, soils, ecology and vegetation, land use and human settlement. It creates a particular sense of place for different areas of the landscape.
- 4.6.2** The landscape of the JCS area provides the setting for its towns and villages. Landscape character is a key component of an area's identity and development will be required to respect it. Landscape proposals for new development should be appropriate to the landscape character of the locality and contribute to local distinctiveness.

Policy SD6: Landscape

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

This policy contributes towards achieving Objectives 4 and 9.

Explanation

- 4.6.3** Landscape character is a key component of the European Landscape Convention (Council of Europe), which seeks to protect, manage and create landscapes, and is based on the premise that all landscapes are important. A key component in implementing the convention is the National Character Areas map of England, which sets out landscape character on a broad scale, with the principal areas in the JCS area being the Severn and Avon Vale (NCA106) and the Cotswolds (NCA107). National Character Area Profiles have been prepared by Natural England for both these areas and identify key features and enhancement opportunities. The importance of landscape protection – both at national and local level – is reflected in the NPPF where, together with protection of nationally designated landscape areas, government requires the planning system to protect and enhance within the local environment 'valued landscapes, geological conservation interests and soils'.

SD7 – THE COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY

Background

4.7.1 The Cotswolds Area of Outstanding Natural Beauty (AONB) is the largest AONB in the country. Its management is co-ordinated through The Cotswolds Conservation Board. The NPPF confers on AONBs protection from major development, making clear that permission should only be granted in exceptional circumstances and where it can be demonstrated to be in the public interest.

For the purposes of Policy SD7, whether or not a proposal constitutes major development will be considered as set out at Paragraph 4.7.4 below. Detailed policies for the management of development in or affecting the AONB may be set out in relevant District plans.

Policy SD7: The Cotswolds Area of Outstanding Natural Beauty (AONB)

All development 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.

This policy contributes towards achieving Objectives 4 and 9.

Explanation

4.7.2 The Cotswolds AONB is nationally designated for its landscape importance. Each local authority has a statutory duty under the Countryside and Rights of Way Act 2000 (Section 85) to 'have regard to the purpose of conserving and enhancing the natural beauty of the AONB'. In fulfilling this duty, Cheltenham and Tewkesbury Borough Councils will continue to work in conjunction with the Cotswolds Conservation Board. The Board has prepared the Cotswolds AONB Management Plan 2013-2018 to guide its management. The Management Plan is supported by more detailed guidance on a range of topics including a landscape strategy and associated guidance underpinned by the Cotswolds AONB Landscape Character Assessment. The Management Plan and guidance are material considerations in determining planning applications in or affecting the AONB.

4.7.3 Development close to, but outside, the AONB boundary has the potential to have a detrimental impact on its setting through, for example, its impact upon key views, or its impact upon landscape character in and around

the AONB boundary. Proposals likely to affect the setting of the AONB must fully consider any potential impacts.

4.7.4 Major development can be defined in quantitative terms – a threshold number of dwellings, for example. However, it follows from appreciation of the JCS area's varied natural form that consideration of what constitutes 'major' development is both a matter of context and a matter of fact and degree: what is deemed to be 'major' in one area may not be deemed to be so in another. The sensitivity of The Cotswolds AONB and its setting is a good example. The JCS therefore does not provide a quantitative definition of 'major development' here as this would be misleading and inflexible within the context of a policy largely concerned with qualitative issues. Where Policy SD7 is invoked, it will therefore be a matter for the determining authority to advise applicants as to whether or not their proposal constitutes major development.

4.7.5 This policy will primarily be delivered through the development management process.

intrinsically dark landscapes and nature conservation.” At paragraph 123 of the NPPF it is also recommended that policy makers and decision takers “*identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.*”

Adverse effects may not only be visual, a development that is noisy may well affect the tranquillity of the Cotswolds AONB even if not visible from the AONB. The Cotswolds Conservation Board will monitor and comment as appropriate on significant planning applications that relate to the impact of development on the setting of the AONB. The AONB will consider proposals on the balance of their positive change against negative impacts.

.4. Examples of Adverse Impacts on the Setting of the Cotswolds AONB

Examples of adverse impacts on the setting of the Cotswolds AONB could include:

- * development which would have a significant visual impact on views out of the AONB or between parts of the AONB (and subject to separate guidance and policies views into the AONB) including consideration of cumulative impact of several similar forms of development;
- * loss of tranquillity through the introduction or increase of lighting and or noise (including consideration of cumulative impact of several similar forms of development);
- * other environmental impact and forms of pollution like dust;
- * introduction of abrupt change of landscape character (including the addition of tall structures, masts, wind turbines etc);
- * loss or harm to heritage assets and natural landscape, particularly if these are contiguous with the AONB;
- * impact on special associations and interrelationships of settings (for example between the Bath World Heritage Site and the AONB)
- * change of use of land where of a significant enough scale to cause harm to landscape character; and
- * development individually or cumulatively giving rise to significantly increased traffic flows to and from the AONB (resulting in loss of tranquillity and erosion of the character of rural roads and lanes);
- * inappropriate use of external materials, external colours, reflective surfaces, and inappropriate landscaping.

.5. Conserving & Enhancing the Cotswolds AONB

The Environmental Impact Assessment process for example, is based on avoiding harm in the first place before then considering minimising harm and then offsetting adverse

impacts. In relation to development affecting its setting, the Cotswolds Conservation Board, considers avoidance in the first place to be the best option. However, there may be circumstances where options exist to minimise harm. The Board supports the following:

- * measures to consider impact on the setting of development of the AONB (including where required through Landscape and Visual Impact Assessments);
- * accordingly avoiding development that fails to conserve and enhance the setting of the Cotswolds AONB and cannot be made acceptable;
- * if development can be made acceptable then ensuring care over orientation, site layout, height and scale of structures and buildings;
- * consideration not just of the site but also the landscape, land uses, topography and heritage assets around and beyond it;
- * careful use of external colours, materials and non-reflective surfaces;
- * careful use of existing native landscaping and provision of new additional native landscaping (where suitable) to help screen views of development;
- * where new landscaping is proposed ensuring it is of sufficient quantity, quality, species and has a suitable agreed management plan to ensure long term effectiveness;
- * consideration of the potential impacts of light, noise and other forms of pollution spreading from outside the Cotswolds AONB into the AONB (either from individual sites or through cumulative effects of several sites) and ensuring suitable design and mitigation measures;
- * generally avoiding external lighting or street lighting; or ensuring if external lighting is required it is of a “dark night skies” compliant design, with full cut off or shielding to prevent light pollution and “night glow”. Use of lighting time switches to ensure lighting is only used when actually needed.

The Board therefore recognises that in certain circumstances where setting issues cannot be resolved, the Board may choose to oppose specific forms of development within its setting if brought forward for development.

Key Documents:

National Planning Policy Framework 2012

National Planning Policy Guidance 2014 Natural Environment – Landscape.

The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2015).

8. The Natural Environment

Introduction

- 8.1. The NPPF advises that planning policies and decisions should contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; minimising impacts on and providing net gains for biodiversity; preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 8.2. The JCS provides a set of overarching policies in respect of landscape protection (Policy SD6), the AONB (SD7), Biodiversity and Geodiversity (SD9), Health and Environmental Quality (SD14), Flood Risk Management (INF2), Green Infrastructure (INF3) and Renewable and Low Carbon Energy (INF5). In most respects this policy framework is comprehensive enough to ensure the delivery of high quality, sustainable development within Tewkesbury Borough. There are however a number of non-strategic, local level constraints and issues that require further detailed policies to be made within this plan.

Policy LAN1 Special Landscape Areas

Proposals for new development within Special Landscape Areas, as identified on the Policies Map, will be permitted providing:

- The proposal would not cause harm to those features of the landscape character which are of significance;
- The proposal maintains the quality of the natural and built environment and its visual attractiveness;
- All reasonable opportunities for the enhancement of landscape character and the local environment are sought.

Where a proposal would result in harm to the Special Landscape Area having regard to the above criteria, this harm should be weighed against the need for, and benefits from, the proposed development. Proposals causing harm to the Special Landscape Area will only be permitted where the benefits from the development would clearly and demonstrably outweigh the identified harm.

Reasoned justification

- 8.3. Special Landscape Areas (SLA) are a local landscape designation originally introduced through the Gloucestershire Structure Plan in 1982. They are defined as areas of high quality countryside of local significance. While SLAs are of a quality worthy of protection in their own right, they also

play a role in protecting the foreground setting for the adjacent Cotswolds AONB. The SLA is defined where the topography is a continuation of the adjacent AONB and/or where the vegetation and associated features are characteristic of the AONB. For the above reasons the Council considers the SLA to be a valued landscape having regard to paragraph 170 of the NPPF.

- 8.4. The boundaries of the SLA are identified by breaks of slope, or the inclusion of the foreground setting to a change of slope and will follow identifiable physical features including ditches, rivers and streams, hedgerows and field boundaries, woodland edges, roads, public rights of way and tracks, railway lines and settlement edges. The Tewkesbury Borough Plan does not intend to alter the extent of the SLA from that featured in the Tewkesbury Borough Local Plan to 2011.
- 8.5. In assessing whether developments are appropriate it must be recognised that the Cotswold landscape is not uniform in character, and includes various forms of landscape type each with its own distinctive topography, vegetation and visual characteristics. Further information on the various landscape character types within the SLA can be found within the Gloucestershire Landscape Character Assessment and the Cotswolds AONB Landscape Character Assessment.
- 8.6. Proposals within the SLA should be landscape led and must enable the protection of those features of the landscape character which are of significance. Proposals should also seek appropriate opportunities to enhance the landscape character and the natural and built environment; for example through appropriate new planting that is compatible with the relevant landscape character type; and through the use of natural, vernacular materials for external building finishes and boundary treatments.
- 8.7. In cases where the impact of a proposed development on the setting of the AONB is a potential issue regard must also be had to AONB Policy within the Joint Core Strategy, the policies set out Cotswolds AONB Management Plan and guidance within the Cotswolds AONB Landscape Character Assessment and the Cotswolds AONB Landscape Strategy and Guidelines.

Policy LAN2 Landscape Protection Zone

Within the Landscape Protection Zone, as identified on the Policies Map, special protection is given to the ecology and visual amenity of the river environment. In considering proposals for new development within the Landscape Protection Zone regard will be had to the following, as appropriate:

- The visual and ecological effect of the new development on the river banks or the associated landscape setting of the Severn Vale;
- The impact of the development on the water environment;
- Whether the proposal would enable the protection of important landscape and environmental features within the designated area;
- Whether reasonable opportunities for the enhancement of the environment and landscape are sought, including appropriate provision for improved public access

Where a proposal would result in harm to the Landscape Protection Zone having regard to the above criteria, this harm should be weighed against the need for, and benefits from, the proposed development. Proposals causing harm to the Landscape Protection Zone will only be permitted where the benefits from the development would clearly and demonstrably outweigh the identified harm.

Reasoned Justification

- 8.8. The local authority recognises the ecological and amenity importance of the river area around the Severn, at the confluence of the Severn and Avon and along the Chelt and Leadon valleys and as such considers the area worthy of designation as a Landscape Protection Zone.
- 8.9. The Landscape Protection Zone seeks to protect, enhance and conserve the riparian landscape of the river valley including the floodplain, tributaries lined with trees, adjacent hills and areas of visual and ecological importance, such as woodland, orchards, copses, hedgerows, key wildlife sites, parkland areas and examples of traditional vernacular architecture, all of which contribute to the overall landscape quality and character of the area. Many of the natural landscape features within the LPZ are identified as habitats of principal importance under Section 41 of the Natural Environment and Rural Communities Act (priority habitats). In particular the LPZ contains large areas of coastal and floodplain grazing marsh; a priority habitat forming part of the Strategic Nature Areas identified on the Gloucestershire Nature Map; in addition to numerous traditional orchards, lowland meadows and areas of deciduous woodland amongst other priority habitats. The boundaries of the LPZ are also roughly consistent with the Severn Vale Nature Improvement Area (NIA) adopted by the Gloucestershire Local Nature Partnership. For the above reasons the Council considers the LPZ to be a valued landscape having regard to paragraph 170 of the NPPF. The Tewkesbury Borough Plan does not intend to alter the extent of the LPZ from that featured in the Tewkesbury Borough Local Plan to 2011.
- 8.10. Proposals within the LPZ should be landscape led and should enable the protection and, where appropriate, enhancement of those features which contribute to the landscape quality and ecological value of the area. A particular focus for enhancements may be through the restoration and recreation of priority habitats within the LPZ in order to reverse habitat fragmentation, although smaller scale improvements can still make an important contribution to enhancing the overall quality of the Landscape Protection Area. Further policy on priority habitats is provided at Policy NAT1. The local authority will also encourage improvements to public access within the LPZ providing there is no adverse impact on the environment and will encourage the retention and replacement of natural features.
- 8.11. The identification of the LPZ aims to protect the distinct landscape associated with the rivers within the Borough. The policy is specifically concerned with the protection of the ecology of the area, the appearance of the landscape and the safeguarding of the water environment.

Policy LAN3 Strategic Gaps

The council will protect the strategic gaps identified on the Policies Map to help retain the separate identity, character and/or landscape setting of settlements and prevent their coalescence.

Development within strategic gaps as shown on the Policies Map will only be permitted where:

- the open or undeveloped character of the gap would not be significantly adversely affected;
- the separate identity and character of the settlements would not be harmed; and
- the landscape setting of the settlements would not be harmed.

The likely impact of the proposal in conjunction with any other developments with extant planning permission will be taken into account.

Proposals in conflict with these requirements will only be permitted where the development is directly related to the essential needs of agriculture, forestry or other land based industries.

Reasoned Justification

8.12. Strategic gaps are required in order to help to protect the separate identity, character and landscape setting of a number of settlements between which there is open land that may be subject to development pressures.

8.13. The following strategic gaps are identified on the Policies Map:

- Land between Bishops Cleeve and Gotherington
- Land between Twyning and Church End
- Land between Winchcombe and Greet

8.14. With regard to land between Bishops Cleeve and Gotherington, the Landscape and Visual Sensitivity Study for the Rural Service Centres and Service Villages (LVSS) (Toby Jones Associates Ltd, November 2014) identifies that this area (parcels Bish-01 and Goth-01) is overlooked from elevated vantages including national trails, popular viewpoints and the heritage railway, and finds the parcel to be of high visual sensitivity due to its important role in separating Bishops Cleeve from Gotherington.

8.15. With regard to land between Twyning and Church End, Policy ENV2 of the Twyning Neighbourhood Plan (2011-2031) requires that development proposals should ensure the retention of the open character of the countryside between Twyning Village and Church End and not detract from this open and undeveloped character. Furthermore, it is considered that this area contributes to the open rural setting of Church End's Conservation Area.

8.16. With regard to land between Winchcombe and Greet, the LVSS finds the landscape character sensitivity of this area to be high as it provides a sense of openness between the two settlements. Further to this the Winchcombe Town Landscape Sensitivity Study (Toby Jones Associates Ltd,

proposal on the surrounding landscape, and where appropriate the character and appearance of the spaces to be created in the layout and design of the proposed development, existing features to be retained (such as dry stone walling which should be retained or replaced where practicable), new planting, surface materials and means of enclosure. The landscaping scheme should reflect the character of the location. Detailed advice may be obtained from the Borough Council on the type of landscaping required and suitable species to be planted.

In the case of outline applications, where the landscape impact is an issue which must be considered at the outset so as to arrive at an informed assessment of the development proposal as a whole, the Borough Council will inform the applicant that the landscaping issue should not form a reserved matter for subsequent approval.

On sensitive sites such as those subject to distant views or with a particularly sensitive or vulnerable character, or where the proposed development is likely to result in a significant impact, the Borough Council will require the applicants to prepare a detailed landscape appraisal. This should demonstrate, with reference to photographs and drawings, the impact of the development on the surrounding landscape.

SUBJECT: SPECIAL LANDSCAPE AREA (SLA)

POLICY LND2

THE EXTENT OF THE SPECIAL LANDSCAPE AREA IS SHOWN ON THE PROPOSALS MAP. IN THE ASSESSMENT OF PROPOSALS FOR DEVELOPMENT SPECIAL ATTENTION WILL BE ACCORDED TO THE PROTECTION AND ENHANCEMENT OF THE LANDSCAPE CHARACTER OF THE SPECIAL LANDSCAPE AREA WHICH ARE OF LOCAL SIGNIFICANCE. WITHIN THIS AREA PROPOSALS MUST DEMONSTRATE THAT THEY DO NOT ADVERSELY AFFECT THE QUALITY OF THE NATURAL AND BUILT ENVIRONMENT, ITS VISUAL ATTRACTIVENESS, WILDLIFE AND ECOLOGY, OR DETRACT FROM THE QUIET ENJOYMENT OF THE COUNTRYSIDE.

Reasoned Justification

The Gloucestershire Structure Plan Second Review defines, in broad terms, Special Landscape Areas which are areas of high quality countryside of local significance. While they are of a quality worthy of protection in their own right, they also play a role in providing the foreground setting for adjacent AONB. The SLA, is defined where the topography is a continuation of the adjacent AONB and/or where the vegetation and associated features are characteristic of the AONB. The boundaries are identified by breaks of slope, or the inclusion of the foreground setting to a change of slope and will follow identifiable physical features including ditches, rivers and streams, hedgerows and field boundaries, woodland edges, roads, public rights of way and tracks, railway lines and settlement edges.

In assessing whether developments are appropriate it must be recognised that the Cotswold landscape is not uniform in character, and includes various forms of landscape type each with its own distinctive topography, vegetation and visual characteristics.

The Borough Council will require landscaping schemes to be submitted in support of applications for development within the Special Landscape Area. Such schemes should show sufficient detail to demonstrate the impact of the proposal on the surrounding landscape, and where appropriate, the character and appearance of the spaces to be created in the layout and design of the proposed development, existing features to be retained, new planting, surface materials and means of enclosure. The landscaping scheme should reflect the character of the location. Detailed advice may

achieve these aims. The Council in conjunction with the County Council, Countryside Agency and Gloucestershire Historic Gardens and Landscape Trust will work with the owners of historic landscapes to establish management plans.

**SUBJECT: LANDSCAPING OF NEW DEVELOPMENTS
POLICY LND7**

NEW DEVELOPMENT PROPOSALS WILL, WHERE APPROPRIATE, REQUIRE THE PROVISION OF A HIGH QUALITY LANDSCAPING SCHEME WHICH WILL FORM AN INTEGRAL PART OF THE OVERALL DEVELOPMENT. PROPOSALS MAY ALSO REQUIRE A LANDSCAPE APPRAISAL INDICATING EXISTING LANDSCAPE FEATURES AND THESE SHOULD BE INTEGRATED WHERE APPROPRIATE INTO THE LANDSCAPING SCHEME.

Reasoned Justification

New development provides an opportunity for comprehensive landscaping of good quality. It is important that landscaping is seen as an integral part of any scheme which should be considered as part of the detailed layout of the site. Many new sites will have existing landscape features which are worthy of retention. Where practical, it is important that these should be retained particularly for their amenity and nature conservation value. Existing mature trees should be retained as boundary features and within open space areas. Large trees and forest trees should not in general be incorporated in garden curtilages. New tree planting should consist of species suited to the location. Large trees should not be planted within small gardens whilst where practicable there should be scope within the overall scheme, to provide areas of open space where large trees can be planted without the likelihood of potential damage to hard surfaces and/or property. Specific policies apply with regard to landscaping of development in the Cotswolds AONB, Special Landscape Area and Landscape Protection Zone (Policies LND1, LND2 and LND3).

Structural planting relates to the major areas of landscaping which are outside the curtilages of the development e.g. adjacent to roads or open spaces. It is important that this planting takes place in the early stages of development to allow it to establish and contribute towards the landscape. This results in a softening of the landscape impact of new development, and if linked with existing landscape features gives value not only in terms of amenity but also in ecology and nature conservation. In appropriate circumstances the Council would normally attach conditions to planning permissions in order to secure the provision of structural planting.

**SUBJECT: TREES/WOODLANDS
POLICY LND8**

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE LOCAL AUTHORITY WILL ENSURE THAT WHERE POSSIBLE AND PRACTICABLE PROPOSED SCHEMES RETAIN TREES/WOODLANDS AND HEDGEROWS OF GOOD QUALITY AND OF AMENITY AND NATURE CONSERVATION VALUE. WHERE PROTECTED TREES ARE LOST THE COUNCIL WILL REQUIRE APPROPRIATE REPLACEMENTS.

Reasoned Justification

Under the Town and Country Planning Act 1990 (as amended), the Council is empowered to protect trees in the interests of amenity by the making of Tree Preservation Orders (TPOs). The Act also contains special provisions for notification of tree works for trees in conservation areas that are not subject to TPOs. It is the Council's intention to continue to use TPOs as a means of protecting important individual trees and areas of woodland. Woodlands are important landscape features, many of which, particularly the ancient semi-natural woodlands, support a rich flora and fauna.

The Council recognises that it may not always be practical to save all protected trees, particularly those which are over mature or in declining health. A planning permission can supersede a TPO to allow the removal of trees on a site, however the Local Authority would prefer to enter into negotiations with developers and/or owners to achieve schemes which retain trees of environmental amenity. Where protected trees are lost the Council will normally seek suitable replacements in order to retain the character of an area and to ensure that future generations can benefit from these actions.

Under the consultation procedures as set out with the Forestry Commission and the County Council, the Council will consider felling licence applications and will not normally raise objections where the application accords with sound management principles ensuring that particular regard is paid to trees of nature conservation and high amenity value to minimise landscape harm. This will apply equally to all woodlands including those not covered by a Tree Preservation Order.

The Council will encourage new woodland planting and the retention and sympathetic management of all existing woodlands within the Borough. Where woodland areas are unavoidably lost appropriate areas of new woodland planning will be sought. In particular, the Council will encourage new woodlands within the community woodland strategy for Gloucestershire.

New planting can have an adverse effect on archaeological sites; therefore proposals will be assessed against the historic character of the landscape and in consultation with the County Archaeologist.

**SUBJECT: SITING OF BUILDINGS IN RELATION TO TREES
POLICY LND9**

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE LOCAL AUTHORITY WILL ENSURE THAT MATURE AND/OR IMPORTANT TREES, TO BE RETAINED ON THE SITE, HAVE ADEQUATE SPACE TO ALLOW FOR THEIR FUTURE GROWTH.

THE SITING OF BUILDINGS IN RELATION TO TREES MUST TAKE INTO ACCOUNT POSSIBLE DAMAGE TO THE EXISTING TREES, AND THEIR ROOT SYSTEMS, AND POTENTIAL DAMAGE TO BUILDINGS THROUGH ROOT ACTION.

THE SITING OF BUILDINGS MUST ALSO CONSIDER POSSIBLE NUISANCE TO THE BUILDING'S OCCUPANTS THROUGH OVERSHADOWING, LEAF AND BRANCH DROP.

EXISTING MATURE, OR IMPORTANT, TREES ON A DEVELOPMENT SITE SHOULD BE LOCATED WITHIN AREAS OF PUBLIC OPEN SPACE AND NOT WITHIN PRIVATE GARDENS.

Reasoned Justification

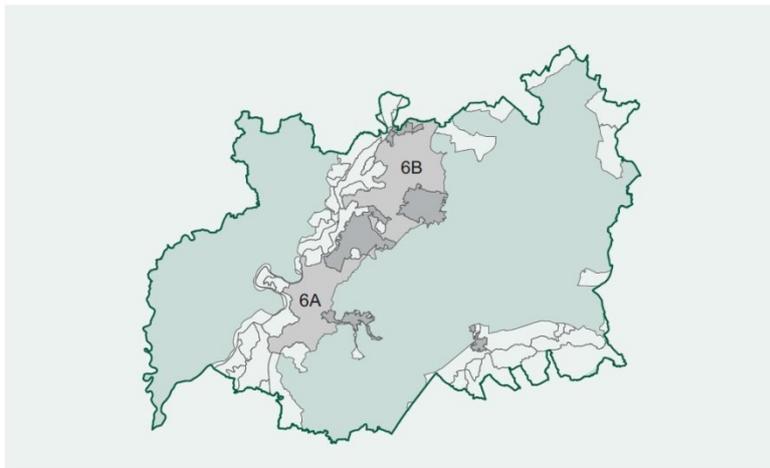
The Local Authority will consider both the effect of the development on the tree(s) and the potential effect of the tree(s) on development. In determining the acceptable distance between trees and development the Local Authority will refer to British Standard 5837 "Trees in relation to construction" (1991), together with the age and condition of the tree(s) and their potential future growth.

Appendix EDP 2 Relevant Extracts from Landscape Character Assessments

Gloucestershire Landscape Character Assessment (GLCA)

Landscape Character Type:
SETTLED UNWOODED VALE

5.6



CHARACTER AREAS

SV6A Vale of Berkeley

SV6B Vale of Gloucester

LCA 'SV6B – Vale of Gloucester'

Landscape and Visual Sensitivity Study - Rural Service Centres and Service Villages (November 2014, Toby Jones Associates)

TBC Landscape and Visual Sensitivity Study

October 2014

Settlement Name:	Gotherington
Settlement Type	Service Village
Land Assessment Parcel Reference:	Goth-04

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV6B - Vale of Gloucester - (Settled Unwooded Vale)
Cotswolds AONB Character Area	

Natural Elements

Landform	Flat Vale
Tree Cover	Sparse, limited to hedgerow trees
Water Environment	N/A

Cultural Elements

Land Use	Mixed arable and pasture (arable dominant)
Enclosure Pattern	Large rectilinear and small pasture with marked left hand twist
Field Boundaries	Hedges
Time Depth	Strong
Existing Settlement Form	Enclosed on three sides by settlement
Existing Settlement Edge	20th century residential and park homes site. (Unsympathetic)

Landscape Quality / Condition

Representative of typical character	Heavily influenced by settlement edge
Intactness	Yes
State of individual elements	Good

Tranquility

Noise Sources	A435 traffic and domestic
Level of movement and activity	Low

Mitigation / Enhancement Potential

The fact that this parcel is enclosed by the existing settlement offers a degree of mitigation in terms of the wider landscape character

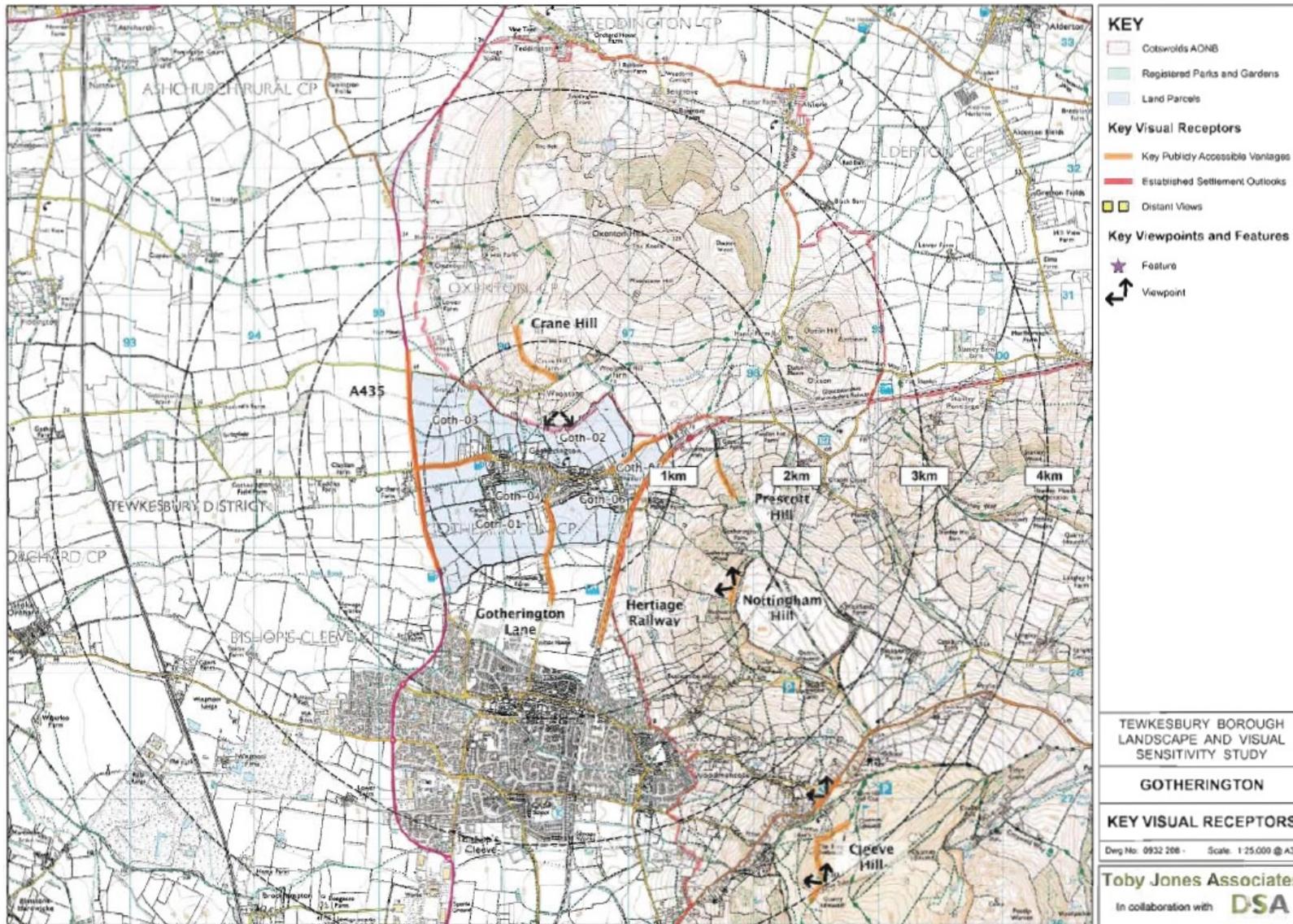
Landscape Character Summary

This land assessment parcel is characterised by the dominant arable field surrounded by strong visual influences from the surrounding settlement. 20th century residential properties back on the three sides of this parcel. Air photographs reveal evidence of old ridge and furrow system with a distinct left twist suggesting early origin (Possibly Anglo Saxon). Little evidence remains on the surface since they have been ploughed out. A residual sensitivity remains in the heritage value of the intact ridge and furrow systems. To the west of the land assessment parcel is a small enclosed pasture with visible evidence of ridge and furrow. This too shows a slight sign of the reverse "S" form typical of early ridge and furrow systems. The judgment as to landscape character sensitivity is based upon the relatively isolated position, the existing heavy influence from surrounding settlement and the relationship between the parcel and the existing settlement form or pattern

Judgment as to Landscape Character Sensitivity

Low

Landscape Character Sensitivity



Goth 04 – Published Vantages, Outlook and Viewpoints

TBC Landscape and Visual Sensitivity Study

October 2014

Visibility

Key Visual Receptors

Sensitivity

Local footpaths	Local recreation	Medium
Neighbouring properties	individual residents	Medium

Visual Context and Prominence

This land assessment parcel is visually contained on three sides by existing settlement and on the remaining southern edge is contained with a robust hedgerow. It is not a prominent site and indeed recedes into the existing settlement pattern.

Mitigation / enhancement Potential

The relative seclusion of this land assessment parcel from surrounding vantages offers a degree of mitigation for new residential development. Properties on the edge of Gotherington have an outlook across this land and it is crossed by a number of local footpaths.

Visual Summary

A land assessment parcel that is relatively well screened from the surrounding area by the existing settlement and by mature hedges. The parcel is bounded on three sides by settlement and recedes into the existing settlement form. It is not prominent in terms of its relationship with the settlement pattern, nor is it prominent in terms of views from surrounding vantages such as roads or elevated recreational routes.

A key visual sensitivity remains in this parcel to protect the visual gap between Gotherington and Bishops Cleeve. There will remain a sensitivity relating to residential amenity of neighbouring properties. (Right to light, avoiding overbearing development and preserving privacy.

Judgment as to Visual Sensitivity

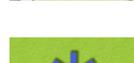
Low

Appendix EDP 3 Illustrative Site Layout

This page has been left blank intentionally



The scaling of this drawing cannot be assured
 Revision _____ Date _____ Drn _____ Ckd _____

-  Site boundary
- 6.28Ha / 15.52Ac
-  Building
-  Garage
-  Main Road
-  Side Street
-  Lane / Private Drive
-  Footpath
-  Locally Equipped Area of Play (LEAP)
-  Multi-Use Games Area (MUGA)
-  Multi-Purpose Community Area

Project
Gotherington

Drawing Title
Illustrative Site Layout

Date 03.10.19 Scale 1:1,250@A2 Drawn by MS Check by LH
 Project No 25212 Drawing No BM-M-01 Revision A




BARTON WILLMORE

Planning • Master Planning & Urban Design • Architecture •
 Landscape Planning & Design • Environmental Planning • Graphic
 Communication • Public Engagement • Development Economics

bartonwillmore.co.uk 

Offices at Birmingham Bristol Cambridge Cardiff Ebbwfleet Edinburgh
 Glasgow Leeds London Manchester Newcastle Reading Southampton

Appendix EDP 4

Table of Effects: Landscape Character

Receptor	Sensitivity	Magnitude (> Year 15)	Effect
<p>Topography and Hydrology</p> <p>The baseline is a generally flat and level site with no water features. Little or no change to the topography will be required as a result of the proposed development. A SuDS solution will be required to maintain surface water run-off rates at current green field rates. The creation of a SuDS attenuation feature would be a beneficial effect on topography and hydrology (as well as habitat and visual amenity).</p>	Low	Low	Minor/ Negligible, Beneficial
<p>Perceptual and Sensory Character</p> <p>The baseline is a partly urbanised, settlement-edge character contained on three-sides by development. The site is open to the south and has good visual connection to the wider landscape.</p> <p>The site will be changed from an open arable field to become part of the built settlement, adopting the same character as the existing settlement-edge. Careful street alignment, retention of PRowS with view corridors, and the considered siting of new Public Open Space will maintain a strong perceptual and sensual link with the surrounding hills of the Cotswolds AONB.</p>	Medium	Medium	Moderate, Adverse
<p>Landscape Fabric and Habitats</p> <p>The interior of the site is generally featureless. The field boundaries, where these comprise hedgerows and hedgerow trees, provide potential corridors for wildlife connecting with the wider landscape.</p> <p>The valuable boundary hedgerows and trees will be retained, buffered, strengthened and better managed. Additional tree planting around and within the proposed development will add to the landscape fabric and biodiversity value as will the planted SuDS features.</p>	Medium	Low	Minor, Beneficial
<p>Cultural and Historical Landscape</p> <p>The site contains no listed heritage assets, but is criss-crossed by Public Rights of Way (PRow) from which there are views out to the AONB. There is ridge and furrow in the western parcel. The settings of listed buildings would not be changed by the proposed development, nor would these adversely affect the scheduled monument of Nottingham Hill Camp. Careful street alignment and retention of PRowS with view corridors towards the AONB will maintain a strong cultural link with the surrounding hills.</p>	Medium	Low	Minor, Adverse

Receptor	Sensitivity	Magnitude (> Year 15)	Effect
<p>Special Landscape Area (SLA)</p> <p>The site lies within a local SLA covered within Policy LND2, by which special attention should be given to the protection and enhancement of its landscape character. The site is an arable field surrounded by 20th century residential settlement which offers a degree of inherent mitigation.</p> <p>Proposed development would be sensitive to, and designed to be in keeping with, the surrounding SLA, which in this case forms an indent within the settlement edge. The quality of the proposed buildings and the public realm would be of a high quality and would not adversely affect the quality of the natural and built environment nor its visual attractiveness. Wildlife and ecological value would be retained and improved through creating and managing the SuDS attenuation feature. Quiet enjoyment of the countryside would remain possible from the PRoW and from new areas of Public Open Space.</p>	Medium	Low	Minor, Neutral
<p>Setting of Cotswolds AONB</p> <p>The site (by its designation within the SLA) also lies within the 'setting' of the Cotswolds AONB and the location, scale and design of the proposed development will determine whether it affects the natural beauty and special qualities of the AONB.</p>	High	Very Low	Minor, Neutral

Appendix EDP 5

Table of Effects: Visual Amenity

No.	Viewpoint Name	Receptor	Sensitivity	Magnitude (> Year 15)	Effect
PVP 01	From centre-west of site on Gotherington footpath 19 looking north-east	Pedestrians	High	Medium	Moderate, Neutral
<p>Description of View</p> <p>This view is from within the site looking north-eastwards towards the rears of properties along the entire north and east boundaries, providing a heavily settled character. The mature vegetation along the western (left) boundary heavily-filters views from the new residential development behind. There is good visual connection with the AONB. For example, the peak of Crane Hill (although not publicly accessible) and the top of Woolstone Hill (which has no public rights of way intervisible with site)</p> <p>Magnitude of Change Predicted</p> <p>The proposed development would change the arable field into an urban settlement edge development, albeit of a character sympathetic to the existing village edge. Through careful design, a large area of public open space has been proposed within the northern site area, in which this viewpoint is orientated towards. As such, the material changes to this view will comprise a formal play area and additional tree planting with no proposed built form located in the northern site area. As such, the magnitude of change to this view would be 'medium'.</p>					
PVP 02	From Bishops Cleeve footpath 11 looking north	Pedestrians	High	Very Low	Minor, Neutral
<p>Description of View</p> <p>The village is barely visible behind a narrow band of field boundary vegetation in the middle distance, and (due to slightly undulating topography), only the ridgeline of dwellings are just visible above this vegetation. Crane and Woolstone Hills dominate the background. The footpath further north is planted over with maize, which also obscures the existing settlement edge.</p> <p>Magnitude of Change Predicted</p> <p>The proposed development would bring the settlement edge slightly closer to the viewer, but only the rooftops would be clearly visible above the managed and strengthened boundary vegetation. The settlement edge would be designed to be broken and not introduce a continuous block of development into the view. As a result the scene would remain largely unchanged and the magnitude of change is assessed as 'very low'.</p>					
PVP 03	Gotherington 20 footpath looking east along Long Furlong Lane	Pedestrians, road users	High	Low	Moderate/ Minor. Neutral

No.	Viewpoint Name	Receptor	Sensitivity	Magnitude (> Year 15)	Effect
<p>Description of View</p> <p>The site is screened from view by the vegetation lying between it and the caravan park, which is nearer the viewer and forms a narrow band of development across the middle distance. Nottingham Hill dominates the background</p> <p>Magnitude of Change Predicted</p> <p>It is possible that the ridgelines of the proposed dwellings would be visible above the intervening boundary vegetation forming a narrow band of development to the same horizontal extent as the caravan park. However, in recessive colours, these rooves would not materially change the overall scene (especially by not encroaching into the view of the AONB) and so the magnitude of change is assessed as 'low'.</p>					
PVP 04	Oxenton footpath 23 looking south-west	Pedestrians	High	Nil	NA
<p>Description of View</p> <p>The site is completely screened from this view from north of the village, by the existing settlement.</p> <p>Magnitude of Change Predicted</p> <p>It is highly unlikely that proposed two-storey dwellings would be visible from this location and so the magnitude of change is assessed as 'nil'.</p>					
PVP 05	Oxenton footpath 14/Gloucestershire Way (promoted route) looking south	Pedestrians	Very High	Very Low	Moderate/Minor. Neutral
<p>Description of View</p> <p>Most of the site is completely screened from this view from north of the village on Crane Hill, by vegetation and topography. At this particular location, the footpath user can glimpse only a small area of western portion of the site in the middle distance. This glimpse forms a very small portion of this panoramic view, which has a developed context of the existing village.</p> <p>Magnitude of Change Predicted</p> <p>A glimpse of development in the western portion of the site would be visible, but this would not be out of keeping with the existing village and as it would comprise such a small percentage of this view, the magnitude of change is assessed as 'very low'.</p>					
PVP 06	Gotherington footpath 24 near railway crossing looking north-west	Pedestrians	High	Low	Moderate/Minor, Neutral
<p>Description of View</p> <p>The view is of the linear band of village settlement in the middle distance falling gradually in height from the right (east) to the left (west) with Woolstone Hill dominating the eastern background and the Malvern Hills visible in the far distance to the west.</p> <p>Magnitude of Change Predicted</p> <p>It is probable that most of the proposed development would be screened or heavily filtered behind intervening vegetation and by existing development along Cleeve Road. However, if proposed development were to be glimpsed beyond the retained and strengthened site boundary vegetation, it would be in keeping with the existing village character and would not extend the village beyond its current western extent. For these reasons, the magnitude of change is assessed as 'low'.</p>					

No.	Viewpoint Name	Receptor	Sensitivity	Magnitude (> Year 15)	Effect
PVP 07	Gotherington Bridleway 40 and Winchcombe Way looking west	Pedestrians	Very High	Very Low	Moderate/Minor, Neutral

Description of View

The view is looking west from the foot of Nottingham Hill, across the railway line and towards the existing village which is nestled amongst trees at the foot of Crane Hill with the Malvern Hills and Forest of Dean faintly visible in the far distance across the Severn valley.

Magnitude of Change Predicted

Most of the proposed development would be screened or heavily filtered behind intervening vegetation and village. If any of the proposed development were to be glimpsed, these glimpses would be barely noticeable, but also in keeping with the existing low-density and verdant village character. For these reasons, the magnitude of change is assessed as 'very low'.

PVP 08	Footpath along west of Nottingham Hill between Gotherington Wood and Bushcomb Wood looking north-west	Pedestrians	Very High	Low	Moderate, Adverse
---------------	---	-------------	-----------	-----	--------------------------

Description of View

Gotherington is visible at the foot of the Cotswold scarp with the Vale of Gloucester stretching out in the middle distance. The village is horseshoe-shaped from this vantage, with the site surrounded on three sides by existing settlement, including the two visually-prominent fingers of the caravan park and the dwellings along Cleeve Road, which extend southwards. The gap of open countryside between Gotherington and Bishop's Cleeve is clearly visible, but the latter is creeping northwards and closing the gap with new construction.

Magnitude of Change Predicted

Proposed development would not extend the edge of Gotherington southwards into the gap of open countryside between it and Bishop's Cleeve. Rather, development would fill the indent in the southern settlement edge whilst proposing a large area of public open space in the northern site area. The design of the settlement edge would not be 'hard', but rather a 'soft' and looser edge that makes a smoother transition with the character of the open countryside. Careful location of incidental and public open spaces within the proposals would break up the mass of development. For these reasons, the magnitude of change is assessed as 'low'.

PVP 09	A435 west of site	Road users	Low	Low	Minor/Negligible, Neutral
---------------	-------------------	------------	-----	-----	----------------------------------

Description of View

The view is eastwards towards a narrow horizontal band of development set within mature vegetation stretching from Woolstone in the north (left) to the caravan park in the south (centre). Woolstone Hill, Dixton Hill and the foot of Nottingham Hill dominate the background. The site is hidden behind mature vegetation along its west and southern boundaries.

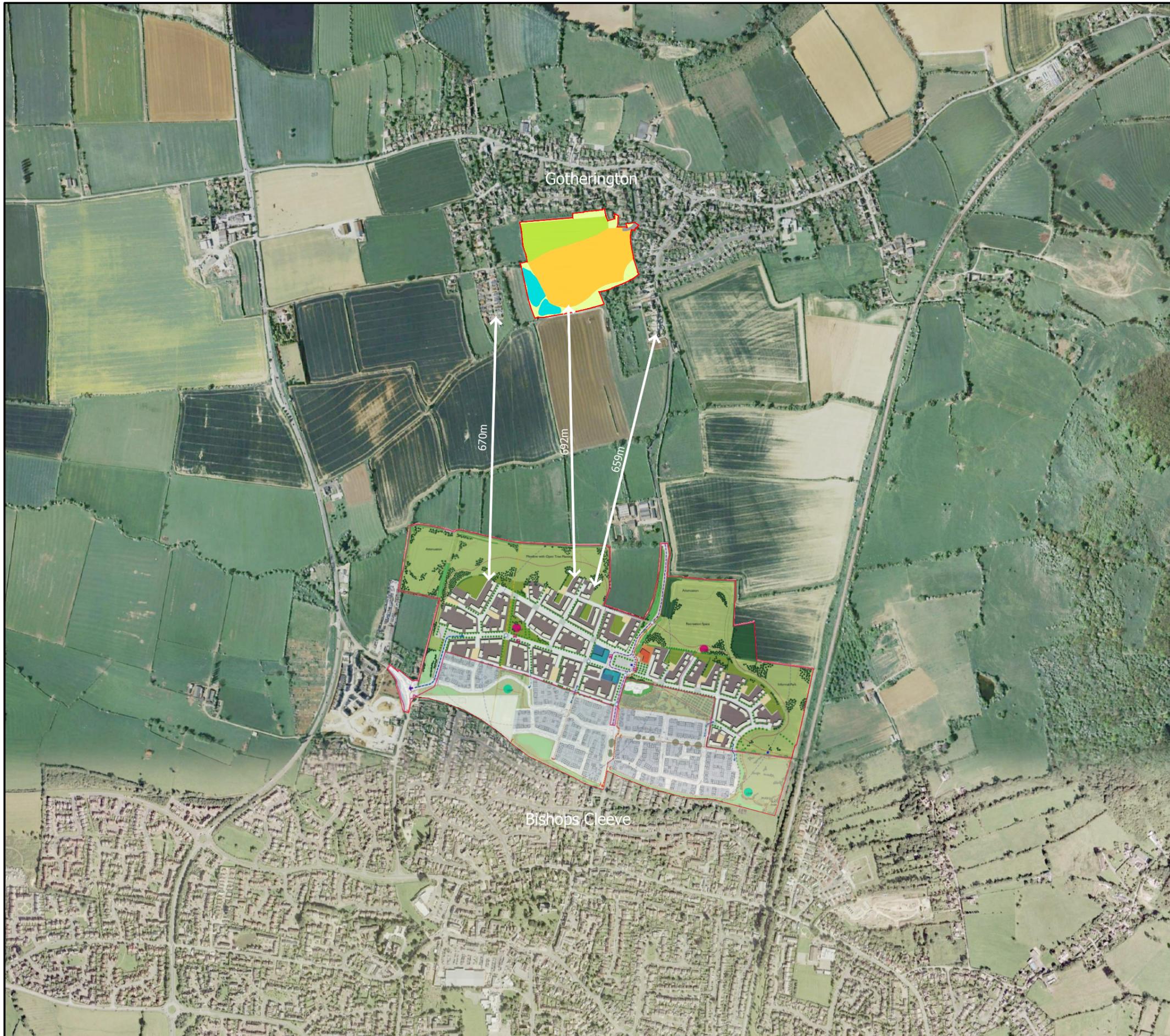
Magnitude of Change Predicted

It is possible that the rooves of proposed dwellings may be visible above or between the existing mature boundary vegetation and other intervening field boundaries. However, these glimpses of development would be contained within the existing horizontal narrow band of development and neither change the

No.	Viewpoint Name	Receptor	Sensitivity	Magnitude (> Year 15)	Effect
<p>character of the broader foreground nor obstruct views of the hills behind. For these reasons the magnitude of change is assessed as 'low'.</p>					
PVP 10	Cleeve Hill Summit	Pedestrians	Very High	Very Low	Moderate/Minor, Neutral
<p>Description of View</p> <p>The view is north-westwards across the wide Vale of Gloucester towards the Malvern Hills. The large urban extent of Bishops Cleeve spreads around the foot of the Cotswolds scarp below. The vale is a settled landscape and Gotherington is visible in the middle distance along with Woolstone beyond. The site sits comfortably within the extent of the existing village when viewed from this location and takes up a very small proportion of the overall view.</p> <p>Magnitude of Change Predicted</p> <p>The proposed development would sit comfortably within the extent of the settlement when viewed from this bearing and distance and the design of the southern edge would be soft and relate well to the open countryside towards the viewer. For these reasons, and because the site forms such a small proportion of this panoramic view, the magnitude of change is assessed as 'very low'.</p>					

Appendix EDP 6 Separation Plan

This page has been left blank intentionally



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

Project
Gotherington



Drawing Title
Separation Plan

Date 08.05.17	Scale 1:10,000@A3	Drawn by M.S.	Check by MXS
Project No 25212	Drawing No SL-P-05	Revision -	



**BARTON
WILLMORE**

Planning • Master Planning & Urban Design •
Architecture • Landscape Planning & Design • Environmental
Planning • Graphic Design • Public Engagement • Research

bartonwillmore.co.uk

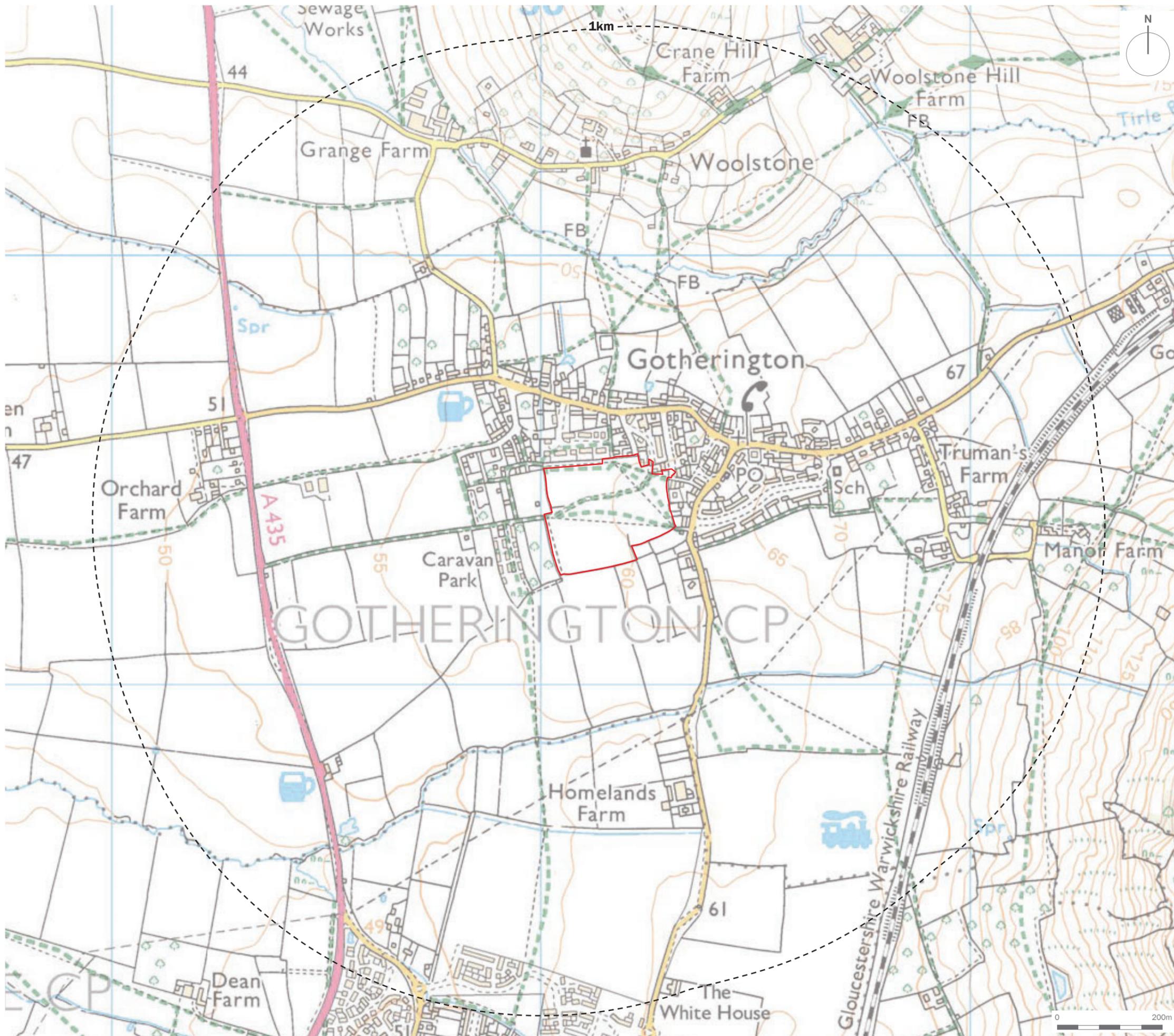


Offices at Bristol Cambridge Cardiff Ebbsfleet Edinburgh Leeds
London Manchester Newcastle Reading Solihull Southampton

Plans

- Plan EDP 1** Site Location Plan
(edp3036_d001c 04 October 2019 CLM/OW)
- Plan EDP 2** Local Landscape Character and Context
(edp3036_d006c 04 October 2019 CLM/OW)
- Plan EDP 3** Relevant Policy, Landscape and Heritage Designations
(edp3036_d002d 04 October 2019 CLM/OW)
- Plan EDP 4** Findings of Visual Appraisal
(edp3036_d003e 04 October 2019 CLM/OW)
- Plan EDP 5** Masterplan Opportunities and Constraints
(edp3036_d007d 04 October 2019 CLM/OW)
- Plan EDP 6** Illustrative Landscape Masterplan
(edp3036_d016e 07 October 2019 CLM/OW)

This page has been left blank intentionally



Site Boundary
 Range Ring (1km Interval)



client
L&Q Estates

project title
Land off Ashmead Drive, Gotherington

drawing title
Plan EDP 1: Site Location Plan

date	04 OCTOBER 2019	drawn by	CLM
drawing number	edp3036_d001c	checked	OW
scale	Refer to scale bar	QA	GY



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



Site enclosed on three sides by existing development, and would represent infill between caravan park and Cleeve Road.

Caravan park is defacto southern extension of village.

Line of mature trees screen the site from the west.

Gappy and outgrown hedgerow would benefit from management.

A435 is main route passing close to site.

Large urban area of Bishops Cleeve.

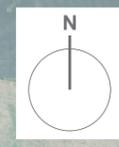
Gently undulating to flat landscape of mixed arable and pastoral use and very limited woodland cover is a very common landscape type in Gloucestershire. This creates a perceived gap between Gotherington and Bishops Cleeve.

Bishops Cleeve settlement edge shifting northwards by consented development.

Site is bounded by rows of detached properties along cul-de-sac.

Settlement extends south along Cleeve Road.

Gloucestershire Warwickshire railway runs along foot of scarp slope.



Site Boundary

client
L&Q Estates

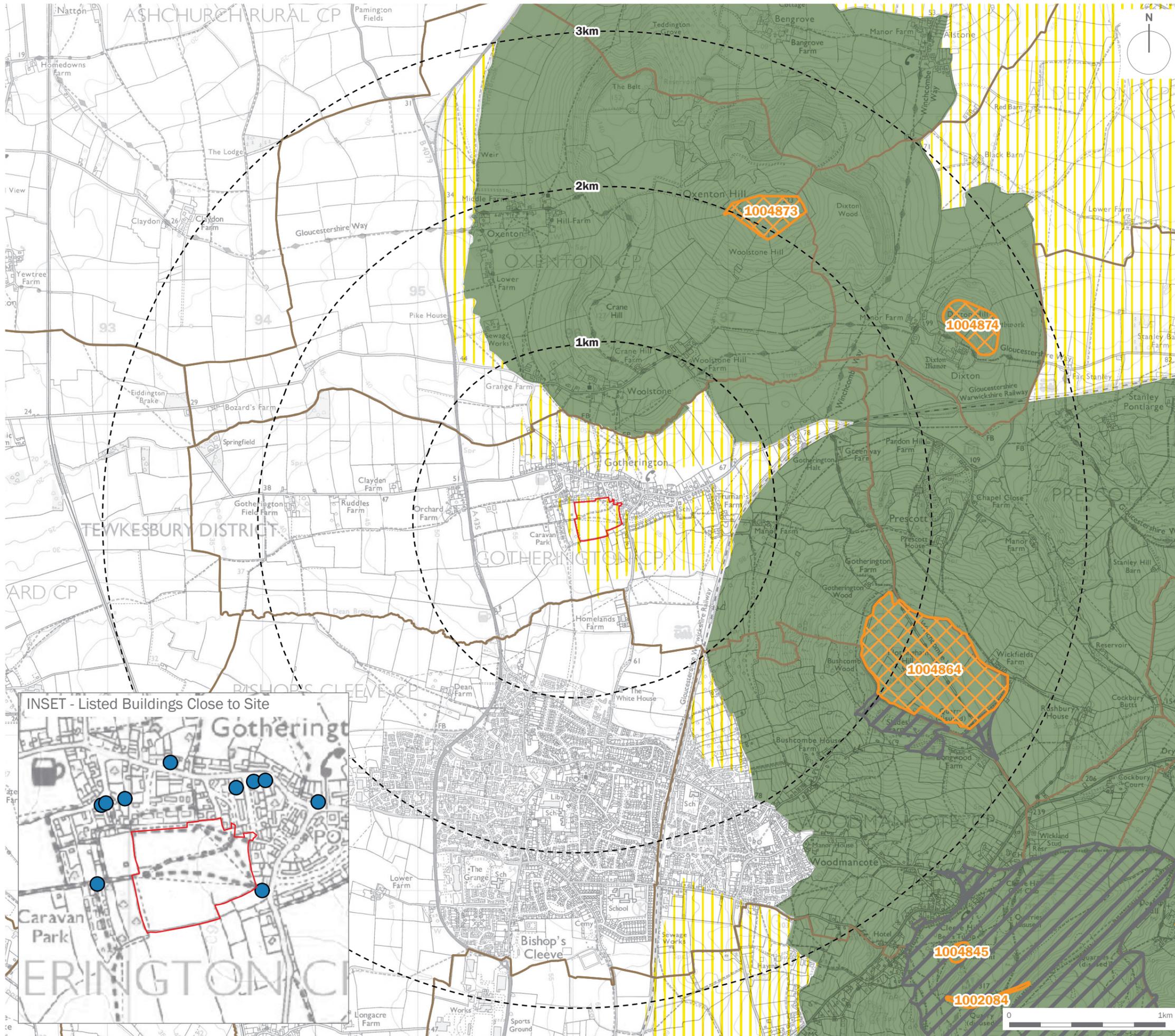
project title
Land off Ashmead Drive, Gotherington

drawing title
Plan EDP 2: Local Landscape Character and Context

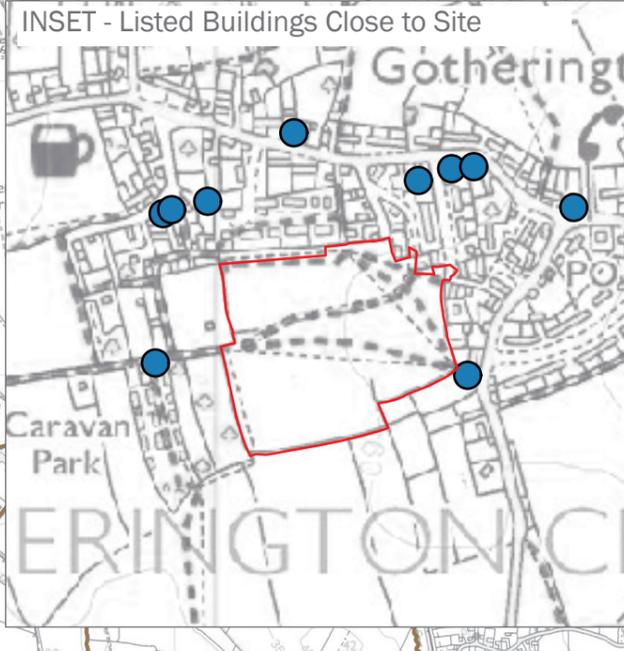
date	04 OCTOBER 2019	drawn by	CLM
drawing number	edp3036_d006c	checked	OW
scale	Refer to scale bar	QA	GY



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



- Site Boundary
- Range Ring (1km intervals)
- Scheduled Monument
- Grade II Listed Building
- Special Landscape Areas
- Cotswolds Area of Outstanding Natural Beauty
- Open Access/Common Land
- Parish Boundaries



client
L&Q Estates

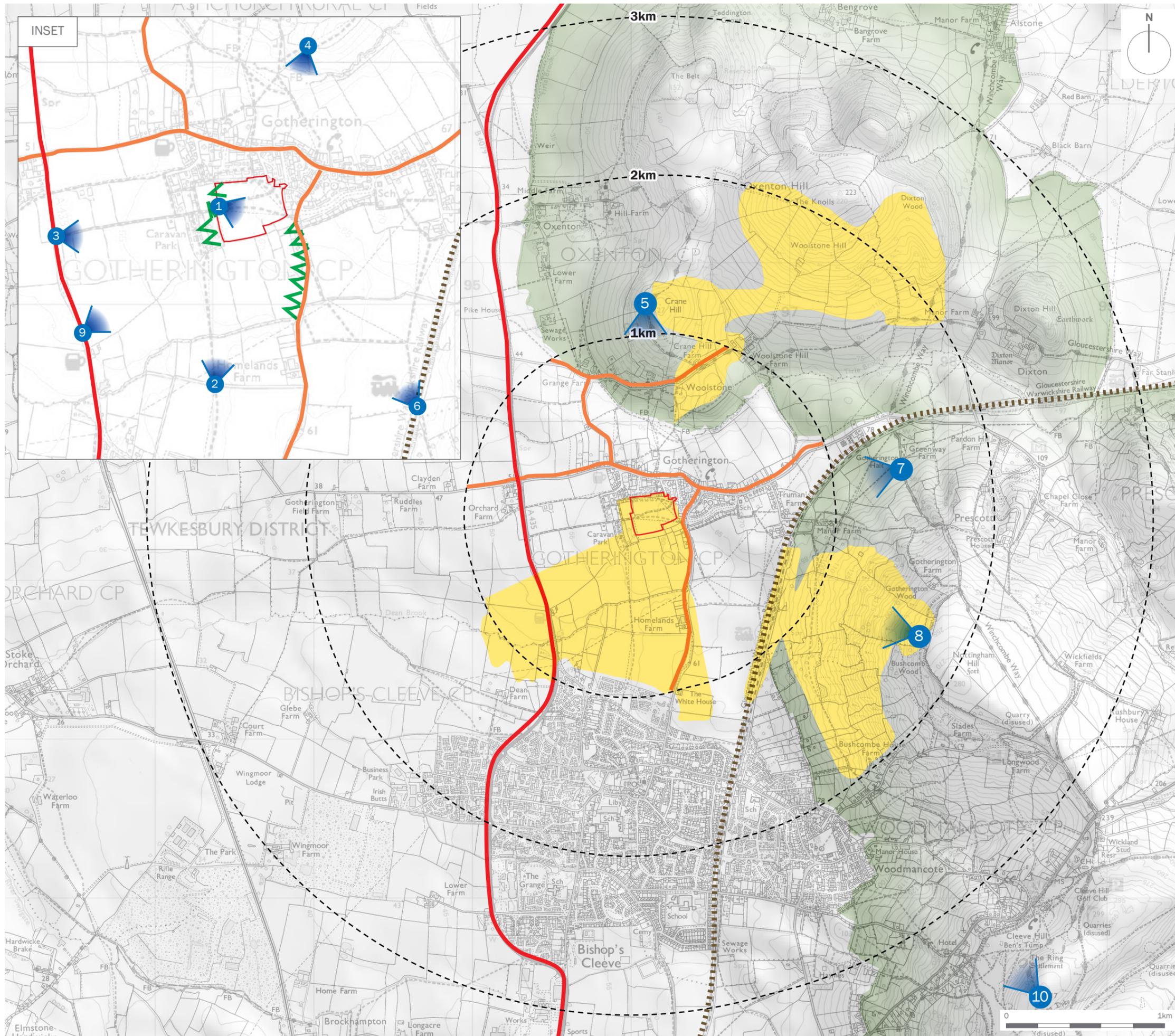
project title
Land off Ashmead Drive, Gothingington

drawing title
Plan EDP 3: Relevant Policy, Landscape and Heritage Designations

date	04 OCTOBER 2019	drawn by	CLM
drawing number	edp3036_d002d	checked	OW
scale	Refer to scale bar	QA	GY



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



- Site Boundary
- Range Ring (1km interval)
- 1 Viewpoint Location
- Minor Roads (within 1km)
- Main Road
- Gloucestershire Warwickshire Railway
- Zone of Primary Visibility
Note: Predicted actual visibility, based on analysis of computer-generated ZTV and observation in the field from public locations. Limited to locations where the proposals are likely to be an obvious feature of the view in generally close-ranging, open or partially screened, views
- www Significant Vegetative Barrier
- Cotswold AONB

client
L&Q Estates

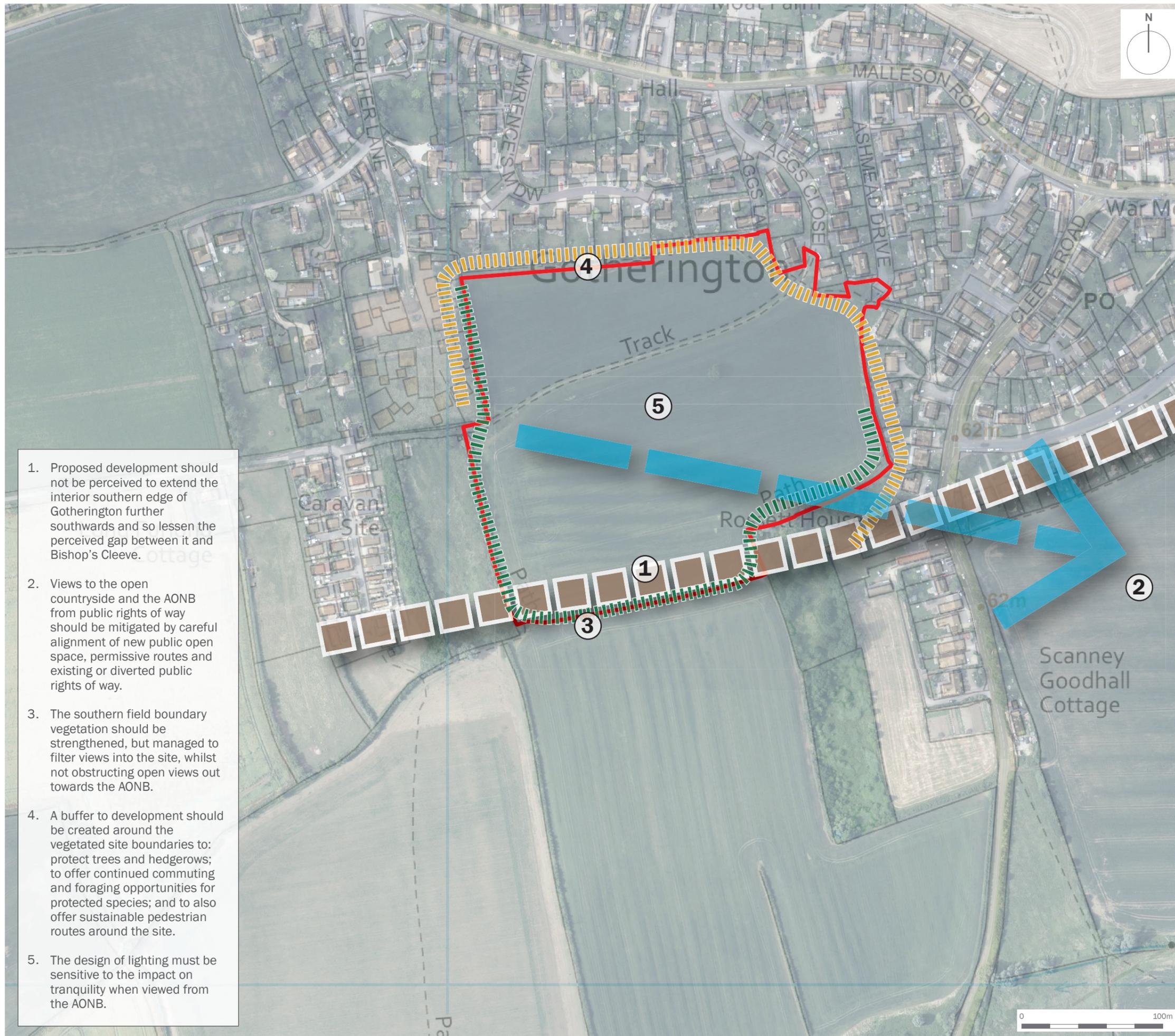
project title
Land off Ashmead Drive, Gotherington

drawing title
Plan EDP L4: Findings of Visual Appraisal

date	04 OCTOBER 2019	drawn by	CLM
drawing number	edp3036_d003e	checked	OW
scale	Refer to scale bar	QA	GY



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



- Site Boundary
- Development Offset
- Buffer to Development from Retained Vegetation
- Defacto Southern Edge of Settlement
- ➔ Important View Out

1. Proposed development should not be perceived to extend the interior southern edge of Gothington further southwards and so lessen the perceived gap between it and Bishop's Cleeve.
2. Views to the open countryside and the AONB from public rights of way should be mitigated by careful alignment of new public open space, permissive routes and existing or diverted public rights of way.
3. The southern field boundary vegetation should be strengthened, but managed to filter views into the site, whilst not obstructing open views out towards the AONB.
4. A buffer to development should be created around the vegetated site boundaries: to protect trees and hedgerows; to offer continued commuting and foraging opportunities for protected species; and to also offer sustainable pedestrian routes around the site.
5. The design of lighting must be sensitive to the impact on tranquility when viewed from the AONB.

client
L&Q Estates

project title
Land off Ashmead Drive, Gothington

drawing title
Plan EDP 5: Masterplan Opportunities and Constraints

date	04 OCTOBER 2019	drawn by	CLM
drawing number	edp3036_d007d	checked	OW
scale	Refer to scale bar	QA	GY



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

Land off Ashmead Drive, Gothenington

Plan EDP 6: Illustrative Landscape Masterplan



A) Childrens Play



B) SuDs Area



C) Open Space with Views out to AONB



D) Verge Trees

Significant areas of public open space with clearly marked permissive routes, can be managed for habitat and biodiversity by annual hay cuts

Proposed children's play area would also serve existing dwellings

Generous verges and deep front gardens offer space for significant tree planting

Site sits within an indent in the existing settlement

Boundary vegetation protected with offsets avoiding RPA's

SuDs area offers opportunity for amenity and biodiversity, including potential for small permanent ponds

Southern edge designed as a 'soft' transition to the open countryside to its south

Streets aligned to frame views towards the hills of the AONB

Lighting scheme along southern boundary will be sensitive to maintaining tranquillity and to wildlife, such as bats

Existing boundary vegetation retained, buffered and managed on a 3 year rotation will filter some views into the site

New views out towards the AONB from public open space



- Site Boundary
- Existing Tree/Hedge
- Proposed Tree/Hedge
- Retained Footpath
- Proposed Footpath
- Play Area
- SuDs Area
- Multi-Use Games Area (MUGA)
- Multi-Purpose Community Area



Photoviewpoints

(edp3036_d019a 04 October 2019 GY/OW)

- | | |
|------------------------------|---|
| Photoviewpoint EDP 1 | From Centre-west of site on Gotherington footpath 19 looking north-east |
| Photoviewpoint EDP 2 | From Bishops Cleeve footpath 11 looking north |
| Photoviewpoint EDP 3 | Gotherington 20 footpath looking east along Long Furlong Lane |
| Photoviewpoint EDP 4 | Oxenton footpath 23 looking south-west |
| Photoviewpoint EDP 5 | Oxenton footpath 14/Gloucestershire Way (promoted route) looking south |
| Photoviewpoint EDP 6 | Gotherington footpath 24 near railway crossing looking north-west |
| Photoviewpoint EDP 7 | Gotherington Bridleway 40 and Winchcombe Way looking west |
| Photoviewpoint EDP 8 | Footpath along west of Nottingham Hill between Gotherington Wood and Bushcomb Wood looking north-west |
| Photoviewpoint EDP 9 | A435 west of site |
| Photoviewpoint EDP 10 | Cleeve Hill Summit |

This page has been left blank intentionally

Photoviewpoint EDP 1: From Centre-west of site on Gotherington footpath 19 looking north-east



Photoviewpoint EDP 2: From Bishops Cleeve footpath 11 looking north



Photoviewpoint EDP 3: Gotherington 20 footpath looking east along Long Furlong Lane



Photoviewpoint EDP 4: Oxenton footpath 23 looking south-west



Photoviewpoint EDP 5: Oxenton footpath 14/Gloucestershire Way (promoted route) looking south



Photoviewpoint EDP 6: Gotherington footpath 24 near railway crossing looking north-west



Photoviewpoint EDP 7: Gotherington Bridleway 40 and Winchcombe Way looking west



Approximate extent of site screened behind existing settlement and vegetation

Photoviewpoint EDP 8: Footpath along west of Nottingham Hill between Gotherington Wood and Bushcomb Wood looking north-west



Approximate extent of site surrounded on three sides by existing settlement

New development under construction extending Bishops Cleeve settlement edge northwards into open countryside

Visually prominent caravan park extends settlement to south

Settlement extends southwards along Cleeve Road

Gap between settlements

Photoviewpoint EDP 9: A435 west of site



Approximate extent of site much of which is screened behind caravan park and boundary vegetation

Photoviewpoint EDP 10: Cleeve Hill Summit



Approximate extent of site

CARDIFF
02921 671900

CHELtenham
01242 903110

CIRENCESTER
01285 740427

SHREWSBURY
01939 211190

info@edp-uk.co.uk
www.edp-uk.co.uk



**Landscape
Institute**
Registered practice

IEMA Transforming the world
to sustainability

**URBAN
DESIGN** REGISTERED
GROUP PRACTICE

