

Landscape Statement

In support of Barwood Developments Securities and The North-West Thornbury Land Consortium

Figures:

PJR-1: South Gloucestershire Landscape Character Assessment - Landscape Character Areas plan provided within the ES Landscape Chapter as Figure 13.4

PJR-2: Local Landscape Character Areas plan provided within the ES Landscape Chapter as Figure 13.5

PJR-3: Representative Visual Receptors and Viewpoint Locations plan provided within the ES Landscape Chapter as Figure 13.13

PJR-4: Plan of potential cumulative developments around Thornbury

PJR-5: Zone of Theoretical Visibility drawing 16-10-IN-112

PJR-6: Zone of Theoretical Visibility drawings 16-10-PL-203 RevA

PJR-7: Zone of Theoretical Visibility included within the ES Landscape chapter as Figure 13.12

PJR-8: Landscape Sketch Scheme for the SuDS (drawings 16-10-SK11 Rev A dated April 2019)

PJR-9: Public Rights of way Plan

PJR-10: Visibility Mapping Exercise: Drawing entitled 'Visual Role Played by St. Mary's Church' (drawing 16-10-SK14 dated July 2019)

PJR-11: Visibility Mapping Exercise: Drawing entitled 'Visual Role of St. Mary's Church from footpaths to the north of the site (summer) (drawing 16-10-IN-15 dated July 2019)

PJR-12a&b: North West Edge: Design Principles from DAS Re-submission Update, Final, March 2021 (pgs 94-95)

PJR-13: The Illustrative Landscape Masterplan provided in the ES as Figure 13.1

PJR-14: Existing Site Conditions Plan provided in the ES as Figure 13.1

PJR-15: Plan Identifying 'Nearby Villages and Hamlets in relation to the site'

PJR-16: Figure 6: Severn Ridges Plan provided in the TNDP (pg 18)

PJR-17: Site Location and Topographical Study and the Thornbury Bowl

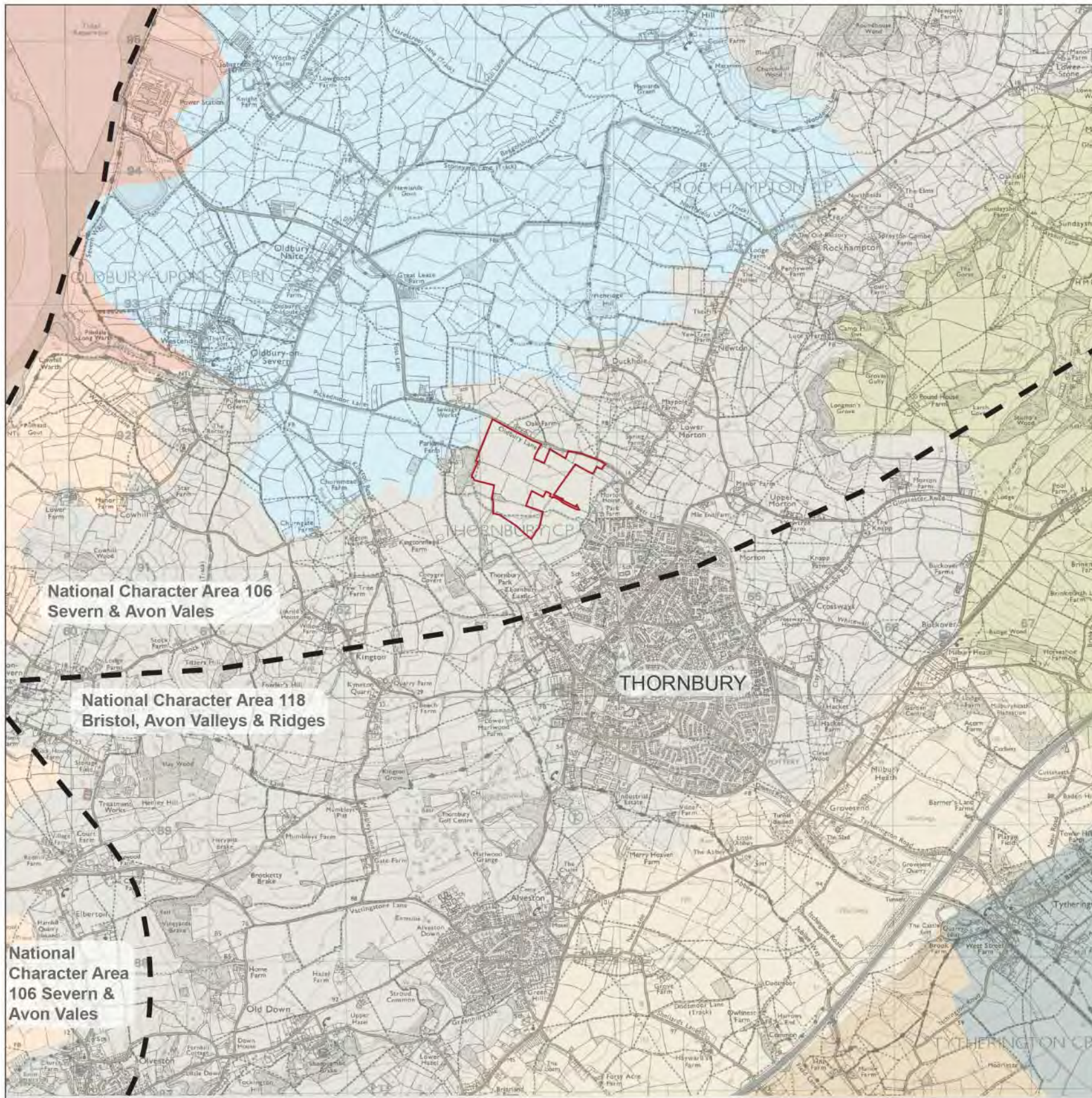
PJR-18: Design Rationale: Connected Green Infrastructure from DAS Re-submission Update, Final, March 2021 (pgs 66-67)

PJR-19: Amended TNDP Green Infrastructure Plan (Figure 8 in the TNDP)

PJR-20: Building Heights Parameter Plan from DAS Re-submission Update, Final, March 2021 (pgs 78-79)

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The Richards Partnership Reference 16-10-R03

Application Ref: PT/18/6450/O
Appeal/Pins Ref: APP/PO/W/21/3288019
25 February 2022

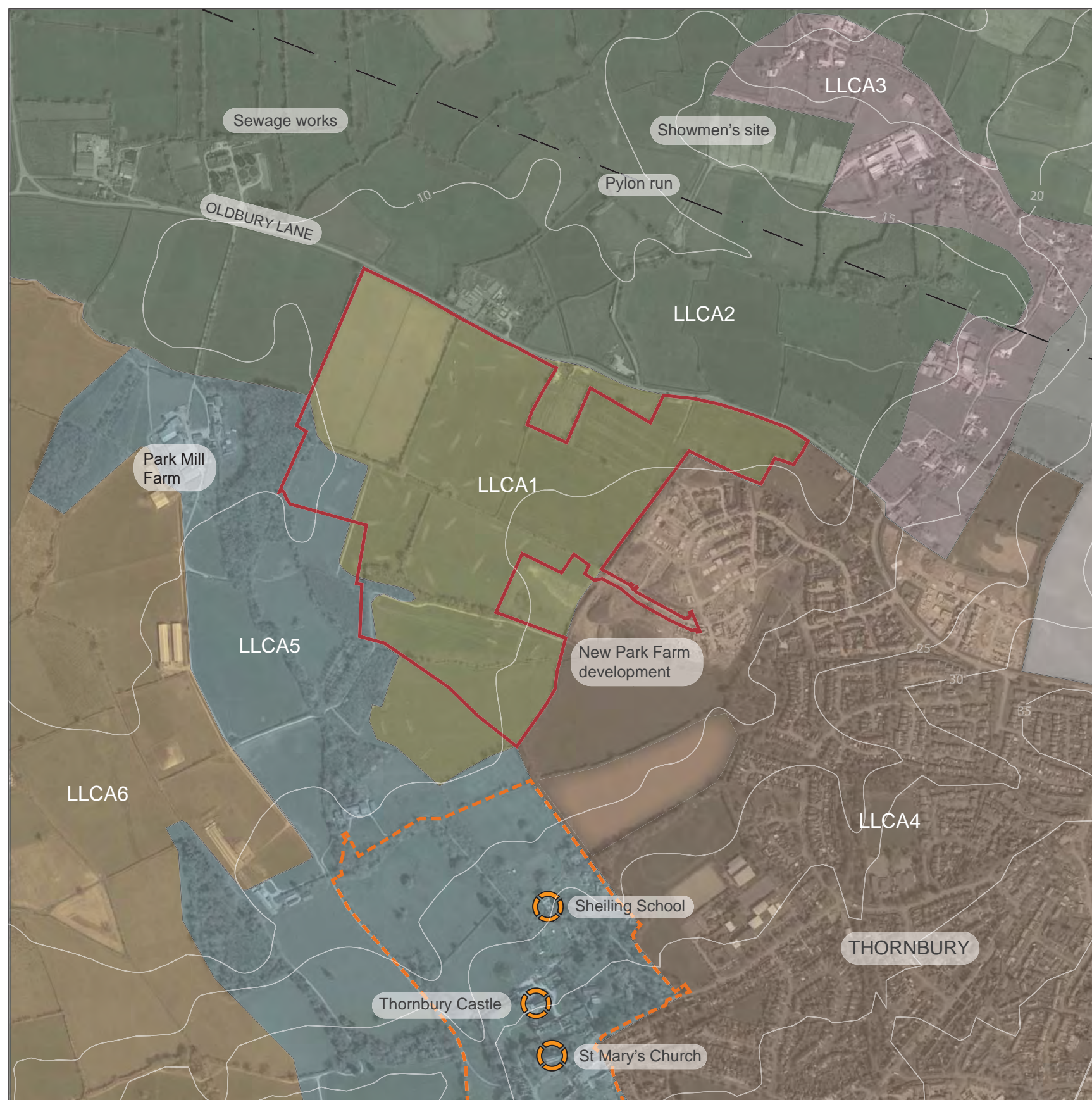


Legend









-  Project Site
-  National Character Areas
(Natural England website accessed December 2017)

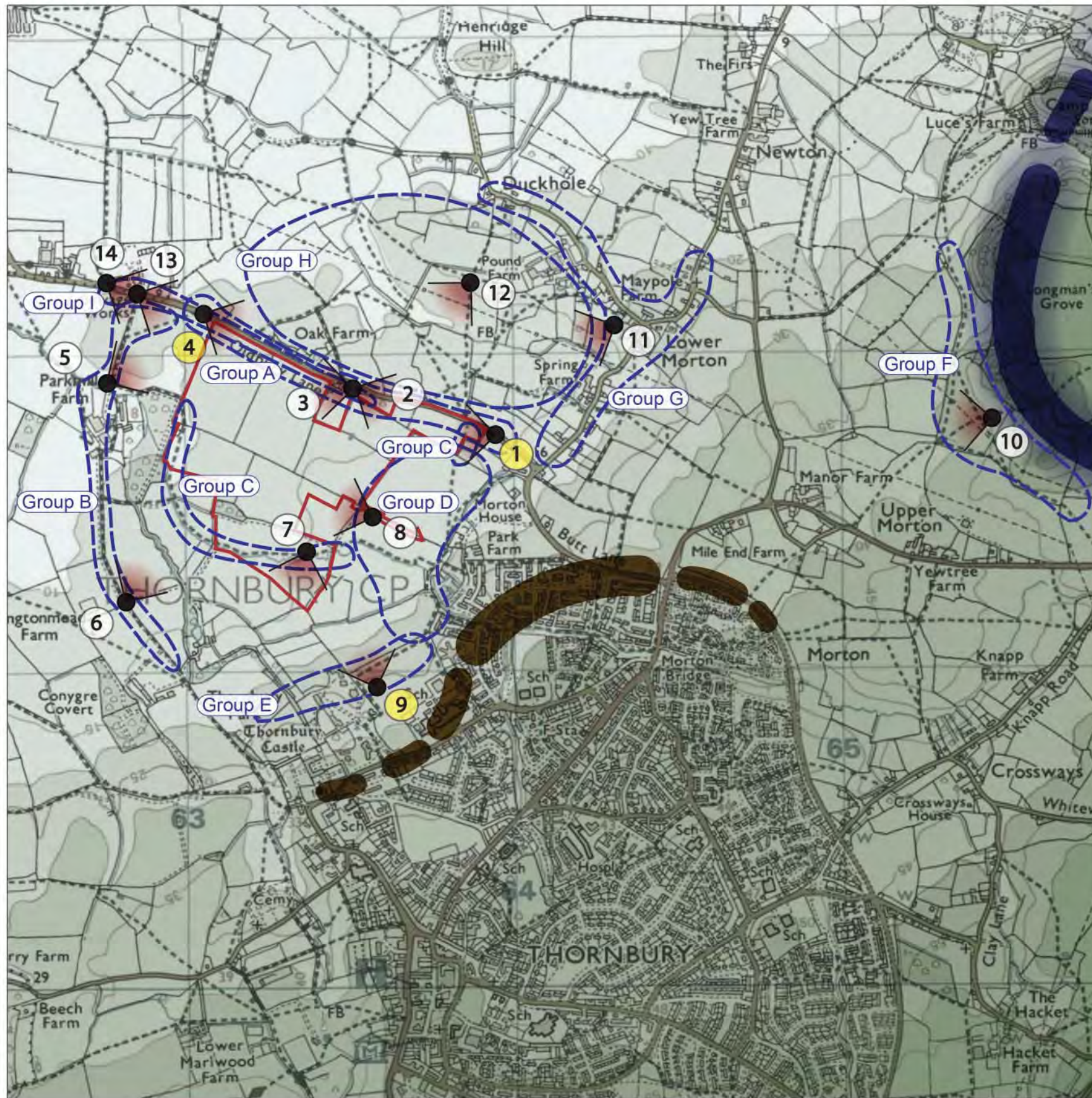
Landscape Character Areas -
From South Gloucestershire Landscape Character Assessment,
Supplementary Planning Document, November 2014

-  Falfield Vale (7)
-  Tytherington Plain (9)
-  Earthcott Vale (10)
-  Rudgeway & Tytherington Ridge (17)
-  Severn Ridges (18)
-  Oldbury Levels (19)
-  Piling Levels (20)
-  Severn Shoreline & Estuary (21)





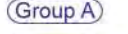
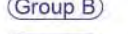
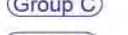
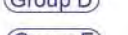
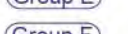
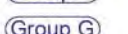

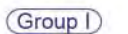
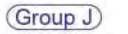

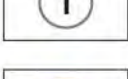



Legend

-  Project Site
-  LLCA 1 - Edge of Settlement Floodplain Pasture
-  LLCA 2 - Morton Agricultural Low Ridge
-  LLCA 3 - Morton/Duckhole Enclosed Village
-  LLCA 4 - North Thornbury Settlement Post 1970s
-  LLCA 5 - Park Mill to Thornbury Castle
-  LLCA 6 - Open Agricultural Landscapes to the West
-  Conservation Area July 2019



Legend

-  Project Site
-  Principal Visual Envelope
-  Thornbury Urban Edge - Immediate Urban Visual Envelope
-  Representative Visual Receptor Groups
-  Group A Views available to Motorists on Oldbury Lane
-  Group B Walkers on PRow to the South and West of the Site
-  Group C Walkers on PRow on the Site
-  Group D Views available to Residents on North West Edge of Thornbury
-  Group E Views afforded Workers/Pupils in Schools to the South
-  Group F Distant Views from PRow on High Ground to the East
-  Group G Views available to Residents in Lower Morton/Duckhole
-  Group H Views afforded Walkers on PRow to the North
-  Group I Views available to Residents on Oldbury Lane
-  Group J Distant Views from PRow on High Ground to the West
-  1 Viewpoint Locations
-  1 CGI Viewpoint Locations



Extract showing Location of Group J to the West



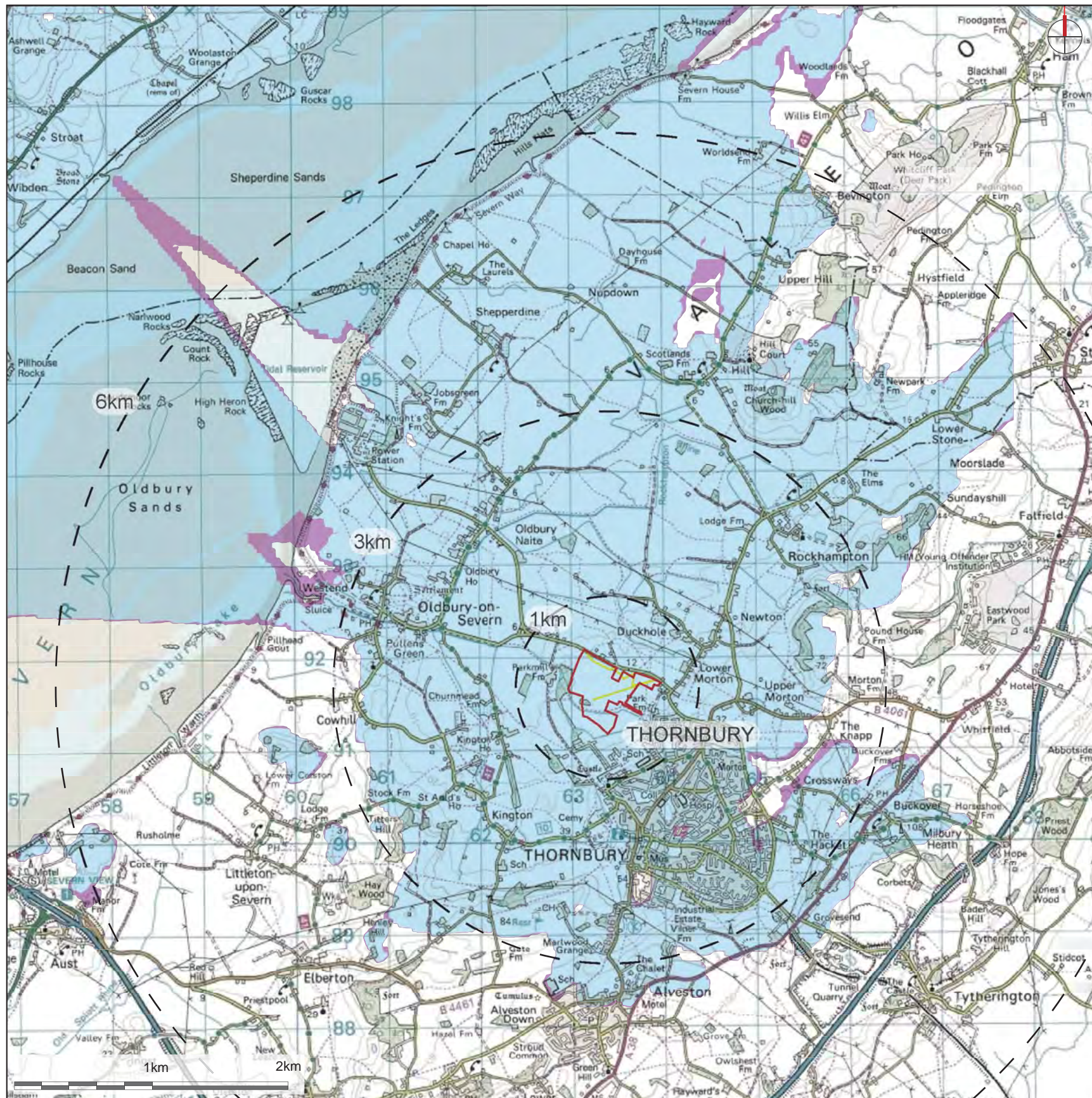
Legend



Study Site






Areas from which development on the site would theoretically be visible. Assumed development would be 10.5m high (3 storey). Based upon a grid of 8no. targets.



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Legend

-  Study Site
-  Areas from which 10.5m high development on the site would theoretically be visible.
-  Area from which the development would theoretically be visible based on the building heights provided in Barton Wilmore's drawing 27982-9602-Rev F Paramater Plan

The building Heights have been adjusted to account for proposed ground modeling as noted in PBA drawing 39209/4001/SK03 B.

Building heights tested: 11m, 12.5m and 14m.

Methodology

This ZTV has been generated using Key Terra Firma and 3D Autocad software and then presented using Adobe Illustrator.

The Digital Terrain Model (DTM) underlying this ZTV has been generated using OS Landform Panorama DTM data, which provides elevational data based on a 50m grid.

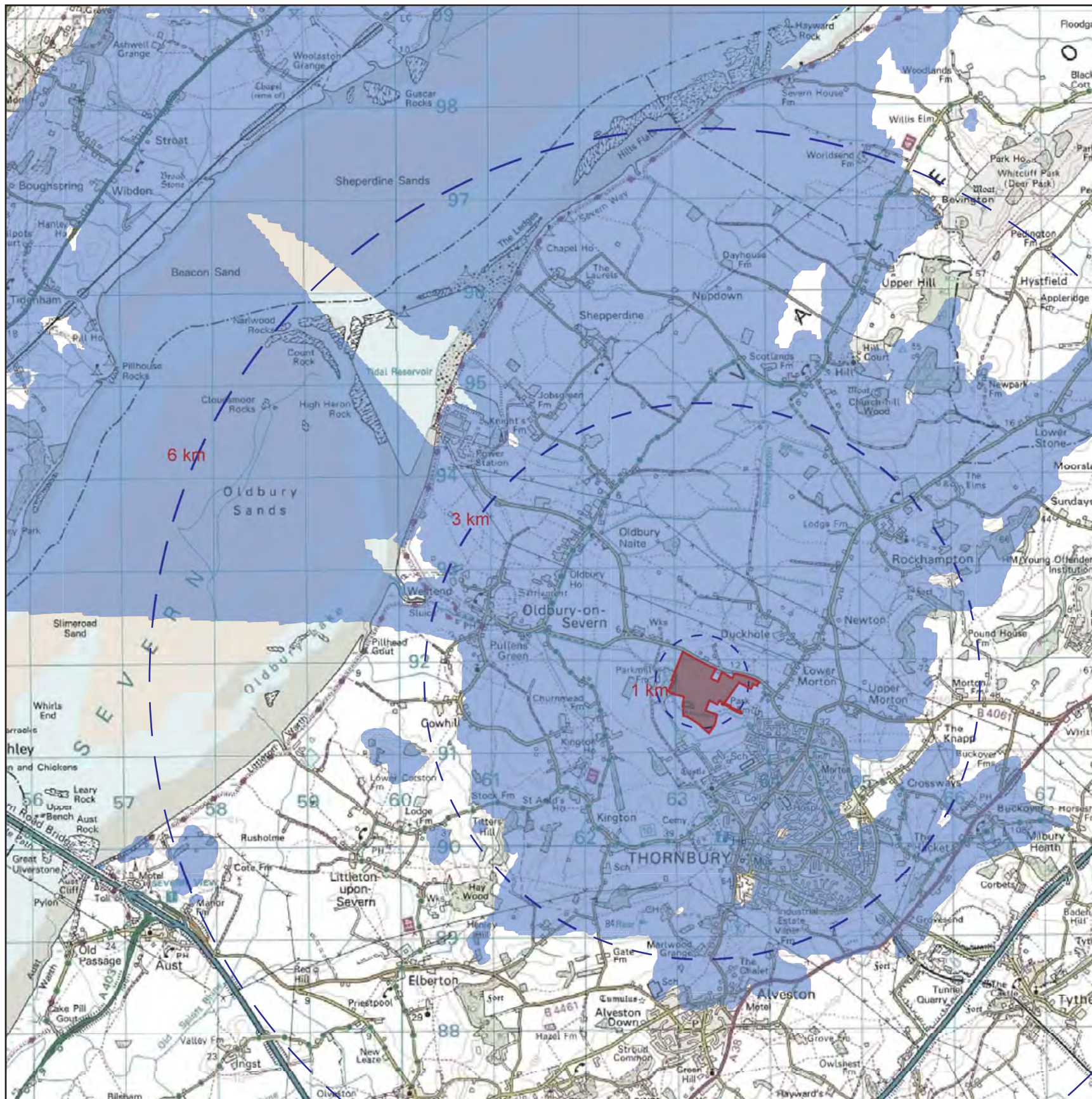
The ZTV has been generated based on 10 points connected with a 3D polyline located as shown on the inset image below.

The height of the viewer has been set at 1.6m.

This ZTV has been generated on a 'bare earth' model and does not take account of any screening that may be provided by existing buildings or vegetation.



-  Up to 11m high (indicatively 2 Storeys)
-  Up to 12.5m high (indicatively 2.5 Storeys)
-  Zone within which buildings up to 14m high could be located for urban design and legibility purposes (indicatively 3 Storeys)





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Legend

-  Project Site
-  Areas from which development on the site would theoretically be visible

Methodology

This ZTV has been generated using Key Terra Firma and 3D Autocad software and then presented using Adobe Illustrator.

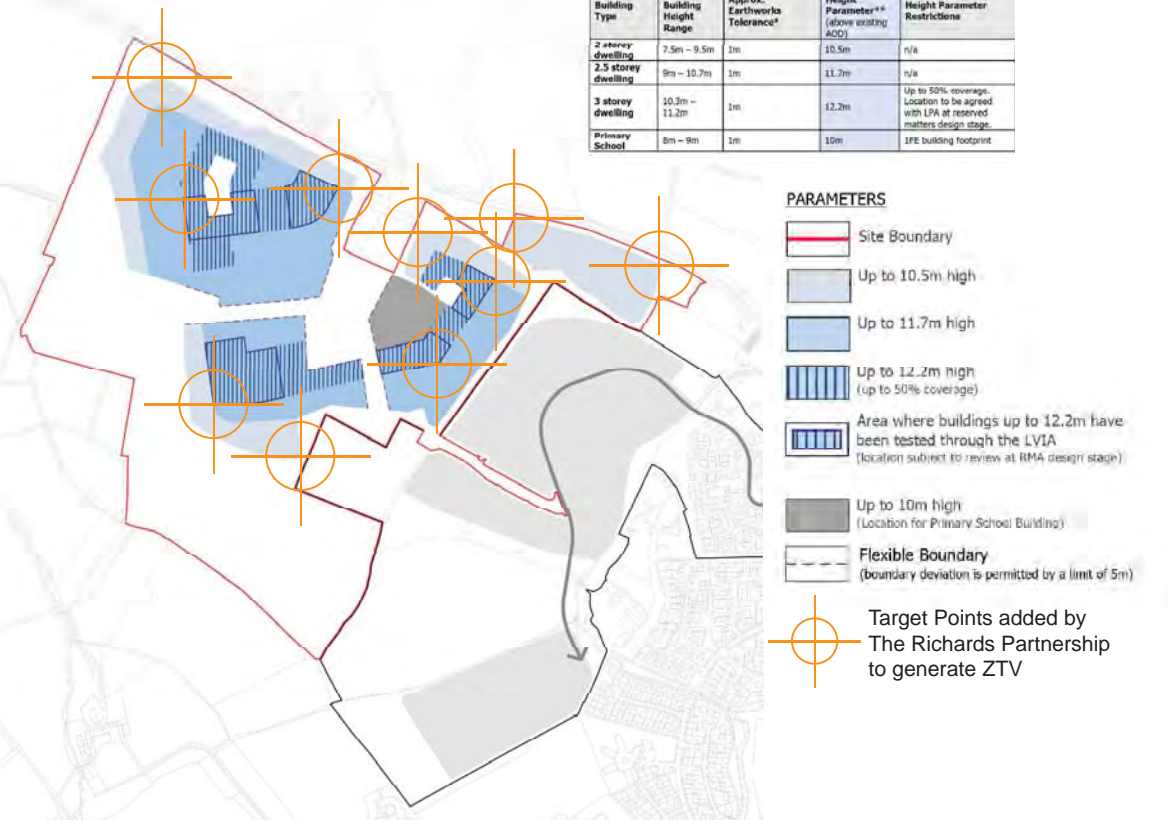
The Digital Terrain Model (DTM) underlying this ZTV has been generated using OS Landform Panorama DTM data, which provides elevational data based on a 50m grid.


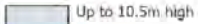
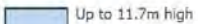


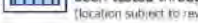
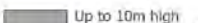

The ZTV has been generated based on 10 points located as shown on the inset image below.

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Building Type	Typical Building Height Range	Approx. Earthworks Tolerance*	Building Height Parameter** (above existing AOD)	Height Parameter Restrictions
2 storey dwelling	7.5m - 9.5m	1m	10.5m	n/a
2.5 storey dwelling	9m - 10.7m	1m	11.7m	n/a
3 storey dwelling	10.3m - 11.2m	1m	12.2m	Up to 50% coverage. Location to be agreed with LPA at reserved matters design stage.
Primary School	8m - 9m	1m	10m	1PE building footprint



- PARAMETERS**
-  Site Boundary
 -  Up to 10.5m high
 -  Up to 11.7m high
 -  Up to 12.2m high (up to 50% coverage)
 -  Area where buildings up to 12.2m have been tested through the LVIA (location subject to review at RMA design stage)
 -  Up to 10m high (Location for Primary School Building)
 -  Flexible Boundary (boundary deviation is permitted by a limit of 5m)
 -  Target Points added by The Richards Partnership to generate ZTV

