

LAND EAST OF  
LEAFIELD ROAD  
FAIRFORD

# LANDSCAPE AND VISUAL IMPACT ASSESSMENT



Ecology  
Archaeology  
Arboriculture  
Landscape Architecture



<b>Written By:</b>	HCS
<b>Checked By:</b>	JPF
<b>Date:</b>	April 2017
<b>Document File Ref:</b>	GLEE21132LVIA
<b>Revision:</b>	-

## Contents

1.0	NON-TECHNICAL SUMMARY .....	1
2.0	INTRODUCTION.....	2
3.0	ASSESSMENT METHODOLOGY AND UNCERTAINTY .....	4
4.0	LEGISLATION AND POLICY CONTEXT .....	6
5.0	BASELINE STUDY .....	7
6.0	METHOD OF ASSESSMENT .....	8
7.0	LANDSCAPE CHARACTER ASSESSMENT CRITERIA.....	9
8.0	VISUAL ASSESSMENT CRITERIA .....	15
9.0	ESTABLISHMENT OF BASELINE ENVIRONMENT .....	25
10.0	ASSESSMENT OF EFFECTS.....	35
11.0	MITIGATION AND RECOMMENDATIONS FOR DEVELOPMENT .....	58
12.0	SUMMARY OF RESIDUAL IMPACTS AND SIGNIFICANCE .....	60
13.0	CONCLUSION .....	64
14.0	APPENDICES.....	68

## 1.0 Non-Technical Summary

- 1.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects. The assessment has been conducted in line with published best practice guidelines and includes a desk study (data trawl of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical visibility) and onsite observations.
- 1.2 This report provides a landscape and visual impact assessment of the proposed development of up to 80 homes, improvements to the local utilities infrastructure, car parking/ school bus drop off-on and crossing point, retains existing vegetation and landscape features, areas of incidental open spaces, children's play area, community garden, surface water attenuation features set within a landscape framework.
- 1.3 A number of landscape character assessments have been undertaken including Nationwide Character Assessment prepared by Natural England, Cotswold District Councils Assessment of Landscapes outside the Cotswold Area of Outstanding Natural Beauty and on site observations.
- 1.4 The site and its surrounding landscape were assessed during April 2017.
- 1.5 Following mitigation measures, vegetation growth and weathering, significant visual impacts would remain for 3 of the 17 viewpoints. For the remaining receptors the views of the development will remain largely unchanged or have only glimpsed views at such a distance that it would be difficult for the casual viewer to appreciate the difference. The three viewpoints with residual impacts are those which border the site's boundary and are of high receptor sensitivity.
- 1.6 When this development is assessed in context with the wider landscape, the visual impact would be reduced, visually blending in with the surrounding suburban landscape to the south.

## 2.0 Introduction

- 2.1 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 2.2 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. Due to the inherently dynamic nature of the landscape, change arising from a development may not necessarily be significant.
- 2.3 Visual effects relate to the 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 the respect of visual amenity.
- 2.4 This report provides a landscape and visual impact assessment of the proposed development of up to 80 homes, improvements to the local utilities infrastructure, car parking/ school bus drop off-on and crossing point, retains existing vegetation and landscape features, areas of incidental open spaces, children's play area, community garden, surface water attenuation features set within a landscape framework.

### The Proposed Development and the Basis for Assessment

- 2.5 The site is located to the east of Leafield Road, Fairford, Gloucestershire and the proposals are for of up to 80 homes, improvements to the local utilities infrastructure, car parking/ school bus drop off-on and crossing point, retains existing vegetation and landscape features, areas of incidental open spaces, children's play area, community garden, surface water attenuation features set within a landscape framework.



2.6 This document includes an appraisal of the following:

Landscape Impacts, including:

- direct impacts upon specific landscape elements within and adjacent to the site;
- effects on the overall pattern of the landscape elements which give rise to the landscape character of the site and its surroundings; and
- impacts upon any special interests in and around the site.

Visual Impacts:

- direct impacts of the development upon views in the landscape; and
- overall impact on visual amenity.

### 3.0 Assessment Methodology and Uncertainty

3.1 As a matter of best practice the assessment will be undertaken in accordance with the methods outlined in the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA); and
- An Approach to Landscape Character Assessment, published by Natural England (2014).

3.2 In accordance with the GLVIA and other best practice guidance noted above, both the landscape and visual assessments will include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.

3.3 The assessment has been based on a desk-based review of relevant published guidance, including legislation and policy, baseline information production, and information followed by a number of detailed site appraisals.

3.4 The principal objectives of the LVIA are:

- to identify and classify the existing landscape likely to be affected by the construction and operation of the proposal and ancillary works;
- to identify the 'visual receptors' with views of the proposed development; and
- to assess the significance of effects on the prevailing landscape character and visual amenity, taking into account the measures proposed to mitigate any impacts identified.

3.5 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the significance thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to

how the conclusions about significance for each effect assessed have been derived, as noted in GLVIA 3<sup>rd</sup> edition para 2.23-2.26 and 3.32-36

## 4.0 Legislation and Policy Context

### Landscape Planning Policies

4.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.

4.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:

- The Countryside and Rights of Way Act 2000;
- Wildlife and Countryside Act 1981;
- Town and Country Planning Act 1990;
- Hedgerow Regulations 1997;
- Environment Act 1995;
- Countryside Act 1968; and
- The National Parks and Access to the Countryside Act 1949.

4.3 A list of relevant planning policy is included in the appendices.

4.4 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

## 5.0 Baseline Study

5.1 Both the landscape and visual assessment include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change. The initial study area was set to a radius of approximately 2.5km from the centre of the site (N51°42.54, W01°46'25) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.

5.2 Following an initial desk based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

### Zone of Theoretical Visibility

5.3 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the visual barrier effects of vegetation or buildings.

5.4 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.

5.5 The extent of study area and viewpoints were selected as being representative and having the potential to offer significant landscape and visual effects.

## 6.0 Method of Assessment

- 6.1 The landscape and visual impact assessments have been based on an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the introduction of the proposed scheme into the landscape and visual context of the study area.

## 7.0 Landscape Character Assessment Criteria

- 7.1 Description and classification of existing landscape character has involved a review of published regional and sub-regional landscape character assessment information.
- 7.2 Local landscape character and landscape sensitivity has been defined by taking account of landform, hydrology, vegetation, settlement, land use pattern, and cultural and historic features and associations, consequently the landscape character has been categorised as follows.

### Quality

- 7.3 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

*Table 1. Landscape Quality (or Condition)*

<b>Landscape Quality (or Condition)</b>	<b>Typical Indicators</b>
<b>Very High</b>	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
<b>High</b>	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
<b>Medium</b>	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
<b>Low</b>	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
<b>Very Low</b>	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

## Value

7.4 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

*Table 2. Landscape Value*

<b>Landscape Value</b>	<b>Typical Indicators</b>
<b>Very High</b>	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g. AONB or National Parks
<b>High</b>	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas. Such areas may also relate to the setting of internationally or nationally statutorily designated areas, e.g. National Parks. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
<b>Medium</b>	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value.
<b>Low</b>	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
<b>Very Low</b>	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.



## Character sensitivity

7.5 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, taking into account its key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

*Table 3. Character Sensitivity*

Character Sensitivity	Typical Indicators
<b>Very High</b>	<p><b>Landscape elements:</b> Important elements of the landscape susceptible to change and of high quality and condition.</p> <p><b>Scale and Enclosure:</b> Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered.</p> <p><b>Manmade influence:</b> Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors</p> <p><b>Remoteness and Tranquillity:</b> Sense of peace, isolation or wildness, remote and empty, no evident movement.</p>
<b>High</b>	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
<b>Medium</b>	<p><b>Landscape elements:</b> Important elements of the landscape of moderate susceptibility to change and of medium quality and condition.</p> <p><b>Scale and Enclosure:</b> Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views.</p> <p><b>Manmade influence:</b> Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles.</p> <p><b>Remoteness and Tranquillity:</b> some noise, evident, but not dominant human activity and development, noticeable movement.</p>
<b>Low</b>	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
<b>Very Low</b>	<p><b>Landscape elements:</b> Important elements of the landscape insusceptible to change and of low quality and condition.</p> <p><b>Scale and Enclosure:</b> Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views.</p> <p><b>Manmade influence:</b> Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects.</p> <p><b>Remoteness and Tranquillity:</b> Busy and noisy, human activity and development, prominent movement.</p>

Visual Sensitivity of Landscape Areas:

- 7.6 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.
- 7.7 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

*Table 4. Landscape Visual Sensitivity*

Landscape Sensitivity	Visual	Typical Indicators
<b>Very High</b>		<b>Visual interruption:</b> Flat or gently undulating topography, few if any vegetative or built features. <b>Nature of views:</b> Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
<b>High</b>		Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
<b>Medium</b>		<b>Visual interruption:</b> Undulating or gently rolling topography, some vegetative and built features. <b>Nature of views:</b> Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
<b>Low</b>		Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
<b>Very Low</b>		<b>Visual interruption:</b> Rolling topography, frequent vegetative or built features. <b>Nature of views:</b> Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

- 7.8 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium and Low.
- 7.9 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.

7.10 For the purposes of this assessment greater weight is attributed to Landscape Value and Landscape Character Sensitivity since these factors have greater defining criteria in the description of the landscape characterisation.

### Magnitude of Change

7.11 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc.), which would arise through introduction of the proposed scheme.

*Table 5: Definition of Magnitude of Landscape Impacts*

<b>Magnitude</b>	<b>Description</b>
<b>Large</b>	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
<b>Medium</b>	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
<b>Small</b>	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
<b>Negligible</b>	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

## Significance of Landscape Effects

7.12 The significance of the landscape character effects is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in Table 5.

7.13 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, 'Significant' landscape effects would be those effects assessed to be severe, major or major/moderate and are indicated by shading in the following table.

*Table 6: Significance of Landscape Effects*

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

## 8.0 Visual Assessment Criteria

8.1 In conjunction with the landscape character impact assessment, a visual impact assessment has been undertaken in order to assess any potential visual impact arising as a result of the proposed development.

8.2 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location takes into account the:

- Sensitivity of the views and viewers (visual receptor) affected;
- Nature, scale or magnitude and duration of the change
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

### Visual Receptors

8.3 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.

8.4 A range of fixed visual receptors were considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

- 8.5 These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.
- 8.6 For the field assessment, a Canon EOS 700D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Photography and photomontage in landscape and visual impact assessment advice notes issued by the Landscape Institute (Advice note 01/11).
- 8.7 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the visual barrier effect of vegetation and buildings.

#### Site Appraisal/ Photographic Studies

- 8.8 The photographic study was undertaken in April 2016 for winter views. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. ACD figure 4 shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.
- 8.9 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.

- 8.10 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 8.11 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view. The assessment of the significance of effect is a result of the assessment of magnitude of the impact related to the assessment of sensitivity of the receptor.

## Visual Receptor Sensitivity

- 8.12 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 8.13 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

*Table 7: Visual Receptor sensitivity*

<b>Receptor Sensitivity</b>	<b>Description</b>
<b>High</b>	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
<b>Medium</b>	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
<b>Low</b>	People at their place of work, Industrial facilities.

- 8.14 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 8.15 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).



## Visual Magnitude of Change

- 8.16 The visibility of the proposals and the magnitude of their change upon a view and the resulting significance of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

*Table 8: Definition of Magnitude of Visual Impact*

<b>Magnitude</b>	<b>Examples</b>
<b>Very Large</b>	<p>The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor.</p> <p>Commanding, controlling the view.</p>
<b>Large</b>	<p>The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor.</p> <p>Standing out, striking, sharp, unmistakable, easily seen.</p>
<b>Medium</b>	<p>The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor.</p> <p>Noticeable, distinct, catching the eye or attention, clearly visible, well defined.</p>
<b>Small</b>	<p>The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor.</p> <p>Visible, evident, obvious.</p>
<b>Very Small</b>	<p>The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.</p> <p>Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.</p>
<b>Negligible</b>	<p>Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated.</p> <p>Weak, not legible, near limit of acuity of human eye.</p>

## Significance of Visual Effect

- 8.17 The significance of the visual effects is determined by the assessment of receptor sensitivity set against the magnitude of change as indicated by the matrix in Table 9.
- 8.18 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, 'Significant' landscape effects would be those effects assessed to be severe, major or major/moderate and are indicated by shading in the following table.

*Table 9: Significance of Visual Effects*

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

## Representative Viewpoint Assessment

- 8.19 Viewpoint selection has been chosen by a review of visual receptors within the vicinity of the site as well as the presence of landscape designations. The choice of representative viewpoints has been limited due to the location of the scheme and surrounding industrial form. The baseline description of each view is contained within the visual impact assessment.
- 8.20 The following viewpoints in Table 10 were selected as being representative of the potential visual issues associated with the proposed development.

*Table 10: Viewpoint Details*

No	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	Junction of Leafield Road and PRoW	0.01km, NE	51°42'48	01°46'27	Residents, road and PRoW users close to site boundary within ZTV
2	PRoW	0.01km, NE	51°42'48	01°46'27	Residents and PRoW users close to site boundary within ZTV
3	PRoW	0.07km, NW	51°42'47	01°46'16	Residents and PRoW users close to site boundary within ZTV
4	Junction of Hatherop Road and PRoW	0.36km, W	51°46'56	01°46'03	PRoW and road users within ZTV
5	Junction of Hatherop Road and PRoW	0.5km, SW	51°43'09	01°46'02	PRoW and road users within ZTV
6	PRoW	0.05km, SW	51°43'40	01°46'26	PRoW users close to site boundary within ZTV
7	Junction of Leafield Road and PRoW	0.08km, SW	51°43'30	01°46'33	PRoW and road users close to site boundary within ZTV
8	Leafield Road (site frontage)	0km, W	51°42'53	01°46'29	Road users and users of Farmor's School, Fairford C of E School, Cotswold Leisure Centre and The Park Business Centre
9	PRoW	0.92km, W	51°42'59	01°45'35	PRoW users within ZTV
10	Un-named road leading to Farhill Farm	1.18km, SW	51°42'59	01°45'35	PRoW users and listed building within ZTV
11	Hatherop Road	1.13km, SW	51°43'36	01°46'01	Road users and ancient replanted woodland within ZTV
12	Leafield Road	0.72km, SE	51°43'24	01°46'44	Road users, ancient replanted woodland and listed building within ZTV
13	PRoW	1.32km, NW	51°42'07	01°45'54	PRoW and SSSI users within ZTV
14	The Garretts/ Fairford Road	1.18km, W	51°42'40	01°47'27	Residents and Scheduled Monument within ZTV
15	Park Street	0.5km, NE	51°42'35	01°46'39	Residents within ZTV
16	Junction of Fairford Road and PRoW	1.35km, E	51°43'06	01°47'41	PRoW users within ZTV
17	Fairford Park	0.76km, E	51°42'54	01°47'09	Permissive path users within ZTV

## Limitations of Assessment

- 8.21 The field study and photographic appraisal was undertaken during April 2017 at a time when views do not have the benefit of vegetation in full leaf. In summer months when deciduous species have their foliage, less views of the landscape will be available due to vegetation forming visual barriers. Photographs at the end of each viewpoint indicate the general outlook for receptors.
- 8.22 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the significance of the impact upon receptors in those locations. In some instances, it may be appropriate to consider private viewpoints. These are frequently dealt with in a separate residential amenity assessment (GLVIA, 3rd edition. Paragraph 6.17). However, they can also be used to supplement visual effects for example to illustrate the nature of the viewing experience from settlements (GLVIA, 3rd edition. Paragraph 6.20). Importantly, viewpoints should be selected “to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects (GLVIA, 3rd edition. Paragraph 6.21).
- 8.23 For the purposes of this report, the assessment has been based on development proposals illustrated in the planning application. The proposals include a series of elevations and sections for the various heights of buildings and a series of detailed development plans.

## 9.0 Establishment of Baseline Environment

### Landscape Character Baseline

#### ‘Countryside Character Initiative’ – Natural England

9.1 Natural England has published a study on its website entitled ‘Countryside Character Initiative’. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development. This initiative is based on ‘The Character of England: landscape, wildlife and natural features’ map, first published in 1997, which divides England into National Character Areas (NCA’s). These character areas were updated and republished in April 2014.

The NCA of relevance to the study area, the site and its vicinity is located within NCA 108: Upper Thames Clay Vales, in close proximity to the study area is NCA 107: Cotswold.

9.2 The key characteristics of 108: Upper Thames Clay Vales area are:

- Low-lying clay-based flood plains encircle the Midvale Ridge, creating gently undulating topography with enclosed pasture in wet valley bottoms contrasting with more settled, open, arable landscape of gravel areas.
- The River Thames drains the Vales, with headwater flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpment.
- Woodland cover is low, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willow and native black poplar.
- Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and usually hedged.

- In river corridors, grazed pasture dominates. There is also a rich and extensive ditch system.
- Gravel extraction has left a legacy of geological exposures, numerous waterbodies and nationally important complex of marl lakes, at the Cotswold Water Park.
- Wetland habitat attracts regionally important number of birds. Snake's head fritillary thrives in the internationally important meadows. The area also supports typical farmland wildlife such as brown hare, barn owl, tree sparrow and skylark.
- There are many heritage features including nationally important survivals of ridge and furrow, Roman roads, deserted medieval villages and historic bridges.
- Brick and tile from local clays, timber and thatch are traditional buildings across the area, combined with limestone near the Cotswolds.
- Settlement is sparse on flood plains, apart from river crossings.



9.3 The key characteristics of 107: Cotswold area are:

- Defined by its underlying geology that has formed the scarp and dip slope of the landscape which influences drainage, soils, vegetation, land use and settlement.
- Open and expansive scarp and high wold dipping gently to the south-east.
- Arable farming dominates the high wold and dip slope while permanent pasture prevails on river valleys.
- Drystone walls define the pattern of fields of the high wold. In river valleys, hedgerows form main field boundaries.
- Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ ash woodlands are characteristic of river valleys.
- Large areas of common land are characteristic of the scarp and high wolds.
- The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames.
- Rich history from Neolithic barrows, iron-age forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and Second World War airfields. The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrows, and later planned enclosures.
- Locally quarried limestone brings harmony to the built environment of scattered villages and drystone walls giving the areas a strong sense of unity for which the Cotswolds are renowned.

## Sub-Regional Character

### Assessment of Landscapes outside the Cotswolds Area of Outstanding Natural Beauty

9.4 The Assessment of Landscapes outside the Cotswolds Area of Outstanding Natural Beauty was commissioned by Cotswold District Council, published in June 2000. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.

9.5 The key characteristics of the relevant sub-regional character area relevant to the study area are reproduced below:

CLD3: Ampney to Southrop Dipslope

#### Key Characteristics

- Lower dipslope is continuous from Cotswold Area of Outstanding Natural Beauty.
- Incised into the dipslopes are the dipslope valleys of the Church and the Coln. Gently dipping southwards with slight valleys, some bearing winerbourne and permanent streams.
- Various straight Roman roads.
- Arable farming is the dominant land use, with large/ medium-sized regular fields and isolated farmsteads laid out at the time of the Enclosure Acts.
- Low hedges with a few oak and ash trees are usual, with some dry stone walls occurring, particularly alongside roads towards the higher ground.
- There are small blocks of woodland, many being mixed shelterbelt plantations.

- The few villages, all medieval or earlier in origin and with some recent expansion, are built primarily of Cotswold stone and are situated on the lower slopes, near permanent streams.
- This is generally a quiet, sparsely- populated large-scale landscape with wide distant views southward.
- The lowest parts and the shallow valleys have less expansive views and more enclosure formed by the following landform and more tree cover.
- On either side of the Coln valley, this is exclusively an agricultural landscape, mainly sparsely populated, quiet and rather featureless.

## LOCAL CHARACTER AREA

*The site is currently laid out as fields in agricultural use, with mature hedgerows to the north, east and west and a mature tree line along the southern boundary. The field system to the north and east is geometric with clearly defined hedgerow boundaries. There are pockets of woodland to the north of the site, including Lea Wood (ancient replanted). To the south of the site is the northern extent of Fairford, which is primarily residential adjacent to the site. The existing properties are of mixed type, style and age, but are more modern than the historic centre of Fairford. The town foreshortens views into and out of the site from further south. Farmor's School, Fairford C of E Primary School, The Park Business Centre and Cotswold leisure Centre (Fairford) complex is located to the western side of Leafield Road and includes outdoor sports facilities. Further to the west is Fairford Park, which is a private estate with permissive paths that transect the parkland. The topography diminishes to the west, down towards the Coln River, before rising slightly further west.*

Assessed Landscape Sensitivity of Local Character Area		
Criteria	Indicator Description	Assessed Result
Quality	Some landscape elements remain in a good repair. Some buildings are in the locale vernacular but there are also some detracting elements evident	Medium
Value	Areas are primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors and exhibiting a recognisable landscape structure. Such areas would relate to the setting of nationally statutory designations, such as AONB	High
Character sensitivity	Few key landscape elements are susceptible to change, the area is subject to the presence of man-made infrastructure and residential elements with vertical emphasis and engineered patterns. In terms of remoteness the area is subject to some human activity and development and in terms of tranquillity it is subject to some noise and movement. The landscape is partially enclosed but includes some views of the wider landscape.	Medium
Landscape sensitivity	visual Gently undulating topography, moderate density of population, routes with some degree of focus on the landscape.	Medium
<b>Overall, Weighted Landscape Sensitivity.</b>		<b>Medium</b>

### *Landscape Character of the Site and Its Surroundings*

- 9.6 This section describes in detail, the site and its surroundings. The section also discusses in brief the issue of visual amenity from certain areas within the landscape.

#### Land to the North of the site

- 9.7 To the north of the site, the existing field continues until it reaches a Public Right of Way which is bound along its southern site by a mature hedgerow with intermittent trees. The topography of the landscape is relatively flat and the land use continues as agricultural fields until it reaches Lea Wood, an area of Ancient Replanted Woodland. Beyond Lea Wood are further agricultural fields with modern detached farmsteads and Hatherop Castle, a Registered Park and Garden, further to the north. The Cotswolds Area of Outstanding Natural Beauty is located approximately 1.8km to the north of the site.

#### Land to the West of the site

- 9.8 The site is bound to the west with a mature hedgerow, ditch, grass verge and Leafield Road. Further to the west lies Fairford C of E Primary School, Farmor's School, The Park Business Centre and Cotswold Leisure Centre (Fairford). This complex is set within a parkland like landscape with avenue tree planting, areas of decorative planting and grassland areas. The landscape to the west of Leafield Road has been identified by Cotswold District Council as being a Special Landscape Area and designated as such in their Local Plan. Fairford Park is located further to the east and north east and covers both sides of the River Coln. Elements of the park remain and form one of the most unique features of Fairford. The southern end of the open parkland forms the northern boundary of the High Street, bringing the pastoral landscape right into the centre of the town. There are a number of permissive paths through Fairford Park. The topography gradually falls towards the River Coln, before gently rising up the opposite side of the river.

#### Land to the South of the site

- 9.9 The site is bound to the south by linear woodland, through which a Public Right of Way passes. Beyond the woodland, further south, are the current extents of Fairford, which includes numerous residential properties (for example Crabtree Park and St Marys Drive). These properties are of various architectural styles and ages and are mainly detached with both front and rear gardens and individual driveways and occasional garages. The residential landscape includes a variety of decorative and ornamental species. The topography is relative flat and continues towards Fairford town centre, further to the south. There are a number of listed buildings located within Fairford, but these are mainly located towards the town centre and around the Market Place. Beyond Fairford to the south, are a number of agricultural fields and lakes which are remnants of recent gravel extraction activity. To the south east of Fairford are a number of SSSI's associated with the Cotswold Water Park.

#### Land to the East of the site

- 9.10 To the east of the site is a mature hedgerow with occasional trees which forms the enclosure of the site. The agricultural field system continues further to the east with Hatherop Lane dissecting the field system. There are detached farmsteads and pockets of woodland, typically located adjacent to watercourses. Most of the fields are large and bounded with mature hedgerows and intermittent trees.

## Identification and Assessment of Potential Impacts

- 9.11 This section aims to identify the Landscape and Visual effects of the proposed development during construction and operation.
- 9.12 For the purposes of this report the assessment is based on the effects encompassed by the zone of theoretical visibility within the extent of the 2.5km radius study area.
- 9.13 For the purposes of this report and as 'worst case', the construction and operational stages are assessed at peak construction and fully operational periods.
- 9.14 The characteristics of the proposed development that have been considered as part of this assessment are described below.

## Characteristics of the Proposed Development

- 9.15 The proposed height of the differing buildings and structures are expected to be up to a maximum of 9m in height.
- 9.16 It can be anticipated that taller features on site, such as rooftops and eaves have the chief potential to contribute to the most significant effects.
- 9.17 Landscape and visual impacts may result during both the temporary construction phase and the permanent operational period of the proposed development, including:
- Site establishment works including temporary spoil mounds;
  - Construction activities, including the location of site compound areas, laydown areas and the use of cranes and task lighting;
  - Permanent features introduced as part of the operational stage development proposals, including the principal visual features of the phased development which are proposed to be:
    - Raised ground levels to form building platforms;
    - Amended road infrastructure and associated car parking together with external lighting;
    - Development set within the consented and agreed framework of landscape structure planting;
    - Consented and agreed ecological conservation landscaping as part of the development.



## 10.0 Assessment of Effects

10.1 This section aims to identify the issues relating to the impacts of the proposed development during construction and operation.

10.2 The characteristics of the proposed development that have been considered as part of this assessment are described below. The potential visual impact of the proposed development is assessed from the photographic viewpoints (See ACD Figure 4: photo viewpoint locations).

### Landscape Character Impacts during Construction

10.3 While the current use of the site is primarily given over to agriculture, the site contains few landscape features in the way of woodland or hedges that act as visual focal points other than those forming the boundary.

10.4 The phased and gradual removal of the existing land uses of agriculture, to be replaced with the storage of spoil, laydown areas full of materials, construction compounds and buildings under construction will form part of a perceived loss of localised landscape elements.

10.5 While the above description explains the changes to the localised site landscape features, the assessment of landscape character impacts must be seen in the wider context of landscape elements that contribute and make up the character areas within the study area.

10.6 Landscape quality, value, character sensitivity and visual sensitivity as it relates to the individual LCA's have been determined. Taking into account the perceived alteration to landscape character that the scheme will bring, it is assessed that the study area overall, will have a medium landscape character sensitivity to this form of development.

10.7 When seen as part of an essentially extended residential area, the character for this part of the study areas landscape character will continue to have medium sensitivity during the construction period.

10.8 In summary, both the proposed site itself and the local landscape in general, are assessed as having medium landscape sensitivity. For the proposed site itself, it is assessed to be subject to a medium magnitude of change, due to the partial loss or alteration to key elements or features, and the introduction of elements that are not considered uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction period is assessed to be moderate. This assessment of landscape effect is not classified as 'significant'.

#### Visual Impacts during Construction

10.9 The potential for visual impact will fluctuate throughout the period of construction, particularly during specific construction operations relating to rooftops. As construction progresses on these elements there will be a gradual change in the visual 'environment' as the working height increases.

10.10 The intermittent but temporary introduction of prominent tall features such as cranes used during the construction phases would have some short term, temporary visual effects on the visual amenity of both nearby and to a lesser degree longer distance sensitive receptors. In particular for short distance visual receptors, the taller cranes will be obvious, distinct and clearly visible (temporary) features within the landscape that may be readily noticed by the receptors.

10.11 Additional temporary visual effects will be caused as a result of construction vehicle movements to and from the construction site and for general construction operations.

- 10.12 During the construction phases, some temporary lighting will be required. It is not anticipated that there will be any activities requiring work on a 24-hour basis, however, the use of lighting to ensure safe working will probably be required particularly during the winter months. For the highest structures lighting at higher elevations will be required, consequently the greatest potential for visual impact from construction lighting for receptors will result primarily, (but not solely from), from the construction of these particular structures.
- 10.13 As part of the extended residential area for this part of Fairford, the introduction of prominent construction features and facilities, construction lighting, together with general construction activities for large scale projects will not be unfamiliar or uncommon features in the local landscape.
- 10.14 With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a perceptible change in the existing view, and would form an apparent small element in the wider landscape that may be missed by the observer or receptor. This would result in a small magnitude of change.
- 10.15 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (residents and users of PRow). Consequently, with a high receptor sensitivity set against a small magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Moderate (i.e. 'Not significant').

## Operation Stage Impacts

### *Landscape Effects*

- 10.16 The introduction of residential development within a substantial landscape framework will not be uncharacteristic when set within the existing attributes of the local receiving landscape. It can be determined that the introduction of features that are not in the local vernacular would be similar to more recent buildings found adjacent to the site. The magnitude of change on landscape character is determined to be medium – (partial loss or alteration to one or more key elements, or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape).
- 10.17 Based on a medium landscape sensitivity of both the local and wider landscape rather than just of the site itself, the significance of effect on the landscape character resulting from the proposed development is therefore assessed to be moderate.

### *Visual Effects*

- 10.18 The introduction of residential development within the existing landscape framework would not be considered out of character when considered as part of the wider setting. This includes the road network, existing development and infrastructure.

### *Viewpoint Analysis*

- 10.19 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors such as those listed in the preceding Table 10 and should be read in conjunction with ACD figure 4.
- 10.20 A full list of viewpoints are listed in Table 11 (this continues on from Table 10).

## Viewpoint Analysis

10.21 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors such as those listed in the preceding Table 10 and should be read in conjunction with ACD figure 4. The original fieldwork was undertaken during March 2017.

10.22 A full list of viewpoints, are listed in Table 11 as follows;

*Table 11: Viewpoint Locations*

No	Viewpoint	Direction of view	Distance to site (Km)	Receptor sensitivity at viewpoint
1	Junction of Leafield Road and PRoW	NE	0.01	Residents, road and PRoW users close to site boundary within ZTV
2	PRoW	NE	0.01	Residents and PRoW users close to site boundary within ZTV
3	PRoW	NW	0.07	Residents and PRoW users close to site boundary within ZTV
4	Junction of Hatherop Road and PRoW	W	0.36	PRoW and road users within ZTV
5	Junction of Hatherop Road and PRoW	SW	0.5	PRoW and road users within ZTV
6	PRoW	SW	0.05	PRoW users close to site boundary within ZTV
7	Junction of Leafield Road and PRoW	SW	0.08	PRoW and road users close to site boundary within ZTV
8	Leafield Road (site frontage)	W	0	Road users and users of Farmor's School, Fairford C of E School, Cotswold Leisure Centre and The Park Business Centre
9	PRoW	W	0.92	PRoW users within ZTV
10	Un-named road leading to Farhill Farm	SW	1.18	Residents of listed building within ZTV
11	Hatherop Road	SW	1.13	Road users and ancient replanted woodland within ZTV
12	Leafield Road	SE	0.72	Road users, ancient replanted woodland and listed building within ZTV
13	PRoW	NW	1.32	PRoW and SSSI users within ZTV
14	The Garretts/ Fairford Road	W	1.18	Residents and Scheduled Monument within ZTV
15	Park Street	NE	0.5	Residents within ZTV
16	Junction of Fairford Road and PRoW	E	1.35	PRoW users within ZTV
17	Fairford Park	E	0.76	Permissive path users within ZTV

Viewpoint 1: View from junction of Leafield Road and Public Right of Way



Vp1	Panoramic View	(Distance 0.01km looking north east)
Baseline Description	<p>This is a view from the junction of Leafield Road and the Public Right of Way, which runs along the site's southern boundary, looking north east. This view is representative of residents, road and PRow users. The topography is relatively flat at this location, with glimpsed outwardly looking views through existing vegetation with gently a undulating landform. The site is bound to the west by a mature, neatly maintained hedgerow with intermittent mature trees through which views of the site are available. The southern site boundary is defined by a mature tree belt, through which a PRow runs. Partial views of the site are possible through natural gaps in the existing vegetation.</p> <p>Views of Lea Wood (replanted ancient woodland), Fairford Park, Farmor's School, Fairford C of E School, Cotswold Leisure Centre, The Park Business Centre and the northern extents of Fairford (mainly residential) are possible from this location. The landscape has a semi-rural feel with partial outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond the hedgerow and in the agricultural fields. There exists the potential for users of the road, PRow, residents and users of the adjacent school, business and leisure facilities to see the proposals.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character, whilst allowing some partial views of the surrounding agricultural landscape.</p>	
Type of Effect	<p>The development would result in noticeable change in the existing view and would cause a noticeable change in the character of the view (due to the change from agricultural field to residential area). The development would form a conspicuous element within the overall view that would be readily noticed by the observer.</p>	
Assessment	Sensitivity	Residents, road and PRow users - High
	Magnitude	Medium
Significance of Effect		<b>Major/ Moderate – Significant</b>



Viewpoint 2: View from Public Right of Way



Vp2	Panoramic View	(Distance 0.01km looking north east)
Baseline Description	<p>This is a view from the PRow which runs adjacent to the site's southern boundary. The PRow runs along the northern extents of Fairford and separates the residential area and the agricultural landscape, which surrounds the town to the north. Along the route of the PRow there is mixed native vegetation, this includes lower growing scrub areas adjacent to the residential properties and a tree belt which runs along the site boundary to the north of the PRow. Glimpsed views of both the residential area and the agricultural landscape are possible from either over the vegetation or through natural gaps in the vegetation. This view is representative of the potential views of residents in the local area and users of the PRow.</p> <p>Views of Fairford Park, Farmor's School, Fairford C of E School, Cotswold Leisure Centre, The Park Business Centre and the northern extents of Fairford (mainly residential) are possible from this location. The landscape has a semi-rural feel with partial views over the surrounding agricultural landscape whilst human activity is evident at this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond the tree belt and in the agricultural fields. There exists the potential for users of the PRow and residents to see the proposals through natural gaps in the existing vegetation.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character, whilst allowing some partial views of the surrounding agricultural landscape.</p>	
Type of Effect	<p>The development would result in a perceptible change in the existing view without effecting the overall character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer due to the mature vegetation which is evident between observers and the site.</p>	
Assessment	Sensitivity	Residents and PRow users- High
	Magnitude	Small
Significance of Effect		Moderate – Not significant



Viewpoint 3: View from Public Right of Way



Vp3	Panoramic View <b>(Distance 0.07km looking north west)</b>	
Baseline Description	<p>This is a view from the Public Right of Way, which runs along the site's southern boundary. The PRoW runs along the northern extents of Fairford and separates the residential area and the agricultural landscape, which surrounds the town to the north. Along the route of the PRoW there is mixed native vegetation, including lower growing scrub areas adjacent to the residential properties and a tree belt which runs along the routes northern boundary. Partial views of both the residential area and the agricultural landscape are possible from either over the vegetation or through natural gaps in the vegetation. This view is representative of the potential views of residents in the local area and users of the PRoW.</p> <p>Views of the northern extents of Fairford (mainly residential) are possible from this location. The landscape has a semi-rural feel with glimpsed outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond the tree belt and beyond an agricultural fields. There exists the potential for users of the PRoW and residents to see the proposals through natural gaps in the existing vegetation.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character, whilst allowing some partial views of the surrounding agricultural landscape.</p>	
Type of Effect	<p>The development would result in a perceptible change in the existing view without effecting the overall character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer due to the mature vegetation which is evident between observers and the site.</p>	
Assessment	Sensitivity	Residents and PRoW users- High
	Magnitude	Small
<b>Significance of Effect</b>		<b>Moderate – Not significant</b>



Viewpoint 4: View from junction of Hatherop Road and Public Right of Way



Vp4	Panoramic View <b>(Distance 0.36km looking west)</b>	
Baseline Description	<p>This is a view from the junction of Hatherop Road, which connects Fairford (to the south) and Netherton (to the north), and a PRow. The road runs in a north/ south direction and is bound on either side by mature hedgerows. Views of the surrounding agricultural landscape can be gained through either natural gaps in the vegetation or through field access gates. The PRow travels in an east/ west direction. This view is representative of potential views for road and PRow users in the local area.</p> <p>Glimpsed views of Fairford Park, Farmor's School, Fairford C of E School, Cotswold Leisure Centre, The Park Business Centre and the northern extents of Fairford (mainly residential) are possible from this location. The landscape has a semi-rural feel with glimpsed outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond the hedgerow and the field in the foreground, in front of the school, business and leisure complex off Leafield Road. There exists the potential for road and PRow users to see the proposals from this location but would appear in the same context as the existing buildings which sit within the northern extents of Fairford.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character, whilst allowing some partial views of the surrounding agricultural landscape.</p>	
Type of Effect	<p>The development would result in a perceptible change in the existing view without effecting the overall character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer due to the scale of the view, context of existing buildings and mature vegetation which is evident between observers and the site.</p>	
Assessment	Sensitivity	Residents - High
	Magnitude	Small
<b>Significance of Effect</b>		<b>Moderate – Not significant</b>



Viewpoint 5: View from junction of Hatherop Road and Public Right of Way



Vp5	Panoramic View <b>(Distance 0.5km looking south west)</b>	
Baseline Description	<p>This is a view from the junction of Hatherop Road, which connects Fairford (to the south) with Netherton (to the north) and a PRow. The road runs in a north/ south direction and is bound on either side by mature hedgerows. Views of the surrounding agricultural landscape are available through either natural gaps in the vegetation or through field access gates. The PRow travels in a south east/ north west direction. This view is representative of potential views for road and PRow users in the local area.</p> <p>Glimpsed views of Fairford Park, Farmor's School, Fairford C of E School, Cotswold Leisure Centre, The Park Business Centre and the northern extents of Fairford (mainly residential) are possible from this location. The landscape has a semi-rural feel with glimpsed outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond the hedgerow and the field in the foreground, in front of the school, business and leisure complex off Leafield Road. There exists the potential for road and PRow users to see the proposals from this location but the site would appear in the same context as the existing buildings which sit within the northern extents of Fairford.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character, whilst allowing some partial views of the surrounding agricultural landscape.</p>	
Type of Effect	<p>The development would result in a perceptible change in the existing view without effecting the overall character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer due to the scale of the view, context of existing buildings and mature vegetation which is evident between observers and the site.</p>	
Assessment	Sensitivity	Residents and PRow users - High
	Magnitude	Small
<b>Significance of Effect</b>		<b>Moderate – Not significant</b>



Viewpoint 6: *View from Public Right of Way*



Vp6	Panoramic View <b>(Distance 0.05km looking south west)</b>	
Baseline Description	<p>This is a view from the junction of the Public Right of Way which runs to the north of the site, looking south into the site. This view is representative of PRow users. The topography is relatively flat at this location, with partial views through the existing vegetation of the gently undulating topography. The site is bound to the north by a mature, neatly maintained hedgerow with intermittent mature trees through which views of the site are possible. There are natural gaps within the vegetation which offer uninterrupted views into the site.</p> <p>Views of Lea Wood (replanted ancient woodland), Fairford Park, Farmor's School, Fairford C of E School, Cotswold Leisure Centre, The Park Business Centre are possible from this location. The landscape has a rural feel with glimpsed outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond the hedgerow and in the agricultural field beyond the hedgerow. There exists the potential for users of the PRow to see the proposals.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character, whilst allowing some partial views of the surrounding agricultural landscape.</p>	
Type of Effect	<p>The development would result in noticeable change in the existing view and would cause a noticeable change in the character of the view (due to the change from agricultural field to residential area). The development would form a conspicuous element within the overall view that would be readily noticed by the observer.</p>	
Assessment	Sensitivity	PRow users - High
	Magnitude	Medium
<b>Significance of Effect</b>		<b>Major/ moderate – Significant</b>



Viewpoint 7: View from junction of Leafield Road and Public Right of Way



Vp7	Panoramic View <b>(Distance 0.08km looking south west)</b>	
Baseline Description	<p>This is a view from the junction of Leafield Road and the Public Right of Way, which runs along the site's northern boundary, looking south east. This view is representative of road and PRow users. The topography is relatively flat at this location, with partial outwardly looking views through existing vegetation of gentle topographical undulations. The site is bound to the west by a mature, neatly maintained hedgerow with intermittent mature trees through which views of the site is possible. The northern site boundary is defined by a mature hedgerow with intermittent trees, along which a PRow runs. Partial views of the site are possible through access gaps in the existing vegetation.</p> <p>Views of Lea Wood (replanted ancient woodland) and Fairford Park are available from this location. The landscape has a rural feel with partial outwardly looking views over the surrounding agricultural landscape, whilst human activity is evident at this location.</p>	
Predicted change	From this viewpoint the proposals will be set beyond the hedgerow and in the agricultural fields. There exists the potential for users of the road and PRow to see the proposals.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character, with glimpsed views of the surrounding agricultural landscape.	
Type of Effect	The development would result in noticeable change in the existing view and would cause a noticeable change in the character of the view (due to the change from agricultural field to residential area). The development would form a conspicuous element within the overall view that would be readily noticed by the observer.	
Assessment	Sensitivity Magnitude	PRow and road users - High Medium
<b>Significance of Effect</b>		<b>Major/ moderate- Significant</b>



Viewpoint 8: View from Leafield Road (site frontage)



Vp8	Panoramic View	<b>(Distance 0km looking west)</b>
Baseline Description	<p>This is a view from Leafield Road, which runs along the site's eastern boundary, looking east into the site. This view is representative of users of the road and the school, business centre and leisure facilities. The topography is relatively flat at this location, with glimpsed outwardly looking views through existing vegetation. The site is bound to the west by a mature, neatly maintained hedgerow with intermittent mature trees through which views of the site are possible. Clear views into the site are possible due to the relatively low hedgerow, intermittent tree planting, flat topography and close location of view.</p> <p>Views of Lea Wood (replanted ancient woodland), Fairford Park, Farmor's School, Fairford C of E School, Cotswold Leisure Centre, The Park Business Centre and the northern extents of Fairford (mainly residential) are possible from this location. The landscape has a semi-rural feel with glimpsed outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond the hedgerow and in the agricultural field. There exists the potential for users of the road and users of the adjacent school, business and leisure facilities to see the proposals.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character, with glimpsed views of the surrounding agricultural landscape.</p>	
Type of Effect	<p>The development would result in noticeable change in the existing view and would cause a noticeable change in the character of the view (due to the change from agricultural field to residential area). The development would form a conspicuous element within the overall view that would be readily noticed by the observer.</p>	
Assessment	Sensitivity	Road and leisure users - High
	Magnitude	Medium
Significance of Effect		<b>Major/ moderate – Significant</b>

Viewpoint 9: *View from Public Right of Way*



Vp9	Panoramic View	<b>(Distance 0.92km looking west)</b>
Baseline Description	<p>This is a view from a Public Right of Way, which runs in an east/ west direction and transects the agricultural landscape to the east of the site. This view is representative of potential users of the PRow and demonstrates the panoramic quality of the views which are found in the study area.</p> <p>The landscape has a rural feel to it, with only glimpsed views of Fairford and detached farmsteads possible. The scale of the agricultural field system is larger to the east of the site, with field boundaries formed by hedgerows. There are intermittent mature trees within the hedgerows and small pockets of woodland. Long distance views are possible over the Coln River and beyond Fairford. Glimpsed views of the school, business and leisure facilities, along Leafield Road, are possible from this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond the agricultural fields, in the foreground, and in front of the school, business centre and leisure facilities. There exists the potential for residents to have glimpsed views of the proposals from this location.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.</p>	
Type of Effect	<p>The development would result in a barely perceptible change in the existing view and may be indistinct to the observer due to the scale of the panoramic view, distance and interceding vegetating.</p>	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Very small
<b>Significance of Effect</b>		<b>Minor – Not significant</b>



Viewpoint 10: View from un-named road leading to Farhill Farm



Vp10	Panoramic View <b>(Distance 1.18km looking south west)</b>	
Baseline Description	This is a view from an un-named road leading to Farhill Farm which runs in a north east/ south west direction, to the north east of the site. This view was selected as Farhill Farm is a listed building within the ZTV and is representative of residents of the farm.  The landscape is rural in feel, with only detached farmsteads visible.	
Predicted change	From this viewpoint the proposals will be set beyond a number of fields which exist between the site and this location. Due to a combination of topography, scale and distance of view and interceding vegetation no change would be appreciated.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Type of Effect	The development would not cause a change to the existing view.	
Assessment	Sensitivity	Residents - High
	Magnitude	Negligible
<b>Significance of Effect</b>		<b>Negligible – Not significant</b>



Viewpoint 11: *View from Hatherop Road*



Vp11	Panoramic View <b>(Distance 1.13km looking south west)</b>	
Baseline Description	This is a view from Hatherop Road which runs in a north/ south direction and connects Fairford (to the south) and Netherton (to the north). This view was selected as road is the closest publicly accessible location to Lea Wood, which is replanted ancient woodland within the ZTV and is representative of road users.  The landscape is rural in feel, with only detached farmsteads visible.	
Predicted change	From this viewpoint the proposals will be set beyond a number of fields which sit between the site and this location. Due to a combination of topography, scale and distance of view and interceding vegetation, no change would be appreciated.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Type of Effect	The development would not cause a change to the existing view.	
Assessment	Sensitivity Magnitude	Road users - Medium Negligible
<i>Significance of Effect</i>	<i>Negligible – Not significant</i>	



Viewpoint 12: *View from junction of Leafield Road*



Vp12	Panoramic View <b>(Distance 0.72km looking south east)</b>	
Baseline Description	<p>This is a view from Leafield Road, to the north of the site. Leafield Road travels in a broadly north/ south direction and connects Fairford (to the south) with Quenington (to the north). As the road leaves Fairford the landscape is more rural in feel, with numerous agricultural fields between Fairford and Quenington This view was selected as the road is the closest publicly accessible location to Lea Wood, a replanted ancient woodland within the ZTV and is representative of road users.</p> <p>The landscape has a rural feel, with only glimpsed views of Fairford and detached farmsteads possible. The scale of the agricultural field system is large, with field boundaries formed by hedgerows. There are intermittent mature trees within the hedgerows and small pockets of woodland in the wider landscape. Long distance views are possible over the agricultural landscape, Fairford and the rising topography to the south of Fairford.</p>	
Predicted change	From this viewpoint the proposals will be set beyond a number of agricultural fields in the foreground. There existing the potential for road users to have glimpsed views of the proposals from this location.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Type of Effect	The development would result in a barely perceptible change in the existing view and may be indistinct to the observer due to the scale of the panoramic view, distance and interceding vegetating.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Very small
<b>Significance of Effect</b>		<b>Minor – Not significant</b>



Viewpoint 13: *View from Public Right of Way*



Vp13	Panoramic View <b>(Distance 1.32km looking north west)</b>	
Baseline Description	This is a view from a Public Right of Way, which meanders through a number of lakes, some of which are designated as SSSIs to the south east of Fairford and within the ZTV. This view is representative of potential users of the PRow and SSSIs.	
	The landscape is rural in feel, with few buildings visible but with nearby roads audible.	
Predicted change	From this viewpoint the proposals will be set beyond the lakes and beyond Fairford. Due to a combination of topography, scale and distance of view and interceding vegetation no change would be appreciated.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Type of Effect	The development would cause no change in the existing view.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
<b>Significance of Effect</b>	<b>Negligible – Not significant</b>	



Viewpoint 14: View from The Garretts/ Fairford Road



Vp14	Panoramic View <b>(Distance 1.18km looking west)</b>	
Baseline Description	<p>This is a view from The Garretts/ Fairford Road, which is a road that runs in a broadly north/ south direction providing connection between Fairford (to the south) and Quenington (to the north). The Garretts runs parallel with Leafield Road with Fairford Park located between the two roads. The Garretts has a number of mixed residential properties which range in architectural style, type and age. There is a Scheduled Monument (Anglo- Saxon Burial Ground) close to this location. This view was selected as it offers panoramic views of Fairford Park, representative of residents within the north western extents of Fairford and a Scheduled Monument.</p> <p>Views of Fairford Park and Fairford are possible from this location. The landscape has a rural feel with glimpsed outwardly looking views over the surrounding agricultural and parkland landscape whilst human activity is evident at this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond Fairford Park, the school, business centre and leisure facilities which sit between the site and this location. Due to a combination of topography, scale and distance of view and interceding vegetation no change would be appreciated.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.</p>	
Type of Effect	<p>The development would cause no change in the existing view.</p>	
Assessment	Sensitivity	Residents - High
	Magnitude	Negligible
<b>Significance of Effect</b>		<b>Negligible– Not significant</b>



Viewpoint 15: *View from Park Street*



Vp15	Panoramic View <b>(Distance 0.5km looking north east)</b>	
Baseline Description	This is a view from Park Street, a street close to the centre of Fairford and is bound along its northern edge by a stone wall, which is characteristic of Fairford and Fairford Park. This view is representative of the potential views of residents and users of town amenities in the local area.	
	The landscape is suburban in feel, with detached and semi-detached residential dwellings that have small front gardens with hedgerow boundaries and trees. There are areas of open space dotted throughout Fairford which provide space for large parkland scale trees and contribute to the suburban feel of the landscape.	
Predicted change	From this viewpoint the proposals will be set beyond the wall in the foreground, and also beyond a number of fields. Due to a combination of topography, scale and distance of view and interceding vegetation no change would be appreciated.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Type of Effect	The development would cause no change in the existing view.	
Assessment	Sensitivity	Residents - High
	Magnitude	Negligible
<b>Significance of Effect</b>		<b>Negligible– Not significant</b>



Viewpoint 16: *View from junction of Fairford Road and Public Right of Way*



Vp16	Panoramic View	<b><i>(Distance 1.35km looking east)</i></b>
Baseline Description	<p>This is a view from the junction of a PRow and Fairford Road which leads on from The Garretts and provides connectivity between Fairford (to the south) and Quenington (to the north). The road runs in a broadly north/ south direction and runs parallel with Leafield Road. As the road leaves Fairford the landscape character becomes more agricultural and is rural in feel with numerous fields between Fairford and Quenington This view was selected to represent users of the road and PRow.</p> <p>The scale of the agricultural field system is large, with field boundaries formed by hedgerows. There are intermittent mature trees within the hedgerows and linear pockets of woodland. Long distance views are possible over the agricultural landscape to the west of this location.</p>	
Predicted change	<p>From this viewpoint the proposals will be set beyond a number of agricultural fields and Fairford Park. Due to a combination of topography, scale and distance of view and interceding vegetation no change would be appreciated.</p>	
Magnitude of Change	<p>The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.</p>	
Type of Effect	<p>The development would cause no change in the existing view.</p>	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
<b><i>Significance of Effect</i></b>		<b><i>Negligible – Not significant</i></b>



Viewpoint 17: *View from Fairford Park (permissive path)*



Vp17	Panoramic View <b>(Distance 0.76km looking east)</b>	
Baseline Description	This is a view from the permissive path, which runs through Fairford Park along the edges of the Coln River and within the Coln valley. This view is representative of the potential views of users of the permissive path.	
	The landscape has a rural feel. Long distance views are possible over the agricultural landscape to the west of this location.	
Predicted change	From this viewpoint the proposals will be set beyond Fairford Park. Due to a combination of topography, scale and distance of view and interceding vegetation no change would be appreciated.	
Magnitude of Change	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character.	
Type of Effect	The development would cause no change in the existing view.	
Assessment	Sensitivity	Permissive path users - High
	Magnitude	Negligible
<b>Significance of Effect</b>		<b>Negligible – Not significant</b>

## Summary of Visual Impacts and Significance

*Table 12 Summary of Visual Significance of Effect for Operational Stage*

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect
1	Junction of Leafield Road and PRow	Residents, road and PRow users	High	Medium	<b>Major/moderate</b>
2	PRow	Residents and PRow users	High	Small	Moderate
3	PRow	Residents and PRow users	High	Small	Moderate
4	Junction of Hatherop Road and PRow	PRow and road users	High	Small	Moderate
5	Junction of Hatherop Road and PRow	PRow and road users	High	Small	Moderate
6	PRow	PRow users	High	Medium	<b>Major/moderate</b>
7	Junction of Leafield Road and PRow	PRow and road users	High	Medium	<b>Major/moderate</b>
8	Leafield Road (site frontage)	Road users and users public amenities	High	Medium	<b>Major/moderate</b>
9	PRow	PRow users	High	Very small	Minor
10	Un-named road leading to Farhill Farm	PRow users	High	Negligible	Negligible
11	Hatherop Road	Road users	Medium	Negligible	Negligible
12	Leafield Road	Road users	Medium	Very Small	Minor
13	PRow	PRow users	High	Negligible	Negligible
14	The Garretts/ Fairford Road	Residents	High	Negligible	Negligible
15	Park Street	Residents	High	Negligible	Negligible
16	Junction of Fairford Road and PRow	PRow users	High	Negligible	Negligible
17	Fairford Park	Permissive path users	High	Negligible	Negligible

*Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2015*

## 11.0 Mitigation and Recommendations for Development

11.1 Development is to be in line with Fairford Town Councils emerging Neighbourhood Plan 2016 -2031, which includes the following:

- Proposals for housing development of up to 80 homes;
- The layout and landscape scheme incorporate appropriate measures to mitigate the visual effects of development on the countryside on its western, northern and eastern site boundaries;
- The layout retains and improves the existing hedgerows and divides the land into at least three distinct development parcels;
- The scheme provides one or more areas of publicly accessible open space, including a children's play area and a community garden/allotments;
- The layout safeguards the potential for vehicular, pedestrian and cycle access connecting Leafield Road to Hatherop Road;
- The scheme incorporates measures to contain and attenuate surface water.

11.2 In addition to the above the following approaches should be adopted for the sites mitigation strategy.

11.3 The scale of the development should be limited to 2.5 storey to retain the same skyline to views from the local landscape. The sizes of the units should also be similar to the existing adjacent properties which are found to the south of the site.

11.4 Development should be kept back from the site boundaries to allow for boundary planting and visual barrier elements to minimise the potential impact of built form. This should be at least 5m in order to provide space for structure and parkland scale tree planting which will provide visual mitigation along the boundaries with space to allow large trees to mature. Trees species are to be selected which reflect the local character and are to be a combination of native and naturalised specimens which are found within the adjacent hedgerows and Fairford Park.



11.5 Materials that form the external envelope and roof of the buildings to match the surrounding existing palette, for example, natural limestone or limestone aggregate. These colours will also have a more subtle impact on the landscape.

11.6 Include landscape features which are characteristic to the location, including:

- Limestone walls,
- Black estate style fencing,
- Mixed native hedgerows,
- Intermittent pockets of tree planting and open space,
- Ditches which could provide surface water attenuation, with appearance of field ditches,
- Structure planting along boundaries to be native in species mix, with parkland style planting located internal from the site.
- Front and rear gardens, with driveways to emulate the gardens within adjacent existing residential areas. Garden spaces to include a mixed of ornamental plants with a planting palette derived from the study area.

11.7 Maintain outwardly looking views over the surrounding landscape, at key locations.

11.8 Existing trees and hedgerows are to be retained and inter-planted with appropriate native species to create dense vegetative feature along all site boundaries. This will reduce the impact of vehicular lighting and ground floor lighting within the local area.

11.9 New woodland to be planted within the northern extents of the site to mitigate views from adjacent Public Right of Way.

## 12.0 Summary of Residual Impacts and Significance

### Summary of Residual Landscape and Visual Effects

12.1 While the visual assessment has looked, where necessary, at both the construction stage and operational stage separately the residual impacts will only cover the operational stage since:

- The construction stage is temporary;
- Any planting mitigation will take some years to become effective.

12.2 The most successful mitigation will be the development of a substantial landscape framework to reinforce the existing retained hedges and trees. This additional visual barrier effect will reduce the visibility of the development to form either inconspicuous minor elements within the view or that no part of the development would be appreciated. The reassessment of visual impacts has been taken after this 15 year period following the start of the operational stage. In this time span any tree planting will have grown to over 8m high and any hedge planting, for example, will have now become a dense managed hedgerow.

### Landscape Character

12.3 With the introduction of new residential development into this part of Fairford and at the same time, the introduction of landscape management objectives including the introduction of further structure tree planting, the overall magnitude of landscape character impact is assessed as still being medium, since in accordance with Table 5 the development would give rise to a loss or alteration to one or more key landscape elements but may not be considered to be substantially uncharacteristic when set against the attributes of this receiving landscape. Assessed against a landscape character that has been determined to have a medium sensitivity, and a magnitude of change assessed as medium the Significance of Effect will remain as moderate.

## Visual Impact

### 12.4 Within a 15-year assessment period;

- New hedging and vegetation boundaries will be well established and will have been managed at heights that provide more effective visual barrier.
- Planting to reinforce the existing vegetation will provide denser effective winter visual barrier.
- The tree belts and occasional hedge trees will also now be 8+ metres high.
- Materials that form the external envelope and roof of the buildings will have 'weathered' and have more subdued tones.

12.5 These mitigation measures would help limit views of the development and therefore alter and reduce some of the magnitudes of visual change from the established viewpoints.

*Table 13 Summary and comparison of Residual Visual Significance of Effects*

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect	Magnitude of Change	Significance of Visual Effect
				Operational Stage		Residual Stage	
1	Junction of Leafield Road and PRoW	Residents, road and PRoW users	High	Medium	<b>Major/ moderate</b>	Medium	<b>Major/ moderate</b>
2	PRoW	Residents and PRoW users	High	Small	Moderate	Small	Moderate
3	PRoW	Residents and PRoW users	High	Small	Moderate	Small	Moderate
4	Junction of Hatherop Road and PRoW	PRoW and road users	High	Small	Moderate	Very small	Moderate
5	Junction of Hatherop Road and PRoW	PRoW and road users	High	Small	Moderate	Very small	Moderate
6	PRoW	PRoW users	High	Medium	<b>Major/ moderate</b>	Small	Moderate
7	Junction of Leafield Road and PRoW	PRoW and road users	High	Medium	<b>Major/ moderate</b>	Medium	<b>Major/ moderate</b>
8	Leafield Road (site frontage)	Road users and users public amenities	High	Medium	<b>Major/ moderate</b>	Medium	<b>Major/ moderate</b>
9	PRoW	PRoW users	High	Very small	Minor	Very small	Moderate
10	Un-named road leading to Farhill Farm	PRoW users	High	Negligible	Negligible	Negligible	Negligible
11	Hatherop Road	Road users	Medium	Negligible	Negligible	Negligible	Negligible
12	Leafield Road	Road users	Medium	Very Small	Minor	Negligible	Negligible

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect	Magnitude of Change	Significance of Visual Effect
13	PRoW	PRoW users	High	Negligible	Negligible	Negligible	Negligible
14	The Garretts/ Fairford Road	Residents	High	Negligible	Negligible	Negligible	Negligible
15	Park Street	Residents	High	Negligible	Negligible	Negligible	Negligible
16	Junction of Fairford Road and PRoW	PRoW users	High	Negligible	Negligible	Negligible	Negligible
17	Fairford Park	Permissive path users	High	Negligible	Negligible	Negligible	Negligible

*Significance of Effects indicated in bold are considered Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2015*

## 13.0 Conclusion

### Landscape Character

- 13.1 The site does not fall within any statutory designations, but there are numerous landscape designations within the study area and ZTV including Area of Outstanding Natural Beauty, Scheduled Monuments, SSSIs, Listed Buildings and Ancient/ Replanted Ancient Woodland. Due to the distance between the designations, topography and interceding vegetation the site will not have an impact on the character of this designations.
- 13.2 The NCA of relevance to the study area, the site and its vicinity is located within NCA 108: Upper Thames Clay Vales, in close proximity to the study area is NCA 107: Cotswold. The site and the study area displays a number of characteristics which have been identified within this National Character Areas.
- 13.3 The Assessment of Landscapes outside the Cotswolds Area of Outstanding Natural Beauty was commissioned by Cotswold District Council, published in June 2000. The study classified sub-regional Landscape Character Areas, the site falls into CLD3: Ampney to Southrop Dislope and displaces a number of sub-regional characteristics.
- 13.4 The landscape character has assessed as having medium sensitivity to this form of development.

### *Construction Stage*

- 13.5 For the proposed site itself during the construction stage and with the retention of the main important landscape features such as the boundary hedgerow, it is assessed to be subject to a medium magnitude of change, due to the partial loss of or alteration to one or more key elements or features, and the introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction of the proposal is assessed to be moderate. This assessment of landscape effect is not classified as 'significant'.

### *Operational Stage*

- 13.6 It has been assessed that a minor loss of key landscape elements and the introduction of elements that may be prominent but not uncharacteristic will occur and the subsequent landscape effects are considered not significant in planning terms.

### *Residual Significance of Landscape Effects*

- 13.7 All viewpoints are from public accessible areas and have been specifically chosen to represent certain views or users of certain views. These include footpaths, residential areas, points of interest (including sites identified by landscape designations) and roads. This is determined to have no significant residual effects.

## Visual Effects

- 13.8 All viewpoints are from publicly accessible areas and have been specifically chosen to represent certain views or users of certain views. Viewpoints chosen include footpaths, settlements and roads that fall within the ZTV.

### *Construction Stage*

- 13.9 The introduction of construction features and facilities, construction lighting, together with general construction activities for large scale projects will not be unfamiliar or uncommon features in the local landscape.
- 13.10 With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a medium magnitude of change.
- 13.11 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (residents and users of PRow). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Major/Moderate (i.e. 'Significant').

### *Operational Stage*

- 13.12 The visual impact assessment has identified a number of significant visual effects. In particular viewpoints 1, 6, 7 and 8 where existing visual barriers created by topographical and vegetation features are minimal. These viewpoints are also within close proximity to the site boundary.
- 13.13 This is primarily due to the scale of the proposals being considered noticeable even though it would not affect the quality or character of the view.



13.14 For the majority of the receptors the assessment has found that while parts of the development are visible such views are glimpsed and would not have significant visual effects in planning terms.

*Residual Significance of Visual Effects*

13.15 With heights of these structures being up to 9m, the mitigation planting will provide visual barriers to the entire site. Three viewpoints, 1, 7 and 8 will have residual significant visual effects. On this basis the residual impact assessment is expected, as a worst case, to have 'Significant' visual effects.

13.16 When seen within the context of the wider landscape, from most viewpoints, the proposals are less noticeable and would consequently have visual effects that are not considered 'Significant'.

13.17 However, from nearby views, the site would remain noticeable with little visual barrier effect from either mitigation planting or its juxtaposition with Public Rights of Way. In these views the significance of visual effect would remain 'Significant' in planning terms.

## 14.0 Appendices

Appendix A - Glossary of Terms

Appendix B - Sources of information

Appendix C - Policy

Figure 1 - Ordnance Survey Map

Figure 2 - Aerial Photography

Figure 3 – Zone of Theoretical Visibility

Figure 4 – Viewpoint Locations

Figure 5 – Statutory Designation Plan

Figure 6 – Site Plan

Figure 7 – Proposed Layout

## APPENDIX A - Glossary of terms

<b>Analysis (landscape)</b>	The process of breaking the landscape down into its component parts to understand how it is made up.
<b>Assessment (landscape)</b>	An umbrella term for description, classification and analysis of landscape.
<b>Biodiversity</b>	The concept of variety in all species of plants and animals through which nature finds its balance.
<b>Classification</b>	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
<b>Compensation</b>	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
<b>Constraints map</b>	Map showing the location of important resources and receptors that may form constraints to development.
<b>Countryside</b>	The rural environment and its associated communities (including the coast)
<b>Cumulative Effects</b>	The summation of effects that result from changes cause by a development in conjunctions with other past, present or reasonably foreseeable actions.
<b>Diversity</b>	Where a variety of qualities or characteristics occurs.
<b>“Do nothing situation”</b>	Continued change/evolution of landscape or of the environment in the absence of the proposed development.
<b>Element</b>	A component part of the landscape (for example, roads, hedges, woods)
<b>Enhancement</b>	Landscape improvement through restoration, reconstruction or creation.
<b>Environment</b>	Our physical surroundings including air, water and land.

<b>Environmental appraisal</b>	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
<b>Environmental fit</b>	The relationship of a development to identified environmental implications opportunities and constraints in setting.
<b>Environmental Impact Assessment</b>	The evaluation of the effects on the environment of particular development proposals
<b>Field pattern</b>	The pattern of hedges and walls that define fields in farmed landscapes.
<b>Geographical Information System</b>	Computerised database of geographical information that can easily be updated and manipulated.
<b>Heritage</b>	Historical or cultural associations.
<b>Indirect impacts</b>	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
<b>Landcover</b>	Combinations of land use and vegetation that cover the land surface.
<b>Landform</b>	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
<b>Landscape capacity</b>	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
<b>Landscape character</b>	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

<b>Landscape character type</b>	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.
<b>Landscape effects</b>	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
<b>Landscape evaluation</b>	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
<b>Landscape factor</b>	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
<b>Landscape feature</b>	A prominent eye-catching element, for example, wooded hilltop or church spire.
<b>Landscape quality (or condition)</b>	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
<b>Landscape resource</b>	The combination of elements that contribute to landscape context, character and value.
<b>Landscape sensitivity</b>	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
<b>Land use</b>	The primary use of the land, including both rural and urban activities.
<b>Landscape value</b>	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.

<b>Magnitude</b>	A combination of the scale, extent and duration of an effect.
<b>Methodology</b>	The specific approach and techniques used for a given study.
<b>Mitigation</b>	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
<b>Perception (of landscape)</b>	The psychology of seeing and possibly attaching value and/or meaning to landscape.
<b>Precautionary principle</b>	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
<b>Preference</b>	The liking by people for one particular landscape element, characteristic or feature over another.
<b>Quality</b>	See <b>Landscape quality</b>
<b>Receptor</b>	Physical landscape resource, special interest or viewer group that will experience an effect.
<b>Regulatory authority</b>	The planning or other authority responsible for planning consents or project authorisation (synonymous with determining authority).
<b>Scenario</b>	A picture of a possible future.
<b>Scoping</b>	The process of identifying the likely significant effects of a development of the environment.
<b>Sense of place (genius loci)</b>	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
<b>Sensitive/sensitivity</b>	See <b>landscape sensitivity</b>
<b>Sieve mapping</b>	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
<b>Sustainability</b>	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without

compromising the ability of future generations to meet their own needs.

<b>Technique</b>	Specific working process
<b>Threshold</b>	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
<b>Visual amenity</b>	The value of a particular area or view in terms of what is seen.
<b>Visual effect</b>	Change in the appearance of the landscape as a result of development. This can be positive (ie beneficial or an improvement) or negative (ie adverse or a detraction)
<b>Visual envelope</b>	Extent of potential visibility to or from a specific area or feature.
<b>Visualisation</b>	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
<b>Worst-case situation</b>	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
<b>Zone of visual influence</b>	Area within which a proposed development may have an influence or effect on visual amenity.

## APPENDIX B - Sources of Information

The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- Aerial photography;
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale;
- Natural England's National Character Assessments;
- Natural England's online database of landscape designations ([www.magic.gov.uk](http://www.magic.gov.uk));
- Cotswold District Council's published landscape character descriptions;
- Cotswold District Council's The Cotswold Design Code, March 2000;
- Fairford Town Council's emerging Neighbourhood Plan 2016-2031;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.



## APPENDIX C – Policy

Cotswold District Council Local Plan 2001-2011, adopted in April 2006. The majority of the current Local Plan's policies are saved indefinitely or until they are replaced by the emerging Local Plan 2011- 2031 and associated documents.

### Relevant Policies and Titles:

- Policy 8- Special Landscape Areas
- Policy 9- Biodiversity, Geology and Geomorphology
- Policy 10- Trees, Woodlands and Hedgerows
- Policy 13- Development Affecting a Listed Building or its Setting
- Policy 15- Conservation Areas
- Policy 19- Development Outside Development Boundaries
- Policy 34- Landscaped Open Space and Play Areas in Residential Development
- Policy 42- Cotswold District Design Code
- Policy 45- Landscaping in New Development

### Policy 8: Special Landscape Areas

*Within Special Landscape Areas, shown on the Proposals Map and Insets, development that meets the economic and social needs of communities will be permitted provided it does not unacceptably harm the area's landscape character or appearance.*

## Policy 9: Biodiversity, Geology and Geomorphology

### *International Sites*

1. *Development that would affect a European Site, a proposed European Site or a Ramsar site will be subject to the most rigorous examination. Development that is not directly connected with, or necessary to the management, of the site for nature conservation, which is likely to have significant effects on the site (either individually or in combination with other plans or projects) and where it cannot be ascertained that the proposal would not harm the integrity of the site, will not be permitted unless:
  - (a) *there is no alternative solution; and*
  - (b) *there are imperative reasons of over-riding public interest for the development.**
2. *Where the site concerned hosts a priority natural habitat type and/or a priority species, development or land use change will not be permitted unless it is necessary for reasons of human health or public safety or for beneficial consequences of primary importance for nature conservation.*

### *National Sites*

3. *Development in, or that would affect Sites of Special Scientific Interest will be subject to special scrutiny. Where such development would harm the special interest of the site, directly or indirectly, it will not be permitted unless:
  - (a) *there is no alternative solution; and*
  - (b) *there are imperative reasons of overriding public interest for the development.**
4. *Where development is permitted, the authority will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation interest.*

### *Local Sites*

5. *Development that would have an adverse effect on a Local Nature Reserve, a Site of Importance for Nature Conservation or a Regionally Important Geological / Geomorphological Site, will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the substantive nature conservation value of the site.*  
*Where development is permitted, the authority will consider the use of conditions and/or planning obligations to provide appropriate mitigation and compensatory measures.*
6. *Where development is permitted, the authority will consider the use of conditions and/or planning obligations to provide appropriate mitigation and compensatory measures.*

### *Species Protection*

7. *The Council will not permit development that harms, either directly or indirectly, a site supporting any legally protected species or its habitat unless safeguarding measures can be provided through conditions or planning obligations to secure its protection.*  
*Where development is permitted, the Council will require the retention and management of any significant species, habitats and features, or geological sites, whether or not specifically designated as of nature conservation interest. Opportunities should be taken, where possible, to enhance, or create, habitats and populations of species identified as priorities in National, Regional and Local Biodiversity Action Plans, especially where wildlife corridors can be created.*
8. *Where development is permitted, the Council will require the retention and management of any significant species, habitats and features, or geological sites, whether or not specifically designated as of nature conservation interest. Opportunities should be taken, where possible, to enhance, or create, habitats and populations of species identified as priorities in National, Regional and Local Biodiversity Action Plans, especially where wildlife corridors can be created.*

## Policy 10: Trees, Woodlands and Hedgerows

*Development that would destroy or adversely affect a tree or woodland protected by a Tree Preservation Order, or is within a conservation area, will not be permitted unless the removal of the tree(s):*

- (a) would be of benefit to the character or appearance of the area; or*
- (b) is in the interests of good forestry or arboricultural practice.*

*Permission will not be granted for development that would adversely affect Ancient semi-Natural or Ancient Replanted Woodland or Veteran Trees.*

*Hedgerows which are visually, ecologically, or biologically important, or historically or culturally significant, shall be retained unless there are over-riding reasons for their removal.*

## Policy 13: Development Affecting a Listed Building or its Setting

### *Demolition affecting a Listed Building*

- 1. Development proposals involving demolition will only be permitted if it does not harm the character or appearance of a listed building or its setting.*

### *Additions, Extension, Alteration or Change of Use of a Listed Building*

- 2. Development proposals for the alteration, extension or change of use of a listed building, including additions, will be permitted provided it does not harm the building's architectural or historic interest, character, appearance or setting. Development proposals may be permitted where harm is minimal and outweighed by other material factors, in particular the need to renovate the building to ensure its optimum viable use.*
- 3. In areas where limewash or roughcast render are traditional features, their re-introduction on listed buildings will be encouraged provided there is historical evidence that such finishes had previously existed.*

### *Development Affecting the Setting of a Listed Building*

- 4. Development proposals, including the erection of a new building or other structure, or the use of land, will not be permitted where this would harm the character or setting of a listed building.*

## Policy 15: Conservation Areas

*Construction of, alterations to and changes of use of buildings or land, and the display of advertisements within or affecting a conservation area, must preserve or enhance the character or appearance of the area as a whole, or any part of the designated area. Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of a Conservation Area will not be permitted. However, development may be permitted if it can be demonstrated that a proposal can help an Area to remain alive and prosperous without compromising its character or appearance.*

*Proposals for development requiring planning permission and/or Conservation Area Consent will be permitted unless:*

- (a) they result in the demolition or partial demolition of a wall, structure or building, or the replacement of doors, windows or roofing materials, which make a positive contribution to the character or appearance of the Area;*
- (b) the siting, scale, form, proportions, design, colour and materials of any new or altered buildings or advertisements, are out of keeping with the special character or appearance of the Conservation Area in general, or the particular location; or*
- (c) they would result in the loss of open spaces, including garden areas and village greens, which by their openness make a valuable contribution to the character or appearance, or allow important views into or out of the Conservation Area;*

*Existing trees, hedgerows and other features, which are important to the character or appearance of a Conservation Area, will be protected. Within a Conservation Area, any new tree planting or other landscaping work, including surfacing and means of enclosure, shall be in character with the appearance of the Area.*

*Minor householder development that does not adversely affect or obscure historic property boundaries, such as burgage plots, is likely to be acceptable in principle, although cumulative development that adversely affects the area as a whole may not be permitted. Where appropriate, the local authority will seek the reinstatement or enhancement of historic features, such as boundary walls, in association with acceptable development. New dwellings or other substantial structures, particularly those that cover more than one plot, are unlikely to be acceptable.*

## Policy 19: Development Outside Development Boundaries

*Outside Development Boundaries, and subject to Policy GB.1 and policies for site-specific allocations indicated on the Proposals Map and insets, development appropriate to a rural area will be permitted, provided that the proposal relates well to existing development; meets the criteria set out in other relevant policies in the Plan; and would not:*

- (a) result in new-build open market housing other than that which would help to meet the social and economic needs of those living in rural areas;*
- (b) cause significant harm to existing patterns of development, including the key characteristics of open spaces in a settlement;*
- (c) lead to a material increase in car-borne commuting;*
- (d) adversely affect the vitality and viability of settlements; and*
- (e) result in development that significantly compromises the principles of sustainable development.*

## Policy 34: Landscaped Open Space and Play Areas in Residential Development

- P In new residential development, provision may be required for a variety of appropriately located and landscaped open spaces.*
- o The Council may seek a planning obligation to ensure the future maintenance of such spaces.*
- I In new residential developments, provision may be required for children's play areas. On smaller sites where on-site provision is not feasible, a contribution will be sought to improve existing facilities within a reasonable walking distance, or*
- C towards the creation of new play facilities in the area.*

## Policy 42: Cotswold District Design Code

*Development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.*

## Policy 45: Landscaping in New Development

*High standards of appropriate landscaping will be required in all developments. Any attractive, existing landscape features, such as trees, hedgerows, walls (especially dry-stone), ponds, streams, and other wildlife habitats should be retained and integrated into all landscaping schemes.*

*Any proposals for landscaping, particularly windbreaks, tree belts, screen planting or bunding, shall not significantly adversely affect views of the wider landscape from public vantage points.*

*Where a development site contains, or is bounded by, Cotswold dry-stone or other walls, whatever their condition, every effort should be made to protect and repair them, re-using local stone wherever possible, as part of the development proposal.*

*In locations where Cotswold dry-stone walls are characteristic, especially within Conservation Areas and the Cotswolds Area of Outstanding Natural Beauty, new dry-stone walls, of an appropriate type, height and style, may be required for the boundaries and means of enclosure for new development, especially where boundaries are adjacent to highways, public footpaths or in prominent locations, re-using local stone wherever possible.*

## Fairford Town Councils emerging Neighbourhood Plan 2016 -2031

Fairford Town Council has prepared a Neighbourhood Plan, yet to be adopted, with the following relevant policies and titles:

### Heritage Assets

8c: Stone Gate Pillars (Leafield Road)

8b: Stone Gate Pillars (Lovers Walk)

### Fairford Park:

The gardens of Fairford Park were included in the landscaping of the park in the 1780s by William Eames. The house was demolished after WW2 but elements of the park remain and form one of the most unique features of Fairford: the southern end of the open parkland (photograph opposite) forms the northern boundary of the High Street, bringing the pastoral landscape right into the centre of the town. It lies within the Special Landscape Area.

### The Cascades:

The Cascades (part of 'the wilderness') are notable remnants of the Pleasure Gardens of Fairford Park, laid out by William Eames in the 1790s. The Cascades themselves had already been constructed in 1757. They form part of the Pitham Brook permissive footpath and are frequently visited and admired by walkers.

## FNP 16: Delivering New Homes at Leafield Road

The Neighbourhood Plan allocates land off Leafield Road, as shown on the Policies Map, for residential development and educational uses.

Proposals for housing development of up to 80 homes will be supported, provided they are accompanied by a masterplan for the whole site, which has regard to the following key principles:

- The scheme is not commenced until the necessary upgrade and improvements to the local utilities infrastructure are completed, as provided for by Policy FNP7;
- Land within the site on the Leafield Road frontage is made available on request to provide for education uses comprising buildings, car parking/school bus drop off-on/turnaround facilities and ancillary structures to meet the long-term needs of the adjoining schools;
- The layout and landscape scheme incorporate appropriate measures to mitigate the visual effects of development on the countryside on its western, northern and eastern site boundaries;
- The layout retains and improves the existing hedgerows and divides the land into at least three distinct development parcels;
- The scheme provides one or more areas of publicly accessible open space, including a children's play area and a community garden/allotments;
- The layout safeguards the potential for vehicular, pedestrian and cycle access connecting Leafield Road to Hatherop Road;
- Provision is made for the delivery of self-build plots in line with development plan policy; and
- The scheme incorporates measures to contain and attenuate surface water either within the site boundary or on other land within the control of the applicant as deemed necessary by the flood risk management strategy.



This policy allocates developable land at Leafield Road for a housing scheme to meet the District's housing needs once essential utilities works have been completed in the local area.

The local community is very concerned that the schools and nurseries will not be able to absorb the significant additional demand from new pupils of the 450 homes built/consented in the town since 2012. Beyond the planned works on the existing campus on the opposite side of Leafield Road, the proposed scheme will enable the release of sufficient land within the site on its frontage to plan for the long term expansion of school facilities

However, in the interest of community cohesion and convenience for families, plus environmental considerations such as reducing car journeys, even if the additional houses are outside the immediate catchment area it would be beneficial for the children to attend their local school. Failure to achieve this could isolate people living in new development. The land is the only sensible means by which the schools facilities can grow, without finding a completely different site for their relocation, which is not seen as desirable or financially viable.

The land is in private ownership but has been made available for these purposes. Indeed, the social benefit is an essential part of the justification for supporting the allocation of land for housing development. The policy therefore requires that this land is made available for education purposes on the request of the relevant bodies, if necessary prior to the commencement of the housing scheme.

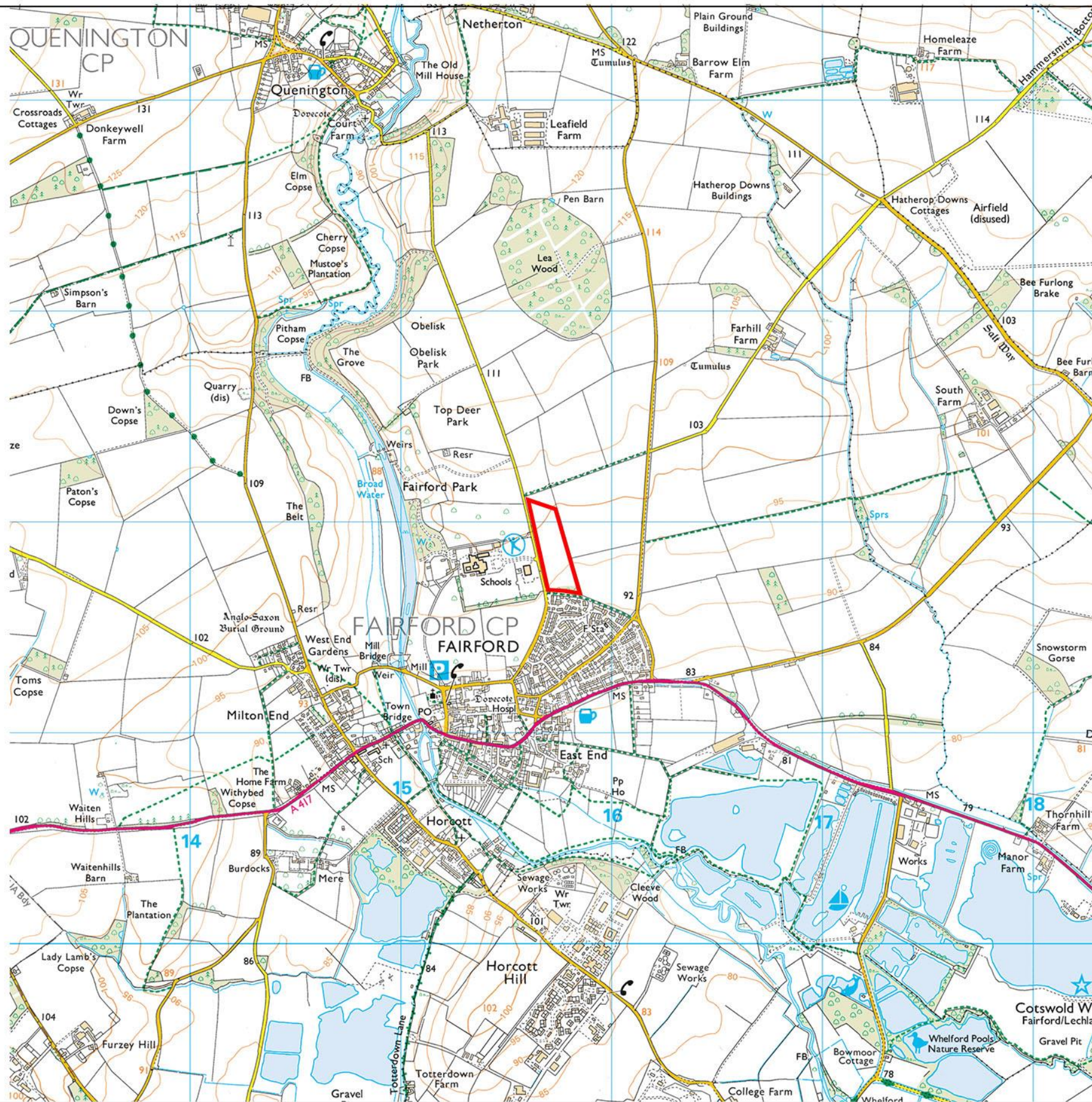
The utilities works are not currently committed but Thames Water has confirmed that provision will be made for them in its business plan. Although this will mean that the scheme is unlikely to be able to contribute to meeting the District's five year supply of housing at 2017, it is expected to come forward during the plan period as the land is developable in all other respects. As it is, given the town is in the middle of a significant new building programme of around 450 houses.

Although the land comprises green fields on the edge of the town, the land does not have any special sensitivity to development and it is considered a more sustainable way for the town to grow to locate new homes closer to the schools and away from the most sensitive historic buildings and landscapes to the west and south of the town.

Finally, the policy acknowledges that there may be the potential to continue to grow the town further in this direction beyond the plan period. It therefore requires that the layout of the housing and education schemes allows for reserved access through the site to enable a connection to be achieved between Leafield Road and Hatherop Road at some point in the future.

Discussions have been undertaken with the site owners regarding the implementation of this policy and a letter of agreement is to be drafted. The scheme is not necessary to meet local needs within the next five years.





**LEGEND**



Site boundary



Client: Gleeson Strategic Land	
Scheme: Land East of Leafield Road, Fairford	
Drawing: Ordnance Survey Plan	Figure No: 1
ACD Ref: GLEE21132	
Scale: NTS@A3	Drawn: PF
	Checked: JPF







LEGEND



Site boundary



Image supplied by Google Maps  
<https://maps.google.co.uk/>  
Accessed 10/03/2017

Client: Gleeson Strategic Land

Scheme: Land East of Leaffield Road, Fairford

Drawing: Aerial Photograph

Figure No: 2

ACD Ref: GLEE21132

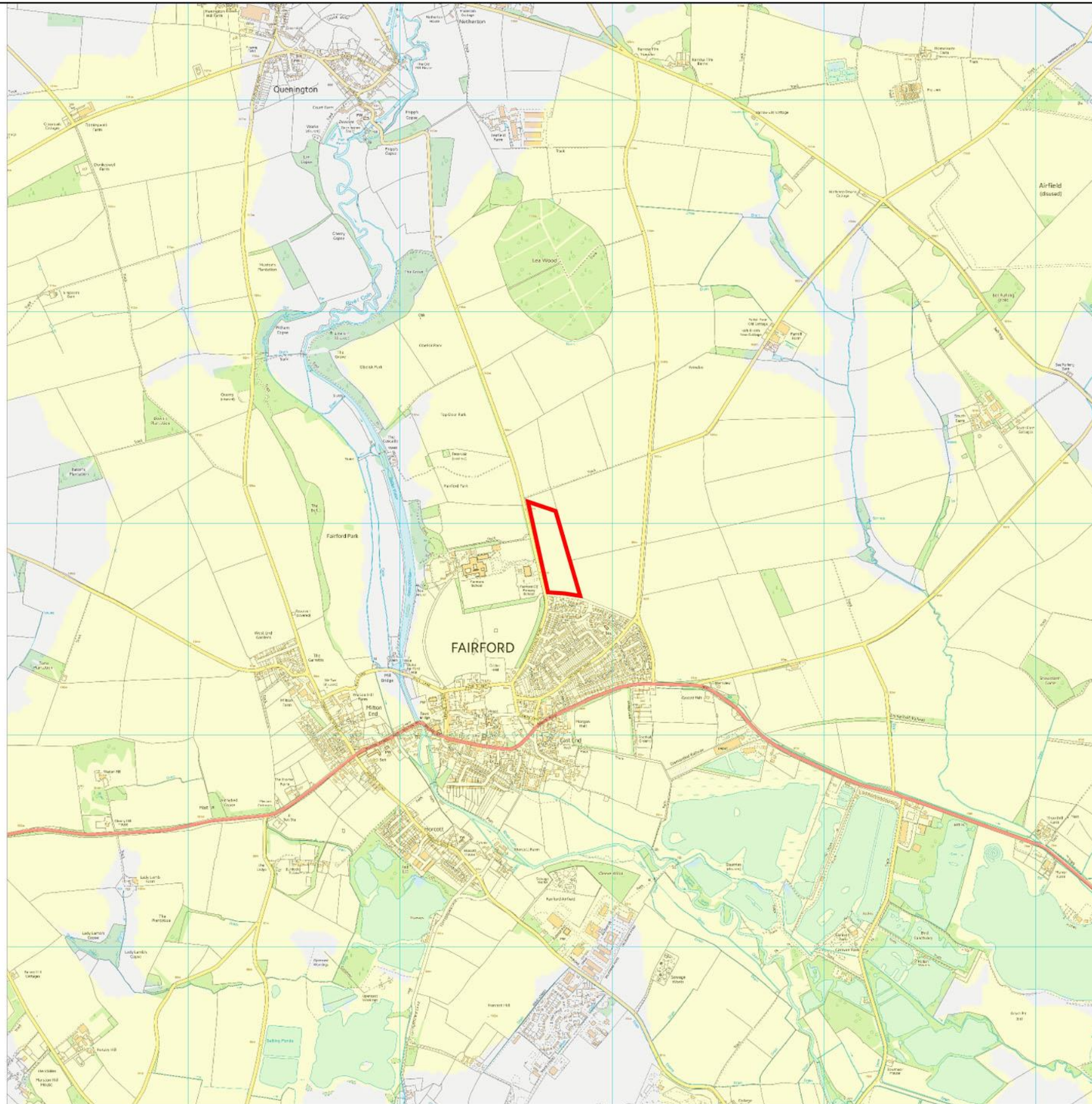
Scale: NTS@A3

Drawn: PF

Checked: JPF







**LEGEND**



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Client: Gleeson Strategic Land

Scheme: Land East of Leafield Road, Fairford

Drawing: Zone of Theoretical Visibility

Figure No: 3

ACD Ref: GLEE21132

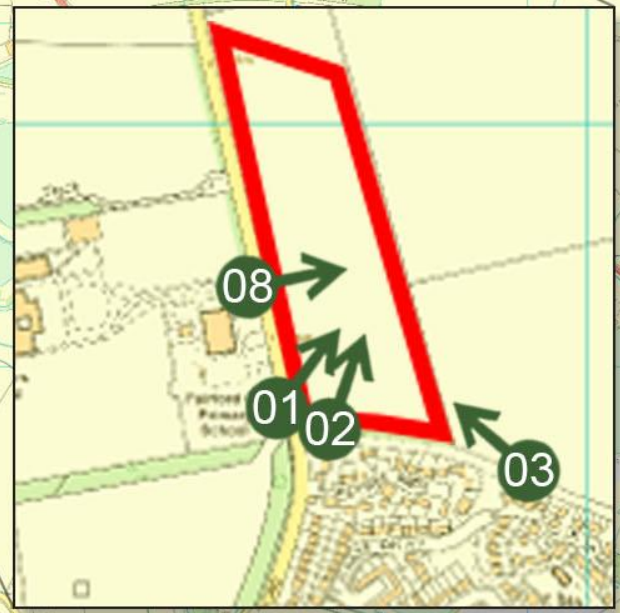
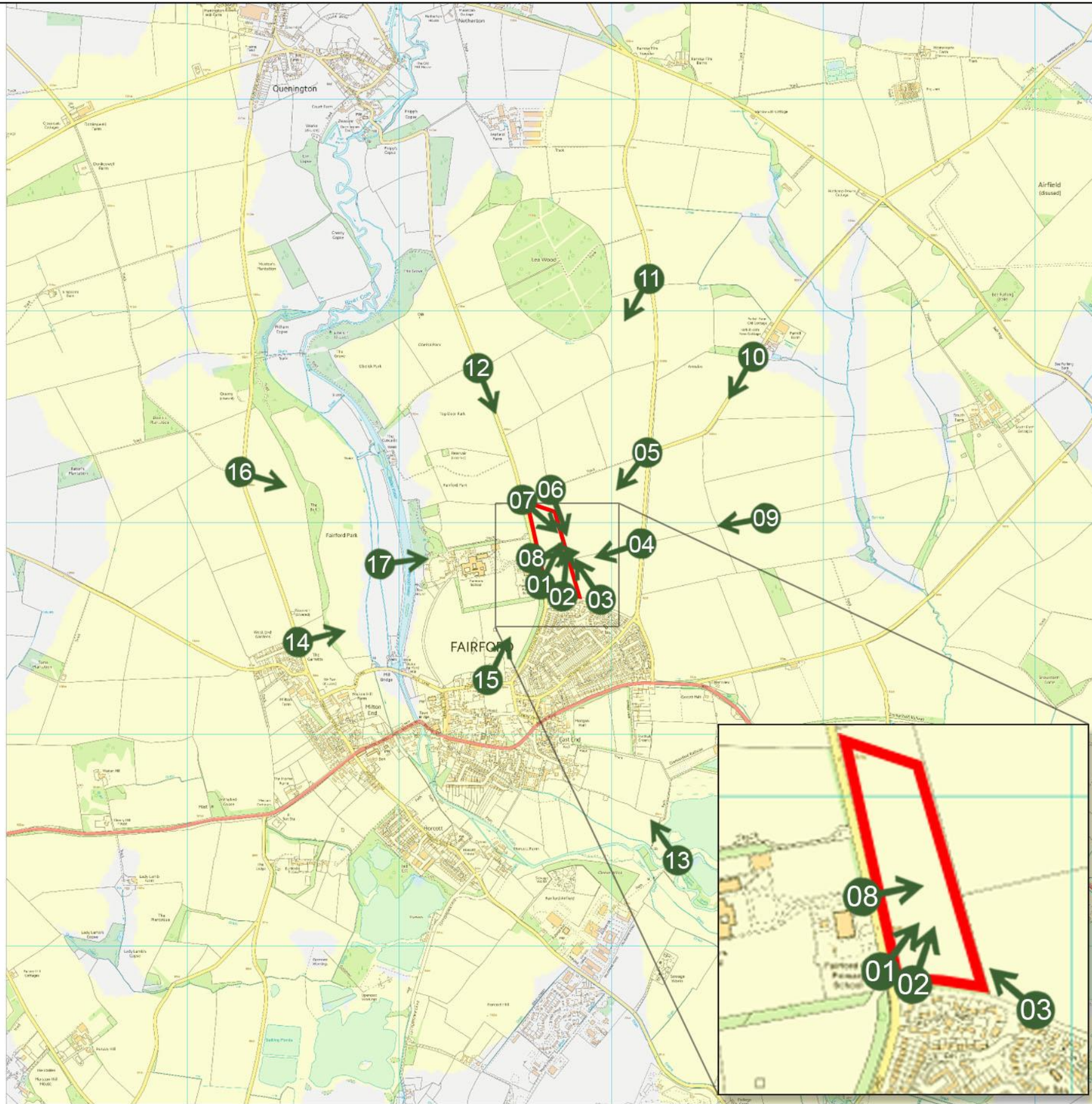
Scale: NTS@A3

Drawn: PF

Checked: JPF







**LEGEND**



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

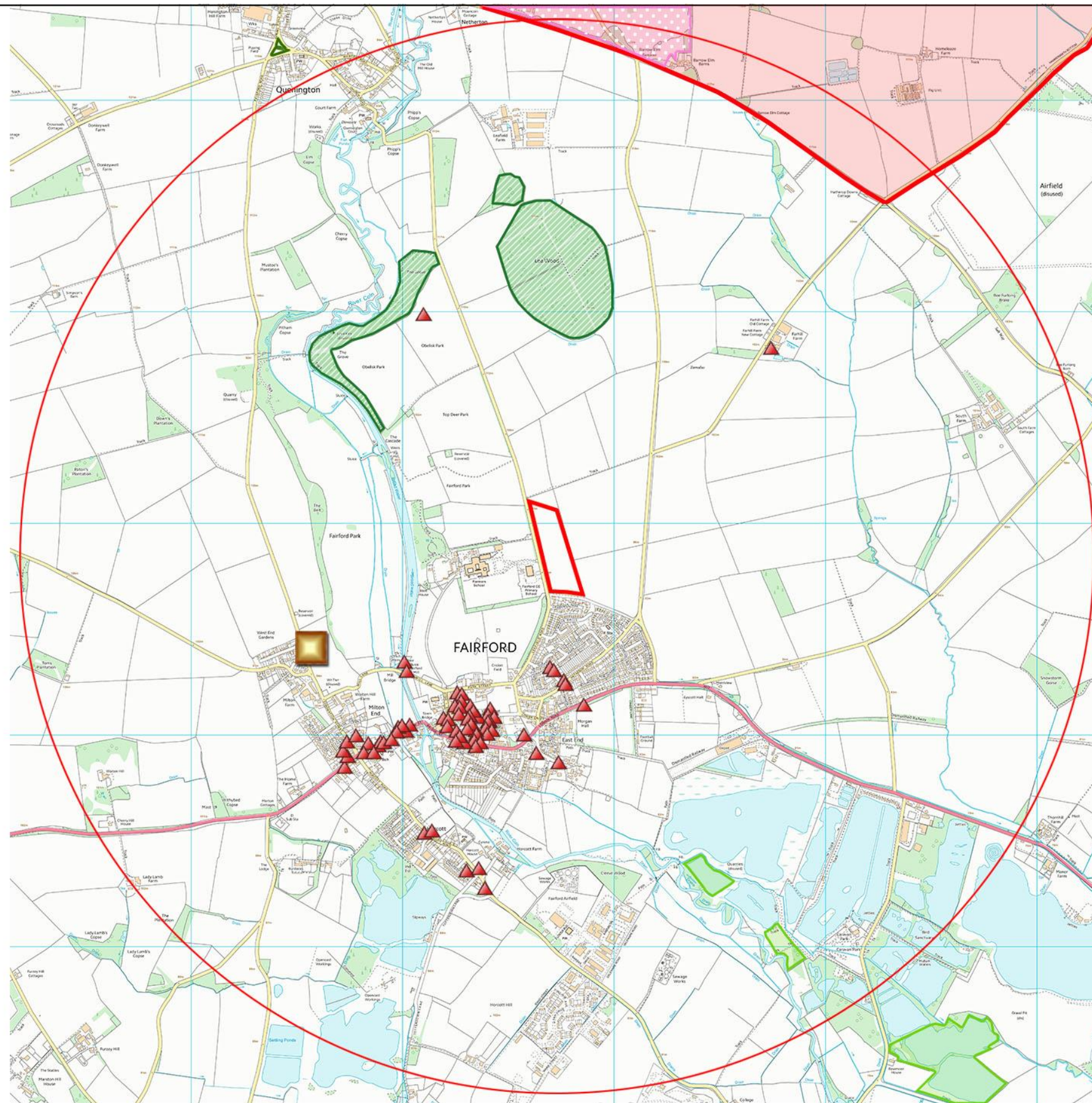
NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.












Client: Gleeson Strategic Land		
Scheme: Land East of Leafield Road, Fairford		
Drawing: Viewpoint Location Plan	Figure No: 4	
ACD Ref: GLEE21132		
Scale: NTS@A3	Drawn: PF	Checked: JPF







**LEGEND**

-  Site Boundary
-  2.5km Radius
-  Registered commonland
-  SSSI (Sites of special scientific interest)
-  Scheduled monuments
-  Listed buildings (Within 2000m approx.)
-  Registered parks and gardens
-  Ancient woodland
-  AONB (Areas of outstanding natural beauty)



Client: Gleeson Strategic Land		
Scheme: Land East of Leafield Road, Fairford		
Drawing: Designations Plan	Figure No: 5	
ACD Ref: GLEE21132		
Scale: NTS@A3	Drawn: PF	Checked: JPF





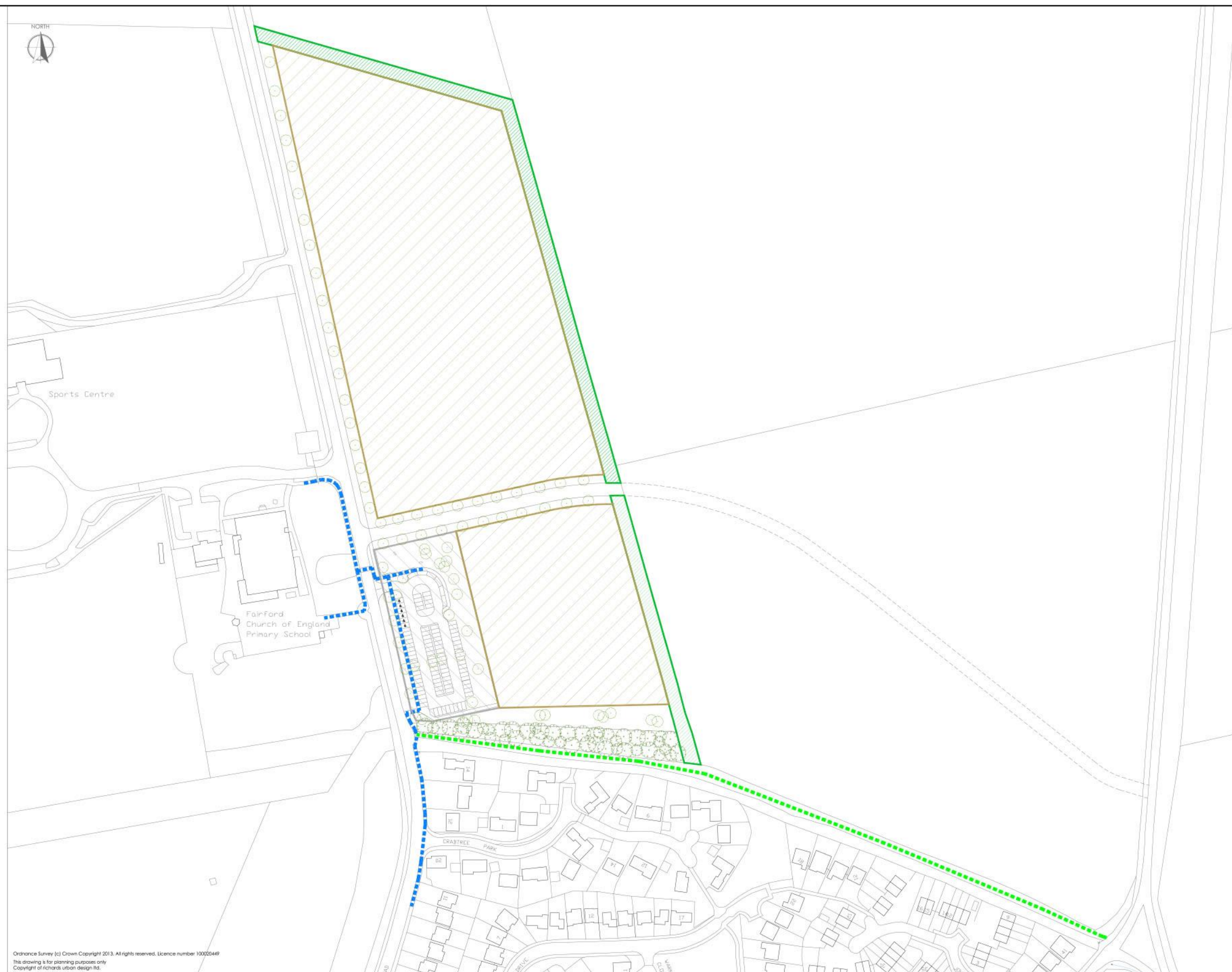
**LAND EAST OF LEAFIELD ROAD, FAIRFORD**

Drawing  
Site plan

Date: 23.08.16 Scale: 1:1250@A1 Drawing no: 1216.02



-  Site extents
-  Car parking / drop off area
-  Proposed housing area
-  Strategic planting
-  High quality landscape edges
-  Existing Right of Way
-  New pedestrian links



Ordnance Survey (c) Crown Copyright 2013. All rights reserved. Licence number 100020449  
This drawing is for planning purposes only  
Copyright of richards urban design ltd

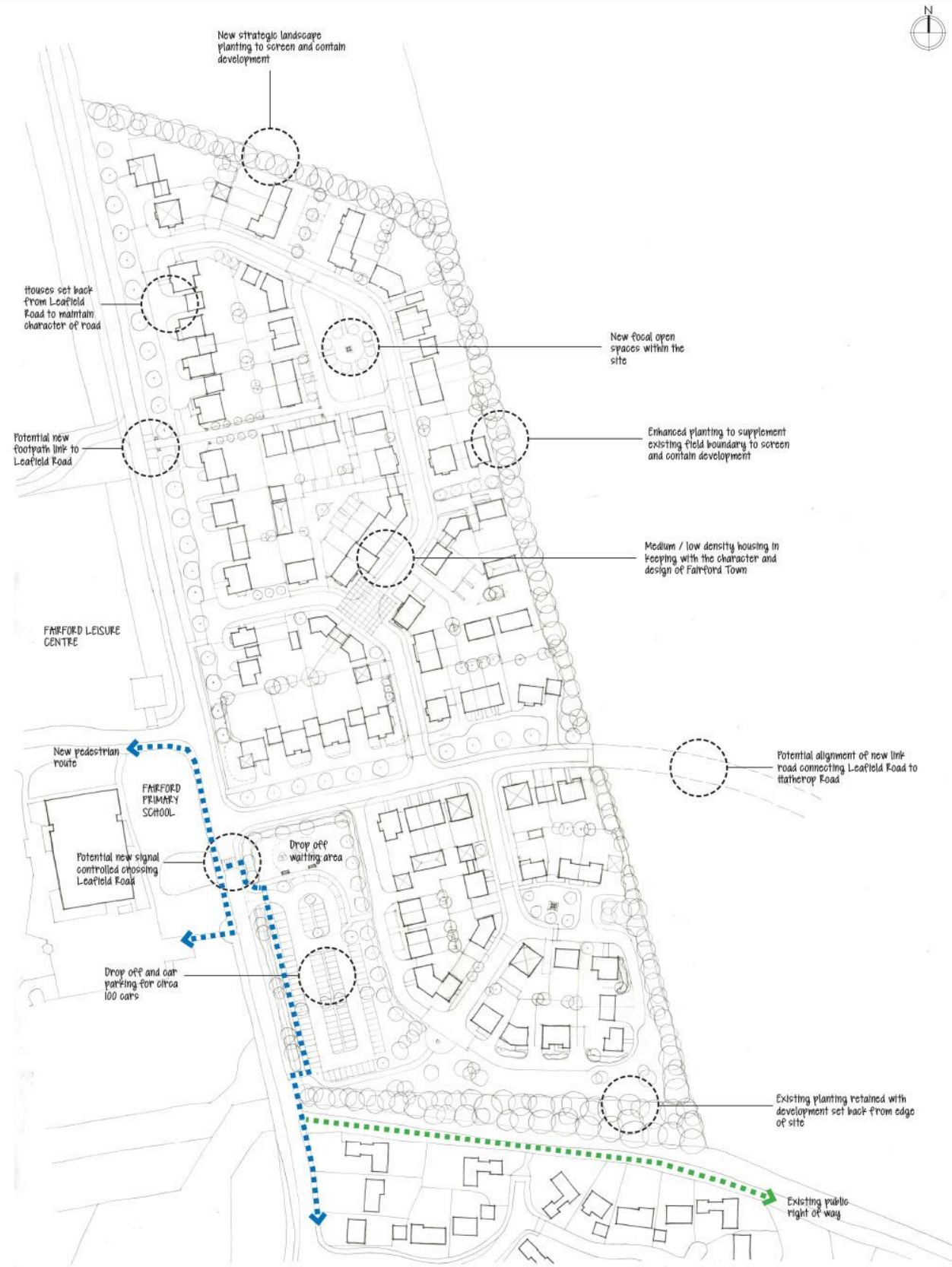
**richards**  
urban design  
[richardsurban design.co.uk](http://richardsurban design.co.uk)



Client: Gleeson Strategic Land		
Scheme: Land East of Leafield Road, Fairford		
Drawing: Site Plan		Figure No: 6
ACD Ref: GLEE21132		
Scale: NTS@A3	Drawn: PF	Checked: JPF







**Land east of Leaffield Road, Fairford**

Sketch site layout plan (DRAFT)

24.08.16 SCALE 1:1000@A2



Client: Gleeson Strategic Land		
Scheme: Land East of Leaffield Road, Fairford		
Drawing: Proposed Layout	Figure No: 7	
ACD Ref: GLEE21132		
Scale: NTS@A3	Drawn: PF	Checked: JPF





**Head Office**

Rodbourne Rail Business Centre  
Grange Lane  
Malmesbury  
SN16 0ES  
Tel: 01666 825646

**Surrey Office**

Courtyard House  
Mill Lane  
Godalming  
GU7 1EY  
Tel: 01483 425714

**Hampshire Office**

Suite 6  
Crescent House  
Yonge Close  
Eastleigh  
SO50 9SX  
Tel: 02382 026300

**Cambridgeshire Office**

9 Brownlow Road  
Cambridge  
CB4 3NG  
Tel: 07825 868654

Email:

Website: [www.acdenvironmental.co.uk](http://www.acdenvironmental.co.uk)

**ECOLOGICAL SURVEYS \* PROTECTED SPECIES LICENSING \* MITIGATION \* IMPACT ASSESSMENT  
ARBORICULTURAL SITE MONITORING AND SUPERVISION \* ARCHAEOLOGY  
LANDSCAPE & VISUAL IMPACT ASSESSMENT \* LANDSCAPE AUDIT \* PROJECT MANAGEMENT  
EXPERT WITNESS\* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT**