

CHAPTER 13: LANDSCAPE & VISUAL

13.1 INTRODUCTION

13.1.1 This chapter of the ES has been produced by The Richards Partnership to assess the Proposed Development in relation to the effects it would have upon landscape elements, character, views and visual amenity. This chapter has been updated from the original submission in December 2018 to address the following:

- Changes to the baseline situation, with the progression of construction works on the Park Farm development, photographic viewpoints 8, 10 and 12 have been updated;
- Design Parameter Changes (extents along Oldbury Lane, heights, and disposition of the different heights);
- The introduction of the primary school;
- The changes to the extent of hedgerow and tree removal along Oldbury Lane to accommodate the proposed entrances and their associated sightlines;
- Changes to the position of landscape plantings to accommodate the recent laying of the Wessex Water pipe along the Oldbury Lane frontage;
- Additional SuDS design work; and
- The cumulative schemes are now under construction and therefore considered as part of the baseline.

13.1.2 The landscape and visual impacts referred to later in the report are assessed separately in accordance with good practice¹. They may be defined as follows:

- I. Landscape character: impacts on the landscape or townscape may arise where the character of areas with a particular scenic quality or merit are modified by the development;
- II. Landscape features: impacts on landscape features such as hedgerows, trees or landform may arise where features are lost or substantially modified as a result of the development; and

¹ Guidelines for Landscape and Visual Impact Assessment (3rd Edition) 2013 – Landscape Institute and Institute of Environmental Management and Assessment and An Approach to Landscape Character Assessment – October 2014, Christine Tudor, Natural England.

III. Visual amenity: impacts on visual amenity may arise where features intrude into or obstruct the views of people, or where there is some other qualitative change to the view seen.

13.1.3 Considerations relating to archaeological/heritage issues are covered within Chapter 7 Archaeology and Built Heritage and ecological issues are within Chapter 12 Ecology. However, both heritage and ecological assets may contribute to the perception of landscape and visual value, and as such cross referenced where relevant.

13.2 ASSESSMENT CRITERIA & METHODOLOGY

Previous Assessment

13.2.1 No previous landscape and visual assessments have been recorded for this Project Site with the exception of the December 2018 submission of this chapter which this document supersedes.

Scoping Opinion

13.2.2 South Gloucestershire Council's Scoping Opinion dated 30th May 2018 makes reference to landscape and visual impact under heading 1. The landscape officer concludes "*It is considered that the proposed scope of work outlined in the scoping report to be carried out regarding the landscape and visual impact within the proposed ES, is acceptable. The agreed viewpoints are considered acceptable and representative viewpoints for the purposes of the LVIA assessment work.*" Under heading 5. Heritage, the Heritage and Conservation Officer comments that, "*the heritage assessment should 'dovetail' with a separate Landscape and Visual Impact Assessment*".

13.2.3 Natural England's scoping opinion letter provides best practice guidance for LVIAs under heading 2 - Landscapes and Landscape Character. This guidance forms part of the methodology for Chapter 13. The LVIA does not include 'detail of layout alternatives together with justification of the selected option in terms of landscape and visual benefit; with Chapter 4 of this ES outlining the iterative design process undertaken; responding to the landscape and visual constraints and opportunities from the start of the project.

Legislative Context

13.2.4 The Project Site lies within the administrative area of South Gloucestershire Council (SGC). The landscape planning policies and guidance which are relevant at the time of writing and have informed the design process of the proposed development are contained within the following documents.

Planning Policy and Guidance

13.2.5 This section should be read with reference to Figure 13.2 Landscape Planning Context.

National Planning Policy

13.2.6 At the time of writing the relevant national planning policy is contained within The National Planning Policy Framework (NPPF) – February 2019.

13.2.7 The NPPF (para 9) states:

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

And goes on to state (para 20):

“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make provision for (in line with the presumption in favour of sustainable development): d) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

13.2.8 The NPPF Section 12: Achieving Well Designed Places (para 127) states that:

“Planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but for the lifetime of the development;*
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) Establish or maintain a strong sense of place, using the arrangement of the streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green or other public space) and support local facilities and transport networks; and*

- f) *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

13.2.9 The NPPF section 15: Conserving and Enhancing the Natural Environment states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;” (para 170)

Local Planning Policy

Current Planning Policy

13.2.10 At the time of writing the relevant planning policy is contained within the South Gloucestershire Core Strategy 2006-2027 (adopted December 2013) and the Policies Sites and Places Plan (adopted November 2017).

13.2.11 The Project Site lies adjacent to and just outside the settlement boundary, but has no specific designations associated with it.

SOUTH GLOUCESTERSHIRE CORE STRATEGY

13.2.12 The following are the pertinent landscape policy extracts from the Core Strategy:

13.2.13 Policy CS1 - High Quality Design (extract)

“Development proposals will be required to demonstrate that:

- 1. Siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the Project Site and its context; and*
- 2. Density and overall layout is well integrated with existing adjacent development and connected to the wider network of foot, cycle and public transport links; and*
- 3. Existing features of landscape, nature conservation, heritage or amenity value and public rights of way, are safeguarded and enhanced through incorporation into development; and*
- 6. Ensure soft landscape proposals form an integral part of the design for the site and seek to make a net contribution to tree cover in the locality (particularly in urban areas), and prioritise biodiversity objectives and local food cultivation where possible”*

13.2.14 Policy CS2 – Green Infrastructure (GI)

The Council has the following GI objectives:

- “1. Realising the potential of Green Infrastructure to assist with mitigation of, and adaption to, climate change;*
- 2. Delivering high quality multi-functional and connected open spaces (including Green and Blue Infrastructure);*
- 3. Protecting, creating and improving recreational, play, access and local food cultivation opportunities;*
- 4. Protecting and enhancing species and habitats, and creating new habitats and wildlife linkages between them;*
- 5. Conserving and enhancing landscape character, historical, natural, built and cultural heritage features; and*
- 6. Securing ongoing management and maintenance and creation of GI assets.”*

13.2.15 The Strategic Green Infrastructure Network plan which accompanies the policy displays those current and potential GI assets which are important at a strategic scale. The Project Site is not covered by any strategic green infrastructure.

13.2.16 Policy CS9 – Managing the Environment and Heritage

Pertinent extracts include:

“New development will be expected to:

1. *Ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance;*
2. *Conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity;*
3. *Conserve and enhance the character, quality, distinctiveness and amenity of the landscape;*
9. *Maximise opportunities for local food cultivation by (a) avoiding the best and most versatile agricultural land and; (b) safeguarding allotment sites”*

13.2.17 Policy CS32 – Thornbury

Pertinent extracts include: *“Development plan documents and development proposals will take account of the vision and partnership priorities for Thornbury, and will:*

1. *Secure better use of Thornbury’s network of open spaces, through improved signage and legibility and better accessibility*
2. *Ensure that the current character and setting of Thornbury’s open spaces, which contribute strongly to the attractiveness of Thornbury, is maintained and enhanced*
5. *Conserve and enhance the special character and significance of Thornbury’s historic assets and their settings in order to support its attraction as a tourist destination.”*

SOUTH GLOUCESTERSHIRE POLICIES, SITES and PLACES PLAN

13.2.18 The following extracts from the Gloucestershire Policies, Sites and Places Plan are considered pertinent:

13.2.19 Policy PSP1 – Local Distinctiveness

“Development proposal(s) will be acceptable where the proposals demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area / locality.

Innovative architectural responses will be favourably considered, where this would result in a high quality design that would in itself contribute positively to the distinctiveness of a place.”

13.2.20 Policy PSP2 – Landscape

“Landscape Protection and Enhancement

Development proposals will be acceptable where they conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape (defined by the Landscape Character Assessment). This includes, but is not limited to:

- Landscape attributes which define the inherent character of an area, such as: landscape patterns arising from roads, paths, hedges, waterways and buildings; designed and natural landscapes, which include elements of natural beauty, historical or cultural importance and ecological features;*
- The tranquillity of a landscape, sense of place and setting;*
- Landscape features, such as trees, hedgerows, woodlands, views, banks, walls, ponds and waterways;*
- Distinctive or characteristic topography and landforms.*

Where development proposals would result in harm to the landscape, it must be clearly demonstrated that:

- The proposal results in benefits that outweigh the harm; and*
- Any harm to the landscape is minimised and mitigated through the form of the development and where reasonable the provision of landscape enhancements.*

Landscape Design: Amenity space, hard and soft landscape works and open space provision will be required to be of a high standard of design, appropriate to the use and character of the development and its location; and designed as an integral part of the development, incorporating existing landscape features where appropriate, for the benefit of the development proposal.

Landscape Management: Landscape features which contribute to landscape character, quality, amenity or local distinctiveness are to be retained and protected, and along with new landscape features, managed in a manner which ensures their long term health and viability.

Where landscape character has been degraded or eroded, development will be expected to contribute to the restoration of landscape character and distinctiveness.”

13.2.21 Policy PSP3 – Trees and Woodland

“Development proposals should minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value.

Development proposals which would result in the loss of, or damage (directly or indirectly) to, existing mature or ancient woodland, veteran trees, ancient or species-rich hedgerows will only be acceptable where the need for, and benefits of, the development in that location clearly outweigh the loss or damage.

Development proposals should, where appropriate, include:

- The protection of trees; and*
- Replacement trees, of an appropriate size and species, where tree loss or damage is essential to allow for development; and*
- Additional tree planting, in accordance with Core Strategy Policy CS1 and the Landscape Character Assessment SPD's, including, but not limited to, planting along arterial roads, in car parks and in the public realm; and*
- New planting schemes that retain and integrate healthy, mature trees and hedgerows, and include native species."*

Guidance/ Best Practice

13.2.22 The methodology for the LVIA will be undertaken in accordance with best practice guidance based on the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3) (2013).34.

13.2.23 Additional guidance is taken from, but not limited to, the following publications:

- Technical Guidance Note 06/19 Visual Representation of Development Proposals - September 2019 (which supersedes Advice Note 01/11 Photography and photomontage in landscape and visual impact assessment (2011); and Technical Guidance Note 02/17 Visual representation of development proposals 2017); and
- Technical Information Note 01/2017 Tranquillity – An overview (2017).
- An Approach to Landscape Character Assessment – October 2014. Christine Tudor, Natural England.

13.2.24 The following landscape character background documentation has been selected as pertinent to the consideration of the Project Site:

- Natural England's National Character Area Profiles: National Landscape Character Area 106 Severn and Avon Vales and NCA 118 Bristol, Avon Valleys and Ridges
- South Gloucestershire Landscape Character Assessment 2014

Baseline Data Collection

13.2.25 The landscape and visual assessment has been carried out through a desk study, creation of a computer generated Zone of Theoretical Visibility (ZTV), field study work, and the production of photomontage and wireframe images.

13.2.26 Technical Appendix 13.1 confirms the scope of the desk study. The initial field study work was undertaken between April 2016 and March 2018, and sought to establish, with the benefit of the ZTV:

- The content and quality of the Project Site's existing landscape features.
- The character of the Project Site and its immediate environs.
- The Project Site's visual relationship with its surroundings.
- The contribution of the Project Site to the wider landscape.
- The people most likely to be affected by development on all or part of the Project Site.

Zone of Theoretical Visibility

13.2.27 A broad area of search was defined using Key Terra Firma software and a bare earth digital terrain model, which predicts the Zone of Theoretical Visibility (ZTV) of the Proposed Development based on the topography only. The ZTV of the Project Site is the area of land that is theoretically seen in views from the Project Site and, therefore, it can be presumed, from which all or part of the Project Site can be seen looking back, on the assumption that there are no intervening landforms, hedgerows, trees or buildings that block such views.

13.2.28 The actual visibility of the site is, of course, affected by these intervening elements and to a different degree in winter and summer, particularly in a well vegetated area, and in this case, landform, built form and mature vegetation filter or screen many views. Best practice guidance from the Landscape Institute and IEMA was followed, which recommends that such assessments are carried out in winter months when visual exposure is greatest due to leaf fall.

13.2.29 The ZTV (Figure 13.12) was calculated to inform the initial selection process for identifying representative viewpoints. The selection of the key viewpoints was then undertaken based on the following criteria:

- The requirement to provide an even spread of representative viewpoints within the visual envelope, and around all sides of the site.
- From locations which represent a range of near, middle and long distance views.

- Whilst private views are relevant, public viewpoints i.e. from roads and Public Rights of Way and other areas of open public access, were selected since they are the most significant in terms of the number of receptors affected.
- Views from sensitive receptors such as designated landscapes or that include sensitive heritage assets.

13.2.30 The bare earth ZTV was re-run in November 2019 to reflect the proposed changes to the parameter plans.

Photomontages – Computer Generated Images (CGI)

13.2.31 The purpose of the following methodology is to establish the procedure used to create the photomontages showing the Proposed Development at year 1 and year 15. The images supplied were produced by a specialist independent firm; an independent firm that specialises in the production of verifiable CGIs.

13.2.32 The photographic views were taken within the study area with a Canon 5D – full size sensor fixed 50mm focal length lens. The individual photographic images were joined together using Adobe Photoshop to produce panoramas, the images had a minimum 50% overlap with adjacent images to reduce distortion.

13.2.33 The hardware used was Apple Macintosh computers and a Canon digital camera. The software used was VectorWorks, Artlantis Studio and Adobe Photoshop.

13.2.34 The viewpoint locations were selected and photographed in consultation with the Local Planning Authority and the client. Information on the viewpoint location was provided with site survey information, this was used along with aerial photographs, Ordnance Survey and Lidar survey information to accurately locate each view point. The height of the camera/observer was 1.65m above ground level.

13.2.35 Electronic drawings, model and documents were provided by The Richards Partnership and the associated Barwood design team. These drawings and documents were used to produce a 3D CAD model of the proposals and selected existing reference structures. The proposed structures and planting were modelled using height information provided by the Richards Partnership. The height and location of the structures was modelled according to the information shown on Barton Willmore drawing number 9603 revision I Parameter Plan Scale, with the maximum heights to the ridge shown above existing ground level. The maximum height therefore reflects both the built form and the ground modelling, presenting the overall total ridge height proposed within the Project Site. The structures were then raised to the existing ground level using data from the site survey carried out in Feb 2017. The dotted lines showing the parameter height and extent of the envelopes were also established using the data from the

site survey carried out in February 2017, and are shown as being the heights and location above ground levels as provided in the project engineers Peter Brett Associates (now Stantec) for each development zone.

13.2.36 The CAD model was then exported to a rendering application and rendered images were produced from similar viewpoints to those the original photographs were taken and where necessary the computer 'camera' was rotated about the viewpoint in a similar fashion to the photographic panorama with 50% minimum overlap.

13.2.37 As a check to accuracy, the existing photographs were imported into the rendering application to confirm existing features on the photograph were aligned as closely as possible with their corresponding survey information before rendering the images.

13.2.38 The rendered computer images were then placed into the photographs and scaled/positioned so that the reference features in the image matched those in the photographs. Once a close fit was made, it was deemed that the development proposals were correctly scaled and positioned in the photograph.

13.2.39 The original images and the rendered views were combined in Adobe Photoshop and adjusted to give the appearance of structures in the photograph by the inclusion of existing features in the foreground, additional texturing and other visual enhancements.

13.2.40 Information on indicative tree planting growth rates and heights was provided by the arboricultural consultant and this was used to produce the year 1 and year 15 images. Each of the photographic viewpoints chosen for photomontages will have two images produced. The first at Year 1, the second at Year 15.

13.2.41 In addition to the parameter model CGIs on which the assessment was based, anticipated potential built form consistent with the parameters was placed within the parameter blocks as an illustrative exercise to review the anticipated/likely appearance of the development from Viewpoint 1 and 4.

Assessment Methodology

13.2.42 For ease of reference the LVIA methodology tables and diagrams showing the visual and landscape scales and resulting significance of effects diagram are provided on the following pages. The full LVIA methodology based on the recommendations of GLVIA3 and agreed with the SGC Landscape Officer in January 2018 is provided as Technical Appendix 13.1. This has been updated to include the cumulative assessment methodology requested by SGC in June 2019.

Landscape Character Effects

Landscape Value

13.2.43 Table 13.1 below sets out the information that may be considered when assessing the value attached to a landscape receptor.

Table 13.1 : Landscape Value Criteria		
Value		Explanation
Very High	Elements	Landscape with highly valued elements (e.g. mature trees and woodlands), possibly rare, in good condition, which makes a strong positive contribution to the landscape character and sense of place and which would not be replaceable.
	Character	Highly valued landscape in good condition which makes a strong positive contribution to the landscape character over a wide area and which would not be replaceable.
	Designation	Landscapes with characteristics and attributes that have been identified as of national significance. Landscapes which may be recognised through formal designation e.g. World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty (AONBs) or containing attributes of these recognised landscapes. Areas of recognised high cultural and/or historic value.
High	Elements	Highly valued landscape elements (e.g. mature woodlands and/or trees) in fair condition or moderately valued elements (e.g. trees that contribute less positively to the local landscape) in good condition that make a positive contribution to local character and sense of place and that would take some considerable time to replace.
	Character	Highly valued landscape in fair condition or moderately valued landscape in good condition which makes strong positive contribution to landscape character and could be replaced and/or mitigated within medium to long term. Landscape which makes some positive contribution to landscape character and would take considerable time to replace and/or would be likely to be adversely effected, by the type of change being proposed.
	Designation	Landscapes with characteristics of national, or regional significance, not in the highest condition. Areas of recognised cultural and/or historic value.
Medium	Elements	Commonplace, moderately valued landscape elements and features in fair condition which make some positive contribution to the landscape character and sense of place. Elements are replaceable but maturity would take some time e.g. trees that contribute less positively to the local landscape or hedgerows that contribute to the area but could be replaced over time.

	Character	Moderately valued landscape in fair condition which makes some positive contribution to the local landscape character. Elements are replaceable but their replacement would take some time.
	Designation	Landscapes with characteristics and attributes which have been identified to be of regional or local significance and are in good condition. These landscapes may be recognised through formal local authority designation or contain attributes of similar locally designated landscapes. Areas with some features of cultural and/or historic value.
Low	Elements	Commonplace landscape elements of limited/low value which are in poor condition but still make a moderate contribution to the site but not the wider landscape. Elements that would be easily replaceable eg. a gapped hedgerow or a hedge that would easily be replaceable.
	Character	Landscape elements of moderate value which make a limited/focused contribution to a relatively small landscape/area or landscape elements of limited/low value in a poor condition but which nevertheless could be treated such that they would make a positive contribution to the surrounding landscape e.g. broken or gapped hedgerows in larger networks of fields and hedgerows but would be filled and integrity retrieved.
	Designation	Landscape/features valued at a community level, perhaps through their contribution to setting or their recreational value, but not necessarily recognised through any formal designation. Areas with few features of cultural and/or historic value.
Very Low	Elements	Landscape elements of low value and in a poor condition that make little contribution to the site and the surrounding landscape. Features and elements that are incongruous, derelict or in decline, resulting in indistinct character with little or no sense of place.
	Character	Landscape elements of limited/low value which may be in poor condition and do not contribute notably to the surrounding landscape. Elements would be easily replaceable.
	Designation	Landscapes not covered by a local or national designation for landscape with very few locally valued features present. Areas with few, if any, features of cultural and/or historic value.

Susceptibility of Landscape Receptor to Specific Change

13.2.44 When ascribing a level of sensitivity to a landscape receptor, its susceptibility to accommodate the proposed type of development should be taken into account. Any 'inherent' or 'intrinsic' sensitivities ascribed to a particular landscape through designation or characterisation will not have accounted for a specific type of development. Professional judgement about the

susceptibility of the receptor to the specific change is recorded in the assessment and combined with judgements about its value to result in its level of sensitivity.

Table 13.2 : Landscape Susceptibility Criteria	
Susceptibility	Explanation
Very High	<p>The receptor is unable to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer very limited opportunities for accommodating the change without those key characteristics being detrimentally altered.</p> <p>Key landscape elements and/or characteristics that would be adversely affected by the type of development that is proposed and would not be able to be replaced or would take a considerable time to replace (e.g. mature trees/woodland).</p>
High	<p>The receptor would have difficulty in accommodating the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer limited opportunities for accommodating the change without those key characteristics being detrimentally altered.</p> <p>Key landscape elements and/or characteristics that would be adversely affected by the type of development that is proposed and would take a considerable time to replace (e.g. mature/semi mature trees/woodland).</p>
Medium	<p>The receptor is partly able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer some opportunities for accommodating the change without those key characteristics being detrimentally altered.</p> <p>Key landscape elements and/or characteristics that would be adversely affected by the type of development that is proposed but could be replaced over time (eg. young trees/woodland).</p>
Low	<p>The receptor is more able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape are resilient to being changed whilst other elements in the landscape may benefit from change where these are at contrast to the existing general landscape character.</p> <p>Key landscape elements and/or characteristics that would be adversely affected by the type of development that is proposed but would be replaceable in the short to medium term (e.g. recently planted trees/hedgerows).</p>
Very Low	<p>The receptor is able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape are resilient to being changed whilst other elements in the landscape may benefit from change where these are at contrast to the existing general landscape character.</p> <p>Key landscape elements and/or characteristics that would be adversely affected by the type of development that is proposed and would be easily replaceable (e.g. features in very poor condition).</p>

Sensitivity of Landscape Receptor

13.2.45 In accordance with GLVIA3 landscape sensitivity is assessed through 'combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape'. Table 13.3 below sets out typical examples. The application of professional judgement regarding the sensitivity of the landscape receptors is clearly outlined within this assessment.

Table 13.3 : Landscape Sensitivity Criteria	
Sensitivity	Typical Examples
Very High	<p>Highly valued landscapes, which by their nature would be unable to accommodate the type of change proposed. Typical examples may be:</p> <ul style="list-style-type: none"> • Landscapes of national significance, likely to be recognised through formal designation eg. World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty (AONBs) or containing attributes of these recognised landscapes, • Landscapes with highly valued elements/characteristics, possibly rare, in good condition which make a strong positive contribution to the landscape character and sense of place and could not be replaced or would take some considerable time to replace e.g. mature woodlands or trees. • Areas of special recognised value through use, perception or historic and cultural associations.
High	<p>Highly valued landscapes, which by their nature would be less able to accommodate the type of change proposed. Typical examples may be:</p> <ul style="list-style-type: none"> • Landscapes of national or regional significance, not in the highest condition, which may to be recognised through formal designation eg. National Parks, AONBs Local Landscape Designation or containing attributes of these recognised landscapes. • Highly valued landscape elements/characteristics (mature woodlands and/or trees) in fair condition or moderately valued elements (e.g. trees that contribute less positively to the local landscape) in good condition that make a positive contribution to local character and sense of place and that would take some considerable time to replace. • Areas of special recognised value through use, perception or historic and cultural associations.
Medium	<p>Landscapes, which by their nature would be partly able to accommodate the type of change proposed. Typical examples may be:</p> <ul style="list-style-type: none"> • Landscapes which are unlikely to be nationally designated, but may be locally designated. • Moderately valued landscape elements/characteristics in fair condition, which are replaceable but may take some time. • Areas containing some features of value thorough use, perception or historic and cultural associations.
Low	<p>Landscapes, which by their nature would be more able to accommodate the type of change proposed. Typical examples may be:</p> <ul style="list-style-type: none"> • Landscapes which are unlikely to be designated. • Landscape with commonplace elements/characteristics in poor condition, which may be easily replaceable or repaired. • Areas containing few, if any, features of value through use, perception or historic and cultural associations.

Very Low	<p>Landscapes, which by their nature would be able to accommodate the type of change proposed. Typical examples may be:</p> <ul style="list-style-type: none"> • Landscapes which are not designated. • Landscapes with elements/characteristics in poor condition and may be discordant, derelict or in decline and which may be easily replaced. • Areas containing few, if any, features of value through use, perception or historic and cultural associations.
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Landscape Magnitude of Effect

13.2.46 The approach taken in defining the magnitude of effect brought about by the introduction of a development on the landscape character is presented in Table 13.4 below.

Table 13.4 : Magnitude of Effect - Landscape	
Very High	<p>The proposed development would lead to an extensive or widespread, irreversible complete alteration to the existing landscape character or extensive/irreversible complete alteration to specific valued features or landscape elements.</p> <p>The introduction of highly uncharacteristic and conspicuous features and elements.</p>
High	<p>The proposed development would lead to a notable but not extensive change to a landscape character area/type or an intensive change over a more limited area. A notable alteration to specific valued features or landscape elements.</p> <p>The introduction of uncharacteristic and prominent features or elements.</p>
Medium	<p>The proposed development would lead to a partial change to a landscape character area/type or specific landscape elements which may be partially reversible.</p> <p>The introduction of uncharacteristic noticeable features or elements.</p>
Low	<p>The proposed development would lead to a small or relatively localised change in the landscape character area/type.</p> <p>The introduction of uncharacteristic noticeable features and elements</p>
Very Low	<p>A negligible, potentially reversible change in a landscape character area/type or elements or features.</p> <p>The introduction of new, unobtrusive, but uncharacteristic elements or features.</p>
None	No change.

Visual Effects

Visual Effects Value

13.2.47 The following tables set out the criteria which will be used in the assessment to judge sensitivity of visual receptors:

Table 13.6: Criteria for Value of Views

Value	Explanation
Very High	Views of landscape recognised for its intrinsic qualities and scenic beauty, likely to be internationally or nationally designated, or heritage assets where visual setting is key. Views from popular viewpoints, eg hillforts, look-out points. Views may be recognised or referred to in guide books, maps or references to the view/landscape in literature and art. Views with few overt or intrusive or detracting elements in the view.
High	May include views of landscapes which are nationally or regionally designated for their various qualities and scenic beauty but the view may include some manmade detracting elements. View may include heritage assets where visual setting is a consideration. May include views from designated/national trails or named recreational paths. Views may be recognised or referred to in local guide books and local literature.
Medium	Views valued at regional or local level, which may be recognised in local guide books/tourist maps or referred in local literature. A view with some scenic quality (this may include views across or within a locally designated landscape) There are some overt intrusive manmade elements in the view.
Low	A view with low scenic quality. There may be a number of overt or intrusive human elements already in the view. Unlikely to be recognised through local designation or appear in local guidebooks/ tourist maps and guides.
Very Low	A view with low scenic quality. Likely to be views which are transient or within a degraded landscape and there are existing degraded elements in the landscape. Not situated with or alongside an area designated for its landscape character or visual amenity and with no recognition in local guidebooks/tourist maps and guides.

Susceptibility of Visual Receptors to Specific Change

13.2.48 The susceptibility of a visual receptor to the change in a view is a result of their occupation or activity combined with the extent to which their attention is focused on the view. The table below sets out the considerations which may be taken into account when assessing susceptibility. The professional judgement applied will be clearly outlined in this assessment.

Table 13.7: Susceptibility of Visual Receptors

Susceptibility	Explanation
Very High	Viewers whose occupation or activity is such that the view being experienced is likely to be the focus of their attention or interest. Viewers with prolonged viewing opportunities. Examples may include residents whose outlook forms a key component of their day to day lives, or visitors to attractions known for their particular views or visual setting.
High	Viewers whose occupation or activity is such that the view being experienced is likely form a point of interest. Viewers whose viewing opportunity may be 'broken' or interrupted. Examples may include local residents, visitors to recognised attractions or those using recognised scenic routes.
Medium	Viewers with a moderate awareness of their surroundings and whose occupation is such that while they may appreciate the view, it would not be fundamental to the satisfaction of the viewers' activity. Examples may include those using local footpaths, transport routes and residents with views from rooms not normally occupied during waking hours.
Low	Viewers with a passing awareness of and limited interest in their surroundings, and for whom the view is likely to play a minimal role to the satisfaction of their occupation or activity. Views which are incidental to the activities of the visual receptors. Examples may include people at their place of work, those engaged in outdoor recreation that does not depend on appreciation of the view or those travelling at speed.
Very Low	Viewers with a minimal awareness of or interest in their surroundings, and for whom the view is unlikely to play any meaningful role in their occupation or activity. Such views are likely to only be incidental to those activities taking place. Examples may include people at their place of work whose attention may be focused on their work or activity and not on their surroundings.

*Sensitivity of Visual Receptor***Table 13.8: Visual Sensitivity Criteria**

Sensitivity	Explanation
Very High	Viewers who are very sensitive/highly attuned to their surroundings with a prolonged intact viewing opportunity of the landscape. Views are likely to be of internationally or nationally designated landscapes or heritage assets. Views may be recognised in art or literature and noted in guide books: Examples may include: <ul style="list-style-type: none"> • Visitors to recognised viewpoints/look-out points such as hillforts. • Visitors to heritage assets of which visual setting is a key component. • Walkers/riders using national trails through nationally designated landscapes. • Motorists using recognised 'scenic' routes. • Residents whose properties have been orientated to take advantage of a view, or for whom the view comprises a key component of their daily lives.

High	<p>Viewers who are highly attuned to their surroundings but their interest and viewing opportunity may not be prolonged but broken or interrupted. Views may be of nationally or locally designated landscape or of heritage assets and may be noted in local guide books and recognised in art and literature. Examples may include:</p> <ul style="list-style-type: none"> • Walkers/riders using national trails or popular footpaths/bridleways. • Visitors to some heritage assets. • Motorists travelling through high quality landscapes. • Local residents who may be able to see the view from rooms normally occupied during waking hours.
Medium	<p>Viewers with a moderate awareness of their surroundings and whose occupation is such that while they may appreciate the view, it would not be fundamental to the satisfaction of the viewers' activity. Views may be of a locally designated landscape or a heritage asset, but it is unlikely to figure in guidebooks, art or literature. Examples may include:</p> <ul style="list-style-type: none"> • Less well used public footpaths/bridleways. • Travellers on local roads through a moderate quality landscape. • Local residents with views from rooms not normally occupied during waking hours.
Low	<p>Viewers with a passing awareness and limited interest in their surroundings. Views unlikely to be of designated landscape or noted in guidebooks, art or literature. Views may have a number of overt or intrusive elements. Examples may include:</p> <ul style="list-style-type: none"> • People engaged in outdoor recreation/sport which does not depend upon the appreciation of the view. • People at their place of work. • Travellers on fast moving roads.
Very Low	<p>Viewers with a passing awareness and limited interest in/focus on their surroundings. Views not designated or noted in guidebooks, art or literature. Views of a degraded landscape with a number of overt or intrusive elements: Examples may include:</p> <ul style="list-style-type: none"> • People at their place of work. • Travellers on fast moving roads with only transient views.

Magnitude of Effect

13.2.49 The magnitude of effect likely to be brought about by the proposed development on visual amenity will be assessed using the following magnitude of effect criteria:

Table 13.9 : Magnitude of Effect - Visual

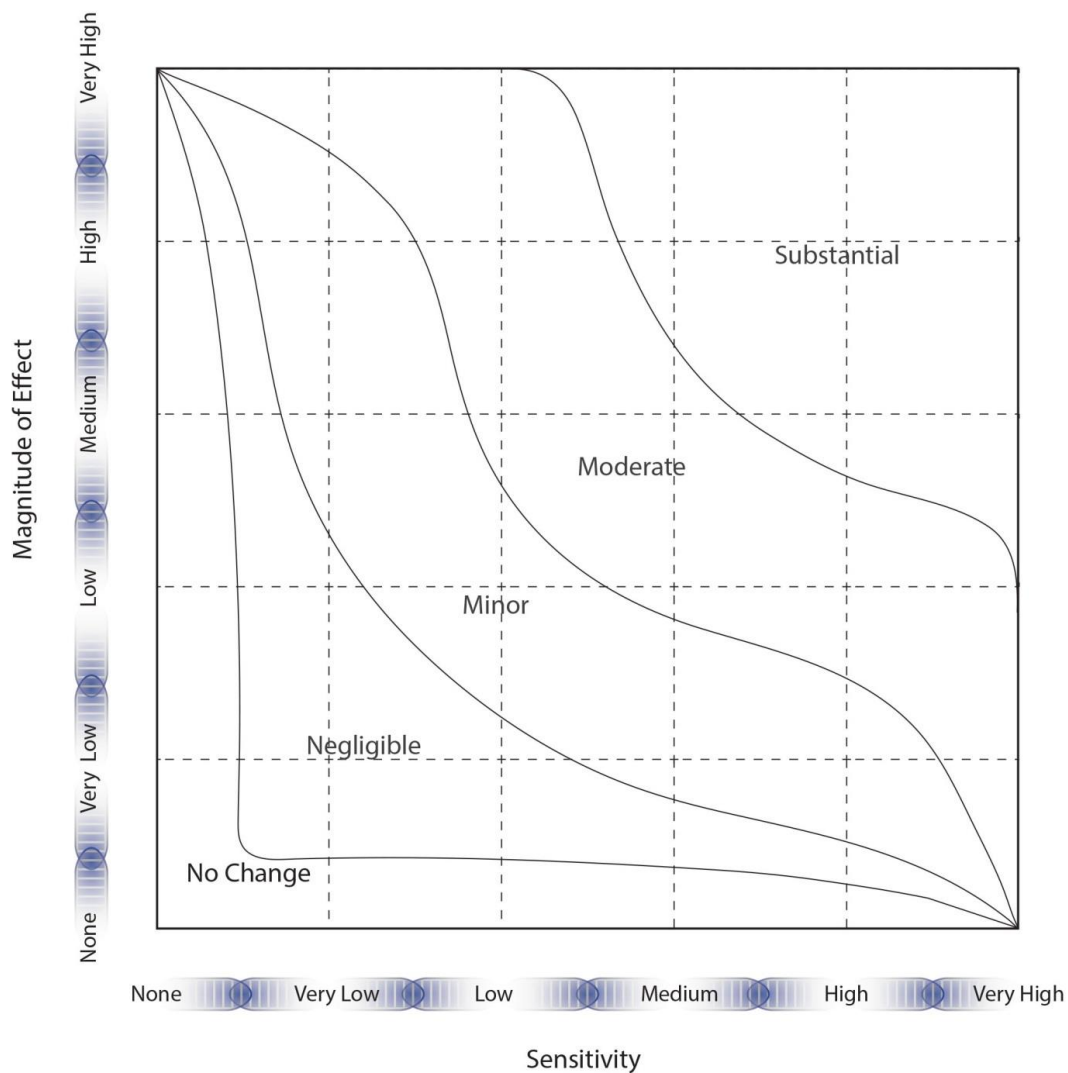
Very High	<p>The proposed development would result in a complete alteration to the characteristics of the view such that post development the existing view would be completely changed;</p> <p>The addition of new and uncharacteristic conspicuous features and elements (adverse change).</p> <p>The removal, restoration and/or replacement of existing highly conspicuous and uncharacteristic features and elements (beneficial change).</p>
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High	<p>The proposed development would result in a change in the view such that it becomes the key influence and focus in the view.</p> <p>The addition of new and obvious uncharacteristic features and elements (adverse change).</p> <p>The removal, restoration and/ or replacement of existing uncharacteristic features and elements (beneficial change).</p>
Medium	<p>The proposed development is clearly visible in the view and forms an important but not defining element of the view. The feature may integrate partially;</p> <p>The addition of new and noticeable uncharacteristic features and elements (adverse change).</p> <p>The removal, restoration and/or replacement of existing moderately uncharacteristic features and elements (beneficial change).</p>
Low	<p>The proposed development is visible, but forms a small element and minor alteration in the view and integrates well with existing landscape/features.</p> <p>Slight change to the existing character or features and elements;</p> <p>The addition of new but perceptible uncharacteristic features and elements (adverse change).</p> <p>The removal, restoration and/or replacement of existing perceptibly uncharacteristic features and elements (beneficial change).</p>
Very Low	<p>The proposed development may go unnoticed as a small element in the view, or is not readily visible.</p>
None	<p>No change.</p>

Effect Significance

13.2.50 By combining the magnitude of effect predicted and the sensitivity of the receptor an assessment of the significance of the effect can be made. The following graph outlines the general principles that inform this judgement:

Graph 13.1 Landscape and Visual Effects



13.2.51 While tables and matrices may be used to support and summarise the assessment, the emphasis in this assessment will be on descriptive text describing the predicted landscape and visual effects with logical, well-reasoned judgements about their significance. Consideration is given to the effects during the short and long term. Duration of effects may be defined as follows:

- Long term – Impacts of the development shall be experienced at 15 years and beyond.
- Medium term - Impacts of the development shall be experienced for between 3 and 15 years.
- Short term - Impacts of the development shall be experienced for between 1 and 2 years.

13.2.52 These impacts can be beneficial, neutral or adverse. The degree to which these apply are qualified in the following text and Tables.

Table 13.5 : Description of Levels of Effect on Landscape Receptors

<p>Substantial Adverse</p>	<p>The development would:</p> <ul style="list-style-type: none"> • Cause a major deterioration to the quality and character of the existing landscape resource; • Be at considerable variance with the character of the existing landscape; • Degrade or lose the integrity of characteristic features or elements; • Damage or lose the sense of place or local distinctiveness of the area.
<p>Moderate Adverse</p>	<p>The development would:</p> <ul style="list-style-type: none"> • Cause a noticeable deterioration to the quality and character of the existing landscape resource • Conflict with the character of the existing landscape; • Have a negative impact on some characteristic features or elements; • Diminish the sense of place or local distinctiveness of the area.
<p>Minor Adverse</p>	<p>The development would:</p> <ul style="list-style-type: none"> • Cause some deterioration to the quality and character of the existing landscape resource; • Not wholly fit with the character of the landscape; • Be at slight variance with the existing characteristic features or elements; • Slightly detract from the sense of place or local distinctiveness of the area.
<p>Negligible</p>	<p>The development would:</p> <ul style="list-style-type: none"> • Give rise to no discernible change to the quality and character of the identified landscape resource. • Maintain the character of the landscape/ townscape; • Complement/ blend in with the existing characteristic features or elements; • Retain the sense of place or local distinctiveness of the area.
<p>Minor Beneficial</p>	<p>The development would:</p> <ul style="list-style-type: none"> • Complement and give rise to a perceptible improvement in the quality and character of the identified landscape resource. • Maintain and/or enhance the existing characteristic features or elements; • Enable some of the sense of place or local distinctiveness of the area to be restored.
<p>Moderate Beneficial</p>	<p>The development would:</p> <ul style="list-style-type: none"> • Give rise to a noticeable improvement in the quality and character of the identified landscape resource; • Enable the creation, repair, conservation and/or restoration of characteristic features or elements partially lost or diminished as a result of inappropriate management or prior development; • Enable the sense of place or local distinctiveness of the area to be restored.
<p>Substantial Beneficial</p>	<p>The development would:</p> <ul style="list-style-type: none"> • Greatly enhance and give rise to a major improvement to the quality and character of the identified landscape resource.;

	<ul style="list-style-type: none"> • Enable the creation, repair, conservation and/or restoration of characteristic features or elements lost or harmed as a result of inappropriate management or prior development; • Greatly enhance/reinstate the sense of place or local distinctiveness of the area.
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Table 13.10 : Description of Levels of Effect on Visual Receptors

Substantial Adverse	The development would cause a large deterioration in the existing view and visual amenity of the receptor.
Moderate Adverse	The development would cause a noticeable deterioration in the existing view and visual amenity of the receptor.
Minor Adverse	The development would cause a barely perceptible deterioration in the existing view and visual amenity of the receptor.
Negligible	The development would cause no discernible deterioration or improvement to the existing view or visual amenity of the receptor.
Minor Beneficial	The development would cause a barely perceptible improvement in the existing view or visual amenity of the receptor.
Moderate Beneficial	The development would cause a noticeable improvement in the existing view and visual amenity of the receptor.
Substantial Beneficial	The development would cause a large improvement in the existing view and visual amenity of the receptor.

13.2.53 Significance is strongly linked to context and scale. For example, whilst a development may be 'significant' to a visual receptor in a nearby single secluded house, the effect may not be 'significant' when considering a larger series of residential receptors further away. Similarly the loss of trees which are a local feature may be considered 'significant' locally, but of little or no significance to larger character areas within which the trees sit. In addition, whilst an effect may be 'significant', it does not necessarily follow that it would be unacceptable, or regarded as an 'undue consequence' (GLVIA3 para 5.40). Whether or not an impact is 'significant' will be assessed for each receptor.

Geographical Scope

13.2.54 The study area was identified having undertaken a ZTV (Figure 13.12a), which was then tested on site. In the initial stages of the baseline visual survey some more distant locations were investigated within the Forest of Dean. However, these have been scoped out at an early stage in agreement with the landscape officer for SGC (email dated 18.01.2018) due to the limited

visual relationship with the Project Site and the nature of the Proposed Development. The resulting study area extends a radius of approximately 3km from the Project Site.

Temporal Scope

13.2.55 The landscape and visual assessments will be undertaken for the following periods:

- At the period during the construction phase;
- At completion (year 1) during the first winter (to account for any increase in visibility due to seasonal leaf loss); and
- At completion plus 15 years during winter months when any mitigation planting will be established and matured, and building materials are weathered.

Assumptions & Limitations

13.2.56 There are recent residential developments to the north of Thornbury that are still partially under construction at Park Farm, however, it was considered that they are sufficiently advanced to be included as part of the baseline conditions for the LVIA. Other nearby proposed developments are identified in Chapter 5 and considered under cumulative effects in section 13.9 of this chapter.

13.2.57 The landscape structure planting to the south and west of the Proposed Development would be provided at an early stage of the construction works. This would allow tree and woodland planting to establish and achieve the design aspirations at an earlier stage.

13.3 CONSULTATION

13.3.1 Consultation with SGC's landscape officer (Angela Bence-Wilkins) was carried out between January and May 2018. Initial discussions during January 2018 approved the methodology for the landscape and visual assessment and the proposed local landscape character areas; which was subsequently confirmed as part of the EIA Scoping. Further liaison agreed the locations of the proposed viewpoints for the visual assessment and the Computer Generated Images (CGIs) in emails dated 18th April 2018 and 1st May 2018 respectively.

13.3.2 Further discussions with SGC have been ongoing from March 2019 onwards, including receipt of landscape review comments from Jane Jarvis of SLR Consulting (on behalf of SGC) in June 2019, and a subsequent August 2019 meeting.

13.4 BASELINE ENVIRONMENT

13.4.1 Thornbury's development began as a linear settlement orientated north/south with the castle at its northernmost edge. The 1881 map shows surrounding farmsteads, with a relatively large

scale field pattern on the Project Site, though a much smaller field pattern and more enclosed landscape to the north of Oldbury Lane. Tree lines and woodland on the western edge of the Project Site were connected to the edge of Thornbury Park, (now part of the grounds of the Sheiling School) and a copse was located in the south eastern part of the Project Site where it now adjoins the existing urban edge.

13.4.2 It is not until the 1970s that Thornbury shows the town extending north of the castle, with considerable expansion of low density suburban housing on the 1977 map, as far north as Park Farm. By the 1990s the town was spreading eastwards as well. Recent Developments adjacent to the Project Site and west of Park Farm and to the north and east of the settlement have expanded the town still further.

13.4.3 The following sections set out the landscape and visual baseline pertinent to the Proposed Development of the Project Site.

The Project Site and its Surroundings

13.4.4 The settlement of Thornbury sits within what might be described as a 'bowl' landform, defined by the Severn Ridge to the north east, east, south and south west as illustrated by Figure 13.1. The Project Site is located within the low lying land of the bowl, and is relatively level, lying at approximately 10m above ordnance datum (AOD) in the west, and sloping gently eastwards to around 15m AOD by the eastern boundary. As shown on Figure 13.3: Existing Site Conditions, the Project Site is located on the north western edge of Thornbury, alongside Oldbury Lane and measures approximately 35.97 Ha in area.

13.4.5 The Project Site occupies an area of pasture farmland which is divided by a number of well maintained, often low, field boundary hedgerows, and some more notable taller hedgerows as shown on Figure 13.3 Existing Site Conditions.

13.4.6 There are a number of attractive mature oaks and some ash within the Project Site, located mainly within hedgerows or tree lines. The locations of notable trees and hedgerows are shown on Figure 13.3 Existing Site Conditions.

13.4.7 There are several younger woodland copses located to the south west of the Project Site, and an area of 'Ancient Woodland' named Parkmill Covert to the immediate west. A notable tree line runs along the edge of the floodplain in the southern part of the Project Site.

13.4.8 The Project Site was the subject of a Tree Constraints Assessment by Arbortrack in December 2017, and this was updated to reflect the revised parameters in 2019. This was undertaken to 'establish the full constraints that the trees pose to the Project Site to ensure that they are a material consideration'. This noted that none of the trees on the Project Site are the subject of Tree Preservation Orders. The survey identified 2 'A' Category trees located in the southern

and western parts of the Project Site, and a large number of 'B' Category trees within boundaries on the Project Site. This Arboricultural Impact Assessment (AIA) has been used to help inform the design process and is included in Technical Appendix 13.2.

13.4.9 There is a watercourse and a number of ditches which run across the Project Site. The central watercourse (Pickedmoor Lane Rhine) is markedly open in character with comparatively little vegetation along its course through the Project Site, apart from a few small willows on its banks. Another watercourse runs through the tree line just beyond the western Project Site boundary to meet Pickedmoor Lane Rhine in Parkmill Covert. The floodplain of Pickedmoor Lane Rhine covers the southern part of the Project Site. There are also two small, shallow ponds within the Project Site which are dry for parts of the year.

13.4.10 The northern boundary of the Project Site is formed by a hedgerow alongside the Oldbury Lane, which runs east west along the boundary, linking Thornbury with Oldbury on Severn. This hedgerow ranges in height from approximately 1.5m along the eastern section, increasing in height to the west of the boundary, reaching approximately 2m approaching the mature oak in north western corner of the Project Site. There are gated access routes linking Oldbury Lane to the individual fields on the Project Site. Wessex Water have given notice of sewer pipeline works (scheme C9854) to the south of the Project Site's boundary hedgerow, these works will require the loss of some short sections of hedgerow vegetation within the Project Site to facilitate the works. Redcliffe House's two residential properties and their associated small fields/garden also lie adjacent to the north. This land is predominantly bounded by tall, well treed, managed hedgerows varying between approximately 2-5m in height with occasional taller hedgerow trees. This vegetation limits views towards the Project Site considerably.

13.4.11 The southern boundary of the Project Site lies within the open pastureland of the floodplain.

13.4.12 The eastern boundary of the Project Site lies against the existing urban edge of Thornbury (defined by the Park Farm Development). At the time of writing parts of this edge is still under construction, although it is nearing completion and many residential properties are occupied. The Project Site boundary is formed by tall hedgerows with hedgerow trees, although they are gappy in places. Further south along the eastern boundary lies the SUDs basin for the Park Farm development, at the time of writing, this is surrounded with post and wire fencing and some tall hedgerow to the south. Beyond the south eastern corner within the floodplain of the Pickedmoor Lane Rhine, lying beyond the boundary hedgerow, is an area of sports pitches and further residential development associated with the later phases of the Park Farm Development.

13.4.13 The western boundary of the Project Site is formed by a small copse and some open pasture, through the southern section. Further north along this boundary, Parkmill Covert forms the boundary edge and continuing north, a tall hedgerow approximately 3-4.5m high along the field boundary meets with the northern boundary hedgerow at Oldbury Lane.

13.4.14 There are two public rights of way (PRoW) crossing the Project Site; north/south between Oldbury Lane (no OTH/18) and the urban edge and broadly east/west between the urban edge along the watercourse (no OTH/13).

13.4.15 There are a large number of PRoW in the Thornbury area with routes along the northern settlement edge (OTH/19 by school grounds), nearby along trackways to the west (OTH/7 and OTH/14 which are also recorded as a strategic footpath as shown on SGC GI Networking plan) and a plethora of routes to the north of Oldbury Lane and Butt Lane.

13.4.16 There are two buildings located to the west of the Project Site; a wooden shed and a stone barn with a corrugated metal roof, both appear to be in a poor state of repair.

13.4.17 There are currently no light sources within the Project Site, albeit, at night it is seen in the context of the existing, lit properties and street lighting of the settlement to the south and east. In addition, there are some individual lit properties to the immediate north of the Project Site. Lighting within the vicinity of the site will also increase once the adjacent Park Farm development has been completed.

13.4.18 There are two stretches of overhead power lines on pylons to the north of the Project Site, running parallel with the Oldbury Lane.

13.4.19 There are no designated historic assets within the Project Site itself. Local historic assets with a potential visual inter-relationship with the Project Site include:

- Thornbury Castle Listed Building Grade I, Registered Park and Garden and Scheduled Ancient Monument (SAM) are located approximately 415m to the south of the Project Site.
- The Sheiling School Listed Building Grade II is located approximately 250m to the south of the Project Site.
- St Mary's Church Listed Building Grade I is located approximately 540m to the south of the Project Site.
- Morton House Listed Building Grade II lies approximately 185m to the east of the Project Site.
- Park Farm and the Barn Listed Buildings Grade II lie more than 325m to the east of the Project Site.
- The Park Farm Medieval Fishponds (Scheduled Monument) are located within a wooded area approximately 320m to the east of the Project Site.
- Yew Tree Farm Listed Building Grade II located 305m to the north east.

- Spring Farmhouse Listed Building Grade II located 320m to the north east.

13.4.20 It is not considered that the Project Site contributes to the landscape setting of these features due to a combination of distance and intervening built form and vegetation.

13.4.21 Thornbury Conservation Area lies within approximately 60m of the southern Project Site boundary. However, the northern extent of the Conservation Area is well vegetated and intervisibility with the Project Site and its landscape is limited.

13.4.22 Other local historic assets lie more than 0.5km distant and would be anticipated to have no visual interrelationship with the Project Site as a result of a combination of distance, intervening topography, built form and vegetation.

13.4.23 Oldbury Nuclear Power Station lies approximately 3km to the north west of the Project Site. The power station currently forms a notable landmark within the local landscape and is visible from northern parts of the Project Site.

Landscape Character Baseline

13.4.24 The broad, large scale landscape character context of the Project Site is shown on Figure 13.4: Landscape Character Context.

National Landscape Character

13.4.25 The Project Site lies within National Landscape Character Area (NCA) 106 'Severn and Avon Vales' which covers the northern part of Thornbury, extending northwards to the banks of the River Severn. The remainder of Thornbury is within the NCA 118 'Bristol, Avon Valleys and Ridges' which covers the southern town extents and extending across a broad area to the south and east beyond.

13.4.26 The key characteristics for NCA 106 provide an overview of broad scale landscape character and pertinent extracts from these are recorded as follows:

- *"A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury.*
- *Prominent oolitic limestone outliers of the Cotswold Hills break up the low-lying landscape in the south-east of the area at Bredon Hill, Robinswood Hill, Churchdown Hill and Dumbleton Hill.*
- *West of the Severn the Mercia Mudstones predominate, producing poorer silty clay soils. Lias clays in the Avon Valley and east of the Severn create heavy but productive soils. River terrace gravels flank the edges of watercourses.*

- *Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards.*
- *Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow pollards and alders.*
- *Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.*
- *Many ancient market towns and large villages are located along the rivers, their cathedrals and churches.”*

13.4.27 Statements of Environmental Opportunity are included in the NCA profiles for each of the NCAs and those considered pertinent to the Project Site are recorded as follows:

“SEO 2: Seek to safeguard and enhance this areas distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management with their strong links to past land use and settlement history, and for the benefits this will bring to soil erosion, soil quality and biodiversity.”

SEO 3: Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity.”

13.4.28 This landscape does include some attractive features but also some detractive ones, including the urban influence of the pylon runs and the existing edge of town. Due to the scale of the national character assessment by comparison to that of the Project Site, its relevance to the assessment of effects on the Project Site is considered limited. Of more direct relevance to the Project Site and its immediate surroundings is the South Gloucestershire Landscape Character Assessment 2014 which considers landscape character background at a local authority level.

Local Authority Level Landscape Character

13.4.29 The broad local landscape character background for the Project Site is contained in South Gloucestershire Landscape Character Assessment November 2014. The Project Site is located within Area 18 ‘Severn Ridges’. Area 19 ‘Oldbury Levels’ lies just to the west of the Project Site, however, there is very little intervisibility between Area 19 and the Project Site and for this reason, it has not been considered further as part of this study.

13.4.30 The key characteristics listed for Area 18 ‘Severn Ridges’ which are considered pertinent to the Project Site are as follows:

- *“Distinctive large scale sloping landform rising from the Levels, with sections of steep scarp in the north and south and more gentle slope profiles elsewhere. A large central area of low hills and radiating ridges extends westwards.*
- *Area is greatly influenced by adjacent Levels and Severn Estuary. All combine to form an area of regionally prominent landform, distinct within and beyond South Gloucestershire.*
- *Expansive and readily available views extend over the lowland Levels and Severn Estuary to the west.*
- *Scarp and lower ridges form a prominent backdrop in views from the Levels, South Wales and the Forest of Dean.*
- *Diverse vegetation cover, with;*
- *Visually prominent mature wooded scarps including areas of ancient woodland that make a significant contribution to landscape character and provide habitat for notable species including European Protected Species, occasionally with ornamental species within historic landscape parks.*
- *Clipped and overgrown hedgerows and intermittent trees divide small pasture fields and provide wildlife connectivity including between areas of woodland, with larger arable fields on more gentle slopes.*
- *Extensive distribution of settlements and minor roads, with older villages, hamlets and scattered farms of local stone, with stone boundary walls. All largely nestled within the landform and strong landscape structure. Churches form distinctive landmarks.*
- *Powerlines frequently cross parts of the area, particularly to the north and vary in prominence.*
- *Industrial buildings, distribution sheds, Oldbury Power Station, within the adjacent Levels and Estuary, visually influence this character area.*
- *The Severn Bridges provide national land marks within the wider estuary landscape, and feature in views from the Severn Ridges.”*

13.4.31 The following extract is taken from the landscape character section for Area 18 ‘Severn Ridges’:

“Along the western boundary of this area, much of the landscape shares similar characteristics with the Levels beyond. The combination of very gentle landform and the continuation of hedgerows and a similar field pattern, produces a broad area of transition between the two areas, often without a distinct boundary. This is typical particularly of areas to the north west of

Thornbury, near Littleton-upon-Severn and to the southwest at Easter Compton. The variety in landform, strong vegetation structure and pattern of frequent settlement, historic courts, parks and roads, produce areas with distinct local character.

The churches of Rockhampton, Thornbury, Oldbury-on-Severn, Elberton, Olveston Almondsbury are all located on elevated ground, forming distinctive landmarks and influencing local views. More modern settlement expansion, major roads and built development influences the character of some localities. The extensive expansion of Thornbury is prominent within local views from adjacent elevated ground of the Severn Ridge. Some sections of the settlement edge are locally prominent, due to limited vegetation structure, the dense linear nature of housing, or the grouping of large scale industrial units/sports hall, the latter visually prominent against the adjacent smaller scale development and rural landscape. The topographic bowl within which Thornbury sits, limits the prominence of the town in the wider landscape, by the physical containment formed by the Severn Ridge; the open sided bowl merges with the adjoining Levels landscape to the west. Visually, despite the size of the town, the well treed structure throughout the older areas of the settlement greatly contribute to its integration within the landscape framework of the wider Levels and of the slopes of the ridge, which provide a backdrop to the town. The integration of some sections of the settlement edge has been improved through the use of building materials. The muted colour and tonal range of brick, roof tiles and window frames have helped reduce the prominence of built edges.”

13.4.32 The following extract is taken from ‘The Changing Landscape’ section for Area 18 ‘Severn Ridges’:

“The expansion of Thornbury to the north, south and east, has pushed the settlement fringe closer to the Levels and further into the bowl landform defined by the Severn Ridge. The visual expanse of the town is evident within elevated views. However, Thornbury generally sits well in the landscape, due to its large scale landscape setting and present constraint of development, to within the low lying bowl landform, set above and separate, from the Levels.

Further expansion of the town would become more prominent were it to extend over elevated slopes, visually increase the apparent expanse of Thornbury within the bowl landform, or spread out beyond the bowl. The ridgeline backdrop and skyline also currently provides an intact rural feature and setting to Thornbury. It is therefore sensitive to change which would visually erode this feature.”

13.4.33 The following extract is taken from ‘Landscape Strategy’ for ‘Area 18 Severn Ridges’:

- *“Active management of landscape features to frame and or maintain characteristic views across the adjacent levels landscape and the estuary.*

- *Active management of and succession planting in the woodland framework, and hedgerow network to ensure the conservation and enhancement of the habitat value and connectivity of these key landscape features for the long term, and to ensure long term protection of the character of the ridgeline as a rural backcloth, and of the panoramic views across adjacent character areas.*
- *Ensure the protection and sensitive management of important grassland habitats, both as habitat and in contributing towards the maintenance of characteristic and panoramic views.*
- *Management and succession planting to maintain and enhance Traditional Orchards and extend the distribution of this habitat across the character area.*
- *Encourage new tree planting to maintain and/or reinstate the parkland character of the various historic parks scattered across the character area.*
- *Conserve the rural character of the visually prominent ridges and hills, and the introduction of lighting that would impact on landscape character and disturb wildlife.*
- *Proposals for new development and public facing boundary treatments should reinforce the particular and varying landscape and settlement characters found across this character area.*
- *Ensure the retention or replacement of characteristic landscape features as an integral part of highway improvement schemes.*
- *Ensure that the implications of proposed change in the Levels landscape character areas are considered in terms of effects on the views from, setting to and character of the Severn Ridges Landscape Character area. This should include careful consideration of massing, colour and ensuring that landscape proposals are commensurate with the scale of the development proposed, as well as consideration of the impact of tall or extensive structures or buildings.*
- *Any new vertical development should avoid dominating, or visually competing with, landmark heritage assets or undisturbed rural landscapes or skylines in the character area.*
- *Ensure that new development respects and integrates with the historic pattern of the host landscape or the settlement pattern of small dispersed hamlets, villages, towns and scattered building groups and reinforces local distinctiveness through the use of building materials that complement the local vernacular, as well as the integration of landscape schemes that are locally appropriate. Materials vary according to locality from limestone, pennant sandstone, conglomerate to render.*

- *Preserve the tranquillity of the landscape, particularly to the north and west of the character area.”*

13.4.34 In summary, this large scale landscape area does include some attractive features, which include woodland and farmland within the rural areas. The settlement of Thornbury along with its recent developments contributes to local character, as one of the pattern of settlements typical of this landscape. The Project Site is not a rare landscape, it is considered in fair condition and its scenic quality and tranquillity is considerably influenced by the existing settlement edge and as such the value of this part of Area 18 is considered to be ‘medium’. Given the influence of existing views towards the settlement edge and the small area that the Project Site would occupy, its susceptibility is considered to be ‘negligible’. On balance Area 18 ‘Severn Ridges’ is considered to be of ‘**Low**’ sensitivity to the Proposed Development.

Local Landscape Character Areas (LLCAs)

13.4.35 To facilitate the consideration of potential changes to landscape character at a more detailed scale, a number of local landscape character areas were identified during field study work. These areas are illustrated on Figure 13.5: Local Landscape Character. The LLCA sheets (Figures 13.6-11) provide summary illustrative information on the key characteristics of each area and the following paragraphs provide full descriptions of the LLCAs:

- LLCA1: Edge of Settlement Floodplain Pasture
- LLCA2: Morton Agricultural Low Ridge
- LLCA3: Morton/Duckhole Enclosed Village
- LLCA4: North Thornbury Settlement Post 1970s
- LLCA5: Park Mill to Thornbury Castle
- LLCA6: Open Agricultural Landscapes to the West

13.4.36 LLCA1: Edge of Settlement Floodplain Pasture is located on the low lying land close to the settlement edge, some of which is within the floodplain of the Pickedmoor Lane Rhine, and the Project Site occupies much of this area. The field pattern is generally medium to small scale with regular shaped pasture fields, grazed by cattle and bounded by hedgerows. These vary between well maintained low hedgerows and tall, less well managed hedgerows, often with a high proportion of young elm. There are also some attractive, mature oak and ash trees within hedgerows in some locations. The watercourse is open along much of its course, with a few small, managed willows on its banks. The LLCA is crossed by footpaths and some bridleways, linking to a series of trackways to the south west and the settlement edge. There is a well-used

footpath route along the watercourse linking the settlement edge with the more wooded historic LLCA to the west. The southernmost field of the LLCA forms part of the attractive floodplain landscape alongside the Pickedmoor Rhine which flows across it. It has a range of characteristics influencing landscape character, these include views of the adjacent settlement (some of which is still under construction), glimpses of the uppermost parts of the church tower and glimpses of the Sheiling School Listed Building from particular locations. There are views of the mature woodland along the western boundary and a small group of mature parkland lime trees, adjoining the woodland. Well treed hedgerows, in combination with other intervening vegetation, obscure views towards ground level within the Conservation Area. Mature trees within Thornbury Castle and the Sheiling School grounds further restrict views so that although there is some awareness of the parkland character of the land to the south and west, from this southern field, it is not the dominant characteristic; its characteristics being strongly defined by and comprised of floodplain and edge of settlement characteristics as well. Noise from both traffic on the Oldbury Lane and from the nearby school is a noticeable characteristic. There are two small fields to the south of the LLCA forming a transition between the Conservation Area boundary and LLCA1.

13.4.37 The far north west field of the LLCA forms the boundary with the agricultural landscapes of LLCA2, and is not particularly distinctive in itself, given its rectilinear shape, semi-improved grassland and low hedgerow along the roadside. Its character is primarily a product of its adjacent landscapes. The main character influences are the edge of the town, the floodplain pasture and LLCA2 Morton agricultural low ridge which is visible largely due to the slightly elevated ridge, and the pylons running along it which form a strong feature in the landscape. There is some influence from the ancient woodland to the south, however, it does not feel connected to the historic landscapes further south, due to its rectilinear shape, the floodplain pasture management regime and the influence of traffic noise from Oldbury Lane and glimpses of passing cars and lorries. Glimpses of the adjacent road and occasional views of built form, which would be more apparent during winter months, serve as a reminder of the nearby settlement. Although influenced by the LLCA2 Morton agricultural low ridge, this field is more level than the adjacent undulating field to the west which lies outside the Application Site, and clearly separated by the well treed, tall hedgerow between, resulting in a high level of perceived containment within the flatter land of the floodplain pasture. This separation is reinforced by the extensive woodland belt to the south.

13.4.38 Overall, views of woodlands to the south and west, and the adjacent new housing on the settlement edge influence character, along with glimpsed views to St Mary's Church tower which lends an element of historic character to parts of the LLCA. Although as stated in para 13.4.20, it is not considered that the Project Site contributes to the landscape setting of these features due to a combination of distance and intervening built form and vegetation.

13.4.39 The distant, well wooded Severn Ridge to the north is influential in views from some locations to the north of the LLCA. This LLCA is subject to the influence of noise and activity from the settlement edge and traffic on Oldbury Lane, and pylons are visible nearby to the north.

13.4.40 This landscape is not designated, although it does include some attractive features, such as the watercourse and mature trees and hedgerows, and glimpses of St Mary's Church tower which contribute to the sense of place. Landscape quality and condition is fair, although scenic quality is much influenced by the detractive pylons and existing settlement edge. This is not a rare landscape but does include some attractive mature trees and hedgerows which contribute to fine grained local character. The pasture meadows are of limited biodiversity due to current farming methods. Footpaths and trackways within the LLCA are used by dog walkers on the edge of town. In consideration of the above factors, the value of this LLCA is considered to be 'medium'. Given the urban influence of existing views towards the settlement edge, and the nature of the Proposed Development its susceptibility is considered to be 'high'. On balance LLCA1 is considered to be '**medium**' sensitivity.

13.4.41 LLCA2: Morton Agricultural Low Ridge is predominantly located on the gently sloping land to the north of Oldbury Lane. The field pattern is often small scale and irregular, with low hedgerows, although arable use has resulted in hedgerow clearance and much larger fields in some locations. Mature hedgerow trees are a regular feature, although these tend to be grouped in certain areas, rather than distributed throughout the LLCA, and there are also a few small copses. The LLCA is criss-crossed by an extensive network of footpaths, linking Lower Morton and the Oldbury Lane with the estuary landscapes of the north and west. However, some of these paths are thought to be poorly used, as on the occasions that the study area was visited, several of these were either blocked and/or overgrown to the point of being impassable. Views of the sewage works and a large farmstead near Fosse Lane influence character, along with views of large agricultural sheds at Pound Farm and Spring Farm, and the Showmen's Site with its bunding and hard surfacing for vehicles (storage of equipment and vehicles would also be likely to be present for some of the year). There are views from elevated land towards the settlement edge at Thornbury and Lower Morton, and extensive woodland at Camp Hill Fort and on the Severn Ridge but views towards the estuary from the southern part of the LLCA are obscured by landform. A stretch of overhead power lines on pylons run parallel with the Oldbury Lane through the LLCA, and views of another run to the north are also influential to character. This LLCA is subject to the influence of views, noise and activity from the settlement edges and large farmsteads, and traffic on Oldbury Lane.

13.4.42 This landscape is not designated, and although it does include some attractive features such as its mature hedgerow trees and small scale field pattern, there are some detractive features. Landscape quality and condition is fair, with some poorer quality areas due to the detractive visual influences of pylons, equine grass management, the Showmen's Site and large scale

agricultural premises, and scenic quality is mixed as a result of these influences. This landscape is not rare or tranquil, however, it has an important recreational value providing footpaths linking the edge of town with the landscapes to the north. As such, the value of this LLCA is therefore considered to be 'medium'. Given the location of the Project Site and the influence of existing views towards the settlement edge, its susceptibility is considered to be 'low'. On balance LLCA2 is considered to be '**medium**' sensitivity.

13.4.43 LLCA3: Morton/Duckhole Enclosed Village is a small LLCA located within the linear settlements at Lower Morton and Duckhole. These villages/hamlets have an historic character, with frequent older, local stone dwellings and agricultural premises arranged along narrow lanes. Properties are often enclosed by tall hedgerows and trees within gardens and along boundaries, and lane side hedgerows limit views further afield, providing an intimate scale to these settlements. There are few PRow within it, although many extend from the edge of the LLCA. Views out are generally only available from small sections of gappy hedgerow and gateways. Due to this enclosure, there is less perceptible noise and activity from neighbouring areas, and these influences are likely to be centred around the two large farmsteads.

13.4.44 This landscape is not designated, although it does include some attractive and historic features, including Listed Buildings. Landscape quality and condition is generally good, and scenic quality is attractive in places, due to a combination of historic buildings and vegetation along the lanes. These linear settlements are not considered rare landscapes, nor are they tranquil in nature due to vehicle activity along the lanes but they are good examples of such settlements found frequently in the surrounding landscapes. In consideration of the above factors, the value of this LLCA is considered 'high'. However, given the level of enclosure due to trees, hedgerows and other vegetation in gardens, its susceptibility to changes on the Project Site is considered to be 'low'. On balance LLCA3 is considered to be '**medium**' sensitivity.

13.4.45 LLCA4: North Thornbury Settlement Post 1970s is located to the north of Thornbury. Thornbury was originally a linear settlement which grew rapidly, predominantly from the 1970s onwards, extending in all directions with low density suburban housing. The recent development adjacent to the Project Site at Park Farm is still partially under construction and its landscape has not yet had time to mature. There are also new developments further east off Butt Lane and Morton Way which are of a similar character/ stage of completion. Within this LLCA, although some historic buildings remain from the linear settlement, a broad mix of styles and colours of buildings exist. Earlier developments show multi and buff brick, in some places with painted timber or blue tile clad fronts, with predominantly brown concrete tile roofs. New developments around Park Farm show red and multi brick, some rendered and painted with pinks and creams or clad with local stone. Red clay roof tiles and grey slates are predominant, with some blue/grey roof tiles for stone-clad buildings. These generally low density residential areas are often laid out as cul-de-sacs and there is limited through traffic, reducing noise and activity through many

of these suburban areas. Gardens and street frontages are often well vegetated which helps to unify the mix of styles and colours within this LLCA. Within the older developments here is little cohesive pattern, although more recent developments demonstrate a clearer hierarchy resulting in improved legibility on the northern edge. There are a number of PRoWs running through the suburban areas linking to adjacent LLCAs. Views outwards are limited by existing built form and established vegetation and therefore perception of character is not generally influenced by adjacent LLCAs, however, newly constructed developments on the western and northern edges are currently influenced to some extent by views of adjacent agricultural landscapes.

13.4.46 This landscape/townscape is not designated and although, in established areas, vegetation does contribute positively to the townscape, there are a limited number of distinctive characteristics. The landscape/townscape is generally in good condition, although the quality of built form within residential areas is sometimes poor. These townscapes are not scenic, or rare or important examples, nor are they associated with particular historic associations, therefore, the value of this LLCA is considered generally 'low'. Given the level of enclosure due to built form, trees, and other vegetation in gardens, and the presence of new residential developments on the northern edge, its susceptibility to the Proposed Development is considered to be 'low'. On balance LLCA4 is considered to be '**low**' sensitivity.

13.4.47 LLCA5: Park Mill to Thornbury Castle is located to the west of Thornbury. It includes parts of the Conservation Area, the Castle, the Sheiling School, St Mary's Church and some historic vegetation remnants within the landscape to the north, including ancient woodland at Parkmill Covert, and distinctive, older tree lines and occasional parkland trees close to the Project Site. This is an enclosed landscape with numerous mature trees on the castle and Sheiling School boundaries, and within woodlands and hedgerows to the north, and this vegetation limits views further afield. Although there are some views through vegetation to neighbouring LLCAs, and views of more recent development are present beyond its setting. The attractive church tower, castle ramparts, Sheiling School and woodland/mature trees are the main features of this LLCA. There are a number of PRoW both along trackways and smaller footpaths linking to adjacent LLCAs. This area is quieter than surrounding LLCAs to the east, however, the school, settlement edge and large farmsteads contribute to noise and activity in nearby locations.

13.4.48 This landscape is partially designated, with Conservation Area status and a number of Listed Buildings, a Scheduled Monument, Historic Park and Garden (the Castle) and area of Ancient Woodland. This historic remnant contributes positively to all its neighbouring LLCAs; it is generally in good condition, is attractive in scenic quality, includes mature parkland trees, woodland and tree lines which are important representative examples and are important to local wildlife. The network of tracks and footpaths provide key links between the town and the countryside to the north. As a result, the value of this LLCA is considered 'high'. A small part

of this LLCA lies within the south western part of the Project Site and as such has the potential to be affected. However, this part lies within the floodplain on which built form is not proposed and it lies slightly apart from the built development area. Given the level of enclosure due to mature trees, woodland and hedgerows and its proximity and views towards existing nearby residential developments, overall, its susceptibility is considered to be 'medium'. On balance LLCA5 is considered to be **'high'** sensitivity.

13.4.49 LLCA6: Open Agricultural Landscapes to the West is located to the west of LLCA5 and is distinctly more open with views to outlying hills, which influences its character. Fields are bounded by low, well maintained hedgerows, and are typically medium to large in size. There is a mixture of arable and pastureland with occasional farmsteads and there are frequent parkland and hedgerow trees, with some small, linear copses further west. Views to adjacent enclosed landscapes to the east obscure most views towards the settlement and, as a result this LLCA has a more rural character than the others considered. This is reinforced by views to rural slopes on high ground further west. This landscape is relatively tranquil, although noise and activity from the Kington Road and various farmsteads is noticeable close to these elements.

13.4.50 This landscape is not designated, although it does include some attractive features, such as mature parkland trees and trees in hedgerows, and more expansive rural views are available which are attractive in scenic quality. This landscape is relatively tranquil compared to neighbouring LLCAs to the east. This is not a locally rare landscape but its tree cover contributes positively to both sense of place and local wildlife, and its footpaths provide access to the landscape. As a result, the value of this LLCA is considered to be 'medium'. Given the limited availability of views towards the settlement edge and the Project Site, its susceptibility is considered to be 'medium'. On balance LLCA6 is considered to be **'medium'** sensitivity.

Landscape Character Summary

13.4.51 The settlement of Thornbury sits within a 'bowl' landform, defined by the Severn Ridge to the north east, east, south and south west, and the Project Site is located within the low lying land of the bowl on the edge of the town. To the north and west, the landscape character setting includes more open landscapes with views out towards higher land, and some very enclosed landscapes, both of which have limited intervisibility with the Project Site. To the east lies the suburban character of Thornbury's north western edge, and to the south the grounds of the schools and castle retain remnants of an historic parkland character, alongside some more modern features of the settlement edge.

13.4.52 The key features of the Project Site itself are illustrated on Figure 13.3: Existing Site Conditions. The eastern parts of the Project Site have a distinct urban fringe character as a result of the prominence of the recently constructed Park Farm housing. This urban context diminishes as

one travels west and the field boundaries reduce intervisibility with the urban edge. In the western part of the Project Site, character is defined by small to medium sized irregular fields with some mature hedgerow trees and small woodland copses and is visually more enclosed with limited views outwards. However, glimpses of rooftops on the urban edge and St Mary's Church tower in places, act as a reminder of the Project Site's proximity to the town. Throughout and around the Project Site, the presence of numerous small watercourses and ditches provide a distinctive character. The central watercourse (Pickedmoor Lane Rhine) is markedly open in character with little vegetation along its course through the Project Site, apart from a few small willows on its banks.

Visual Baseline

13.4.53 The selected viewpoints have been agreed with South Gloucestershire's landscape architect as being representative of the views of the Project Site from the surrounding area. The photographs were taken during winter months when the trees were not in leaf, in order to consider the worst-case scenario. However, it should be noted that screening from vegetation would be much increased from many locations during the summer months, when the trees are in leaf.

13.4.54 The Zone of Theoretical Visibility (ZTV) Study (Figure 13.12) was undertaken to help inform the visual assessment, and in this instance, the intervening vegetation and built form on the edge of Thornbury greatly limits the number of publicly available viewpoints. However, this desk based study was used as a starting point from which roads, footpaths and publicly accessible places around the Project Site were visited to establish from where the Project Site is either partially or wholly visible. From this, a selection of representative viewpoints, both close up and distant, were selected for inclusion within this assessment in order to demonstrate the visual role the Project Site plays within its immediate surroundings and the wider landscape.

13.4.55 As noted earlier in this assessment and in SGC Landscape Character Assessment, the Project Site is located within a 'bowl' landform which surrounds the settlement of Thornbury (Figure 13.1). High ground within the study area comprises outlying vale hills to the west (between approximately 40-60m AOD) and to the north east approximately 55m AOD at Upper Hill (much of the land to the north forms the open side of the bowl and is low lying). To the east of Thornbury some areas of high ground reach 100-108m AOD. Additionally, there is distant high land to the north (high point of approximately 260m AOD) on the Severn Ridge, at Gaer Hill within the Forest of Dean, although this is more than 13km from the Project Site. Although the Severn Vale scarp slopes and the Forest of Dean were visited during site study, it was considered that the Project Site was barely discernible and therefore, these potential receptors were scoped out of the study.

13.4.56 This landform provides potential opportunities for views towards the Project Site from all directions as shown on Figure 13.12: ZTV. However, in reality, there is a strong structure of existing trees, hedgerows and woodland copses within the lower lying land of the bowl. The Project Site is, therefore, visually well contained by surrounding vegetation even during winter months, particularly by the woodland copses and mature trees to the immediate south and west. The Project Site can be just be discerned from distant, elevated viewpoints on the outlying vale hills, such as the one on which St Arilda's Church is located, but from these views the Project Site is largely concealed by the intervening woodlands/coverts and it is generally seen in the context of existing urban form.

13.4.57 A combination of the flat topography and the numerous copses/coverts and mature treed field hedgerows results in the Project Site's initial visual envelope being focused on the immediate surrounding fields, the existing urban edge and the approach to the town on the adjacent Oldbury Lane.

13.4.58 The visual prominence or visual inter-relationship of an area or parcel of land is a principal consideration in establishing the potential impact on its character or the experience of the area.

13.4.59 Visual impact relates to the changes that the development would have upon views as experienced by the public. The people within the study area who may be affected by a change in view or in visual amenity are referred to as 'visual receptors'. Where possible the relative number of people who experience a view or series of views are noted in the text. It is not practical to assess every viewpoint and therefore those selected for inclusion as part of this assessment are representative of those available to the public looking towards the Project Site from the surrounding area. These range in distance from 0 m to within 2 kms of the Project Site, albeit in some of the more distant views it is difficult to 'pick out' the Project Site with the naked eye.

Visual Receptors

13.4.60 In accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013), Chapter 6, Paragraph 6.19, viewpoints selected/proposed fall into the following three groups:

Representative Viewpoints: Viewpoints selected to represent the experience of different types of visual receptors, when it would not be appropriate, or proportional, for large numbers of viewpoints to be included individually and where significant effects are unlikely to differ — for example:

- The views of users of particular Public Rights of Way (PRoW)
- The views of users of a particular road

Specific Viewpoints: Viewpoints chosen because they are 'key' and sometimes promoted viewpoints within the landscape, including, for example, specific local visitor attractions, viewpoints in areas that are particularly noteworthy visually and/or recreational amenity locations such as landscape with statutory designations or viewpoints with particular cultural landscape associations.

Illustrative Viewpoints: Viewpoints chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility of certain locations.

13.4.61 The following viewpoints have been selected to go forward into this assessment. Where there is a sequence of views or several viewpoints are considered representative of one area these have been grouped and assessed together. The selected viewpoints and receptor groups are shown on Figure 13.13: Representative Visual Receptors and Viewpoint Locations and the Photographic Viewpoint Sheets 1 to 15 (Figures 13.14-28).

Views available to Motorists on Oldbury Lane (Group A - Viewpoints 1, 2, 3 and 4) Receptors: Motorists, cyclists and walkers

13.4.62 Oldbury Lane forms part of a network of local lanes to the north of Thornbury linking with Oldbury-on-Severn. Traffic travels relatively fast past the Project Site (60mph limit), slowing towards the edge of town, and although the route can be busy at peak times, it is quieter at other times. Receptors travelling through the countryside along Oldbury Lane west of Redcliffe House are generally unaware of the Project Site as the roadside hedgerow limits views to the upper canopies of trees within the Project Site and the landscape beyond. To the east of Redcliffe House views of existing built form on the edge of town become apparent. Walkers heading south, crossing the Oldbury Lane on footpath OTH/18 experience some open views at this point due to the low level of the hedgerow and gateway along this section of the boundary. In terms of context, the Park Farm development is fairly openly visible and there are glimpses of built form in the town further afield, including occasional glimpses towards the church tower.

13.4.63 Viewpoint 1 – View from Oldbury Lane at start of footpath OTH/18 looking west

This view is taken from directly adjacent to the Project Site, alongside its northern boundary at the gateway and footpath stile. It illustrates the first point on Oldbury Road from which views towards the Project Site are available when travelling west, leaving Thornbury.

The foreground view shows the Oldbury Lane with broad, grass verges, and hedgerows on both sides. The hedgerow along the Project Site boundary is particularly low and gappy at this point which allows some open views of the northern parts of the Project Site in the middle ground. New housing at Park Farm is visible breaking the skyline through the centre of the view. Background views of Park Mill Covert and the rural landscapes to the north are clearly distinguishable, with Oldbury Power Station forming a distant landmark, albeit that it goes

largely unnoticed as it is located approximately 4kms away. The skyline is formed by distant woodland on high ground within the Forest of Dean, houses at Park Farm and vegetation to the west of the Project Site. The winter view illustrates the most open views available and during summer months, this view would become more enclosed due to leaf cover on trees and within hedgerows.

13.4.64 Viewpoint 2 – View from Oldbury Lane close to Redcliffe House looking south east

This view is taken from close to the Project Site's northern boundary on Oldbury Lane by Redcliffe House. It is part of a sequence of views approaching the town from the west.

The foreground view shows the road and verge with the Project Site's northern boundary hedgerow and the fence along the boundary with Redcliffe House. The hedgerow obscures much of the view towards the Project Site, although trees are visible on the Project Site in the middle ground, and existing new houses to the east form part of the view. The skyline is composed of both built form in the town, with new housing at Park Farm just beginning to break the skyline, a wooded distant ridge to the east and mature trees around the castle and church tower. The winter view illustrates the most open views available and during summer months, this view would become more enclosed due to leaf cover on trees and within hedgerows.

13.4.65 Viewpoint 3 – View from Oldbury Lane close to Redcliffe House looking north west

This view follows Viewpoint 1 in the sequence of views travelling west on Oldbury Lane. It is taken close to the Project Site boundary, adjacent to the boundary wall at Redcliffe House.

The foreground view shows the road with its wide verges, and the well vegetated boundary wall. Further west, the low hedgerow extends through to the middle ground along the Project Site boundary. In the background, on the skyline, there are trees on the western Project Site boundary and within Parkmill Covert, and powerlines cross the Project Site in foreground and background views. The winter view illustrates the most open views available and during summer months, this view would become much more enclosed due to leaf cover on trees and within hedgerows.

13.4.66 Viewpoint 4 - View from Oldbury Lane looking south east towards the edge of Thornbury

This view is taken from close to the Project Site at its north westernmost corner. It is typical of the first available view on Oldbury Lane from which views towards the Project Site are available when travelling east, approaching Thornbury.

The foreground view shows the Oldbury Lane with broad, grass verges, and hedgerows on both sides, with an attractive veteran oak to the left of the view. Hedgerows and some hedgerow trees obscure much of the view towards the Project Site and the level of screening would be

increased during the summer months when the trees are in leaf. In the background glimpses of trees within the Project Site are available and on the skyline, distant wooded hills near Milbury Heath to the east can be distinguished.

13.4.67 Group A Sensitivity: Motorists, cyclists and walkers using this stretch of Oldbury Lane experience glimpses of the edge of Thornbury from most locations and these views include both partial views, and in some limited locations, fairly open views of the Project Site. In terms of scenic quality, whilst the view is considered reasonably attractive, with occasional glimpses of the church tower, it is predominantly occupied by the road, and the scene is not nationally, regionally or locally recognised. In consideration of these factors, its value is considered to be 'medium'. The views would be experienced as a sequence by receptors passing by, and would be unlikely to be the focus of attention for those walking the lane. As there are no pedestrian roadside pavements and it is a relatively busy road there are unlikely to be many walkers, with the exception of those crossing between footpaths from the easternmost corner of the Project Site. Therefore, they are considered to be of 'medium' susceptibility. On balance, the sensitivity of motorists, cyclists and walkers on Oldbury Lane is considered to be '**medium**'.

Views available to Walkers on PRoW to the South and West of the Site (Group B – Viewpoints 5 and 6) Receptors: Walkers

13.4.68 From the west and south west, views towards the Project Site are obscured by the intervening woodland, woodland copses and tree lines both to the west of the Project Site and within the south western parts of the Project Site. Walkers on the PRoWs to the west experience views of pastureland and woodlands with some farm buildings but no views are available towards the nearby settlement.

13.4.69 Viewpoint 5: View from Park Mill Farm looking North East towards the Project Site

This view is available from the PRoW trackway close to the Park Mill Farm buildings and is representative of the views experienced by walkers nearby to the west of the Project Site.

In the foreground, the gateway to the pasture field to the west of Parkmill Covert is visible and the field slopes gently up through the middle ground towards the woodland on the skyline. There are poles leading across the field through the middle ground of the view, and woodland copses close to the farm buildings can be seen to the right of the view. On the skyline, pylons running within the landscape to the north of the Project Site can be seen along with woodland close to the Project Site boundaries. The mature oak at the north western Project Site corner is clearly visible through the centre of the view. This view would be further enclosed during summer months due to leaf cover on trees and woodlands in the view.

13.4.70 Viewpoint 6: View from PRoW OTH/7 looking East towards Woodland along the Project Site Boundary

This view is available from the PRoW trackway close to the south western boundary of the Project Site. It is representative of views from the network of trackways in this area.

In the foreground the track can be seen leading eastwards towards the Project Site with pasture fields on either side with a mature tree and a well maintained hedgerow alongside. These features continue through the middle ground of the view. In the background, mature trees to the immediate west of the Project Site form a dense screen and a visually strong image against the skyline. This view would be further enclosed during summer months due to leaf cover within the hedgerow, trees and woodlands.

13.4.71 Group B Sensitivity: Walkers using these footpaths experience views towards trees and woodland close to the Project Site's western boundary, which obscure views further afield. There are views of powerlines and agricultural structures but few views towards the edge of town due to screening vegetation. The quality of these views varies, due to agricultural structures, however, views include attractive rural farmland and condition is generally good, and their value is, therefore, considered to be 'high'. The views would be the focus of attention for those walking the trackways, therefore, they are considered to be of 'high' susceptibility. On balance, the sensitivity of walkers on these PRoW is considered to be 'high'.

Views Available to Walkers on PRoW on the Site (Group C – Viewpoint 7) Receptors: Walkers

13.4.72 Walkers on the Project Site itself currently experience a range of views. These include views of floodplain pasture and the rhine running through the Project Site, woodland copses and tree lines to the west, the new residential development at Park Farm to the east, farmland, pylons and distant wooded hills to the north, and broken and filtered views of the schools and church spire set within the well treed settlement edge to the south. There are few opportunities for open views of the whole Project Site from the PRoW due to the well vegetated character of this landscape. Screening elements on the Project Site include tree lines, tall hedgerows, mature trees in hedgerows and woodland copses. These elements limit views allowing walkers only partial views of the Project Site and these views are also filtered from many locations as walkers pass along the well-worn routes.

13.4.73 Viewpoint 7: View from PRoW OTH/13 along the Watercourse looking South towards the Town

This view is taken from alongside the Pickedmoor Lane Rhine on the PRoW. It is representative of the experience of walkers looking south towards the church spire, and also demonstrates the well treed nature of the settlement edge to the south which largely screens views towards the castle and lower parts of the church. During summer months, screening would increase considerably due to leaf cover.

The foreground shows some small willows along the watercourse banks, and the middle ground view of pastureland is partially obscured by this vegetation. In the background, mature trees

along the edge of Thornbury largely screen views of the settlement edge, but there are glimpses of the castle roofs, and the church spire on the skyline forms a distinctive local landmark, albeit one that is frequently screened by intervening hedgerow and trees.

13.4.74 Group C Sensitivity: Walkers using these footpaths experience views across pastureland towards hedgerows, trees and woodland, both within the Project Site and beyond. Views towards the settlement edge, including both recent housing development at Park Farm which is a dominant feature, and occasional oblique views towards older built form including the church tower and castle rooftops are also available to these receptors. The scenic quality of these views varies, however, due to the proximity of the urban edge and landscape quality is adversely influenced by some poorly maintained hedgerows and fencing. The value of these views is, therefore, considered to be 'medium'. The views would be the focus of attention for those walking on these pathways, therefore, they are considered to be of 'high' susceptibility. On balance, the sensitivity of walkers on these PRowWs is considered to be '**medium**'.

Views available to Residents on the North West Edge of Thornbury (Group D – Viewpoint 8)
Receptors: Residents

13.4.75 Views from the north western settlement edge are currently undergoing a period of change as the Park Farm residential development is still under construction. Once complete, views from residents in new properties on the outer western edge of the new development will be available across the Project Site, although the majority of these would be partially obscured by existing tall hedgerows and vegetation from ground level. More open views would be available from upper storeys with windows facing in a westerly direction.

13.4.76 Viewpoint 8: View from the Edge of the Town looking North West

This view illustrates the content of ground level views from the new edge of the town. This view will be available to residents in properties on the edge of the development, however, those further back would have their views predominantly obscured by intervening built form.

The foreground shows the construction of Park Farm in progress, and beyond, the edge of the Project Site in the middle ground with the mature tree line to the south of the Project Site. In the background, Parkmill Covert can be seen, forming much of the skyline, with glimpses of high ground in the Forest of Dean beyond.

13.4.77 Group D Sensitivity: Residents in some locations on the edge of the new development would experience some open views of the Project Site, although, it is likely that these would predominantly be available from upper storeys due to screening from boundary fencing and vegetation. The scenic quality of these views varies due to the proximity of the settlement edge and the condition of the landscape is adversely influenced by views of some poorly maintained hedgerows and fencing. The value of the views is, therefore, considered to be 'medium'. The

views would be the focus of attention, however, they would be predominantly limited to upper storeys of the dwellings, and therefore, not frequently experienced, and as such they are considered to be of 'medium' susceptibility. On balance, the sensitivity of residents located in properties along the very edge of the town is considered to be '**medium**'.

*Views afforded to Staff and Pupils in Schools to the South (Group E – Viewpoint 9) Receptors:
Staff/pupils*

13.4.78 Views available towards the Project Site from the Castle School vary considerably according to location. Ground level views towards the Project Site, looking north are partially obscured by intervening vegetation along the field boundary. However, upper storey views looking north may include more some open views of the Project Site from this side of the building. Viewers from the Sheiling School similarly experience screening due to vegetation along field boundaries, although there are gaps which allow some glimpsed intervisibility between the northern parts of the school grounds and southern parts of the Project Site. Some open views from upper storeys of the northernmost school building may be available. During summer months, from both schools, screening from intervening mature vegetation would increase substantially, further reducing intervisibility with the Project Site.

13.4.79 Viewpoint 9: View from Castle School Playing Fields looking North towards the Project Site and the Park Farm Development

This public view illustrates the content of ground level views from the PRoW on the playing fields within the Castle School grounds.

The foreground shows the playing fields leading towards the middle ground tree lined hedgerow which obscures much of the background view. Glimpses of the Park Farm residential development are available in the background, through the trees and as the development nears completion views of the southernmost dwellings and the playing fields will become more evident in the middle distance.

Group E Sensitivity: Staff and pupils within the schools in some locations would experience some fairly open views of the Project Site, although, it is likely that these would predominantly be available from upper storeys due to screening from lower level vegetation. The scenic quality of these views varies due to the proximity of the settlement edge. However, their condition is generally good and the Conservation Area boundary lies adjacent to the west of the Castle School, covering the Sheiling School. Therefore, on balance, their value is considered to be 'high'. The views would not be expected to be the focus of attention, and the more open views would be predominantly be available from upper storeys only, therefore, they are considered to be of 'low' susceptibility. On balance, the sensitivity of staff and pupils located in both schools is considered to be '**medium**'.

Distant Views from PRow on High Ground to the East (Group F - Viewpoint 10) Receptors: Walkers

13.4.80 From this elevated location on quiet footpaths on the hillside, a wide panorama is available encompassing the low level land around Thornbury and the estuary to the north. However, due to layers of intervening tree and hedgerow vegetation there are limited views of the town and the Project Site, which forms only a very small part of the panorama, is only just visible through the centre of the view.

13.4.81 Viewpoint 10: View from PRow near Longman's Grove looking West towards the edge of Thornbury

This view is located on a footpath on high ground to the east of Thornbury. It is considered representative of the likely views experienced by walkers on footpaths in this area of high ground.

The foreground shows sloping pastureland and low hedgerows, leading through to the middle ground where a run of pylons forms a strong line through the view. Middle ground views demonstrate the well treed character of the lower land, this vegetation screens much of the settlement and screening would be further increased during summer months due to leaf cover. In the background, the Severn bridge and estuary can be seen with distant wooded hills on the skyline.

13.4.82 Walkers using these footpaths experience rural views across the Severn Vale towards the river estuary. The scenic quality of these views is adversely affected by the pylon runs, although landscape condition is considered generally good, and their value is, therefore, considered to be 'medium'. The views would be the focus of attention for those walking on these pathways, therefore, they are considered to be of 'high' susceptibility. On balance, the sensitivity of walkers on these PRow is considered to be '**medium**'.

Views available to Residents in Lower Morton/Duckhole (Group G – Viewpoint 11) Receptors: Residents

13.4.83 These areas of settlement are well vegetated and generally have an enclosed character. Views outwards from the lanes are largely obscured by a combination of built form, hedgerows, walls and, in places, roadside banks. Looking towards the Project Site, views available to residents are likely to be limited to partial views from a few south, and some west facing windows, predominantly from upper storeys. Lower level views are obscured by nearby intervening vegetation.

13.4.84 Viewpoint 11: View from Lower Morton Looking South West

This view is representative of the potential partial views available to residents from upper storeys of a few properties on the south side of the lane (Duckhole). Intervening vegetation in

back gardens limits ground level views and therefore it is not anticipated that residents would experience this extent of view from ground level.

The foreground shows pasture land sloping gently southwards. In the middle ground, low hedgerows and woodland copses are visible alongside pylon lines and large agricultural sheds at Spring Farm. In the background, the easternmost parts of the Project Site are just discernible on the edge of Thornbury with a well treed backdrop. There is wooded high ground to the far south on the ridgeline. During summer months views southwards would be further obscured by leaf cover on intervening vegetation.

13.4.85 Residents on the edge of Lower Morton experience rural views towards lower land and the edge of the town. The scenic quality of these views is adversely affected by the pylon runs and large scale agricultural buildings, although condition is generally good, and their value is, therefore, considered to be 'medium'. Views from residents towards the Project Site are likely to be limited to upper storeys due to lower level screening, therefore, they are considered to be of 'medium' susceptibility. On balance, the sensitivity of residents in a few properties on the edge of the settlement is considered to be '**medium**'.

Views afforded Walkers on PRow to the North (Group H – Viewpoint 12) Receptors: Walkers

13.4.86 PRow routes are extensive within this area, with a network of footpaths criss-crossing these gentle slopes. Existing views are comprised of pastureland, both on this side of Oldbury Lane and the floodplain pasture on the Project Site, with the well treed edge to the settlement and wooded ridges on the skyline. From higher ground, views are relatively open in places, however, in many locations, small woodland copses and hedgerows limit views southwards and the Project Site becomes much less visible. Views become more filtered and increasingly screened from the northern part of this group as intervening ground levels and hedgerows incrementally screen out views, Viewpoint 12 illustrates the most open view available.

13.4.87 Viewpoint 12: View from PRow looking South West towards the Site

This view is from higher ground to the north of Oldbury Lane, and is representative of the more open views available from this area. The foreground shows equine paddocks, with a run of pylons, power lines and electric fencing. In the middle ground, pastureland on the Project Site is fairly openly visible, with the existing settlement to the left of the view. In the background, within the well treed edge of Thornbury, the church tower extends from the otherwise wooded skyline.

13.4.88 Walkers using these footpaths experience views across the paddocks towards the edge of the town. The scenic quality of these views is adversely affected by the power lines, pylons and the electric fencing, and there are existing views of the edge of the town and the Park Farm development, although condition is generally good and the Listed St Mary's Church tower is

visible, and their value is, therefore, considered to be 'medium'. The views would be the focus of attention for those walking on these pathways, and therefore, they are considered to be of 'high' susceptibility. On balance, the sensitivity of walkers on these PRowS are considered to be 'medium'.

Views available to Residents on Oldbury Lane (Group I – Viewpoints 13 and 14) Receptors: Residents (Group A considers views experienced by motorists and Views 1, 2, 3 and 4 further illustrate the views of residents further east along the lane)

13.4.89 Existing views of the Project Site available to residents on Oldbury Lane are generally partially obscured by vegetation. The content of views typically includes the road and roadside hedgerows, hedgerow trees and woodland, views of residential development at Park Farm, and broken, filtered views of the pastureland on the Project Site from some locations. Properties on Oldbury Lane include dwellings at Redcliffe House, Oak Farm, Rose and Parkmill Cottages and the Keepings. All of these properties have some potential for views of the Proposed Development, although, with the exception of Redcliffe House and Oak Farm these would be anticipated to be limited in availability to upper storey windows and within gardens, due to screening from intervening lower level vegetation. Dwellings at Redcliffe House and Oak Farm would be likely to experience some more extensive views of the Proposed Development due to proximity, although from Redcliffe House many views would be filtered due to tree and hedgerow vegetation around its land boundaries.

13.4.90 Viewpoint 13: View from Oldbury Lane at Entrance to Park Mill Farm looking South East

This view is taken from the entrance to Park Mill Farm, opposite Rose and Parkmill Cottages. It is considered representative of the type of views available to residents looking towards the Project Site from along Oldbury Lane that is, partially obscured by hedgerow and tree vegetation.

The foreground shows the road, bounded by well-maintained hedgerows, which obscure lower level views towards the Project Site. In the middle ground, the oak tree on the north western Project Site corner forms a landmark as the road starts to bend, and a line of poles runs across the view. In the background, there are glimpses of trees and hedgerows to the north of Oldbury Lane.

13.4.91 Viewpoint 14: View from Oldbury Lane near the Sewage Works

This view is taken from close to the sewage works and is considered representative of the type of views available to residents in this area. The foreground shows the road and tall hedgerows screening much of the view further afield. The mature oak in the north western Project Site corner is visible, however, in the background, along with the tops of other Project Site boundary trees on the skyline.

13.4.92 Residents on Oldbury Lane experience a range of views towards the sometimes busy road, pastureland, woodland and hedgerows and towards the edge of the town. The scenic quality of these views is affected by the road and power cables, although condition is generally good, and their value is, therefore, considered to be 'medium'. Views may be the focus of attention for residents and generally views towards the Project Site are likely to be limited to upper storeys due to lower level screening, however, Oak Farm, and Redcliffe House would have some open views and, therefore, they are considered to be of 'high' susceptibility. Dwellings at Oak Farm and Redcliffe House would be likely to experience some extensive changes to view, and, on balance, the sensitivity of residents in a few properties on Oldbury Lane is considered to be 'high'.

Distant Views from PRow on High Ground to the West (Group J) Receptors: Walkers

13.4.93 Due to the high ground on this outlying vale hill, and a number of PRow on the hillside, there are some panoramic views available to the east, overlooking Thornbury and its surrounding low-lying landscape. The lower lying land is generally well-vegetated, with a strong network of hedgerows, some of which are tall, with frequent hedgerow trees. In addition, frequent small woodlands to the west of Thornbury obscure parts of the settlement. Parts of the Project Site are just visible within this structure of vegetation but form a very small component of the panoramic view from these pathways, and during summer months views would be further obscured by leaf cover.

13.4.94 Viewpoint 15: View from St Arilda's Church looking east towards Thornbury

This viewpoint is taken from the highest point on this outlying hill, close to the church and footpath network, and it represents the most extensive view of the Project Site that is available from this area. Walkers on PRow at lower elevations would experience a much reduced view of the Project Site, as intervening vegetation screens out views of both Thornbury and the Project Site.

The foreground shows the graveyard and lane-side poles, trees and vegetation. In the middle ground the well-vegetated, low-lying farmland of the vale extends across the view, with occasional large farmsteads. In the background, glimpses of Thornbury urban area are available through gaps in the vegetation, and parts of the Project Site can be glimpsed, between vegetation, through the centre of the view. Distant wooded hills to the east of Thornbury form the skyline.

13.4.95 Walkers using these footpaths experience rural views across the vale towards the town. The scenic quality of these views is attractive and landscape condition is generally good, and their value is, therefore, considered to be 'high'. The views would be the focus of attention for those walking on these pathways, therefore, they are considered to be of 'high' susceptibility. On balance, the sensitivity of walkers on these PRow is considered to be 'high'.

Visual Baseline Summary

13.4.96 The local topography forms a 'bowl' landform which greatly reduces intervisibility between the Project Site and the wider landscape. Locally, trees and woodland screen views from the west and much of the south. Built form and vegetation contain views to the east and the low ridge landform to the north in combination with intervening trees and hedgerows restrict views from the north. The resulting zone of visual influence is focused on a relatively small area covering the north western settlement edge and the landscape immediately to the north as indicated on Figure 13.12 ZTV.

13.4.97 As shown on Figure 13.12 in distant views from the east and west the Project Site is just discernible, albeit it forms a very small part of a large panorama and is seen in the context of the adjacent town.

13.5 INHERENT DESIGN MITIGATION

13.5.1 The Proposed Development is described in full in Chapter 3 of the ES. The assessment is based on these parameter plans, however, in order to aid understanding of the likely evolution of future landscape proposals, an Illustrative Landscape Masterplan (Figure 13.29), has been produced. This has provided the indicative and illustrative detail on which to base the CGI photomontage images.

13.5.2 The Green Infrastructure Parameter Plan has evolved in conjunction with the emerging masterplan and responded to the findings of the landscape and visual sensitivities of the Project Site and the surrounding area as well as consideration of other team disciplines. Given that the development of the design proposals has been an iterative process and that the mitigation of potential landscape and visual effects would be 'in built' this assessment will not assess effects 'without mitigation', but will describe the predicted effects in the short term, before the planting has matured, and in the long term, once it has become effective.

13.5.3 In response to the landscape and visual setting of the Project Site, the following mitigation measures have been incorporated into the emerging design proposals as inherent or 'in built' mitigation:

- Disposition of the development - the selection of a development area which addresses both floodplain constraints and ecological assets, and the importance of the Oldbury Lane approach to the town from the west;
- Green infrastructure buffers on Oldbury Lane;

- In recognition of the westernmost field's transitional role between LLCA1 and LLCA2 a design layout with a lower density is proposed which would respond to the adjacent rural area;
- Provision of a substantial area of green infrastructure to the south of the Project Site to maintain an open floodplain, provide a buffer and transition area for historic features to the south and reinforce recreational links with the edge of Thornbury;
- Proposed urban green corridor (east-west) across the Proposed Development, breaking up the development areas;
- Retention of the majority of the high quality trees on the Project Site;
- Retention of notable hedgerows where possible incorporated into the design and an indicative section of translocated hedgerow to help define a strong, new landscape structure to the south;
- A landscape-led Oldbury Lane frontage strategy which includes a proposed belt of woodland buffer planting, knitted onto Parkmill Covert and extending northwards wrapping around the Project Site's north western boundary. This planting would in time contain and restrict views of the Proposed Development as seen by motorists approaching the Project Site and Thornbury from the west. As motorists approach and pass alongside the Project Site, the woodland buffer planting around the north western boundary of the Project Site would change/gradually transition to dispersed tree planting behind the managed roadside hedgerow, thus revealing the upper storeys of the houses beyond;
- Proposed compensatory tree planting using locally typical species to reinforce the new green infrastructure;
- Selected vista/visual link with St Mary's Church tower to aid legibility. Consideration has been given to the potential for visual links to the church across the Project Site, which has been limited to the eastern part of the Proposed Development where trees do not frustrate the view;
- Proposed parkland to address public open space requirements incorporating shallow-profiled sustainable urban drainage (SuDs) basins; and
- Provision of recreational public open space, including allotments and play spaces, and new pedestrian routes linking to existing PRoW.

13.6 POTENTIAL ENVIRONMENTAL IMPACTS & EFFECTS

13.6.1 In terms of landscape and visual impact, inherent or 'in built' mitigation is effective from completion of the construction works at Year 1 or, as in the case of planting, it may become more effective over time, hence the predicted landscape and visual effects are generally assessed at construction stage, Year 1 (the short term) and Year 15 (the long term).

Construction Impacts and Effects

13.6.2 It is anticipated that the construction of the Proposed Development would run for a period of approximately 8 years. During this timeframe, the potential landscape and visual impacts arising from the construction process would vary in significance.

13.6.3 The landscape structure planting to the south and north west of the Proposed Development would be provided at an early stage of the construction works. This would allow tree and woodland planting to establish and achieve the design aspirations at an earlier stage.

13.6.4 Given that the Proposed Development would be constructed on a 'rolling programme' over a number of years, it is not deemed practicable within this assessment to take a series of 'snap shots' of the Proposed Development during the construction period. Therefore, the construction period effects will be assessed based on the 'worst case scenario', that is the point at which it is considered the effects on individual receptors would be at their greatest. As time progresses, the landscape and visual effects from the construction activities would begin to be concentrated in smaller areas, while the designed appearance of the completed development, plus associated mitigation planting would become more prominent. In addition, construction activities associated with the later stages of development would, from certain receptors, be screened by those earlier phases already completed.

13.6.5 Given the nature of the Proposed Development, it is understood that there would not be the need for any relatively large plant, such as cranes, that might give rise to impacts in the wider landscape.

13.6.6 Construction impacts are, by their nature, temporary. The duration of an impact may be considered to be a material consideration, for example a higher impact may be deemed more acceptable if it only endures for a short period of time.

13.6.7 Direct effects are those which result directly from the Proposed Development itself, no indirect landscape and visual effects have been identified as part of this assessment.

13.6.8 Temporary construction activities would be associated with the Proposed Development, and those that are likely to give rise to adverse effects include the following:

- Loss of vegetation;

- Topsoil 'strip' and storage;
- Excavation works;
- Presence and operation of excavation and construction equipment;
- Delivery of and storage of materials; and
- Location of site compounds/parking areas.

13.6.9 In terms of landscape and visual impact, the construction stage of the Proposed Development would potentially impact on the landscape elements set out below:

Vegetation

13.6.10 Hedgerows and trees would be removed within the Project Site to facilitate the Proposed Development. Tree and vegetation loss and gain figures are included in Chapter 12 Ecology, however, are noted below for ease of reference:

- Trees lost 10no (1 'young', 6 'early mature' and 3 'mature') and the removal of parts of three groups of category C trees (hawthorns)
- Trees gained (estimate) 125no
- Hedgerow lost 1.28km
- Hedgerow gain 0.78km (translocated sections of removed hedges)

13.6.11 Existing trees and hedgerows which are proposed for retention as part of the final scheme would be vulnerable to the construction processes. This vegetation would be protected in accordance with the method statement included in the Arboricultural Impact Assessment in Technical Appendix 13.2.

Landform/Topsoil

13.6.12 Work would include:

- Topsoil 'strip' of agricultural fields and storage of topsoil for reuse as required;
- Excavation for foundations for new areas of housing, roads, parking areas and the laying of underground services, including areas of 'cut and fill' as required; and
- Cut and fill as required to form SuDS areas.

13.6.13 The predicted impacts and effects are assessed based on the 'worst case scenario'. The point during the phasing programme which is considered to give rise to the highest landscape and visual effects experienced by each receptor is described in the assessment which follows.

PRoW

13.6.14 There would be some temporary disruption to footpaths OTH/13 and OTH/18 to facilitate construction works in agreement with the requirements of SGC.

Landscape Receptors

Countywide Character Area 18 Severn Ridges – 'Low sensitivity'

13.6.15 This large character area covers a broad swathe of land between ridges. This results in the Project Site being visually and physically separate from the greater part of this landscape character area. The construction activities on the Project Site would be focussed on a very small part of this wider character area and as such it is considered that they would give rise to a 'very low' magnitude of effect, resulting in a '**Negligible**' effect on the wider character area, which is not considered significant.

Local LCA1: Edge of Settlement Floodplain Pasture – 'Medium sensitivity'

13.6.16 The Project Site occupies the greater part of this LLCA and as such would experience an extensive change to its character from the outset. This would include the loss of vegetation: One category 'B' oak tree, nine individual category C trees, and stretches of hedgerow totalling 1.28km. Other changes would include the loss of two small ponds (this habitat is to be replaced later), topsoil strip and ground modelling associated with the SuDs basins and activities associated with the construction of the buildings. These changes would be irreversible.

13.6.17 It is considered that the construction works would give rise to a 'very high' magnitude of effect, resulting in a temporary '**Substantial**' adverse effect, which it is considered would be 'locally' significant.

Local LCA2: Morton Agricultural Low Ridge – 'Medium sensitivity'

13.6.18 This LLCA to the north and west is separated from the Project Site by Oldbury Lane and a tall hedgerow on the Project Site's western boundary, and while there may be some intervisibility with the construction activities from within this LLCA, it is considered that these effects on setting would be limited by landform and vegetation to some extent.

13.6.19 As such, it is considered that the construction activities would give rise to a temporary 'medium' magnitude of effect, resulting in a '**Moderate**' adverse effect, which is considered 'locally' significant.

Local LCA3: Morton/Duckhole Enclosed Village – ‘Medium sensitivity’

13.6.20 This LLCA is physically and visually separate from the Project Site. There may be some small glimpses of the construction activities, however, given the limited extent of these, a negligible, potentially reversible change in landscape character would be anticipated, and this would be considered to be a ‘Very Low’ magnitude of effect. It is considered that the resulting effect would be **‘Negligible’**.

Local LCA4: North Thornbury Settlement Post 1970s – ‘Low sensitivity’

13.6.21 This LLCA is located to the east of the Project Site (with a very small part of the Proposed Development extending into it to facilitate the bus link) and it is primarily the western edge of the LLCA (which is currently under construction for residential development as part of the Park Farm scheme) which has a visual relationship with the Project Site. There would be some awareness and views of the construction activities from along the western edge of this LLCA, but it is considered that proportion of the LLCA affected by these views would be relatively small. There would be some limited removal of hedgerow and recent planting along the bus route, however, this would be limited to a very small area within the LLCA.

13.6.22 As such, it is considered that the construction activities would give rise to a ‘low’ magnitude of effect, resulting in a **‘Minor’** adverse effect, which is not considered significant.

Local LCA5: Park Mill to Thornbury Castle – ‘High sensitivity’

13.6.23 This LLCA is located to the south and west of the Project Site and some small parts of the Project Site lie within the LLCA on its northern edge. In addition, the southernmost parts of the Project Site contribute to the character of the landscape further south. However, no construction works are proposed within these floodplain areas, and although some small parts may experience limited earth movements during construction as a result of earthworks for the SuDs basins, no built form is proposed for these areas. The rest of the LLCA is well vegetated and as a result has limited intervisibility with the Project Site, and adverse effects on the historic landscape characteristics of this LLCA would therefore be unlikely.

13.6.24 It is considered that the construction works would give rise to a small or localised effect which would be considered a ‘low’ magnitude of effect, this would result in a **‘Minor’** adverse effect, which is not considered significant.

Local LCA6: Open Agricultural Landscapes to the West – ‘Medium sensitivity’

13.6.25 This LLCA is physically and visually separate from the Project Site. As such, with a ‘very low’ magnitude of effect, it is considered that the resulting effect would be **‘Negligible’**.

Visual Receptors

Views available to Motorists on Oldbury Lane (Group A - Viewpoints 1, 2, 3 and 4) Receptors: Motorists and walkers – 'Medium sensitivity'

13.6.26 From the Oldbury Lane motorists and walkers would have some partial, sequential views of the construction activities. Much would be obscured, due to the existing hedgerows along the roadside. However, there are stretches where the hedgerow is lower or gappy and there would be some opening up of new access points and visibility splays during construction, which would be visible from all four viewpoints. Dense vegetation around Redcliffe House land limits views when travelling in both directions.

13.6.27 Walkers heading south, crossing the Oldbury Lane on footpath OTH/18 would experience some open views of construction activities at this point due to the location of the proposed access.

13.6.28 Approaching the town travelling east, the hedgerows and some hedgerow trees obscure much of the view into the Project Site and the level of screening would be increased during the summer months when the trees are in leaf, however, there are oblique glimpses on the skyline of St Mary's Church tower and distant wooded hills to the east which would be increasingly obscured by built form as construction progresses.

13.6.29 These changes are considered to give rise to a 'high' magnitude of effect on the visual amenity of these receptors, resulting in a **'Moderate'** adverse effect, which would be considered 'locally' significant.

Views available to Walkers on PRow to the South and West of the Site (Group B – Viewpoints 5 and 6) Receptors: Walkers – 'High' sensitivity

13.6.30 From the walkers on footpaths to the west and south west, few views are available in general towards the Project Site due to the intervening woodland, woodland copses and tree lines. It is unlikely that many views of construction activities would be available to walkers in this location, however, there would be partial views of taller equipment or rooftops above the trees along a short stretch to the northern end of this group, as construction on the western edge progresses.

13.6.31 As such, it is considered that these changes would give rise to a 'very low' magnitude of effect on the visual amenity of these receptors, resulting in a **'Minor'** adverse effect, which would not be considered significant.

Views Available to Walkers on PRow on the Site (Group C – Viewpoint 7) Receptors: Walkers – 'Medium' sensitivity

13.6.32 Walkers on the Project Site currently experience views of floodplain pasture and the rhine, woodland copses and tree lines to the west, the new residential development at Park Farm to the east (including those areas under construction and the sports fields), farmland, pylons and distant wooded hills to the north, and broken and filtered views of the schools and church tower

set within the well treed settlement edge to the south. There are few opportunities for open views of the whole Project Site from the PRoW due to the well vegetated character of this landscape, therefore, only partial and sequential views of construction activities from PRoWs for walkers passing through would be available. Existing broken and filtered views from the Project Site towards the church tower and castle roofs are predominantly available from the southern part of the Project Site, and as construction activities are not intended for this area, these views from the southern footpath would remain largely unaffected.

13.6.33 It is considered that although the changes would result in little change looking southwards, they would give rise to a 'high' magnitude of effect on the visual amenity of walkers looking northwards from along the rhine footpath OTH13 and westwards from footpath OTH18, resulting in a '**Moderate**' adverse effect, which would be considered 'locally' significant.

*Views available to Residents on the North West Edge of Thornbury (Group D – Viewpoint 8)
Receptors: Residents – 'Medium' sensitivity*

13.6.34 Views from the north western settlement edge are currently undergoing a period of change due to the Park Farm residential development, parts of which are still under construction. Once complete, views from residents in new properties on the western edge of the new development would be available across the Project Site to the construction activities within it, although the majority of these would be at least partially obscured by tall hedgerows and vegetation from ground level. More open views of the construction activities would be available from upper storeys and from the area directly surrounding Viewpoint 8 (which is located within the bus link route).

13.6.35 As such, it is considered that these changes would give rise to a 'high' magnitude of effect on the visual amenity of these receptors, resulting in a '**Moderate**' adverse effect, which would be considered 'locally' significant.

*Views afforded to Staff and Pupils in Schools to the South (Group E – Viewpoint 9) Receptors:
Staff/pupils – 'Medium' sensitivity*

13.6.36 Views available towards the Project Site from the schools vary considerably according to location. Ground level views are partially obscured by intervening vegetation along field boundaries and mature trees. However, upper storey views looking north may include some more open views towards the construction activities. These views are currently undergoing change with the construction of new residential developments underway to the east, which would obscure some views towards the Proposed Development.

13.6.37 As such, it is considered that these changes would give rise to a 'low' magnitude of effect on the visual amenity of these receptors, resulting in a '**Minor**' adverse effect, which would not be considered significant.

Distant Views from PRow on High Ground to the East (Group F - Viewpoint 10) Receptors: Walkers – ‘Medium’ sensitivity

13.6.38 From this elevated viewpoint, a wide panorama is available encompassing the low level land around Thornbury and the estuary to the north. Due to layers of intervening tree and hedgerow vegetation, however, there are limited views of the town, and the Project Site, forming a very small part of the panorama, is only just visible through the centre of the view. The construction activities on the Project Site would, therefore, be a very small component of the view.

13.6.39 As such, it is considered that these changes would give rise to a ‘very low’ magnitude of effect on the visual amenity of these receptors, resulting in a **‘Negligible’** adverse effect, which would not be considered significant.

Views available to Residents in Lower Morton/Duckhole (Group G – Viewpoint 11) Receptors: Residents – ‘Medium’ sensitivity

13.6.40 These areas of settlement are well vegetated and generally have an enclosed character. Views outwards from the lanes are largely obscured by built form, hedgerows, walls and banks in places. Looking towards the Project Site and the construction activities, views available to residents are likely to be limited to partial views from a few south, and some west facing windows, predominantly from upper storeys. Lower level views are obscured by nearby intervening vegetation.

13.6.41 As such, it is considered that these changes would give rise to a ‘low’ magnitude of effect on the visual amenity of these receptors, resulting in a **‘Minor’** adverse effect, which would not be considered significant.

Views afforded Walkers on PRow to the North (Group H – Viewpoint 12) Receptors: Walkers – ‘Medium’ sensitivity

13.6.42 PRow routes are extensive within this area, with a network of footpaths criss-crossing these gentle slopes. Existing views are comprised of pastureland, both on this side of Oldbury Lane and the floodplain pasture on the Project Site, with the well treed edge to the settlement and wooded ridges on the skyline. From higher ground, views are relatively open in places, however, in many locations, small woodland copses and hedgerows limit views southwards and the Project Site becomes much less visible. There would be partial views of the construction activities from these footpaths, the content of which would vary according to specific location, however, the majority of views from these footpaths towards the church tower and wooded skyline would remain unaffected.

13.6.43 As such, it is considered that these changes would give rise to a ‘medium’ magnitude of effect on the visual amenity of these receptors, resulting in a **‘Minor’** adverse effect, which would not be considered significant.

Views available to Residents on Oldbury Lane (Group I – Viewpoints 13 and 14) Receptors: Residents – ‘High’ sensitivity

13.6.44 Existing views of the Project Site available to residents on Oldbury Lane are generally partially obscured by vegetation and views of construction activities are likely to be limited to upper storeys and gardens due to this lower level screening, with the exception of Oak Farm and possibly Redcliffe House which would have some south facing ground floor views as well. The content of views typically includes the road and roadside hedgerows, hedgerow trees and woodland, views of new development at Park Farm, and would include construction activities on parts of the Project Site.

13.6.45 As such, it is considered that these changes would give rise to a ‘high’ magnitude of effect on the visual amenity of these receptors, resulting in a ‘**Substantial**’ adverse effect, which would be considered ‘locally’ significant.

Distant Views from PRow on High Ground to the West (Group J – Viewpoint 15) Receptors: Walkers – ‘High’ sensitivity

13.6.46 Due to the high ground on this outlying vale hill, and a number of PRow on the hillside, there are some panoramic views available to the east, overlooking Thornbury and its surrounding low-lying landscapes. The lower lying land is generally well-vegetated, with a strong network of hedgerows, some of which are tall, with frequent hedgerow trees. In addition, frequent small woodlands to the west of Thornbury obscure parts of the settlement. Parts of the Project Site are just visible within this structure of vegetation but form a very small component of the panoramic view from this area, and the construction activities would be difficult to pick out with the naked eye.

13.6.47 As such, it is considered that these changes would give rise to a ‘very low’ magnitude of effect on the visual amenity of these receptors, resulting in a ‘**Negligible**’ adverse effect, which would not be considered significant.

Summary of Effects during Construction

13.6.48 Landscape and visual effects during the construction stage would be unavoidably adverse in nature but locally significant effects would be limited to receptors within the Project Site and within its immediate surroundings (Local Landscape Character Area 1: Edge of Settlement Floodplain Pasture and the adjacent LLCA 2: Morton Agricultural Low Ridge, residents on Oldbury Lane and on the north western edge of Thornbury, walkers on PRow on the Project Site, and walkers and motorists on Oldbury Lane). This is due to screening from landform to the north, built form on the adjacent urban edge and vegetation, in particular, the woodland and mature trees to the south and west. Likely effects on receptors further afield are not considered to be significant. These effects would be experienced during the construction phase only.

Occupation Impacts and Effects

13.6.49 The following paragraphs consider the likely landscape and visual effects of the Proposed Development on completion of the construction stage at year 1 and at year 15.

13.6.50 The key features of the proposed landscape strategy are illustrated on the Green Infrastructure Parameter plan. Figure 13.29 Illustrative Landscape Masterplan illustrates the indicative landscape proposals for the Proposed Development. In order to establish predicted vegetation growth rates, indicative tree and hedgerow species have been assumed and are included in Technical Appendix 13.3 for information.

13.6.51 The assessment is based on indicative tree growth rates agreed with the arboricultural consultant, Arbortrack. These growth rates are included in Technical Appendix 13.3 for information.

13.6.52 Direct effects are those which result directly from the Proposed Development itself, no indirect landscape and visual effects have been identified as part of this assessment.

Landscape Receptors

Countywide Character Area 18 Severn Ridges – ‘Low sensitivity’

13.6.53 This large character area covers a broad swathe of land between ridges. This results in the Project Site being visually and physically separate from the greater part of this landscape character area. The Proposed Development would be focussed on a very small part of this wider character area and would be perceived as part of Thornbury town, knitting onto the existing urban area with unified palette of materials, colours and form. It would provide an opportunity to identify a new green infrastructure network for which: ‘Active management of and succession planting in the woodland framework, and hedgerow network to ensure the conservation and enhancement of the habitat value and connectivity of these key landscape features for the long term’ can be provided, as recommended in the Landscape Strategy for this landscape character area.

13.6.54 As such it is considered that given the scale of this national landscape character area, and the change considered, this would give rise to a ‘very low’ magnitude of effect, resulting in a ‘**Negligible**’ adverse effect on the wider character area at year 1 and year 15, which is not considered significant, and some benefit in terms of a long term green infrastructure strategy.

Local LCA1: Edge of Settlement Floodplain Pasture – ‘Medium sensitivity’

13.6.55 The Project Site occupies the greater part of this LLCA and as such the LLCA would experience a distinct change to its character. On completion of the construction works, the area would share a number of its characteristics with LLCA 4 North Thornbury Settlement Post 1970s,

particularly those of the adjacent Park Farm development. However, it would retain key characteristics which contribute to its distinct sense of place, character and setting which includes notable trees and vegetation, Parkmill Covert to the west, the watercourse and open character of the floodplain, and views from this open space towards the church tower and wooded hills on the skyline. In the long term, 15 years on, as the proposed vegetation matures, the residential area would assimilate well into its woodland setting and form a strong new edge to Thornbury. New ponds and planting within the open southern parts of the Proposed Development would extend the range of species and habitats providing potential for an increase in biodiversity. Although the Project Site does currently have night time views of lighting on the edge of the settlement, there would be an increase in lighting visible on the developed areas of the Project Site to the level that might be expected of a residential area.

13.6.56 It is considered that the Proposed Development would give rise to a 'very high' magnitude of effect, resulting in a '**Substantial**' adverse effect at year 1, which it is considered would be 'locally' significant but would result in a new urban edge which is well defined and contained within its woodland/landscape framework. This effect would remain the same at year 15 due to the extensive change from pastureland to residential area.

Local LCA2: Morton Agricultural Low Ridge – 'Medium sensitivity'

13.6.57 This LLCA to the north and west is separated from the Project Site by the Oldbury Lane and its roadside hedgerows, and a tall hedgerow on the Project Site's western boundary. Whilst there would be some views of the Proposed Development from within this LLCA, it is considered that they would be from a relatively small area to the north of Oldbury Lane and a very small area to the immediate west, and would be viewed above the hedgerows in the context of existing views of the settlement edge, in particular the new development at Park Farm. As a result of this, no change to the character of views towards the town is anticipated, although the town edge would be physically closer.

13.6.58 At night, although there are currently views of lighting from residential areas and individual properties on the edge of the Project Site, there would be an increase in the extents of the lit area visible which would include the introduction of two new vehicular access points on Oldbury Lane.

13.6.59 As such, it is considered that the Proposed Development would give rise to a 'low' magnitude of effect, resulting in a '**Minor**' adverse effect at year 1 which is not considered significant and, although the influence of the new houses would diminish further as planting matures, and views would become heavily filtered, from the north, this effect would remain at year 15.

Local LCA3: Morton/Duckhole Enclosed Village – ‘Medium sensitivity’

13.6.60 This LLCA is physically and visually separate from the Project Site. There may be some small glimpses of the Proposed Development, however, given the limited extent of these, a negligible change in landscape character would be anticipated, and this would be considered to be a ‘Very Low’ magnitude of effect. It is considered that the resulting effect would be ‘**Negligible**’ which would remain at year 15.

Local LCA4: North Thornbury Settlement Post 1970s – ‘Low sensitivity’

13.6.61 This LLCA is located to the east of the Project Site (with a very small part of the Proposed Development extending into it to facilitate the bus link) and it is primarily the western edge of the LLCA (which is currently under construction as a residential development) which has a visual relationship with the Project Site. There would be some awareness and views of the Proposed Development from along the western edge of this LLCA, but it is considered that the proportion of the LLCA affected would be relatively small, and the character of the views available would reflect the character of this LLCA, retaining its locally typical features, including the open floodplain and its watercourse, notable trees and woodland.

13.6.62 At night, overall the Project Site appears relatively dark from this LLCA with lights from Oldbury Lane dwellings visible in places, and the Proposed Development would be visible; lit as would be anticipated for a residential area. However, since the western edge of this LLCA is already lit, and further development at Park Farm will contribute increased lighting in time, this would be unlikely to much influence character.

13.6.63 As such, it is considered that the Proposed Development would give rise to a ‘low’ magnitude of effect, resulting in a ‘**Minor**’ adverse effect at year 1 which would remain at year 15, and is not considered significant.

Local LCA5: Park Mill to Thornbury Castle – ‘High sensitivity’

13.6.64 This LLCA is located to the south and west of the Project Site and some small parts of the Project Site lie within the LLCA on its northern edge. These small parts would undergo some change as a result of the proposed SuDs basins and translocated hedgerow, however, no built form is proposed for these areas, and the southern part of the Proposed Development within the floodplain would remain as open grassland, providing a buffer against the historic features to the south. The rest of the LLCA is well vegetated and as a result has limited intervisibility with the Project Site, and therefore, the Proposed Development would not detract from the historic landscape characteristics of this LLCA.

13.6.65 At night, there are existing glimpses of lighting on the Park Farm Development which will be extended as further phases are completed. The Proposed Development would extend the lit area slightly, however, this effect would be filtered to some extent by existing vegetation.

13.6.66 It is considered that the Proposed Development would give rise to a 'low' magnitude of effect, resulting in a '**Minor**' adverse effect, at year 1 which is not considered significant. This would continue to reduce as the vegetation matures through the southern part of the Project Site, however, the assessment outcome would remain as 'minor' at year 15.

Local LCA6: Open Agricultural Landscapes to the West – 'Medium sensitivity'

13.6.67 This LLCA is physically and visually separate from the Project Site. As such, as a result of a 'very low' magnitude of effect, it is considered that the resulting effect would be '**Negligible**' at year 1 and year 15.

Visual Receptors

Views available to Motorists on Oldbury Lane (Group A - Viewpoints 1, 2, 3 and 4) Receptors: Motorists and walkers – 'Medium sensitivity'

13.6.68 From the Oldbury Lane travelling west motorists and walkers would have partial, sequential views of the new residential area, and routes through the Proposed Development. There would be two new access points (and the required additional clearance for visibility splays), allowing views into the development but many views would be limited by existing hedgerows along the roadside and dense vegetation around Redcliffe House, and by proposed planting to the northern boundary. Changes to views experienced from individual viewpoints are considered in Table 13.12.

13.6.69 Walkers heading south, crossing the Oldbury Lane on footpath OTH/18 would experience some open views of the eastern part of the new layout at this point due to the location of the entrance to the proposed access road. These would be seen in the context of the Park Farm development to the east and the Proposed Development would be perceived as part of the town from this location.

13.6.70 Approaching the town travelling east, the hedgerows and some hedgerow trees obscure much of the view, and the level of screening would be increased during summer months when the trees are in leaf. However, in the north west corner of the Project Site, views of the new houses would be quite prominent initially. This would change in the long term as the proposed woodland buffer planting increasingly screens out views so that motorists travelling east are only fully aware of the Proposed Development once they are alongside, and see the new road junction and new houses. However, east of the new entrance into the Project Site, upper storeys and rooftops would be visible above the hedgerow and through openings, and the previously available occasional, oblique glimpses of St Mary's Church tower and distant wooded hills to the east would be obscured by built form and tree planting within the Proposed Development.

13.6.71 At night there would be changes in views from the previously un-lit Project Site, with views of existing lights on the settlement edge only, to more extensive views of lighting typical of residential areas, and the two vehicle entrance junctions which would be likely to be lit at night.

13.6.72 These changes are considered to give rise to a 'high' magnitude of effect on the visual amenity of these receptors at year 1, resulting in a **'Moderate'** adverse effect, which would be considered 'locally' significant. As vegetation matures within the Proposed Development by year 15, the woodland around the north western corner would provide considerable screening of the new houses, and there would be little awareness of the Proposed Development; further east on Oldbury Lane as views into the new housing start to open up, the Proposed Development would assimilate well into its surroundings, with filtered and partial views of the new housing area as a new gateway arrival to the town, and as a result, at year 15 effects would reduce to **'Minor'** adverse. These effects are illustrated on the Photomontage images for Viewpoint 1 and Viewpoint 4 both at year 1 and year 15 which are included in Appendix 13.4

*Views available to Walkers on PRow to the South and West of the Site (**Group B** – Viewpoints 5 and 6) Receptors: Walkers – 'High' sensitivity*

13.6.73 From the walkers on footpaths to the west and south west, few views are available towards the Project Site due to the intervening woodland, woodland copses and tree lines. It is unlikely that views of the Proposed Development would be available to walkers here generally, however, a short stretch to the northern end of this group would have partial views of upper storeys and rooftops above the trees on a short section of skyline in Viewpoint 5 at year 1, which would later be largely screened by proposed woodland planting.

13.6.74 It is not anticipated that receptors would be using these footpaths at night, and intervening, dense vegetation would be likely to obscure the majority of views, therefore changes to lighting on the Project Site would be unlikely to be perceived from these locations.

13.6.75 As such, it is considered that these changes would give rise to a 'very low' magnitude of effect on the visual amenity of these receptors at year 1, resulting in a **'Minor'** adverse effect, which would not be considered significant. As vegetation matures by year 15, both vegetation within the Proposed Development and existing vegetation to the west would increase in height and effects would continue to reduce, however, the year 1 assessment outcome would remain.

*Views Available to Walkers on PRow on the Site (**Group C** – Viewpoint 7) Receptors: Walkers – 'Medium' sensitivity*

13.6.76 Walkers on the Project Site currently experience views of floodplain pasture and the rhine, woodland copses and tree lines to the west, the new residential development at Park Farm to the east, farmland, pylons and distant wooded hills to the north, and the schools and church tower set within the well treed settlement edge to the south. There would be few opportunities for open views of the whole Project Site from the PRow due to relatively flat, well vegetated

character of this landscape, and at year 1, intervening houses, therefore, only partial and sequential views of the Proposed Development would be available to walkers passing through. Built form is unlikely to obscure existing views towards the church tower and castle roofs as these are predominantly available from the southern part of the Project Site and would remain. As the majority of existing public views on the Project Site include views towards residential properties along the urban edge, changes in the character of views would not be anticipated. However, changes to the proximity of these views would be considerable from some locations on these footpaths.

13.6.77 It is not anticipated that receptors would be using these footpaths at night, therefore changes to lighting on the Project Site would be unlikely to be perceived from these locations.

As such, at year 1 it is considered that these changes would give rise to a 'high' magnitude of effect on the visual amenity of these receptors, resulting in a '**Moderate**' adverse effect, which would be considered 'locally' significant. By year 15, once planting has established and is starting to mature, and the new, high quality, and well vegetated layout is assimilating into its surroundings, this would reduce slightly, however, the proximity of built form would result in a noticeable change to the view and a '**Moderate**' adverse effect would remain in the long term.

*Views available to Residents on the North West Edge of Thornbury (Group D – Viewpoint 8)
Receptors: Residents – 'Medium' sensitivity*

13.6.78 Views from the north western settlement edge are currently undergoing a period of change due to the Park Farm residential development, parts of which are still under construction. Once complete, views from residents in new properties on the western edge of the new development would be available across the Proposed Development, although some of these would be at least partially obscured by tall hedgerows and vegetation from ground level. More open views of the Proposed Development would be available from upper storeys and from the area directly surrounding Viewpoint 8 (which is located within the bus link route).

13.6.79 At night, at present, the Project Site is not lit, however, lighting is visible at this location since the edge of the settlement is well lit. The Proposed Development would extend the area of lighting visible across the view.

13.6.80 As such, in year 1 it is considered that these changes would give rise to a 'high' magnitude of effect on the visual amenity of these receptors, resulting in a '**Moderate**' adverse effect, which would be considered 'locally' significant. At year 15, once planting has established and is starting to mature, and the new, well vegetated layout is assimilating into its surroundings, this would continue to reduce, however, the assessment outcome would remain.

Views afforded to Staff and Pupils in Schools to the South (Group E – Viewpoint 9) Receptors: Staff/pupils – ‘Medium’ sensitivity

13.6.81 Views available towards the Project Site from the schools vary considerably according to location. Ground level views are partially obscured by intervening vegetation along field boundaries and mature trees. However, upper storey views looking north may include some more open views towards the Proposed Development. These views are currently undergoing change with the construction of new residential developments underway to the east of the Project Site, which would obscure some views towards the Proposed Development. Photomontages have been prepared for year 1 and year 15 at Viewpoint 9 to illustrate this effect and are located in Appendix 13.4.

13.6.82 At night, at present the Project Site is not lit, although the Park Farm development is, therefore these views would already include filtered views of well-lit residential areas. The Proposed Development would extend the area of lighting visible slightly further west.

13.6.83 As such, it is considered that these changes at year 1 would give rise to a ‘low’ magnitude of effect on the visual amenity of these receptors, resulting in a ‘**Minor**’ adverse effect, which would not be considered significant. By year 15, effects would be anticipated to reduce still further to ‘**Negligible**’ as planting matures and assimilates the Proposed Development into its surroundings.

Distant Views from PRow on High Ground to the East (Group F - Viewpoint 10) Receptors: Walkers – ‘Medium’ sensitivity

13.6.84 From this elevated viewpoint, a wide panorama is available encompassing the low level land around Thornbury and the estuary to the north. Due to layers of intervening tree and hedgerow vegetation, however, there are limited views of the town, and the Project Site, forming a very small part of the panorama, is only just visible through the centre of the view. The Proposed Development would, therefore, form a very small component of the view, would not break the skyline and would be seen in the context of the existing town.

13.6.85 It is unlikely that walkers would be using these footpaths at night but from this location, lighting on the Project Site would be only just visible and would appear indistinguishable from the existing town.

13.6.86 As such, it is considered that at year 1 these changes would give rise to a ‘very low’ magnitude of effect on the visual amenity of these receptors, resulting in a ‘**Negligible**’ adverse effect, which would not be considered significant. There would be no further change anticipated by year 15.

Views available to Residents in Lower Morton/Duckhole (Group G – Viewpoint 11) Receptors: Residents – ‘Medium’ sensitivity

13.6.87 These areas of settlement are well vegetated and generally have an enclosed character. Views outwards from the lanes are largely obscured by built form, hedgerows, walls and banks in places. Looking towards the Proposed Development, views available to residents are likely to be limited to partial views from a few south, and some west facing windows, predominantly from upper storeys. Lower level views are obscured by nearby intervening vegetation. The Proposed Development would be partially visible from these locations, with rooftops and some upper storeys visible but would be set in the context of existing built form and would not break the skyline from this location.

13.6.88 At night there may be glimpses available of lighting within the Proposed Development, however, these would be seen in the context of existing lighting on the settlement edge and given the intervening vegetation and built form, it is likely that only a small change to existing view would be experienced by residents at night.

13.6.89 As such, at year 1 it is considered that these changes would give rise to a ‘low’ magnitude of effect on the visual amenity of these receptors, resulting in a ‘**Minor**’ adverse effect, which would not be considered significant. By year 15, effects would be anticipated to reduce still further as planting matures and assimilates the Proposed Development into its surroundings, however, the assessment outcome would remain.

Views afforded Walkers on PRow to the North (Group H – Viewpoint 12) Receptors: Walkers – ‘Medium’ sensitivity

13.6.90 PRow routes are extensive within this area, with a network of footpaths criss-crossing these gentle slopes. Views would be comprised of pastureland and large agricultural sheds to the north of Oldbury Lane, and beyond, partial views of the Proposed Development would be seen alongside the existing settlement edge from many locations. From higher ground in this area, views are relatively open in places, however, in many locations, small woodland copses and hedgerows limit views southwards and the Proposed Development would be much less visible. The content of views would vary according to specific location, however, where available at present, views from elevated ground (for example Viewpoint 12) to the church tower and wooded skyline, would largely remain.

13.6.91 It is unlikely that walkers would be using these footpaths at night, many of which are infrequently used, however, from this location, lighting on the Project Site would be fairly openly visible. Although, this would be viewed in the context of existing views of lighting within the adjacent Park Farm development.

13.6.92 As such, at year 1 it is considered that these changes would give rise to a ‘medium’ magnitude of effect on the visual amenity of these receptors, resulting in a ‘**Minor**’ adverse effect, which

would not be considered significant. At year 15, once planting has established and is starting to mature, and the new, high quality, well vegetated layout is assimilating into its surroundings, this would continue to reduce, however, no further change to the assessment outcome would result due to the proximity of some views.

Views available to Residents on Oldbury Lane (Group I – Viewpoints 13 and 14) Receptors: Residents – ‘High’ sensitivity

13.6.93 Existing views of the Project Site available to residents on Oldbury Lane are generally partially obscured by vegetation and are likely to be limited to upper storeys and garden areas due to this lower level screening. Although at Oak Farm views from some south facing ground level windows would be available. The content of existing views typically includes the road and roadside hedgerows, hedgerow trees and woodland, the existing settlement edge and would include parts of the Proposed Development, with houses breaking the skyline in places. The most extensive views of the Proposed Development are likely to be available from Redcliffe House and Oak Farm due to their locations directly alongside the Proposed Development. However, at Redcliffe House garden boundaries are well vegetated and trees and hedgerows would be expected to filter available views.

13.6.94 At night, the Project Site is currently un-lit although existing views towards lighting at the adjacent Park Farm development are available to these residents. The Proposed Development would be lit as would be expected of a residential area and this would extend lighting closer to the residential properties than at present.

13.6.95 As such, at year 1 it is considered that these changes would give rise to a ‘high’ magnitude of effect on the visual amenity of these receptors, resulting in a ‘**Substantial**’ adverse effect, which would be considered ‘locally’ significant. At year 15, once planting has established and is starting to mature, and the new, well vegetated layout is assimilating into its surroundings, this would be anticipated to reduce to a ‘**Moderate**’ adverse effect. This would still be considered to remain ‘locally’ significant.

Distant Views from PRow on High Ground to the West (Group J – Viewpoint 15) Receptors: Walkers – ‘High’ sensitivity

13.6.96 Due to the high ground on this outlying vale hill, and a number of PRow on the hillside, there are some panoramic views available to the east, overlooking Thornbury and its surrounding low-lying landscapes. The lower lying land is generally well-vegetated, with a strong network of hedgerows, some of which are tall, with frequent hedgerow trees. In addition, frequent small woodlands to the west of Thornbury obscure parts of the settlement. Parts of the Proposed Development would be just visible within this structure of vegetation but would form a very small component of the panoramic view from this area, would sit below the skyline and would be difficult to pick out with the naked eye.

13.6.97 It is unlikely that walkers would be using these footpaths at night but from this location, lighting on the Project Site would be only just visible and would appear indistinguishable from the existing town.

13.6.98 As such, in year 1 and in the long term, at year 15 it is considered that these changes would give rise to a 'very low' magnitude of effect on the visual amenity of these receptors, resulting in a '**Negligible**' adverse effect, which would not be considered significant.

Summary of Effects during Occupation

13.6.99 Landscape and visual effects during the occupation stage would be unavoidably adverse in nature due to the physical change from pastureland to residential development. However, locally significant effects would be limited to receptors within the Project Site and its immediate surroundings (Local Landscape Character Area 1: Edge of Settlement Floodplain Pasture, residents on Oldbury Lane and on the north western edge of Thornbury, walkers on PRow on the Project Site, and motorists travelling eastwards on a short stretch of Oldbury Lane). This is due to screening from landform to the north, built form at the Park Farm development and vegetation, in particular the woodland and mature trees to the south and west which would form a strong edge to the town. Likely effects on receptors further afield are not considered to be significant. Over time as planting matures, a new high quality character would develop within the Proposed Development, reflecting its function as a gateway approach to the town from the west, making it locally distinctive with its watercourse and open floodplain and views to the church tower, and providing a strong landscape structure linking green infrastructure across the Project Site.

13.7 ADDITIONAL MITIGATION, COMPENSATION & ENHANCEMENT MEASURES

13.7.1 No further landscape and visual mitigation, compensation or enhancement measures are proposed as the design and the mitigation was developed as part of an iterative process.

13.7.2 However, in the consideration of landscape and visual mitigation, the long term (15 years on and beyond) maturation of tree, hedgerow and shrub planting is often key to the provision of screening, the development of new high quality streetscapes and open spaces, and the assimilation of new built form into its surroundings. The key features of this mitigation requiring monitoring during construction and afterwards are included in the 'Mitigation' column in table 13.13.

13.7.3 It is considered that a detailed Construction Management Plan (CMP) would be prepared in advance of any construction works commencing on site. This CMP would outline, amongst other things, all measures deemed necessary to protect existing landscape features retained

and minimise likely landscape and visual effects resulting from the construction process. The CMP would also consider the location and nature of the following:

- Materials stockpiles;
- Staging areas;
- Construction equipment and plant;
- Utilities;
- Temporary parking, on site accommodation and working areas;
- Temporary screening areas;
- Protection of existing features;
- Lighting of works;
- Working hours; and
- Traffic and access arrangements.

13.7.4 An Arboricultural Method Statement would be secured via planning condition, and would ensure that existing vegetation is protected during the construction process in accordance with good practice and agreed with SGC. Protective fencing would be erected prior to the commencement of construction activity and retained in situ until each phase is complete. It is anticipated that this would be addressed in detail in the CMP.

13.7.5 The long term management of existing and proposed open space would be secured through the Planning Application; either through the S106 Legal Agreement or via the Planning Conditions.

13.8 RESIDUAL ENVIRONMENTAL IMPACTS & EFFECTS

13.8.1 Due to the nature of landscape and visual impacts and effects, residual effects would remain as recorded in section 13.6. Section 13.6 includes an assessment in the long term at year 15 where applicable, to demonstrate any likely reduction of adverse landscape and visual effects as a result of tree and shrub growth. This reduction is shown in tables 13.11 and 13.12 under Residual Effects where applicable.

13.9 CUMULATIVE EFFECTS

Selection of Cumulative Sites

13.9.1 The Cumulative Development Schedule and Map is located in Chapter 5 of the ES. The Park Farm development to the immediate east of the Proposed Development is currently under construction and largely complete, as is Post Farm 15/2917/O, Morton Way 12/2395/O, Land West of Pound Mill Business Centre, and Lower Morton PT/13/3101/F (showmen's site). In addition Land West of Gloucester Road 16/4774/O currently has highways works underway and would be considered to be under construction. In accordance with GLVIA (para 7.1.3) these sites have therefore been considered as part of the baseline, and are not included in this cumulative assessment.

13.9.2 The following cumulative sites are considered below:

- Land at Junction of Morton Way/Grovesend Road 16/3565/O. There is no likelihood of sequential or combined landscape or visual effects given the location of this development, therefore it has not been included in this cumulative assessment.
- The Council Offices, Castle Street PT/16/0982/F. There is no likelihood of sequential or combined landscape or visual effects given the location of this development, therefore it has not been included in this cumulative assessment.

Likely In-Combination Effects with other Disciplines

13.9.3 It is likely that there would be 'in-combination' effects on some residents and footpath users on, and alongside the Project Site, during the construction stage. This would be as a result of the visual effects of construction combined with noise from construction activities. However, these would be temporary and limited to the construction stage. Once complete some limited impacts from increased activity along the access routes and from residential properties would remain. However, the likely residual combined effects would be unlikely to increase the levels of effect stated in the visual assessment.

13.9.4 Predicted effects on historic assets have been considered in Chapter 7 Archaeology and Built Heritage, however, a consideration of the landscape setting of nearby historic assets has been used to inform the predicted sensitivities for the landscape character and visual assessments.

13.9.5 Predicted effects on ecology have been considered in Chapter 12 Ecology, and loss and gain figures for existing/proposed vegetation are included in the ecology chapter.

13.10 ASSESSMENT SUMMARY

Summary of the Baseline

Existing Landscape Character

13.10.1 The eastern parts of the Project Site have a distinct urban fringe character as a result of the prominence of the under construction Park Farm housing development. This urban context diminishes as one travels west and the field boundaries reduce intervisibility with the urban edge. The western part of the Project Site is visually more enclosed with comparatively limited views outwards. However, glimpses of rooftops within the urban area to the east, and St Mary's Church tower in places, act as a reminder of the Project Site's proximity to the town. Throughout and around the Project Site, the presence of small watercourses and ditches provide a distinctive character. The central watercourse (Pickedmoor Lane Rhine) is markedly open in character with comparatively little vegetation along its course through the Project Site, apart from a few small willows on its banks. Beyond the Project Site, to the north and west, there is a change of character as the landscape becomes more open with views out towards higher land. To the east lies the suburban character of Thornbury's north western edge and to the south, the grounds of the schools and castle retain remnants of a parkland character alongside some more modern features of the settlement edge, including the in-progress Park Farm development.

Visual Amenity and Views

13.10.2 The topographical analysis, ZTV and visual mapping exercises demonstrate how the Project Site sits in a 'bowl' and as a result of this and woodlands/trees to the south and west, the Project Site's zone of visual influence is focused on a relatively modest area. As a result the Project Site's primary visual relationship is with the north western settlement edge and the landscape immediately to the north. In distant views from the east and west the Project Site is just discernible, albeit it forms a very small part of a large panorama and is seen in the context of the adjacent town.

Summary of Landscape and Visual Effects

Construction Stage Effects

13.10.3 Landscape and visual effects during the construction stage would be unavoidably adverse due to the nature of construction activities. However, substantial effects would be limited to the Project Site itself and moderate effects would be limited to receptors within the Project Site and its immediate surroundings; with these effects considered to be 'locally significant'. These receptors include Local Landscape Character Area 1: Edge of Settlement Floodplain Pasture, residents on Oldbury Lane and on the north western edge of Thornbury, walkers on PRow on the Project Site, and motorists on Oldbury Lane. This is due to screening from landform to the

north, built form on the adjacent urban edge and vegetation, in particular the woodland and mature trees to the south and west. Likely effects on receptors further afield are not considered to be significant and these effects would be limited to the construction phase.

Occupation Stage Effects

13.10.4 Landscape and visual effects during the occupation stage would be unavoidably adverse in nature due to the physical change from pastureland to residential area. However, substantial effects would be limited to the Project Site itself and moderate effects would be limited to receptors within the Project Site and its immediate surroundings (Local Landscape Character Area 1: Edge of Settlement Floodplain Pasture, residents on Oldbury Lane and on the north western edge of Thornbury, walkers on PRoW on the Project Site, and motorists on a short stretch of Oldbury Lane. This is due to screening from landform to the north, built form at the Park Farm development and vegetation, in particular the woodland and mature trees to the south and west which would form a strong new edge to the town. These effects are considered to be 'locally significant'. Anticipated effects on receptors further afield are not considered to be significant. Over time as planting matures, a new high quality character would develop within the Proposed Development, making it locally distinctive with its watercourse and open floodplain and views to the church tower, and providing a strong landscape structure linking green infrastructure across the Project Site.

Effects on Planning Background

13.10.5 In support of Policy CS1 and CS9 and PSP1, the landscape strategy relates strongly to local character through retention of high quality trees, vistas to St Mary's Church tower, translocation of hedgerows, retention of the open character of the floodplain, and well integrated SuDs basins. In addition it provides enhancement of recreational routes and provision of allotment gardens. The Green Infrastructure parameter plan illustrates the proposed strengthening of local green infrastructure links in support of Policy CS2 and the West of England Green Infrastructure Framework 2011.

13.10.6 In support of the vision of Thornbury Policy CS32, the designed new town entrance on Oldbury Lane, retention of high quality trees and vistas of St Mary's Church would reinforce sense of place. Proposed enhancements to access along the floodplain would increase opportunities to experience the distinctive local character of the south and west.

13.10.7 The local landscape character assessment undertaken demonstrates that:

- The Project Site is not considered a tranquil landscape; and
- Key features of local character include views of woodland blocks/trees to the south and west, high quality trees and views of the church tower and open floodplain.

13.10.8 The landscape strategy would result in a high quality public open space retaining key character elements in line with Policy PSP2.

13.10.9 To support the aims of PSP3, the landscape strategy would minimise loss of hedgerow and trees and it is intended that translocated sections of hedgerow (confirmed in Chapter 12 Ecology) would supplement a high quality new planting strategy in future design development.

13.10.10 As a result of intervening trees and hedgerows, there is limited/or minimal intervisibility between the Project Site and the Conservation Area and its historic assets. The landscape setting of St Mary's Church, Thornbury Castle and the Sheiling School is provided by the fields to the north of these historic assets which lie within the Conservation Area. The Project Site itself does not contribute visually to this historic landscape due to screening, the influence of the existing urban edge and past farming practices, however, the landscape to the west with its numerous woodlands does retain some elements of its historic character.

Summary of Landscape and Visual Effects

13.10.11 The landscape character assessment found that the Proposed Development would result in changes to the character of the Project Site itself from pastureland to a high quality residential area, however, these effects were very localised due to the visually well contained nature of the Project Site.

13.10.12 The visual assessment found that the most open changes in view would be experienced by nearby residents and motorists passing the Project Site from along a stretch of Oldbury Lane, and walkers on PRow on the Project Site and approaching it from the immediate surroundings. Staff/pupils in the schools to the south would also experience some change in views, although these would be more filtered by existing vegetation.

13.10.13 The Project Site has an urban context and the Proposed Development would knit onto the existing built up area of Thornbury. The retention of many of the existing trees and the existing framework of woodlands and hedgerows nearby would mean the Project Site would be visually and physically well contained and cut off from viewpoints in countryside to the north and west.

13.10.14 The generous provision of open space along the floodplain would provide a buffer to historic features including the castle, St Mary's Church and the Sheiling School Listed Building to the south, and a strong link to footpath networks to the west. The vista of the church tower from the central green space in the Project Site and a high quality landscape framework would provide residents with a strong sense of place and open space for recreational activities.

13.10.15 In consideration of the above it is considered that the development could be successfully integrated into this edge of the town and any significant adverse effects relating to

its introduction would be confined to the Project Site itself and its immediate surroundings to the north on Oldbury Lane and east along the settlement edge.

Table 13.11: Landscape Assessment Summary

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Gloucestershire LCA - Area 18 Severn Ridges	Low	Very Low	Negligible	Not significant	Site selection, protection of vegetation to be retained and limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Low	Very Low	Negligible (Year 1)	Not significant	Site selection, high quality design alongside existing settlement, retention of local characteristics, (LEMP)	Negligible (Year 15)	Not significant	N/A
Description of the Predicted Changes								
This large character area covers a broad swathe of land between ridges. This results in the Project Site being visually and physically separate from the greater part of this landscape character area. The Proposed Development would be focussed on a very small part of this wider character area and would be perceived as part of Thornbury town, knitting onto the existing urban area with unified palette of materials, colours and form. It would provide an opportunity to identify a new green infrastructure network for which: 'Active management of and succession planting in the woodland framework, and hedgerow network to ensure the conservation and enhancement of the habitat value and connectivity of these key landscape features for the long term' can be provided, as recommended in the Landscape Strategy for this landscape character area.								
Cumulative Effects								
Receptor	Description				Mitigation	Significance	Confidence Level	
GLCA - Area 18 Severn Ridges	The Proposed Development considered in conjunction with all cumulative sites would result in Thornbury evolving into a larger town, however, local towns are a typical feature of Area 18 and the Proposed Development would reflect the local characteristics				Site selection, high quality design alongside existing settlement, retention of local characteristics within the design	Not significant	N/A	
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
GLCA - Area 18 Severn Ridges	The Proposed Development would result in the loss of pastureland and some hedgerow/trees				Retention of the majority of notable trees and hedgerow, translocation of hedgerow, retention of floodplain and SuDs basins for water management, strengthening of green infrastructure networks and increased POS, increase in biodiversity due to species selection at detail design	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
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Construction Effects

LLCA1 - Edge of Settlement Floodplain Pasture	Medium	Very High	Substantial adverse	Locally Significant	Site selection, retention of notable trees and hedgerows where possible and protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
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Operation Effects

As above	Medium	Very High	Substantial adverse (Year 1)	Locally Significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive new environment with distinctive local characteristics reinforced including views of the church tower, the open floodplain and veteran trees (LEMP)	Substantial adverse (Year 15)	Locally Significant	N/A
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Description of the Predicted Changes

The Project Site occupies the greater part of this LLCA and as such the LLCA would experience a distinct change to its character. The LLCA is currently in use as pastureland, and located on the edge of the existing town (LLCA4). On completion of the construction works, the area would share a number of its characteristics with LLCA 4 North Thornbury Settlement Post 1970s, particularly those of the adjacent Park Farm development. However, it would retain key characteristics which contribute to its distinct sense of place, character and setting which includes notable trees and vegetation, Parkmill Covert to the west, the watercourse and open character of the floodplain, and views from this open space towards the church tower and wooded hills on the skyline. In the long term, 15 years on, as the proposed vegetation matures, the residential area would assimilate well into its woodland setting and form a strong new edge to Thornbury. New ponds and planting within the open southern parts of the Proposed Development would extend the range of species and habitats providing potential for an increase in biodiversity. Although the Project Site does currently have night time views of lighting on the edge of the settlement, there would be an increase in lighting visible on the developed areas of the Project Site to the level that might be expected of a residential area.

Climate Change

Receptor	Description	Mitigation	Significance	Confidence Level
LLCA1	The Proposed Development would result in the loss of pastureland and some hedgerows/trees	Retention of the majority of notable trees and hedgerow, translocation of hedgerow, retention of floodplain and SuDs basins for water management, strengthening of green infrastructure networks and increased POS, increase in biodiversity due to species selection at detail design	N/A	N/A

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
LLCA2 – Morton Agricultural Low Ridge	Medium	Medium	Moderate adverse	Locally significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained, retention of PRow route links and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	Low	Minor adverse (Year 1)	Not significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive new environment on land adjacent to this LLCA. Distinctive local characteristics reinforced including views of woodland and veteran trees (LEMP)	Minor adverse (Year 15)	Not significant	N/A
Description of the Predicted Changes								
This LLCA to the north and west is separated from the Project Site by the Oldbury Lane and a tall hedgerow on the Project Site's western boundary and hedgerows along Oldbury Lane. Whilst there would be some limited views of the Proposed Development from within this LLCA, it is considered that they would be from a small area to the north of Oldbury Lane and would be viewed in the context of existing views of the settlement edge. Therefore, no change to the character of views towards the town is anticipated, although the town edge would be physically closer. At night, although there are currently views of lighting from residential areas and individual properties on the edge of the Project Site, there would be an increase in the extents of the lit area visible, and lighting at the junctions on Oldbury Lane.								

Climate Change				
Receptor	Description	Mitigation	Significance	Confidence Level
LLCA2	The Proposed Development does not lie within LLCA2 and no effects on climate change within LLCA 2 are anticipated	None required	N/A	N/A

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
LLCA3 – Morton Duckhole Enclosed Village	Medium	Very low	Negligible	Not significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	Very low	Negligible (Year 1)	Not significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive new environment on land along the town edge. Distinctive local characteristics reinforced including views of woodland and veteran trees (LEMP)	Negligible (Year 15)	Not significant	N/A
Description of the Predicted Changes								
This LLCA is physically and visually separate from the Project Site. There may be some small glimpses of the Proposed Development, however, given the limited extent of these, no discernible change in landscape character would be anticipated								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
LLCA3	The Proposed Development does not lie within LLCA3 and no effects on climate change within LLCA 3 are anticipated				None required	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
LLCA4 – North Thornbury Settlement Post 1970s	Low	Low	Minor adverse	Not significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained, retention of PRoW links and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Low	Low	Minor adverse (Year 1)	Not significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive new environment on land adjacent to this LLCA. Distinctive local characteristics reinforced including views of woodland and veteran trees and the open floodplain (LEMP)	Minor adverse (Year 15)	Not significant	N/A
Description of the Predicted Changes								
<p>This LLCA is located to the east of the Project Site (with a very small part of the Proposed Development extending into it to facilitate the bus link) and it is primarily the western edge of the LLCA (which is currently under construction as a residential development) which has a visual relationship with the Project Site. There would be some awareness and views of the Proposed Development from along the western edge of this LLCA, but it is considered that the proportion of the LLCA affected would be relatively small, and the character of the views available would reflect the character of this LLCA, retaining its locally typical features, including the open floodplain and its watercourse, notable trees and woodland. At night, overall the Project Site appears relatively dark from this LLCA with lights from Oldbury Lane dwellings visible in places, and the Proposed Development would be visible; lit as would be anticipated for a residential area. However, since the western edge of this LLCA is already lit, and further development at Park Farm will contribute increased lighting in time, this would be unlikely to much influence character.</p>								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
LLCA4	The Proposed Development does not lie within LLCA4 and no effects on climate change within LLCA 4 are anticipated, green infrastructure links with the Park Farm development would be maintained and reinforced				None required	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
LLCA5 – Park Mill to Thornbury Castle	High	Low	Minor adverse	Not significant	Site selection – only a very small area of this LLCA is covered by the south western part of the Project Site (which is proposed for SuDs and open space), retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	High	Low	Minor adverse (Year 1)	Not significant	Proposed high quality green infrastructure would gradually mature to form an attractive new environment with distinctive local characteristics reinforced including views of the church tower, the open floodplain and trees/woodland (LEMP)	Minor adverse (Year 15)	Not significant	N/A
Description of the Predicted Changes								
This LLCA is located to the south and west of the Project Site and some small parts of the Project Site lie within the LLCA on its northern edge. These small parts would undergo some change as a result of the proposed SuDs basins and translocated hedgerow, however, no built form is proposed for these areas, and the southern part of the Proposed Development within the floodplain would remain as open grassland, providing a buffer against the historic features to the south. The rest of the LLCA is well vegetated and as a result has limited intervisibility with the Project Site, and therefore, the Proposed Development would not detract from the historic landscape characteristics of this LLCA. At night, there are existing glimpses of lighting on the Park Farm Development which will be extended as further phases are completed. The Proposed Development would extend the lit area slightly, however, this effect would be filtered to some extent by existing vegetation.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
LLCA5	The Proposed Development would result in the loss of a small area of pastureland and a few hedgerows/trees				Retention of the majority of notable trees and hedgerow, translocation of hedgerow, retention of floodplain and SuDs basins for water management, strengthening of green infrastructure networks and increased POS, increase in biodiversity	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
LLCA6 – Open Agricultural Landscapes to the West	Medium	Very low	Negligible	Not significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained, retention of PRow route links and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	Very low	Negligible (Year 1)	Not significant	Retention of trees and woodland on the south western part of the Project Site maintain screening from the west (LEMP)	Negligible (Year 15)	Not significant	N/A
Description of the Predicted Changes								
This LLCA is physically and visually separate from the Project Site.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
LLCA6	The Proposed Development does not lie within LLCA6 and no effects on climate change within LLCA6 are anticipated				None required	N/A	N/A	

Table 13.12: Visual Assessment Summary

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group A – Motorists and walkers on Oldbury Lane	Medium	High	Moderate adverse	Locally Significant	Site selection, retention of notable trees and hedgerows where possible and protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	High	Moderate adverse (Year 1)	Locally Significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive new environment woodland to the south and west (LEMP)	Minor adverse (Year 15)	Not Significant	N/A
Description of the Predicted Changes to Views								
<p>Viewpoint 1: Looking westwards the components of the existing view include an agricultural field on the edge of the settlement, with a low hedgerow in poor condition in the foreground and a skyline comprised of both the adjacent recent housing development and existing woodland and hedgerow trees. The Proposed Development would be located in the middle ground of the view, and the play area and new houses would replace views of the field and obscure more distant skyline views. The road access entrance would be visible slightly further west. Over time tree and hedgerow planting would soften and assimilate the new features into the landscape and result in an attractive frontage onto Oldbury Lane, albeit with a change in character from farmland to urban.</p> <p>Viewpoint 2: Looking south east the components of the existing view include low hedgerow and wooden garden fence belonging to Redcliffe House which obscures the middle ground. Rooftops and upper storeys of existing houses along the edge of the town form much of the skyline, the rest of which is occupied by distant vegetation and the church tower can be picked out as a distant feature, within the context of the town. The field in the foreground is not part of the Proposed Development, however, the proposed dwellings would be visible in the middle ground, across the view, forming a new skyline. As tree planting matures over time, views would become more filtered, and trees would break the skyline in places, in the long term.</p> <p>Viewpoint 3: Looking north west the components of the existing view include Redcliffe House dwelling and foreground wide verges along the roadside with low walling and hedgerow leading through the middle ground. There are glimpses of the pasture field beyond, and the skyline is occupied by Park Mill Covert and hedgerow trees. The proposed dwellings would be visible in the middle ground, obscuring existing background and skyline views, as would the access road entrance. These features would change the character of the view to become identified as part of the town. As tree planting matures, views would become more filtered and attractive along the roadside frontage.</p> <p>Viewpoint 4: Looking south east the components of the existing view include the large hedgerow oak at the end of the taller and well treed hedgerow (running north-south from Park Mill Covert) in the foreground, with roadside verge and low hedgerow. Through the middle ground glimpses of the pasture field are available in places through or over the hedgerow, and beyond dwellings at Redcliffe House and glimpses of other dwellings through vegetation on the edge of the town are available. On the skyline, St Mary’s Church tower is just visible, however, it forms a very small element of the view. The proposed dwellings would be located in the middle ground across the agricultural field, forming a new skyline and changing the character of the view to become part of the town in the early stages after completion. However, over time, as the tree planting belt extending from Park Mill Covert matures, views would become much more broken and filtered, forming a part of a transition from open countryside to the town and in the long term would form much of the skyline, reinforcing the existing historic tree and woodland belt to the west of the Application Site.</p>								

Climate Change				
Receptor	Description	Mitigation	Significance	Confidence Level
Visual Receptor Group A	The Proposed Development would result in the loss of views towards some hedgerows/trees, however, there are very few glimpses of the pastureland on the Project Site due to hedgerows along the lane	Retention of the majority of notable trees and hedgerow, provision of strong green infrastructure links on the Proposed Development would retain well-vegetated locally distinctive views, and species selection at detailed design would maintain these attractive views in the long term	N/A	N/A

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group B –Walkers on PRow to the South and West of the Site	High	Very low	Minor adverse	Not significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	High	Very low	Minor adverse (Year 1)	Not significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive floodplain and edge of the new housing layout when viewed from the south. From the west existing trees and woodland already obscure views towards the Project Site (LEMP)	Minor adverse (Year 15)	Not significant	N/A
Description of the Predicted Changes to Views								
Viewpoint 5: Looking north east the existing fore and middle ground view includes agricultural field and muddy track gateway with the edge of the woodland in view. The pasture field extends across the middle ground until it meets the well treed hedgerow in the background extending north from Park Mill Covert and forming the Project Site boundary. In the short to medium term, the upper storeys and rooftops of the proposed dwellings would be glimpsed above the hedgerow to the right of the large oak tree. However, as the tree planting belt matures, these views would reduce and become increasingly screened, much as the tree belt and woodland to the south acts to screen views towards the town.								
Viewpoint 6: Looking east the foreground is occupied by pasture fields, hedgerow and hedgerow trees, leading through to the background tree belt, which incorporates Park Mill Covert and obscures views further east. No views of the proposed new features are anticipated as a result of the Proposed Development.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
Visual Receptor Group B	The Proposed Development would result in the loss of views towards some hedgerows/trees and pastureland				Retention of the majority of notable trees and hedgerow, provision of strong green infrastructure links on the Proposed Development would retain well-vegetated locally distinctive views, and species selection at detailed design would maintain these attractive views in the long term	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group C - Walkers on PRow on the Site	Medium	High	Moderate adverse	Locally significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	High	Moderate adverse (Year 1)	Locally significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive floodplain POS and well vegetated edge of the new housing layout when viewed from the footpaths (LEMP)	Moderate adverse (Year 15)	Locally significant	N/A
Description of the Predicted Changes to Views								
Viewpoint 7: Looking south the foreground is occupied by vegetation along the Pickedmoor Rhine, through which the middle ground pasture field can be seen. In the background, on the skyline, the edge of the town can be seen, with rooftops and the church tower present on the skyline. The openness of this view southwards, varies according to the growth and management of the rhine-side vegetation. Although, the middle ground field lies within the Project Site, no dwellings are proposed across this view so views towards the church tower would remain from this footpath. An additional section of hedgerow would run across the field, however, this is unlikely to result in much change in the view, given its existing components. Views northwards from this location would include the Park Farm development and the proposed dwellings would extend westwards from the Park Farm development, though views would be filtered and broken by intervening vegetation.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
Visual Receptor Group C	The Proposed Development would result in the loss of views towards some hedgerows/trees and pastureland				Retention of the majority of notable trees and hedgerow, provision of strong green infrastructure links on the Proposed Development would retain well-vegetated locally distinctive views, and species selection at detailed design would maintain these attractive views in the long term	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group D - Residents on NW edge of Thornbury	Medium	High	Moderate adverse	Locally significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	High	Moderate adverse (Year 1)	Locally significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive floodplain POS and well vegetated edge of the new housing layout when viewed from properties along the town edge (LEMP)	Moderate adverse (Year 15)	Locally significant	N/A
Description of the Predicted Changes to Views								
Viewpoint 8: Looking north west from within the Park Farm development, the scene is now largely complete. The view from this location includes the bus route roadway and dwellings alongside and some glimpses between towards a wooded skyline. Views towards dwellings within the Proposed Development would be available, and although these would be partially obscured by Park Farm dwellings and existing vegetation to be retained, much of the distant background view towards a wooded skyline would be obscured by the proposed housing. As mitigation planting matures, views towards the proposed dwellings would soften become more filtered, however, views of the new houses would remain.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
Visual Receptor Group D	The Proposed Development would result in the loss of views towards some hedgerows/trees and pastureland				Retention of the majority of notable trees and hedgerow, provision of strong green infrastructure links on the Proposed Development would retain well-vegetated locally distinctive views, and species selection at detailed design would maintain these attractive views in the long term	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group E - Staff and Pupils in Schools to the South	Medium	Low	Minor adverse	Not significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	Low	Minor adverse (Year 1)	Not significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive floodplain POS and well vegetated edge of the new housing layout when viewed from this area (LEMP)	Negligible (Year 15)	Not significant	N/A
Description of the Predicted Changes to Views								
Viewpoint 9: Looking north, tree lines and hedgerows obscure much of the background view towards the new developments currently under construction further north. These new developments would obscure much of the view towards the Proposed Development. Some small glimpses of the proposed dwellings would remain through vegetation, across a short stretch to the left of the view, however, these would become increasingly screened as vegetation matures, and overall the Proposed Development would result in very little change to the view from this footpath.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
Visual Receptor Group E	The Proposed Development would result in the loss of views towards some hedgerows/trees and pastureland				Retention of the majority of notable trees and hedgerow, provision of strong green infrastructure links on the Proposed Development would retain well-vegetated locally distinctive views across the floodplain, and species selection at detailed design would maintain these attractive views in the long term	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group F - Walkers on PRoW on High Ground to the East	Medium	Very low	Negligible adverse	Not significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	Very low	Negligible (Year 1)	Not significant	Proposed high quality green infrastructure would increasingly screen views of built form on the Proposed Development (LEMP)	Negligible (Year 15)	Not significant	N/A
Description of the Predicted Changes to Views								
Viewpoint 10: Looking west from this elevated position the existing view across lower lying land is expansive, comprising agricultural land through the fore and middle ground and some glimpses of the town, distant background views to the river and Forest of Dean are also available. The Project Site forms a very small part of the middle ground view alongside the Park Farm development. The rooftops and upper storeys of the proposed dwellings across parts of the Project Site would be visible, albeit filtered and broken to some extent due to intervening trees. These dwellings would be seen in the context of adjacent existing built form and would result in relatively little change to the overall view.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
Visual Receptor Group F	The Proposed Development would result no discernible loss in terms of attractive views from this location				None required	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group G - Residents in Lower Morton/Duckhole	Medium	Low	Minor adverse	Not significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	Low	Minor adverse (Year 1)	Not significant	Proposed high quality green infrastructure would gradually mature to form an attractive and well vegetated edge of the new housing layout when viewed from this area (LEMP)	Minor adverse (Year 15)	Not significant	N/A
Description of the Predicted Changes to Views								
Viewpoint 11: Looking south west, the foreground and middle ground is occupied by pasture fields crossed by pylons with some large scale farm sheds through the centre of the view. In the background, dwellings within the village and the town beyond are visible and the skyline is generally well vegetated with St Mary's church tower forming a small feature in skyline views. The Project Site forms part of the background view. The proposed dwellings would be located in the background, would be visible across the view and would break the skyline in some places, however, both views of a reduced extent of well vegetated skyline, and views towards the church tower would remain available.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
Visual Receptor Group G	The Proposed Development would result in the loss of views towards some hedgerows/trees and pastureland				Retention of the majority of notable trees and hedgerow, provision of strong green infrastructure links on the Proposed Development would retain well-vegetated locally distinctive views, and species selection at detailed design would maintain these attractive views in the long term	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group H - Walkers on PRow to the North	Medium	Medium	Minor adverse	Not significant	Site selection against settlement edge, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	Medium	Medium	Minor adverse (Year 1)	Not significant	Proposed high quality green infrastructure would gradually mature to form an attractive and well vegetated edge of the new housing layout when viewed from this area (LEMP)	Minor adverse (Year 15)	Not significant	N/A
Description of the Predicted Changes to Views								
Viewpoint 12: Looking south west the existing view is expansive due to this elevated position and includes views across the valley floor and to the distant, wooded skyline. The edge of town at Park Farm can be clearly seen in the middle ground and the church tower can be seen on the skyline beyond. The proposed dwellings would be visible in the middle ground across the view beyond Oldbury Lane, and would obscure much of the Park Farm development, however, views of the distant wooded skyline would largely remain, including the church tower, the proposed houses just breaking the skyline through one section of the central part of the view. Over time as proposed planting matures views towards the development would become more filtered and broken.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
Visual Receptor Group H	The Proposed Development would result in the loss of views towards some hedgerows/trees and pastureland				Retention of the majority of notable trees and hedgerow, provision of strong green infrastructure links on the Proposed Development would retain well-vegetated locally distinctive views, and species selection at detailed design would maintain these attractive views in the long term	N/A	N/A	

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group I – Residents on Oldbury Lane	High	High	Substantial adverse	Locally significant	Site selection, retention of notable trees and hedgerows where possible and protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	High	High	Substantial adverse (Year 1)	Locally significant	Proposed high quality green infrastructure would gradually mature to form a well vegetated attractive new environment woodland to the south and west (LEMP)	Moderate adverse (Year 15)	Locally significant	N/A
Description of the Predicted Changes to Views								
<p>Viewpoint 13: Looking south east a tall foreground hedgerow along the roadside obscures much of the middle ground and background view. There are glimpses of existing dwellings on Oldbury Lane and in the background, the large oak on the Project Site's north western corner is visible on the skyline. Rooftops and upper storeys of the proposed dwellings would be visible above the hedgerow in the background through a section of the view, bringing an awareness of the town's proximity to this location in the short to medium term. In the long term the proposed tree belt would predominantly screen views towards the Proposed Development.</p> <p>Viewpoint 14: Looking south east a tall foreground hedgerow along the roadside obscures much of the middle ground and background view. The large oak on the Project Site's north western corner is visible on the skyline. As this view is further west along Oldbury Lane, a much reduced view would be available compared to Viewpoint 13. Rooftops and upper storeys of the proposed dwellings would be more distantly visible above the hedgerow in the background through a section of the view, bringing an awareness of the town's proximity to this location in the short to medium term. In the long term the proposed tree belt would predominantly screen views towards the Proposed Development.</p>								

Climate Change				
Receptor	Description	Mitigation	Significance	Confidence Level
Visual Receptor Group I	The Proposed Development would result in the loss of views towards some hedgerows/trees and pastureland, however, views are generally limited to upper storeys and filtered by vegetation	Retention of the majority of notable trees and hedgerow, provision of strong green infrastructure links on the Proposed Development would retain well-vegetated locally distinctive views, and species selection at detailed design would maintain these attractive views in the long term	N/A	N/A

Environmental Receptor	Sensitivity of Receptor	Magnitude of Effect	Level of Effect	Significance	Mitigation	Residual Level of Effect	Residual Significance of Effect	Confidence Level
Construction Effects								
Visual Receptor Group J - Walkers on PRoW on High Ground to the West	High	Very low	Negligible	Not significant	Site selection, retention of notable trees and hedgerows where possible, protection of vegetation to be retained and the limited duration of works (AIA, CEMP)	N/A	N/A	N/A
Operation Effects								
As above	High	Very low	Negligible (Year 1)	Not significant	Proposed high quality green infrastructure would increasingly screen views of built form on the Proposed Development (LEMP)	Negligible (Year 15)	Not significant	N/A
Description of the Predicted Changes to Views								
Viewpoint 15: Looking east, the existing view forms a wide panorama across the lower lying land within which the settlement of Thornbury can be seen in the middle ground. The distant skyline is well vegetated, comprising largely well wooded higher ground to the east of Thornbury. The proposed housing would be just visible in the middle ground, glimpsed between woodland and trees, and is likely to be perceived as part of the existing town but would make very little perceptible change to the overall view.								
Climate Change								
Receptor	Description				Mitigation	Significance	Confidence Level	
Visual Receptor Group J	The Proposed Development would result no discernible loss of in terms of attractive views from this location				None required	N/A	N/A	

Table 13.13: Mitigation Implementation

Mitigation Measure	Implementing Agent(s)	Legal Instrument	Compliance Target	Implementation Timescale
LEMP	SGC/design team	Planning Conditions	100%	Construction and afterwards
Phasing of construction programme	SGC/design team	Planning Conditions	100%	Construction phase
AIA and Method Statement - protection of trees/hedgerows to be retained	Main contractor	Planning Conditions	100%	Construction phase
Translocation of hedgerow	Landscape contractor	Planning Conditions	100%	Construction phase
CEMP	Main contractor	Planning Conditions	100%	Construction and afterwards