



Gladman Developments

Longworth Lane, Bartestree

LANDSCAPE AND VISUAL IMPACT APPRAISAL

December 2014

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Ltd. on behalf of Gladman Developments Ltd. It comprises a Landscape and Visual Impact Appraisal (LVIA) of the proposed residential development and has been undertaken by Chartered Members of the Landscape Institute.
- 1.2 The site is located to the south of Bartestree, Herefordshire. The location of the proposed development site is shown at **Figure 01**. The proposal comprises of a housing development of up to 100 dwellings and associated public open space and Green Infrastructure.
- 1.3 The LVIA considers the potential effects of the proposed development upon:-
- Individual landscape features and elements;
 - Landscape character; and
 - Visual amenity and the people who view the landscape.
- 1.4 The main objectives of the LVIA are as follows:-
- To describe and evaluate the current landscape character of the site and its surroundings and to identify any notable landscape features within the site;
 - To determine the sensitivity of the landscape to the type of development proposed;
 - To identify and describe any changes arising from the project relating to landscape and visual issues. This is determined as the magnitude of change;
 - To identify and describe any mitigation measures that have been included;
 - To evaluate the significance of residual landscape and visual effects.

2.0 METHODOLOGY

Background

Principles and Overview

- 2.1 This Landscape and Visual Impact Appraisal has been prepared based upon the 'Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)⁴', published by the Landscape Institute and the Institute of Environmental Management and Assessment, 2013.
- 2.2 In summary, the GLVIA3 states:-
- "Landscape and Visual Impact Assessment (LVIA), is a tool used to identify and assess the significance of, and the effects of, change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity."*
- 2.3 There are two components of LVIA:-
- 1) Assessment of landscape effects; assessing effects on the landscape as a resource in its own right; and
 - 2) Assessment of visual effects; assessing effects on specific views and on the general visual amenity experienced by people.
- 2.4 These two elements are described separately within this report.
- 2.5 The GLVIA3 recognises that professional judgement is a very important part of LVIA, and states that whilst there is some scope for quantitative measurements of some relatively objective matters, much of the assessment must rely on qualitative judgements (2.23). It also states that in identifying significant effects,
- "the need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects judgement needs to be exercised at all stages in terms of the scale of the investigation that is appropriate and proportional" (1.17).*
- 2.6 The components of the LVIA include: a project description, baseline studies, identification and description of effects, assessment of the significance of effects and mitigation. This report outlines these components.
- 2.7 In terms of baseline studies, the assessment provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.
- 2.8 The overall significance of effects is determined by making judgement about two components:-
- Nature of receptor likely to be affected (known by the shorthand 'sensitivity') and;
 - Nature of the effect likely to occur (known by the shorthand 'magnitude')
- 2.9 Judgements on sensitivity are made by considering:-
- The susceptibility of the receptor to the type of change arising from the specific proposal; and
 - The value attached to the receptor.
- 2.10 Judgements on magnitude are made by considering:-

- The size and scale of the effect, for example whether there is a complete loss of a particular element of the landscape or a minor change;
 - The geographical extent of the area that will be affected; and
 - The duration of the effect and its reversibility.
- 2.11 Consideration of all of the above criteria feeds into a comprehensive assessment of significance.
- 2.12 Mitigation includes measures proposed to prevent, reduce and, where possible, offset any significant adverse effects. Mitigation provided as part of the development is described and is included within the overall assessment of effects.

Assessment of Landscape Effects

- 2.13 GLVIA3 states that, *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”*. The baseline landscape is described by reference to existing landscape character assessments, and by a description of the site and its immediate context.
- 2.14 A range of landscape effects can arise through development. These can include:-
- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
 - Addition of new elements that influence character and distinctiveness of the landscape; and
 - Combined effects of these changes.
- 2.15 These are discussed within the assessment.

Susceptibility to Change and Value of the Landscape Receptor

- 2.16 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from the development.
- 2.17 The value of the existing landscape is also considered. The GLVIA3 indicates information that contributes to understanding landscape value. This information is set out in paragraph 5.20 of the GLVIA3 and includes:-
- Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;
 - Information about Heritage Coasts, where relevant;
 - Local planning documents, for local landscape designations;
 - Information on individual or groups of features such as conservation areas, listed buildings, special historic or cultural sites;
 - Art and literature, identifying value attached to particular areas or views; and
 - Material on landscape of local or community interest.

2.18 Where there is no clear existing evidence on landscape value, an assessment is made based on the following factors, as outlined within the GLVIA3:-

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Associations.

Magnitude of Landscape Effects

- 2.19 Each effect on landscape receptors is assessed in terms of size or scale, geographical extent of the area influenced and its duration and reversibility.
- 2.20 In terms of size or scale the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. This assessment describes scale and size by reference to the terms '*High*,' '*Medium*' and '*Low*'.
- 2.21 The geographical extent of the effect is described by reference to the site, its immediate context and wider landscape character areas. The duration and reversibility of effects are also described.

Overall Significance of Landscape Effects

- 2.22 The overall significance of landscape effects is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape.
- 2.23 The landscape sensitivity is determined by considering the susceptibility to change and the value of the landscape receptor. Judgements about the susceptibility to change are recorded on a scale of '*High*,' '*Medium*' and '*Low*'. The value of the landscape is also recorded on a scale of '*High*,' '*Medium*' or '*Low*'. The magnitude of landscape change is defined in terms of '*High*,' '*Medium*,' '*Low*,' '*Negligible*' or '*None*'.
- 2.24 The GLVIA3 notes, at paragraph 5.46, that there can be complex relationships between the value attached to landscape receptors, and their susceptibility to change. As an example, a nationally valued landscape does not automatically have a high susceptibility to all types of change.
- 2.25 Final conclusions regarding the overall significance of landscape effects are drawn from the assessment components described. The GLVIA3 notes, at paragraph 5.56, that there are no 'hard and fast rules' about what makes a significant effect. However it is reasonable to say that:-
- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance;

- Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of least significance and may, depending on the circumstances, be judged as not significant; and
- Where assessments of significance place landscape effects between these extremes, judgements must be made about whether or not they are significant, with full explanations of why these conclusions have been reached.

2.26 This assessment includes conclusions on the significance of the landscape effects.

Assessment of Visual Effects

- 2.27 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.
- 2.28 Field evaluation was used to establish a series of viewpoints. These have been used to represent a range of potential viewpoints.
- 2.29 The viewpoints include:-
- Views to aid description of the site itself;
 - Public viewpoints, including rights of way and open access land;
 - Public locations representing residential areas;
 - Transport routes; and
 - Places where people work.
- 2.30 The views also represent what can be seen from a variety of distances from the development, and thus different viewing experiences.

Sensitivity of Visual Receptors

- 2.31 It is important to remember that visual receptors are all people. For each affected viewpoint the assessment considers both susceptibility to change in views and the value attached to views.
- 2.32 The visual receptors most susceptible to change are generally likely to include:-
- Residents at home;
 - People engaged in outdoor recreation, including users of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;
 - Visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience; and
 - Communities where views contribute to the landscape setting enjoyed by residents within the area.
- 2.33 Travellers on road rail or other transport routes tend to fall into an intermediate category of susceptibility to change. Where travel involves recognised scenic routes, awareness of views is likely to be particularly high.
- 2.34 Visual receptors less likely to be sensitive to change include:-

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and
 - People at their place of work whose attention may be focused on their work or activity, not on their surroundings.
- 2.35 Judgements about susceptibility to change are recorded in this assessment on a scale of 'High', 'Medium' and 'Low'.
- 2.36 Judgements on the value attached to views experienced takes account of:-
- Recognition of the value attached to particular views, for example in relation to heritage assets or through planning designations; and
 - Indicators of the value attached to views by visitors, for example through appearances in guidebooks or visitor maps.
- 2.37 Judgements on visual value within this assessment are assessed as 'High', 'Medium' and 'Low'.

Magnitude of the Visual Effects

- 2.38 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.39 In terms of size or scale, the magnitude of visual effects takes account of:-
- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics; and
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.
- 2.40 The geographical extent of the visual effect in each viewpoint is likely to reflect:-
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development; and
 - The extent of the area over which the changes will be visible.
- 2.41 As with landscape effects the duration of the effect could be short to long term or permanent and the same definitions apply.

Overall Significance of Landscape and Visual Effects

- 2.42 The final conclusions on significance are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects.
- 2.43 For this assessment the following descriptive thresholds have been used:-
- *Major*: an effect considered *very important* in the decision process;
 - *Major/Moderate*: an effect that is considered *material* in the decision process;
 - *Moderate*: an effect that is *notable, but not material* in the decision process;
 - *Minor*: an effect that will be *noticed, but is not relevant* to the decision process; and
 - *Negligible*: an effect that will be *discernible but of very limited* consequences that is it not relevant to the decision process.

3.0 PLANNING CONTEXT

Planning Policy Context

- 3.1 The following considers the relevant planning and legislative framework in the context of landscape and visual issues. Not all policies are referred to or listed in full but those of greatest relevance to the application site and nature of the proposed development are included.

National Planning Policy Framework (NPPF) (March 2012)

- 3.2 The NPPF crystallises the previous national guidance and reiterates the need for enhancing the quality of the built and natural environment. The NPPF seeks to deliver a framework to:

“contribute to the achievement of sustainable growth”.

- 3.3 Section 11 is concerned with *“Conserving and enhancing the natural environment”*. The NPPF seeks to conserve and enhance the natural environment – protecting and enhancing valued landscapes, and affording great weight to the protection of areas of natural and scenic beauty.

“The planning system should contribute to and enhance the natural and local environment by: Protecting and enhancing valued landscapes...”

Section 6 considers the need to *“Deliver a wide choice of quality homes”*. The NPPF seeks to set out the need for a wide choice of homes in all areas to make accessible to all.

“Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period”.

Local Context

Herefordshire Council – Local Planning Policy

Herefordshire Council Unitary Development Plan

- 3.4 The saved policies within the Herefordshire Council Unitary Development Plan (UDP) guide development within the county, the UDP will eventually be replaced when the Local Plan Core Strategy is formally adopted. The following saved policies apply to the site, which are relevant to design.

Policy S1: Sustainable Development

- 3.5 The Plan will promote development and land use change which in terms of its level, location, form and design contributes to the achievement of sustainable development. This means avoiding or minimising adverse impacts on the environment whilst providing necessary dwellings and employment together with appropriate infrastructure, services, transport and amenities. Sustainable development relevant to design will be promoted by:

- protecting and enhancing the natural environment and historic heritage, especially irreplaceable assets;

- respecting patterns of local distinctiveness and landscape character in both town and country, and safeguarding landscape quality and visual amenity;
- directing necessary new development to locations, settlements and sites that best meet the appropriate sustainable development criteria;
- requiring more sustainable design in all aspects of new development, redevelopment and regeneration;
- supporting more sustainable approaches to land use and land management in rural areas;
- improving health and safety through reduced pollution and safer design of the built environment and landscaping;

Policy S2: Development Requirements

- 3.6 The contribution that developments can make to a sustainable pattern of land use and development which respects the County's environmental resources will be secured by:
- ensuring that new development achieves a high standard of design and layout which respects the townscape, landscape, ecological and historic character of the area; is sustainable in terms of its construction materials and methods, use of energy, water and other resources; and includes positive environmental benefits including landscaping schemes and provision of wildlife habitats;

Development Requirements: DR1 Design

- 3.7 Where relevant to the proposal, all development will be required to:
- promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;
 - retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;
 - respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;
 - include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and
 - submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.
- 3.8 Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.
- 3.9 Within major development proposals, the provision of public art will be expected as a integral part of the overall design to enhance identity and local distinctiveness.

Development Requirements: DR2 Land Use and Activity

- 3.10 Where relevant to the proposal, all development will be required to:
- be located and designed so as to facilitate a genuine choice of modes of travel, including public transport, cycling and walking as alternatives to the private car;
 - incorporate wherever possible a mix of compatible land uses and activities;
 - be designed to deter crime and increase personal safety;
 - not prejudice the amenity or continued use of adjoining land and buildings; and
 - not constrain the future development of adjoining sites or prejudice the implementation of comprehensive development.

Development Requirements: DR3 Movement

- 3.11 Where relevant to the proposal, all development will be required to:
- provide a safe, convenient and attractive pattern of movement into, out of and across the site, particularly for pedestrians, people with disabilities and cyclists, incorporating pedestrian seating and cycle parking as required;
 - include good links to public transport, incorporating wherever appropriate suitable access for public transport vehicles into the site and associated passenger facilities;
 - include a travel plan as part of the planning application in the case of proposals for major employment, retail, leisure and service development, proposals for such uses in Hereford and the market towns generating significant travel, or where particular local traffic problems require to be addressed;
 - be designed to secure access and mobility for all;
 - incorporate adequate provision for vehicular access from the highway network without detriment to highway safety or to pedestrians, cyclists or public transport; and
 - incorporate cycle and vehicle parking to the required standards having regard to the need to promote sustainable transport choices, together with suitable turning and loading facilities in the case of development proposals with significant transport implications, include a transport assessment.
- 3.12 Taking account of any proposed measures to improve access by public transport, walking and cycling and to reduce motorised journeys, additional traffic arising from development should be capable of being accommodated on the local road network without undue environmental, operational or safety consequences, or the existing road system should be capable of improvement to meet those consequences.
- 3.13 Planning obligations will be used as required to secure high quality accessibility to sites with an emphasis on maximising access by public transport, walking and cycling.

Development Requirements: DR4 Environment

3.14 Where relevant to the proposal, all schemes will be required to:

- be capable of being served by existing services or demonstrate that adequate services are reasonably accessible or can be readily provided without significant environmental impact;
- minimise resource use, including water and energy, and maximise resource efficiency including passive energy absorption
- safeguard the availability and quality of surface and groundwater supplies, avoid creating or exacerbating problems of flooding and pollution, and utilise sustainable drainage techniques in respect of surface water wherever possible, with alternatives being considered only where sustainable techniques cannot demonstrably be provided;
- demonstrate that where the potential for causing pollution and general nuisance exists by emitting odour, dust, smoke, chemicals or fumes, that the chosen location, site layout and proposed operation together with any necessary mitigation or protection measures avoids adverse effects to other land uses, residential amenity and the environment;
- contribute to local open space provision and safeguard and where appropriate protect, restore and enhance biodiversity, features of geological interest and landscape character; and
- maximise opportunities to enhance the local environment, to include the appropriate provision of public art, external lighting, and hard and soft landscaping.

Development Requirements: DR14 Lighting

3.15 Development requiring or likely to require external lighting should include details of the lighting scheme proposed. The scheme should meet the following requirements:

- demonstrate that external lighting is necessary for the development, and that the proposed lighting scheme is no more than the minimum needed to achieve the necessary purpose;
- minimise light spillage into adjoining areas and the sky;
- have appropriate regard to the immediate surroundings taking into account residential amenity, environmental and landscape character, particularly in edge of settlement or rural locations; and
- where necessary include suitable mitigation measures.

3.16 Development which includes unnecessary, excessive or obtrusive lighting proposals will not be permitted. Lighting proposals should maximise the security, safety and crime prevention benefits of external lighting in relation to buildings, open spaces and walking and cycling routes.

Housing: H13 Sustainable Residential Design

3.17 Proposals for residential development at all scales should maximise their contribution to sustainable residential design and high quality living environments. In particular proposals will be expected to:

- take an integrated and comprehensive approach to design, layout and landscape which respects the townscape and landscape context of the site and the distinctive character and appearance of the locality;

- provide for interesting and attractive environments through the imaginative layout of buildings, landscaping and open spaces, making full use of existing site features;
 - create environments which are safe and secure for all members of the community;
 - design for movement and traffic management in ways that give priority to pedestrians, cyclists and, where appropriate, public transport, above the movement and parking of motor vehicles, in accordance with the transport user hierarchy;
 - address the energy efficiency of new housing, including energy conservation measures, sustainable energy generation, layout and orientation;
 - make provision for recycling and composting in the use of dwellings;
 - provide for the conservation of resources such as water;
 - make provision for sustainable drainage measures for both surface and foul water;
 - include landscaping and open space proposals in accordance with other Plan policies as an integral element of the scheme;
 - avoid building on open space with recreational and amenity value; and
 - provide for acceptable levels of residential amenity including privacy both within the scheme and in respect of nearby properties.
- 3.18 Design statements should address these issues in setting out the design principles adopted and the regard had to context.

Housing: H15 Density

- 3.19 New housing developments should make the most effective and efficient use of the site area available, consistent with the housing provision policies and the characteristics of the area. In order to secure the efficient use of land, the following guideline net site densities have been set for sites of one hectare or above in Hereford and the market towns: town centre and adjacent sites, between 30 and 50 dwellings per hectare. Other sites, at least 30 dwellings per hectare.

Housing: H19 Open Space Requirements

- 3.20 Residential development will be required to incorporate outdoor playing space and public open space in accordance with the minimum standards set out in policy RST3, according to the type of housing to be provided, the quantity and quality of any existing provision within the immediate locality, and the following specific minimum requirements:
- schemes of 10-30 family dwellings: to be provided with small children's/infants' play area, properly equipped and fenced;
 - schemes in excess of 30 family dwellings: as above, plus older children's informal play space; and
 - schemes in excess of 60 family dwellings: as above, plus outdoor playing space for youth and adult use and public open space to at least the minimum standard.
 - Developments below 10 dwellings will be expected to provide appropriate levels of open space on a pro-rata basis.

- 3.21 The provision of children's play space will not be required for dwellings specifically designed for older people or for single bedroom dwellings.
- 3.22 Open space should be well related to the development it is intended to serve and be useful, safe and secure, and accessible to all. Open space requirements should normally be provided on site. Where this is not practicable, financial contributions to new or improved provision elsewhere in the locality may be made. In addition to the requirements for recreational and public open space, all schemes (including those below 10 dwellings) should include appropriate amenity open space, determined according to the particular needs of the development.

Landscape: LA1 Areas of Outstanding Natural Beauty

- 3.23 Within the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty, priority will be given to the protection and enhancement of the natural beauty and amenity of the area in the national interest and in accordance with the relevant management plans.
- 3.24 Development will only be permitted where it is small scale, does not adversely affect the intrinsic natural beauty of the landscape and is necessary to facilitate the economic and social well-being of the designated areas and their communities or can enhance the quality of the landscape or biodiversity.
- 3.25 Exceptions to this policy will only be permitted when all of the following have been demonstrated:
- the development is of greater national interest than the purpose of the AONB;
 - there is unlikely to be any adverse impact upon the local economy;
 - no alternative site is available, including outside of the AONB; and
 - any detrimental effect upon the landscape, biodiversity and historic assets can be mitigated adequately and, where appropriate, compensatory measures provided.

LA2 Landscape character and areas least resilient to change

- 3.26 Proposals for new development that would adversely affect either the overall character of the landscape, as defined by the Landscape Character Assessment and the Historic Landscape Characterisation or its key attributes or features, will not be permitted.
- 3.27 Proposals should demonstrate that landscape character has influenced their design, scale, nature and site selection. Where appropriate, developers will be encouraged to restore degraded or despoiled landscapes to their inherent character.

LA3 Setting of settlements

- 3.28 Development outside the built up areas of Hereford, the market towns and rural settlements, which is acceptable in terms of other Plan policies, will only be permitted where it would not have an adverse effect upon the landscape setting of the settlement concerned.
- 3.29 Important visual approaches into settlements, views of key buildings, open areas into development, green corridors, ridgelines and surrounding valued open countryside will be particularly protected and, where necessary, enhanced.
- 3.30 In appropriate new developments around existing settlements the creation of open space, urban parks, green wedges, and tree lines will be promoted where they complement and enhance landscape character and townscape.

LA4 Protection of historic parks and gardens

- 3.31 Development which would destroy, damage or otherwise adversely affect the historic structure, character, appearance, features or setting (including the designed visual envelope) of a registered park or garden will not be permitted.
- 3.32 Development proposals that would affect an historic park or garden should be accompanied by an historic landscape appraisal report and a restoration scheme, which may include or comprise a management plan, commensurate to the scale of the proposal that affects them.
- 3.33 Unregistered parks and gardens recognised and identified by the Council as currently of local importance will be afforded similar protection.

Landscape: LA5 Protection of Trees, Woodlands and Hedgerows

- 3.34 The enhancement and protection of individual trees, tree groups, woodlands and hedgerows will be secured by:
- placing Tree Preservation Orders where necessary on trees, groups of trees and woodlands of amenity value, and making use of hedgerow protection legislation;
 - resisting proposals that would cause loss or damage to trees (including veteran trees), hedgerows, mature traditional orchards or woodlands which are worthy of retention. In particular, proposals affecting protected trees and Ancient and Semi-Natural Woodlands will be subject to rigorous examination. Where the felling of protected trees is accepted replacement planting will be sought;
 - requiring development proposals to include an acceptable landscaping scheme submitted in accordance with policy LA6, the retention of those trees and hedgerows considered important to local amenity, together with measures to ensure their protection during development, and the replacement of trees and woodland lost to development with an equivalent area of planting; and
 - where appropriate taking into account as a material consideration the Woodland Management Guidelines produced for the Malvern Hills and Wye Valley AONBs and the Government's England Forestry Strategy together with Forestry Commission guidance on Ancient and Semi-Natural Woodlands.
- 3.35 Management agreements to enable new or increased public access to woodlands may be entered into, particularly where there is a shortage of such opportunities within the particular locality.

Landscape: LA6 Landscape Schemes

- 3.36 Landscaping schemes will be required to be submitted as an integral part of any development proposals that will affect the visual amenity or character of the location. Landscaping schemes will be required to:
- assess the existing character and features of the particular site and its wider landscape character in accordance with policy LA2, indicating how these have contributed to the overall design approach and which features, including trees, will be removed;
 - indicate and make arrangements to protect and retain existing trees and hedgerows, in accordance with policy LA5 and also other landscape features worthy of retention; and
 - include new landscape works to ensure development integrates appropriately into its surroundings in terms of scale, enhances any existing character and features and especially takes the opportunity to remove eyesores and improve disfigured or despoiled land.
 - Landscaping works should be undertaken during development or as soon as practicable thereafter. In the case of major proposals, consideration should be given to advanced landscaping works being carried out before building or enabling works are commenced.

Biodiversity: NC8 Habitat Creation, Restoration and Enhancement

- 3.37 The design of new development and the restoration and reclamation of derelict and degraded sites and landscapes, should wherever possible, enhance existing wildlife habitats and provide new habitats for wildlife as opportunities arise. In bringing forward such measures proposals should:
- retain and enhance existing semi-natural habitats, wildlife corridors or geological features within their layouts and design;
 - demonstrate that they will have no adverse effects on any adjacent nature conservation resource;
 - help to create or restore habitat networks in particular through the creation of new wildlife corridors and /or stepping stones; and
 - contribute towards one or more targets in the UK and Herefordshire Biodiversity Action Plans.

Herefordshire Council Unitary Development Plan – Supplementary Planning Guidance

Design and Development Requirements (2004)

- 3.38 The Hereford design guide was adopted as interim guidance to the Unitary Development Plan. Its objective is to set out high standards of layout and design from sustainable new developments appropriate to their vicinity. The design guide sets out concise objectives and planning requirements to avoid unsuitable schemes and encourages flair and imagination, satisfactory accommodation of users needs with respect for the setting, local identity and character of the area. The design guide sets out a number of community, environmental issues and requirements which are set out as ambitions of the Herefordshire Plan.

4.0 BASELINE CONDITIONS

Landscape Character and Context

- 4.1 Landscape Character Assessment have been prepared at National and Countywide scales covering the site and its context.

National Landscape Character

National – Natural England National Character Areas

- 4.2 The site is located to the south of Bartestree and south of the A438. The A438 runs east to west through the centre of Bartestree. The site is located to the west of Longworth Lane. The site lies within Natural England's countryside character area 100, Herefordshire Lowlands. Key Characteristics are as follows :

- Wide river valleys
- Intensive arable farming with low hedges
- Undulating Valley Sides
- Steep wooded hills
- Frequent orchards and hop yards
- Historic parks
- Old Red Sandstone and timber-framed buildings
- Large farmsteads and frequent hamlets

- 4.3 The Natural England document provides a very broad assessment and appreciation covering a significant landscape tract. In this respect it does not provide details directly relevant to the site or its immediate surroundings, other than to establish the underlying characteristics of the wider landscape. A more detailed and site relevant landscape character assessment is contained within the countywide assessment as outlined below.

Regional and Local Landscape Character

Herefordshire Council Landscape Character Assessment, Supplementary Planning Guidance 2004

- 4.4 The site is located within the Landscape Character area; Central Herefordshire and solely within the sub Landscape Character Type; Principal Settled Farmland. As defined within the Herefordshire Council, Landscape Character Assessment 2009 (refer to figure 2).

Principal Settled Farmland: Landscape Character Area

- 4.5 The extent of the Principal Settled Farmland extends north to Cross Keys approximately 3km north, 2km east to Weston Beggard, 1.5km south to Longworth Hall Farm and 2km west to New Court. Principal Settled Farmland is characterised as the rolling lowland area of Central Herefordshire. A settled agricultural landscape of dispersed scattered farms, relic commons, small villages and hamlets. Tree cover is largely minimal with only thinly scattered hedgerow

trees and small groups of trees surrounding dwellings and watercourses. The Principal Settled Farmland character area has a distinctive domestic character which is defined by its small and medium scale field pattern and low density of settlements. It is a landscape characterised by mixed land uses. Hop fields, orchards, grazed pastures and arable fields together define characteristic elements of the Principal Settled Farmland.

Landscape Designations

- 4.6 This section considers only the relevant landscape designations and strategies in the context of the landscape and visual issues of the site and development. **Figure 3** illustrates the designated areas that are in proximity to the site.

Areas of Outstanding Natural Beauty (AONB)

- 4.7 To the south east approximately 2km lies the northern extent of the Wye Valley AONB, located along the southern edge of the River Frome Valley.

Conservation Areas

- 4.8 There are no conservation areas located within or surrounding the proposed site.

Sites of Special Scientific Interest (SSSi)

- 4.9 There are no Sites of Special Scientific Interest located within or surrounding the immediate site. The nearest Site of Special Scientific Interest is located approximately 1.5km to the south west, the River Lugg.

Listed Buildings

- 4.10 Adjacent to the north eastern extent of the proposed site boundary along the A438 road lies the Grade II Listed Building Hagley Hall. The Grade II Listed Building The Forge is located to the north west of the site boundary off the A438. Hagley Hall faces onto the A438 road and dates back to the seventeenth century and is part timber framed and refaced brick construction. The Forge faces onto the A438 to the West of Hagley Hall, the Forge also dates back to the seventeenth century and has undergone extensive remodelling, adjoining outbuildings retain former furnace and bellows.
- 4.11 Adjacent to the western edge of the proposed site lies the Grade II listed Hagley Court. Hagley Court is a two storey country house that dates back to the eighteenth century and has undergone extensive remodelling. Hagley Court is set back from the proposed site located within wider grounds that are defined by individual and mature boundary trees and a number of ancillary buildings.

Scheduled Ancient Monuments

- 4.12 There are no Scheduled Ancient Monuments located within or surrounding the immediate site. The nearest Scheduled Ancient Monument is located approximately 1km west at Hemhill, it is a Moated site located within the centre of Lugwardine.

Public Right of Way (PRoW)

- 4.13 There is one PRoW located within the site. Access is gained from the south eastern corner of the site adjacent to Longworth Lane. Adjacent to the western boundary the PRoW connects into the centre of Bartestree and west out into the wider landscape to the north of Hagley Court.

Topography

- 4.14 The following should be read in conjunction with **Figure 4**.

Context - Landform

- 4.15 Bartestree and the site are located on a predominantly level plateau at approximately 90m AOD. The Villages of Bartestree and Lugwardine immediately lie to the west and are both located in an isolated and elevated position with the surrounding landscape. Approximately 1.5km to the north the landform falls to approximately 60m AOD broadly following the alignment of the A4103 road from Withington to Hereford. To the south east and south west the landform falls towards the River Frome and River Lugg Valleys located at approximately 50m AOD. To the south east approximately 2km lies the Area of Outstanding Natural Beauty (AONB) the Wye Valley where the land rises steeply along the southern extent of the River Frome Valley.

Local - Landform

- 4.16 To the immediate northern extent of the site the landform is located at approximately 95m AOD adjacent to the rear of the adjacent existing housing located along the A438 in Bartestree. In alignment with the Housing off the Hagley Park Road to the east of the site the landform begins to fall south. The southern extent of the site is located at approximately 91m AOD. To the eastern extent of Bartestree the topography undulates immediately beyond the existing residential properties before gradually rising to 70m AOD and falling down towards the River Frome located at 50m AOD. South and a level plateau of land extends out in a narrow stretch into the River Frome towards Longworth Hall Farm which sits on the edge of an elevated position located at approximately 55m AOD. West beyond Bartestree and the landform gradually falls towards the River Lugg Valley. The village of Lugwardine is sited at approximately 70m AOD.

Site Context and Description

Context – Landscape

- 4.17 In general the surrounding landscape is predominantly pastoral with scattered areas of small woodland of varying types. It is a settled agricultural landscape of dispersed scattered farms, relic commons and small villages and hamlets. Tree cover is predominantly focused along stream sides and watercourses. The character of small scale field patterns, density of settlement and traditional land uses lends itself to a small scale domestic character.
- 4.18 The site lies to the south of the village of Bartestree, with the proposed site south of the A438 road and west of Longworth Lane. The village of Bartestree is primarily located along the A438, the village also extends south along the Longworth Lane. The village is located in an elevated position upon Hagley Hill. Approximately 0.5km to the west along the A438 lies the village of Lugwardine.
- 4.19 The A438 is the main road that runs through the village of Bartestree leading to Ledbury approximately 14km to the east and approximately 2.5km west to Hereford. The Longworth Lane meets the A438 to the east of Bartestree, connecting north approximately 1km to the village of Withington. North of Bartestree approximately 1.5km the Hadley to Hereford rail route runs east to west. South east of the site approximately 1km the River Frome Valley dominates, running north east to south west. To the south west the River Lugg valley is dominant defining the urban boundary edge of Hereford. To the south of the site approximately 2km the River Frome merges into the River Lugg.

Site - Landscape

- 4.20 The site is located to the south of Bartestree, south of the A438 Road. The site comprises of two fields which are currently used as pasture land, while currently overgrown. The northern boundary is defined by an established mature boundary hedgerow that backs onto the rear gardens of properties that face onto the A438 Road. Where the north eastern boundary meets the A438 the site is defined by a low boundary brick wall with associated gated vehicular access. The north eastern and eastern boundaries are defined by existing residential properties and gardens that back onto and side on to the site. Properties are predominantly a mix of detached and semi-detached two storey properties built in two groups in approximately 1970 and in 1990, the boundaries are a mix of established boundary shrub and hedgerow planting along with boundary garden palisade and post and wire fencing that borders the proposed site. The south eastern boundary faces onto the Longworth Lane defined by a mature boundary hedgerow with a number of mature hedgerow trees. The southern and western boundaries are defined by a mature boundary hedgerow, individual and small groups of trees delineate the boundary edge. In close proximity to the western boundary of the site is the Grade II Listed Building Hagley Court, Hagley Court is set within grounds immediately surrounding the site. The western boundary of the site is defined by a mature established boundary hedgerow and trees.
- 4.21 The two fields are located to the north and south and are divided by a mature boundary hedgerow midway across the centre of the site. The two fields are defined by individual mature trees located across the site. The northern field consists of a number of small groups of trees, while the southern field is defined by a number of individual trees and small groups.
- 4.22 Running through the site are two sets of existing overhead cables. Within the northern field the overhead cables run from east to west. Midway through the site a connecting line heads south into the southern field running parallel to the eastern boundary of the site adjacent the existing residential properties.
- 4.23 There is one Public Right of Way (LU13) that crosses through the middle of the proposed site from the south east heading north west before exiting the site north of the Grade II Listed Building Hagley Court, where it connects to the A438 and out into the wider landscape.
- 4.24 The surrounding area of the site consists of mainly farmland informed by the River Frome and River Lugg Valleys to the south. A number of small villages are located to the north and west with residential properties of Bartestree to the north. A number of farms are located in the surrounding area.
- 4.25 Directly south east of the proposed site approximately 2km lies the northern extent of the Wye Valley AONB, located along the southern edge of the River Frome Valley.
- 4.26 Current access to the site is gained via a gated vehicular entrance that provides access to the northern extent of the site off the A438, adjacent to the Grade II listed Hagley Hall. PRow access is located to the south eastern corner of the site off Longworth Lane.

Visual Receptors and Existing Views

- 4.27 A detailed visual appraisal has been undertaken for the proposed development. The baseline appraisal seeks to explore the nature of the existing visual amenity of the area and to establish the approximate visibility of the site from any surrounding receptors. This section provides a baseline analysis of the available views and amenity and is supported by a series of photo viewpoints (**Figure 5** details the location of the photoviewpoints and **Figures 6-14** detail the photoviewpoints).
- 4.28 An assessment of the visual effects of the proposed development upon the receptors is detailed in the subsequent effects section. The viewpoints are described below.

Viewpoint 1

- 4.29 The view west along the A438 towards the centre of Bartestree is bordered by established hedgerows and boundary trees. Existing properties to the north of the A438 Road are set back beyond a wider verge and boundary hedgerow. Properties to the south of the A438 are accessed from Longworth Lane. The boundary treatments of properties include hedgerows, individual trees and palisade fencing are set back upon a minor embankment. Views of the Grade II listed building Hagley Hall are negligible, while glimpsed views of The Forge are possible.

Viewpoint 2

- 4.30 The view west is dominated by the two storey residential properties off Hagley Park, these are set back from the road by wide verges and embankments with driveways leading towards the properties. The boundary treatments of properties are defined by tall hedgerows, low brick walls and timber fencing. There is a mix of mature and young tree planting located within the wide verges. Direct views are possible towards the proposed site, with distant glimpsed views of mature trees along the western boundary of the site. Minor glimpsed views can be gained of the ridgeline of the Hagley Court Cottage an ancillary building located north east of Hagley Court. Any distant views beyond towards Hagley Court are negligible. Direct views of the site would be dominated by the proposed Public Open Space within the development site.

Viewpoint 3

- 4.31 The view south along Longworth Lane is dominated by the two storey Field End Cottage that lies adjacent to the road, properties of Hagley Park to the south are also visible. The site boundary is bordered by a mature high boundary hedgerow with occasional hedgerow trees, set back from the road by wide verges upon an embankment. Full views into the site are obscured, while glimpsed views can be gained beyond the boundary hedgerow of a number the tops of tree canopies located within the site.

Viewpoint 4

- 4.32 The view along Longworth Lane is dominated by mature boundary hedgerows and established trees, containing views directly to the north. The entrance to the public right of Way that crosses north west across the site is evident, set within the boundary hedgerow. The southern boundary of the site is bordered by established mature trees obscuring views into the site. The gardens of the adjacent properties off Longworth Lane lie next to the southern site boundary.

Viewpoint 5

- 4.33 This represents the view along the Public Right of Way (LU13) viewing north west towards Bartestree and the Grade II Listed Hagley Court. Clear views to the right of the view can be gained towards the two storey properties located off Hagley Park to the north, through breaks in boundary vegetation. In the foreground open views towards the centre of the southern field can be gained, with individual and groups of trees evident. Areas of the southern field are defined by a mix of scrub and open pasture. To the left of the view the single storey properties located off Longworth Lane are evident.

Viewpoint 6

- 4.34 This represents the view from the centre of the site located along the Public Right of Way (LU13), viewing towards the western boundary of the site. The site is predominantly open pasture within the centre of the site, providing open views towards the western boundary of the site. The western boundary is defined by a dense mix of established deciduous and evergreen trees and shrubs. Glimpsed views can be gained of the Hagley Court Cottage north of Hagley Court and sited adjacent to the western site boundary, the Public Right of Way (LU13) runs to the north of the Hagley Court Cottage. Any potential views towards Hagley Court are negligible, due to the depth of the intervening vegetation along the western boundary.

Viewpoint 7

- 4.35 Views west towards the site from a public right of way are negligible, the view is dominated by intervening vegetation and the undulating landform. The A438 is sunken in the landscape and glimpsed views can be gained on high sided vehicles along the A438.

Viewpoint 8

- 4.36 Longworth Lane is bordered by established high boundary hedgerows. Partial glimpsed views towards the site from along Longworth Lane to the south of Bartestree are possible through the occasional break in the boundary hedgerow. Glimpsed views can be gained of the southern facade of Hagley Court, nestled within a well treed setting. Views towards the southern and western boundary of the application site are evident, with clear views of the well treed landscape beyond. Any potential views would predominantly be infrequent and transient

Viewpoint 9

- 4.37 The view east is from a Public Right of Way located to the south of Bartestree. The view is dominated by established mature woodland surrounding and within the grounds of Hagley Court. Within the immediate view horse paddocks and farm buildings are prominent on the southern edge of Bartestree. The landform is undulating with views of Bartestree negligible due to intervening vegetation. Views of the Grade II Listed Building Hagley Court and beyond to the site are negligible due to undulating landform and intervening vegetation. Distant views can be gained of the Wye Valley AONB located to the south of the site.

Viewpoint 10

- 4.38 This view from a Public Right of Way (LU14) upon Hephill to the south of Bartestree allows for views of the rear of Hagley Court set within its grounds. Views north towards Bartestree are obscured by intervening mature vegetation. The undulating landform and mature vegetation surrounding the Grade II Listed Building Hagley Court are a prominent feature. Hagley Court along with farm outhouses sit nestled within the undulating landform set within a treed setting. Any potential view would be glimpsed and minor of rooflines beyond intervening vegetation. Distant views can be gained of the Wye Valley AONB located to the south of the site.

Viewpoint 11

- 4.39 A mix of two story and single storey buildings with associated parking courts lie set back from the southern boundary of the A438 Road, including the Grade II Listed Building The Forge. Established tree and shrub planting beyond obscures any potential views to the south across the site, views would be negligible. Views east towards the site from along the A438 Road would be negligible due to intervening vegetation and properties located along the A438 Road.

Viewpoint 12

- 4.40 Views south adjacent to properties located along the A438 Road. The properties are a series of two storey detached homes set back from the A438 Road by a low boundary brick wall, defined by front gardens, driveways, hedgerows and trees. Direct views can be gained across the site along the eastern boundary of the site to the rear of properties located along Longworth Lane and Malvern Place.

Viewpoint 13

- 4.41 Views south from the junction of St. James Close and the A438 Road. Direct front views can be gained of the Grade II Listed Building, Hagley Hall opposite and The Forge. Partial views can be gained into the site from the junction, with views into the site of existing boundary shrub and tree planting evident. Views from properties located along St. James Close would be oblique and predominantly screened by intervening hedgerow, shrub and tree planting.

Viewpoint 14

- 4.42 Views west along the A438 Road. Partial views can be gained of the Grade II Listed Building Hagley Hall and The Forge. Partial views can be gained into the site, with views into the site of existing boundary shrub and tree planting evident. Adjacent existing properties to the north of the A438 Road are set back beyond a wider verge and boundary hedgerow.

Viewpoint 15

- 4.43 View north west adjacent to properties of Prior's Frome located along Clay Pit Lane. The view is dominated by pylons and the River Frome Valley corridor. Tidnor Wood, blocks of woodland, small groups and individual trees inform the view. The new housing development surrounding the Grade II Listed building Roman Catholic Church of St. James is evident, along the A438 to the south of Bartestree. Views towards Bartestree are obscured by changes in landform and intervening vegetation.

Viewpoint 16

- 4.44 View from high ground from within AONB north west. The view is defined by a mature vegetated and wooded landscape located upon Prior's Frome. Any potential views are limited to a narrow visual envelope to the north, views are negligible, distant and obscured by intervening woodland and vegetation. Views would be negligible.

Viewpoint 17

- 4.45 View north along the Wye Valley Way Long Distance Footpath located within the River Lugg Valley. Views towards Bartestree are obscured by changes in landform and intervening vegetation. The view is open and dominated by the River Lugg Valley corridor, Tidnor Wood, blocks of woodland, small groups and individual trees inform the view.

5.0 ASSESSMENT OF EFFECTS

- 5.1 A comprehensive appraisal of the development has been undertaken to determine the potential effects upon surrounding receptors. Using the methodology as summarised at the beginning of this report and more fully detailed in **Appendix A**, receptors with potential views to the proposed development have been assessed in terms of sensitivity, the nature and extent of the changes to view and resulting overall significance of the visual effect.
- 5.2 Two assessments have been conducted for all receptors. The first considers the effects during construction of the development and the second predicts the effects 15 years after completion.
- 5.3 **Figure 5** illustrates the results of the Visual Impact Assessment. The description of existing views is outlined earlier in this chapter and the accompanying Photo Viewpoints (**Figures 6 - 14**) should also be referenced. The results of this assessment are described and summarised below

6.0 DEVELOPMENT PROPOSALS

- 6.1 The scheme is for housing with associated public open space. Overall, the 5.42 parcel of land will consist of up to 100 houses with the associated public open space located within the centre of the application site. This open space will form a defined buffer adjacent to the Grade II Listed Building Hagley Court as well as retaining the setting of existing mature trees located within the site. Vehicular access is proposed off the Longworth Lane to the south east of the site. A pedestrian access link is proposed, linking north to the A438 and across the proposed public open space. The proposed pedestrian access link will connect to the existing public right of way through the site, before connecting to Longworth Lane to the south east. The existing and proposed PRow will connect and provide links to PRow that lie adjacent to the site. Details of the application can be found within the Design and Access Statement.
- 6.2 In order to mitigate potential adverse effects, the proposals aim to maintain a significant proportion of the existing hedgerows and trees within the site. The housing layout has been designed to enable the internal hedgerows and trees to be retained where possible. The setting of prominent existing trees within the site will be retained and will form a key structural element within the proposed public open space across the site. The hedgerows surrounding the boundaries of the site are largely retained however there will be a loss of short sections of hedgerows and a few trees within the site.
- 6.3 Where there is loss of planting it is proposed new areas of landscaping within the design will be created in order to compensate. The public open space located within the centre of the proposals includes a community orchard with the translocation of existing trees, a balancing pond and retained mature trees set within informal amenity space with new footpaths/cycleways. Houses within the proposal will front onto the public open space. The landscaping throughout the site uses verges and hedge planting alongside carriageways to echo existing character found in the local areas surrounding Bartestree.
- 6.4 Design and mitigation measures are an integral part of the iterative design process which has considered the optimum location of development within the site, together with matters of access and drainage while also addressing the site's landscape features and provision of a green infrastructure framework. The development proposals have been carefully developed to address the landscape and visual issues identified through the baseline analysis. The proposals are fully described within the Design and Access Statement which accompanies the application.

Green Infrastructure Principles/Mitigation

- 6.5 The development proposals will conserve all of the site's perimeter trees and hedges, as well as those within the site area, with the exception of a few short sections of hedgerow to facilitate the vehicular access and circulation through the development. This will be limited to a section of the south eastern edge of the site and sections of the internal hedgerows located within the centre of the site. The existing remnant orchard is to be removed and on-site mitigation is to be provided in the form of a proposed community orchard. The proposed orchard will include a mix of new trees including local varieties and the translocation of existing trees to form a new orchard. Existing retained trees and hedgerows will be supplemented and reinforced by planting required to create an attractive setting for the development, further assimilating it into its landscape context as well as reducing the overall visual effect upon the surrounding environment. The

development will therefore be set within a strong green framework which draws upon and enhances what currently exists to maximise recreational and wildlife value.

6.6 The green infrastructure will be designed and managed to encourage biodiversity, landscape and sustainability benefits and will include a mix of connected habitats that, in turn, connect with existing hedgerows and trees both within the site as well as the wider landscape. Proposals for the landscape include the following:-

- Retention of the majority of existing trees and hedgerows along the site's perimeter as well as internal field boundaries. These will be reinforced with new tree and hedgerow planting to further strengthen the existing framework;
- A community orchard will be located within the centre of the site and include a mix of new trees including local varieties and the translocation of existing trees.
- Mature trees located within the site will be retained and inform the development and public open space; A new well designed public open space within the centre of the site will provide a generous public open space for the residential development as well as protecting the setting of Hagley Court;
- Connected areas of public open space including areas and green corridors within the residential parcels will in turn connect to the proposed public open space and the wider landscape. This will help to integrate the built development into its surroundings whilst mitigating potential adverse effects upon local views. New tree planting and species rich hedgerows will be used to help create these green spaces;
- A footpath and cycleway network will be created throughout the new development and will link to existing public rights of way to the east and west, providing connectivity to the wider footpath network;
- On plot landscaping, including tree planting where practicable, to help further integrate the built development into its surroundings and soften its overall appearance;
- A SuDS incorporating a balancing pond to the north eastern corner of the site will help to attenuate the site's water run-off as well as delivering biodiversity and amenity enhancement.

6.7 Proposed GI and mitigation measures will accord with the saved policies within the Herefordshire Council Unitary Development Plan (UDP), as well as the Herefordshire Council Design and Development Requirements (2004) document adopted as interim guidance to the UDP.

7.0 LANDSCAPE EFFECTS

- 7.1 At a national level the development would be located within, 'Herefordshire Lowlands' national character area identified by Natural England. Although the site shows certain characteristics identified within this area, the assessment covers a very large region. The scale of the proposed development would therefore have a negligible effect on landscape character at a national scale.
- 7.2 The site lies within the local landscape character type, 'Principal Settled Farmland'. The site shows a number of key characteristics within this character area such as a distinctive domestic character defined by its small and medium scale field pattern as well as characterised by its mixed land use of orchards, hop fields, grazed pasture and arable fields. The development of the application site for residential purposes will change the current character of the orchard and pastoral fields. The application site is already strongly influenced by the settlement of Bartestree adjacent to the northern and eastern boundaries.
- 7.3 The scale of the change the application site would undergo in comparison with the size of the overall character area is low. The application site is also heavily influenced by the urban fringe of Bartestree directly to the north and east. Therefore the overall effect is considered to be minor.
- 7.4 The application site occupies land adjacent to the existing urban edge of Bartestree. The application site is influenced by the A438 to the north and Longworth Lane to the east. Overall the site is well contained to the south and west by a mature boundary edge. Views directly south of the site through the occasional break in boundary hedgerow are possible, although views would be infrequent and predominantly transient in nature. Hagley Court is well contained to the west of the site by intervening vegetation along the western boundary and any potential coalescence with Hagley Court would be negligible. The southern boundary is well contained by intervening vegetation and the undulating landform within the wider landscape. Any potential landscape effect on the wider landscape and Wye Valley AONB is therefore considered to be minor/negligible.
- 7.5 The application site lies within an undesignated landscape but contains landscape features which are recognised in both national and local landscape character assessments, judge to be of moderate quality. The northern section of the site comprises of an orchard, its condition is considered to be poor, remnant and unmanaged. It contains a number of dead trees and standing deadwood as well as a significant number of trees with deadwood and or moribund. While orchards present a character noted at a national and regional level, the existing orchard within the site is judged to be of a low quality and a poor representation. The proposals would result in an opportunity to re-introduce design qualities appropriate to the settlement character and local vernacular, including a community orchard. Existing mature trees located to the south will be retained along with the preservation of their setting within the public open space.
- 7.6 The site lies to the south of the existing settlement to the north and is judged to be of high/moderate sensitivity. Redevelopment of the site for housing will result in an obvious and permanent change to the current pastoral character of the site. The magnitude of change is therefore considered to be high.

- 7.7 The site is well contained by vegetation the south and west. The northern and eastern boundaries are heavily influenced by the existing urban fringe of Bartestree, with properties off Hagley Park and Longworth Lane a prominent urban feature adjacent to the site. The change of use from agricultural to residential is considered acceptable in landscape terms. Overall the significance of effect on landscape character is judged to be moderate adverse.

8.0 VISUAL EFFECTS

Visual Amenity

- 8.1 The availability of open views into the application site are limited and broadly identified as being close to mid-range views from few sensitive receptors at specific points close to the site's perimeter. Localised rolling topography, intervening vegetation cover and existing built development restricts visibility of the site from the majority of the wider landscape.

Residential Settlements and Settlement Areas

- 8.2 The site's closest residential receptors includes the fronts and rears of properties facing onto the A438, Longworth Lane and the properties located along Hagley Park. The receptors of properties along the A438, Longworth Lane and Hagley Park that directly back onto the site will inevitably experience a moderate adverse effect as the current open view will be replaced by that of new housing. Existing boundary vegetation will help to screen rear ground floor views with adverse effects limited to rear first floor views.
- 8.3 Properties not in the immediate surroundings that have views towards the site will be heavily screened by existing vegetation and view the area in the context of the existing settlement of Bartestree. The overall significant of visual effect for these residents would therefore be minor/negligible.
- 8.4 Visibility of the proposed development will be limited to residential houses closest to the site, predominantly those immediately bordering it. The properties off the A438, Longworth Lane and Hagley Park would back onto the site. The majority of views will be from the rear first floor level, there is the potential for some glimpsed rear ground level views to be experienced from a relatively small number of houses closest to the site and from within rear gardens. Adjacent to the south eastern corner of the site along Longworth Lane direct ground floor level views could be gained, from the properties located adjacent to the site. Retained boundary and site vegetation along with new landscape planting within the public open space along the access road and to the boundaries, will mitigate any visual effects considered to be significant. There is little potential for more distant views from individual properties further from the site and the settlements of Lugwardine, Weston Beggard, Dormington, Prior's Frome and Mordiford within the wider landscape. Overall, once the development is completed and planting established the resultant visual effects are anticipated to be moderate adverse, becoming minor where properties are set further back from the site.

Road Users

- 8.5 From a section of the A438 road located to the north of the site any potential views would be minor, with the extent of the developable area set back from the A438. The views experienced would be transient and brief and already heavily influenced by the urban edge of Bartestree.

Longworth Lane located to the east of site boundary is enclosed and well wooded adjacent to the site, potential glimpsed views of the site would be through the existing treed boundary. Any potential views experienced would be transient, glimpsed and brief in nature. Located adjacent to the east of the site is Hagley Park. The route is defined by wide verges with occasional tree cover. Hagley Park is in close proximity to the eastern site boundary, there is the potential for partial views through boundary vegetation. Direct views across the proposed public open space of the site would be possible. Any potential view experienced would be transient, glimpsed and brief in nature. The site is well contained and consequentially views from roads within the wider landscape not immediately surrounding the application site would be slight. Overall the significance of visual effect for road users is negligible.

Public Rights of Way (PROW)

- 8.6 There is one PROW that is located within the site. The PROW is accessed off Longworth Lane in the south east and heads north west across the site, to the north of Hagley Court. Users of the PROW will experience a localised medium/high change in view along sections of the PROW, resulting in a moderate/major adverse effect. Adjacent to the western boundary of the site the PROW connects north into the western boundary of the site. The PROW connects north into the centre of Bartestree and west into the wider landscape. Users of the PROW would experience a minor/negligible adverse effect due to intervening vegetation. Overall the site is well contained and any potential views from PROW will be limited to within the site. No other significant views from PROW are expected to be effected. Views from PROW not in the immediate surroundings of the site are limited, due to landform and intervening vegetation. The overall resultant visual effects are expected to be moderate adverse.

Area of Outstanding Natural Beauty (AONB)

- 8.7 To the south east approximately 2km lies the Area of Outstanding Natural Beauty (AONB) the Wye Valley where the land rises steeply along the southern extent of the River Frome Valley. Any potential view would negligible through intervening boundary vegetation.

Listed Buildings

- 8.8 There are no Listed Buildings located within the site boundary. There are three Listed Buildings located close to the site boundary to the north and west of the site. The Grade II Listed Buildings Hagley Hall and The Forge are located off the A438 to the north, users would experience a minor adverse effect. The Grade II Listed Building Hagley Court is located to the west of the site set within heavily treed grounds. The western boundary of the site is defined by a dense mix of established deciduous and evergreen trees and shrubs. The proposed public open space will be located within the centre of the site, retaining the setting of Hagley Court. Any potential view would be minor through intervening boundary vegetation.

Recreational Users

- 8.9 There are no specific recreational areas within the vicinity of the application site which would experience views of the new residential development.

9.0 SUMMARY AND CONCLUSIONS

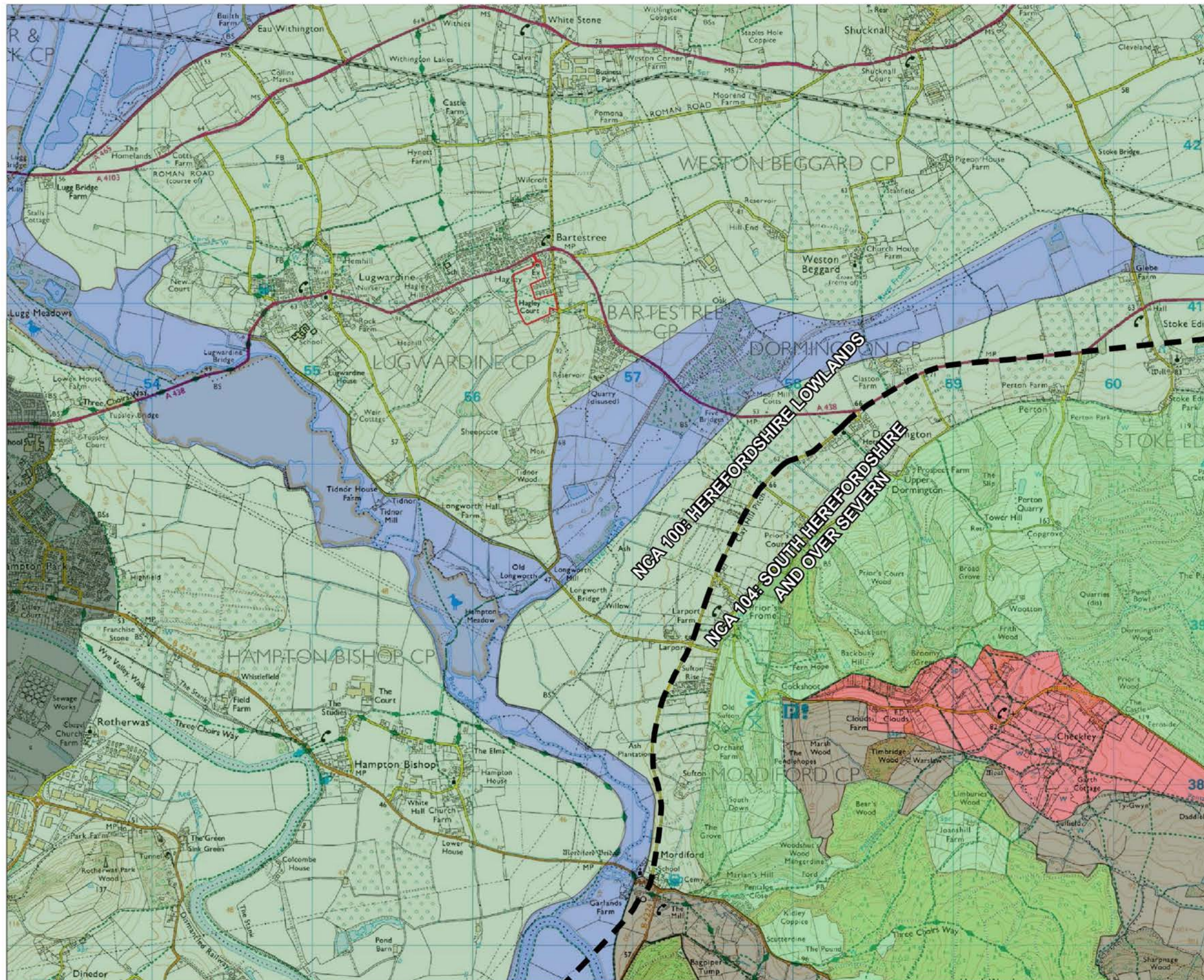
- 9.1 This report has been prepared by FPCR Environment and Design Ltd. It comprises of a Landscape and Visual Appraisal (LVIA) that has been undertaken by Chartered Members of the Landscape Institute. The proposal comprises of up to 100 houses with associated public open space.
- 9.2 Development of the site would not notably influence the character of the landscape beyond the immediate surrounds of the site.
- 9.3 The application site, although currently agricultural land, is already heavily influenced by the urban village fringe of Bartestree. Development will result in an obvious and permanent change to the character of the application site however the proposals will aim to retain notable existing landscape features such as hedgerows, individual trees and groups. The Grade II Listed Building Hagley Court is located to the west of the site set within heavily treed grounds, the proposed public open space located within the centre of the site will retain the setting of Hagley Court. Any potential view would be minor through intervening boundary vegetation.
- 9.4 Open space will be retained within the centre of the site including the setting of existing trees, as well as the inclusion of a new community orchard. The community orchard will provide suitable mitigation for the remnant orchard including local varieties of fruit trees, insuring the continuity of the existing orchard character. Therefore it is considered that the proposed development within the application site will result in an overall minor/moderate adverse effect in terms of landscape character.
- 9.5 The proposals are well contained within Bartestree by existing mature vegetation. Consequentially development on the site would not be significantly visible in the wider surroundings of the area, including the Wye Valley AONB to the south. The main receptors affected are the PRow located within the site boundary and those in residences in the immediate vicinity of the site to the north and east. However an effect on residences is inevitable when new development is constructed on the edge of existing settlements.
- 9.6 Overall it is considered the Development proposals demonstrate a well-considered approach to the landscape and village context of the site and appropriate development of the site has the potential to successfully integrate into the local surroundings without any unacceptable landscape or visual effects.

ⁱ Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) (2013)



500m 1000m





-  Site Boundary
-  Principal Wooded Hills
-  Principle Settled Farmlands
-  Riverside Meadows
-  Forest Smallholdings and Dwellings
-  Wooded Hills & Farmlands
-  Urban
-  100 National Character Area 100 (Herefordshire Lowlands)
-  104 National Character Area 104 (South Herefordshire and Over Severn)

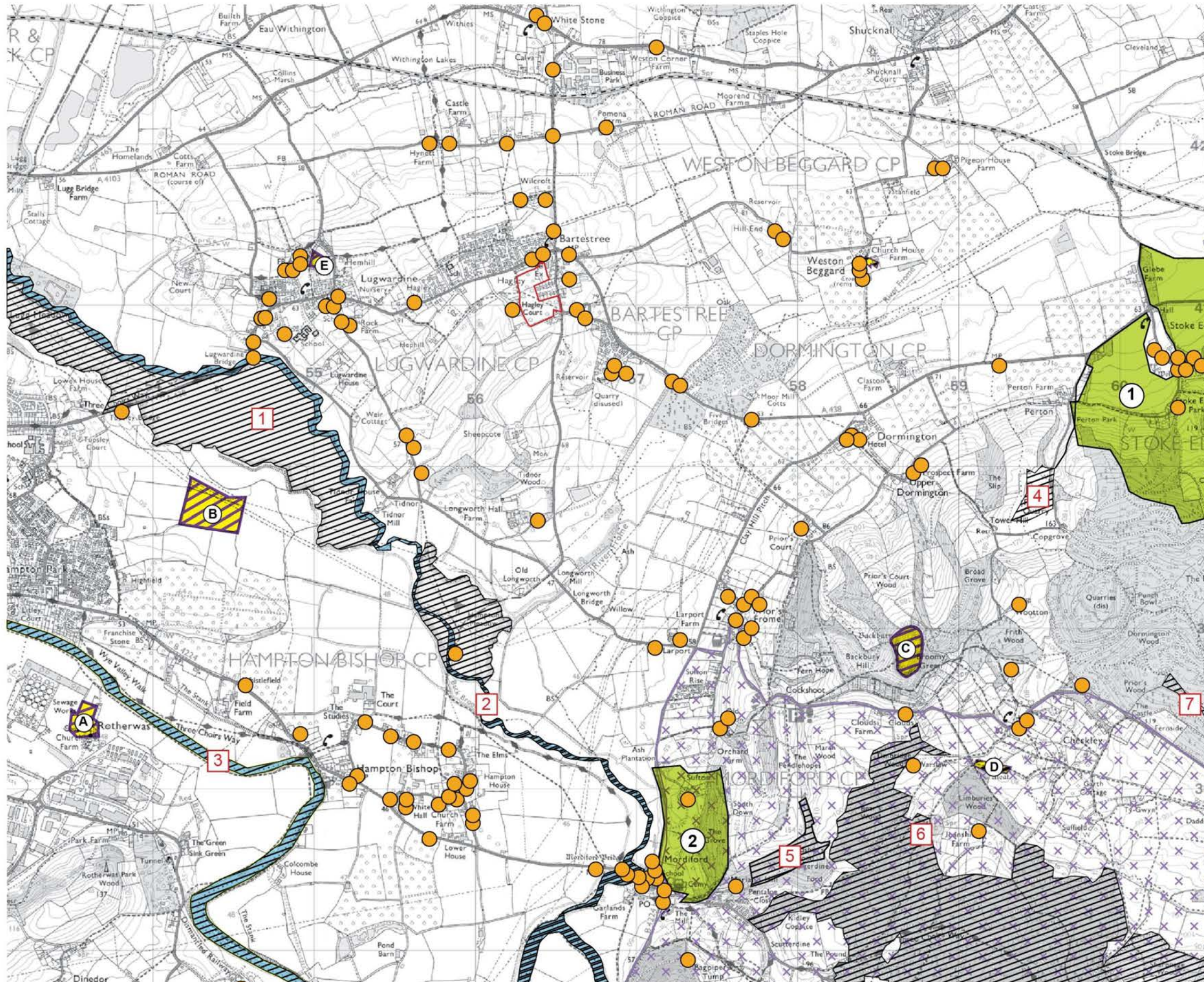
Gladman Developments Ltd
Longworth Lane,
Bartestree








fpcr LANDSCAPE CHARACTER



1:25000 @ A3 MPS / KMN December 2014

Figure 2



-  Site Boundary
- <http://magic.defra.gov.uk/MagicMap.aspx>
-  Listed Buildings
-  Registered Park
 - 1 - Stoke Edith
 - 2 - Sufton Court
-  Area of Outstanding Natural Beauty (AONB) Boundary
 - Wye Valley
-  Scheduled Ancient Monument (SAM)
 - A - Site of Rotherwas House, earthwork remains of formal gardens, and Rotherwas Chapel
 - B - Ring ditches and rectilinear enclosures E of Tupsley
 - C - Ethelbert's Camp
 - D - Moated site 360m north of Joanshill Farm
 - E - Moated site 60m south west of Old Court Farm, Hemhill
-  Special Area of Conservation (SAC)
 - River Wye
-  Site of Specific Scientific Interest (SSSI)
 - 1 - Lugg and Hampton Meadows
 - 2 - River Lugg
 - 3 - River Wye
 - 4 - Perton Roadside section and quarry
 - 5 - Woodshuts Wood
 - 6 - Haugh Wood
 - 7 - Little Hill

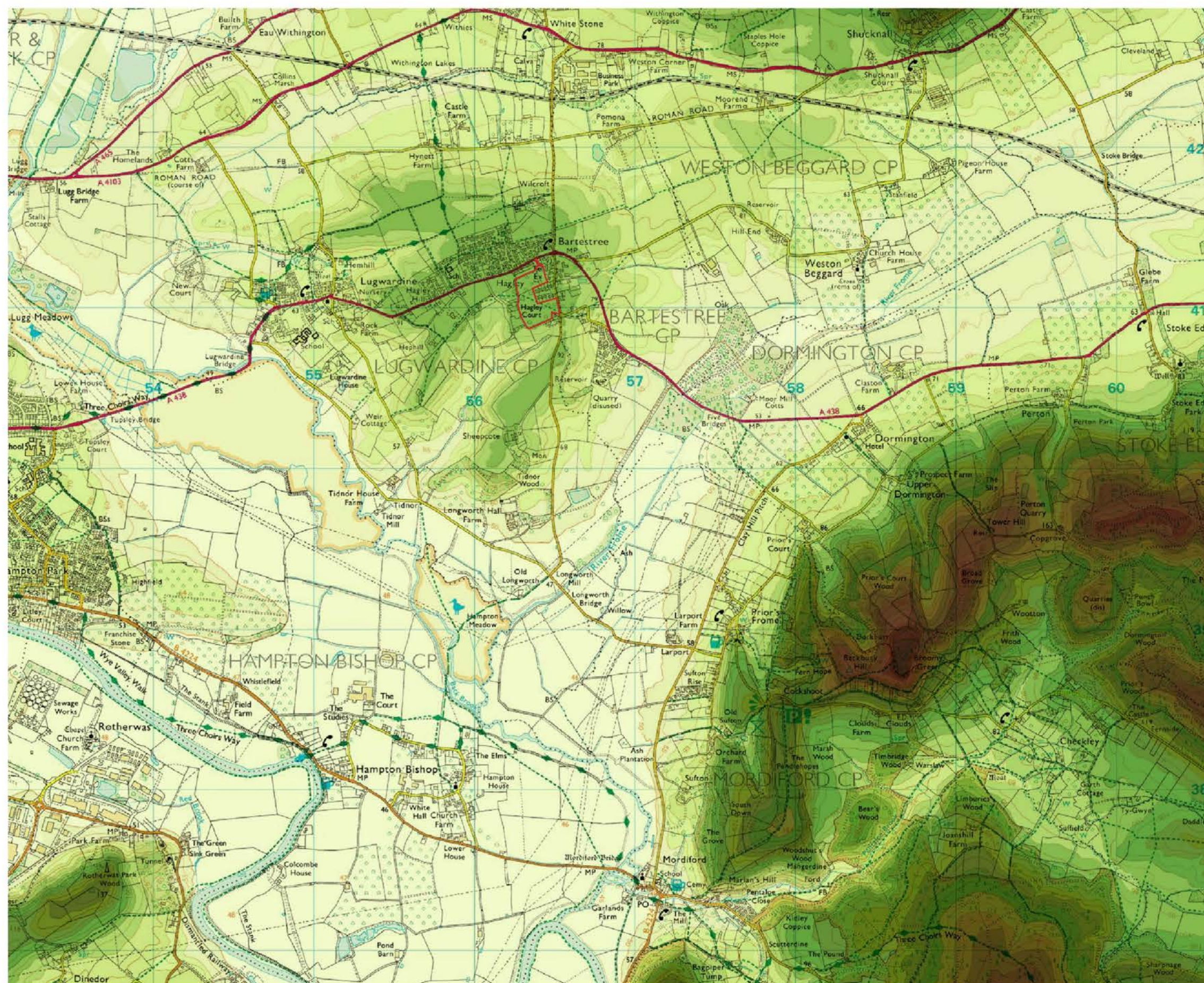
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Bartestree

fpcr
DESIGNATIONS

1:25000 @ A3 LLB / KMN December 2014



Figure 3



Site Boundary

210m - 220m AOD
200m - 210m AOD
190m - 200m AOD
180m - 190m AOD
170m - 180m AOD
160m - 170m AOD
150m - 160m AOD
140m - 150m AOD
130m - 140m AOD
120m - 130m AOD
110m - 120m AOD
100m - 110m AOD
90m - 100m AOD
80m - 90m AOD
70m - 80m AOD
60m - 70m AOD
50m - 60m AOD
40m - 50m AOD

Longworth Lane
Bartestree

fpcr

TOPOGRAPHY PLAN



1:25,000 @ A3

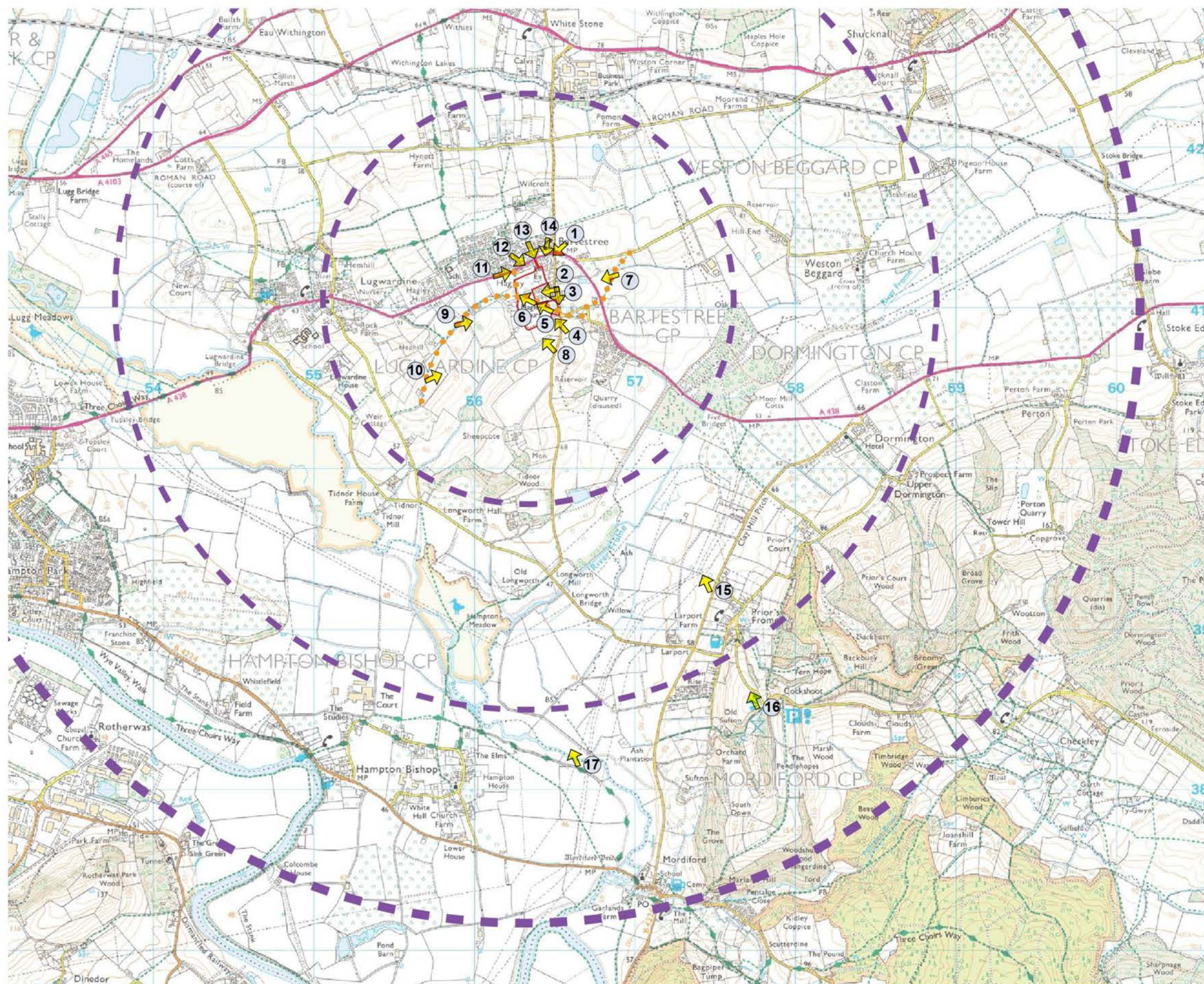
MPS / KMN





December 2014

Figure 4

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-  Site Boundary
-  Distance Radii (from assumed centre of the Site)
-  Public Rights of Way potentially affected by the proposed development
-  Receptor Location with Photo Viewpoint

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PHOTO VIEWPOINT LOCATIONS

1:25000 @ A3 MPS / KMN December 2014
Figure 5



PHOTO VIEWPOINT 1: View west from junction of A438 and Longworth Lane



PHOTO VIEWPOINT 2: View west from Longworth Lane



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Bartestree

PHOTO VIEWPOINTS 1 & 2

NTS @ A3 MPS / KMN December 2014

Figure 6



PHOTO VIEWPOINT 3: View south from Longworth Lane

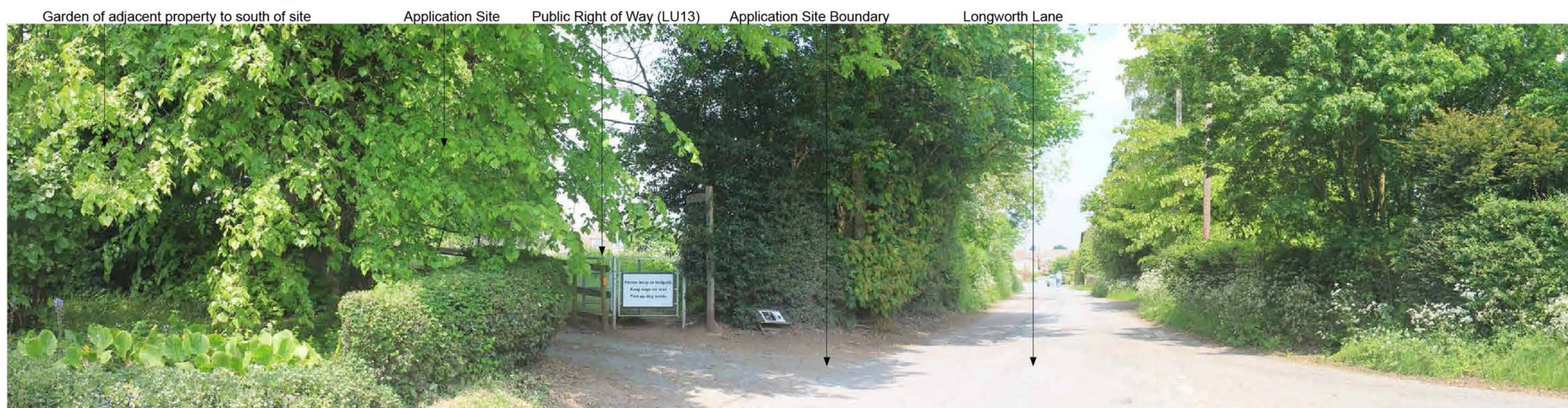


PHOTO VIEWPOINT 4: View north from Longworth Lane



PHOTO VIEWPOINT 5: View north west along Public Right of Way

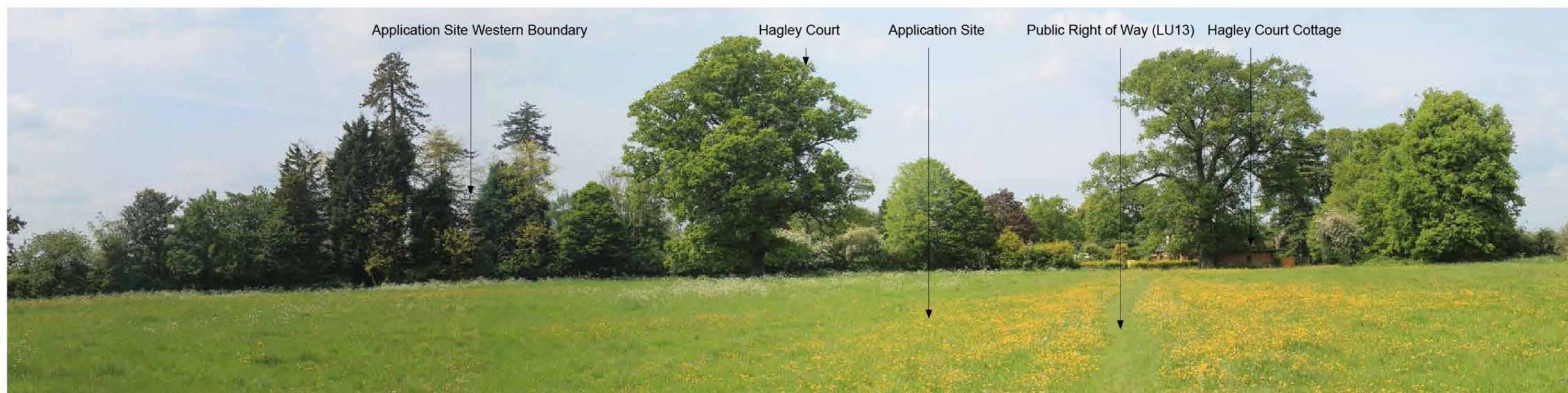


PHOTO VIEWPOINT 6: View north west along Public Right of Way



PHOTO VIEWPOINT 7: View west from Public Right of Way



PHOTO VIEWPOINT 8: View north from Longworth Lane



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Bartestree

PHOTO VIEWPOINT 7 & 8

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Figure 9



PHOTO VIEWPOINT 9: View east from Public Right of Way



PHOTO VIEWPOINT 10: View east from Public Right of Way



PHOTO VIEWPOINT 11: View east from A438



PHOTO VIEWPOINT 12: View east from A438



PHOTO VIEWPOINT 13: View south from junction of A438 and St. James Close



PHOTO VIEWPOINT 14: View west from A438



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PHOTO VIEWPOINTS 13 & 14

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Figure 12

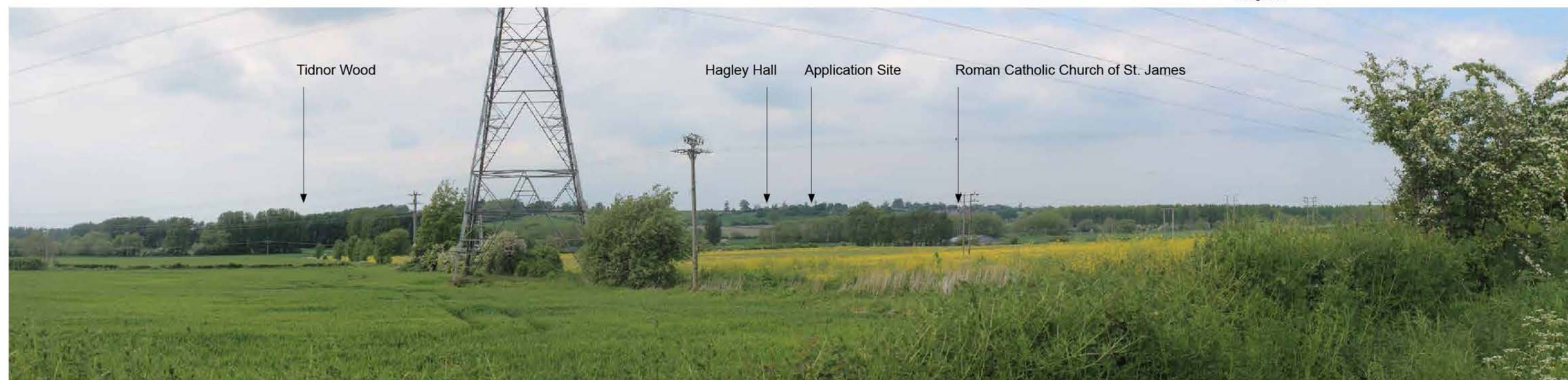


PHOTO VIEWPOINT 15: View north west from Clay Hill Pit

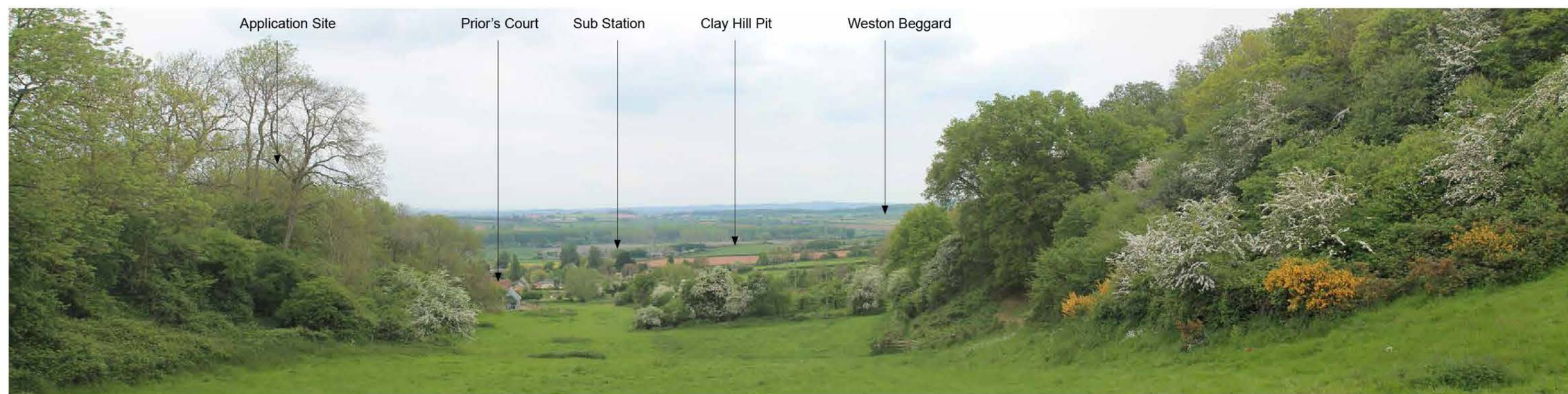


PHOTO VIEWPOINT 16: View north west from Perton Lane



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Longworth Lane,
Bartestree

PHOTO VIEWPOINTS 15 & 16

NTS @ A3

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Figure 13



PHOTO VIEWPOINT 17: View north from Wye Valley Walk long distance footpath



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Longworth Lane,
Bartestree

PHOTO VIEWPOINTS 17

NTS @ A3 MPS / KMN December 2014

Appendix A

LANDSCAPE CHARACTER- SCHEDULE OF EFFECTS									
Landscape Reference	Type and	Judged Sensitivity of Landscape (Nature of receptor likely to be affected)		Judged Magnitude of Landscape Change & Effect (Nature of the effect likely to occur)		Commentary	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 1 on completion	Overall Significance of Effect at Year 10 on completion
		Susceptibility to Change (Sensitivity)	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major	Major	Major
							Moderate	Moderate	Moderate
							Minor	Minor	Minor
						Negligible	Negligible	Negligible	
						None	None	None	
						Adverse	Adverse	Adverse	
						Beneficial	Beneficial	Beneficial	
National Landscape Character ¹									
Natural England, National Character Area Profile 100 Herefordshire Lowlands		High-Medium-Low ¹	High-Medium	Negligible (construction) Negligible (year 1) Negligible (year 15)	No	The Herefordshire Lowlands National Landscape Character Area covers a very large region of landscape. Although the site shows certain characteristics identified within this area, the proposed development would lie within the setting of the existing urban area. The scale of the proposed development would therefore have a negligible effect on landscape character at a national scale.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA) County/District ²									
Principal Settled Farmland; Landscape Character Type		Medium	High-Medium-Low	Low (construction) Low (year 1) Low (year 15)	No	The extent of the Principal Settled Farmland extends north to Cross Keys approximately 3km north, 2km east to Weston Beggard, 1.5km south to Longworth Hall Farm and 2km west to New Court. Principal Settled Farmland is characterised as the rolling lowland area of Central Herefordshire. A settled agricultural landscape of dispersed scattered farms, relic commons, small villages and hamlets. Tree cover is largely minimal with only thinly scattered hedgerow trees and small groups of trees surrounding dwellings and watercourses. The Principal Settled Farmland character area has a distinctive domestic character which is defined by its small and medium scale field pattern and low density of settlements. It is a landscape characterised by mixed land uses. Hop fields, orchards, grazed pastures and arable fields together define characteristic elements of the Principal Settled Farmland.	Minor Adverse	Minor Adverse	Minor Adverse

¹ There will be variations in sensitivity and landscape value within the NCA.

² Where sensitivity and value has been described by the LCA this is included within the table. Where this is not the case, professional judgment on sensitivity and landscape value has been determined.

LANDSCAPE CHARACTER- SCHEDULE OF EFFECTS									
Landscape Reference	Type and	Judged Sensitivity of Landscape (Nature of receptor likely to be affected)		Judged Magnitude of Landscape Change & Effect (Nature of the effect likely to occur)		Commentary	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 1 on completion	Overall Significance of Effect at Year 10 on completion
		Susceptibility to Change (Sensitivity)	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major	Major	Major
							Moderate	Moderate	Moderate
							Minor	Minor	Minor
		Negligible	Negligible	Negligible			None	None	None
		None	None	None			Adverse	Adverse	Adverse
		Beneficial	Beneficial	Beneficial					
Landscape Designations									
Listed Building; Grade II Listed Hagley Court		High	High	Low (construction) Low (year 1) Low (year 15)	No	Adjacent to the western edge of the proposed site lies the Grade II listed Hagley Court. Hagley Court is a two storey country house that dates back to the eighteenth century and has undergone extensive remodelling. Hagley Court is set back from the proposed site located within wider grounds that are defined by individual and mature boundary trees and a number of ancillary buildings.	Minor Adverse	Minor Adverse	Minor Adverse
Listed Building; Grade II Listed Hagley Hall		High	High	Low (construction) Low (year 1) Low (year 15)	No	Adjacent to the north eastern extent of the proposed site boundary along the A438 road lies the Grade II Listed Building Hagley Hall. Hagley Hall faces onto the A438 road and dates back to the seventeenth century and is part timber framed and refaced brick construction.	Minor Adverse	Minor Adverse	Minor Adverse
Listed Building; Grade II Listed The Forge		High	High	Low (construction) Low (year 1) Low (year 15)	No	The Grade II Listed Building The Forge is located to the north west of the site boundary off the A438. The Forge faces onto the A438 to the West of Hagley Hall, dating back to the seventeenth century and has undergone extensive remodelling, adjoining outbuildings retain former furnace and bellows.	Minor Adverse	Minor Adverse	Minor Adverse
Area of Outstanding Natural Beauty (AONB); Wye Valley		High	High	Low (construction) Low (year 1) Low (year 15)	No	To the south east approximately 2km lies the northern extent of the Wye Valley AONB, located along the southern edge of the River Frome Valley.	Negligible	Negligible	Negligible

LANDSCAPE CHARACTER- SCHEDULE OF EFFECTS									
Landscape Reference	Type and	Judged Sensitivity of Landscape (Nature of receptor likely to be affected)		Judged Magnitude of Landscape Change & Effect (Nature of the effect likely to occur)		Commentary	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 1 on completion	Overall Significance of Effect at Year 10 on completion
		Susceptibility to Change (Sensitivity)	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major	Major	Major
		High	High	High	Yes		Moderate	Moderate	Moderate
		Medium	Medium	Medium	No		Minor	Minor	Minor
		Low	Low	Low	NA		Negligible	Negligible	Negligible
				Negligible			None	None	None
				None			Adverse	Adverse	Adverse
							Beneficial	Beneficial	Beneficial
Landscape Character of Site									
Immediate Site Context		High-Medium	Medium	Medium (construction) Medium (year 1) Minor (Year 15)	N	In general the surrounding landscape is predominantly pastoral with scattered areas of small woodland of varying types. It is a settled agricultural landscape of dispersed scattered farms, relic commons and small villages and hamlets. Tree cover is predominantly focused along stream sides and watercourses. The character of small scale field patterns, density of settlement and traditional land uses lends itself to a small scale domestic character. The site lies to the south of the village of Bartestree, with the proposed site south of the A438 road and west of Longworth Lane. The village of Bartestree is primarily located along the A438, the village also extends south along the Longworth Lane. The village is located in an elevated position upon Hagley Hill. Approximately 0.5km to the west along the A438 lies the village of Lugwardine. The A438 is the main road that runs through the village of Bartestree leading to Ledbury approximately 14km to the east and approximately 2.5km west to Hereford. The Longworth Lane meets the A438 to the east of Bartestree, connecting north approximately 1km to the village of Withington. North of Bartestree approximately 1.5km the Hadley to Hereford rail route runs east to west. South east of the site approximately 1km the River Frome Valley dominates, running north east to south west. To the south west the River Lugg valley is dominant defining the urban boundary edge of Hereford. To the south of the site approximately 2km the River Frome merges into the River Lugg.	Moderate Adverse	Moderate Adverse	Minor/Moderate Adverse

LANDSCAPE CHARACTER- SCHEDULE OF EFFECTS									
Landscape Reference	Type and	Judged Sensitivity of Landscape (Nature of receptor likely to be affected)		Judged Magnitude of Landscape Change & Effect (Nature of the effect likely to occur)		Commentary	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 1 on completion	Overall Significance of Effect at Year 10 on completion
		Susceptibility to Change (Sensitivity)	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?				
		High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No NA		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial
Site Itself		High-Medium	Medium	High/Medium (construction) Medium (year 1) Medium (Year 15)	N	<p>The site is located to the south of Bartestree, south of the A438 Road. The site comprises of two fields which are currently used as pasture land, while currently overgrown. The northern boundary is defined by an established mature boundary hedgerow that backs onto the rear gardens of properties that face onto the A438 Road. Where the north eastern boundary meets the A438 the site is defined by a low boundary brick wall with associated gated vehicular access. The north eastern and eastern boundaries are defined by existing residential properties and gardens that back onto and side on to the site. Properties are predominantly a mix of detached and semi-detached two storey properties built in two groups in approximately 1970 and in 1990, the boundaries are a mix of established boundary shrub and hedgerow planting along with boundary garden palisade and post and wire fencing that borders the proposed site. The south eastern boundary faces onto the Longworth Lane defined by a mature boundary hedgerow with a number of mature hedgerow trees. The southern and western boundaries are defined by a mature boundary hedgerow, individual and small groups of trees delineate the boundary edge. In close proximity to the western boundary of the site is the Grade II Listed Building Hagley Court, Hagley Court is set within grounds immediately surrounding the site. The western boundary of the site is defined by a mature established boundary hedgerow and trees.</p> <p>The two fields are located to the north and south and are divided by a mature boundary hedgerow midway across the centre of the site. The two fields are defined by individual mature trees located across the site. The northern field consists of a number of small groups of trees, while the southern field is defined by a number of individual trees and small groups.</p> <p>There is one Public Right of Way (LU13) that crosses through the middle of the proposed site from the south east heading north west before exiting the site north of the Grade II Listed Building Hagley Court, where it connects to the A438 and out into the wider landscape.</p> <p>The surrounding area of the site consists of mainly farmland informed by the River Frome and River Lugg Valleys to the south. A number of small villages are located to the north and west with residential properties of Bartestree to the north. A number of farms are located in the surrounding area.</p> <p>Current access to the site is gained via a gated vehicular entrance that provides access to the northern extent of the site off the A438, adjacent to the Grade II listed Hagley Hall. PRoW access is located to the south eastern corner of the site off Longworth Lane.</p>	Moderate Adverse	Moderate Adverse	Minor/Moderate Adverse

Appendix B

VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 15
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
1	User of A438 and Longworth Lane	Low	Low	130m (north east)	Glimpse	Transient	Low	The view west along the A438 towards the centre of Bartestree is bordered by established hedgerows and boundary trees. –Existing properties to the north of the A438 Road are set back beyond a wider verge and boundary hedgerow. Properties to the south of the A438 are accessed from Longworth Lane. The boundary treatments of properties include hedgerows, individual trees and palisade fencing are set back upon a minor embankment. Views of the Grade II listed building Hagley Hall are negligible, while glimpsed views of the north western corner of the site are possible along with glimpsed views of The Forge.	Minor adverse	Minor adverse	Minor adverse
2	Users and Residents Longworth Lane	Medium	Medium	130m (east)	Partial	Permanent / Transient	Low	The view west is dominated by the two storey residential properties off Hagley Park, these are set back from the road by wide verges and embankments with driveways leading towards the properties. The boundary treatments of properties are defined by tall hedgerows, low brick walls and timber fencing. There is a mix of mature and young tree planting located within the wide verges. Direct views are possible towards the proposed site, with distant glimpsed views of mature trees along the western boundary of the site. Minor glimpsed views can be gained of the ridgeline of the Hagley Court Cottage an ancillary building located north east of Hagley Court. Any distant views beyond towards Hagley Court are negligible. Direct views of the site would be dominated by the proposed Public Open Space within the development site.	Minor adverse	Minor adverse	Minor adverse
3	Users and Residents Longworth Lane	Low	Low	130m (east)	Glimpse	Permanent / Transient	Low	The view south along Longworth Lane is dominated by the two storey Field End Cottage that lies adjacent to the road, properties of Hagley Park to the south are also visible. The site boundary is bordered by a mature high boundary hedgerow with occasional hedgerow trees, set back from the road by wide verges upon an embankment. Full views into the site are obscured, while glimpsed views can be gained beyond the boundary hedgerow of a number the tops of tree canopies located within the site.	Minor adverse	Minor adverse	Minor adverse

VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 15
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
4	Users and Residents Longworth Lane	Low	Low	Adjacent Site (south east)	Glimpse	Permanent / Transient	Low	The view along Longworth Lane is dominated by mature boundary hedgerows and established trees, containing views directly to the north. The entrance to the public right of Way that crosses north west across the site is evident, set within the boundary hedgerow. The southern boundary of the site is bordered by established mature trees obscuring views into the site. The gardens of the adjacent properties off Longworth Lane lie next to the southern site boundary.	Minor adverse	Minor adverse	Minor adverse
5	Users of Public Right of Way (LU13)	High	High	Within Site	Partial	Transient	Medium	This represents the view along the Public Right of Way (LU13) viewing north west towards Bartestree and the Grade II Listed Hagley Court. Clear views to the right of the view can be gained towards the two storey properties located off Hagley Park to the north, through breaks in boundary vegetation. In the foreground open views towards the centre of the southern field can be gained, with individual and groups of trees evident. Areas of the southern field are defined by a mix of scrub and open pasture. To the left of the view the single storey properties located off Longworth Lane are evident.	Moderate / Adverse	Moderate / Adverse	Minor / Moderate / Adverse
6	Users of Public Right of Way (LU13)	High	High	Within Site	Partial	Transient	Medium	This represents the view from the centre of the site located along the Public Right of Way (LU13), viewing towards the western boundary of the site. The site is predominantly open pasture within the centre of the site, providing open views towards the western boundary of the site. The western boundary is defined by a dense mix of established deciduous and evergreen trees and shrubs. Glimpsed views can be gained of the Hagley Court Cottage north of Hagley Court and sited adjacent to the western site boundary, the Public Right of Way (LU13) runs to the north of the Hagley Court Cottage. Any potential views towards Hagley Court are negligible, due to the depth of the intervening vegetation along the western boundary.	Moderate / Adverse	Moderate / Adverse	Minor / Moderate / Adverse
7	Users of Public Right of Way (BJ3)	High	High	150m (south)	None	Transient	Low	Views west towards the site from a public right of way are negligible, the view is dominated by intervening vegetation and the undulating landform. The A438 is sunken in the landscape and glimpsed views can be gained oh high sided vehicles along the A438.	Negligible	Negligible	Negligible

VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 15
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
8	Users of Public Right of Way	Low	Low	400m (east)	Partial	Transient	Low	Longworth Lane is bordered by established high boundary hedgerows. Partial glimpsed views towards the site from along Longworth Lane to the south of Bartestree are possible through the occasional break in the boundary hedgerow. Glimpsed views can be gained of the southern facade of Hagley Court, nestled within a well treed setting. Views towards the southern and western boundary of the application site are evident, with clear views of the well treed landscape beyond. Any potential views would predominantly be infrequent and transient	Minor adverse	Minor adverse	Minor adverse
9	Users of Public Right of Way (LU14)	High	High	500m (west)	None	Transient	Low	The view east is from a Public Right of Way located to the south of Bartestree. The view is dominated by established mature woodland surrounding and within the grounds of Hagley Court. Within the immediate view horse paddocks and farm buildings are prominent on the southern edge of Bartestree. The landform is undulating with views of Bartestree negligible due to intervening vegetation. Views of the Grade II Listed Building Hagley Court and beyond to the site are negligible due to undulating landform and intervening vegetation. Distant views can be gained of the Wye Valley AONB located to the south of the site.	Negligible	Negligible	Negligible
10	Users of Public Right of Way (LU14)	High	High	750m (west)	Glimpse	Permanent / Transient	Low	This view from a Public Right of Way (LU14) upon Hephill to the south of Bartestree allows for views of the rear of Hagley Court set within its grounds. Views north towards Bartestree are obscured by intervening mature vegetation. The undulating landform and mature vegetation surrounding the Grade II Listed Building Hagley Court are a prominent feature. Hagley Court along with farm outhouses sit nestled within the undulating landform set within a treed setting. Any potential view would be glimpsed and minor of rooflines beyond intervening vegetation. Distant views can be gained of the Wye Valley AONB located to the south of the site.	Negligible	Negligible	Negligible
11	Users and Residents A438	Low	Low	250m (west)	None	Permanent / Transient	Low	A mix of two story and single storey buildings with associated parking courts lie set back from the southern boundary of the A438 Road, including the Grade II Listed Building The Forge. Established tree and shrub planting beyond obscures any potential views to the south across the site, views would be negligible. Views east towards the site from along the A438 Road would be negligible due to intervening vegetation and properties located along the A438 Road.	Negligible	Negligible	Negligible

VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 15
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
12	Users and Residents A438	Medium/High	Medium/High	Adjacent	Full	Permanent / Transient	Medium/Low	Views south adjacent to properties located along the A438 Road. The properties are a series of two storey detached homes set back from the A438 Road by a low boundary brick wall, defined by front gardens, driveways, hedgerows and trees. Direct views can be gained across the site along the eastern boundary of the site to the rear of properties located along Longworth Lane and Malvern Place.	Minor	Minor	Minor
13	Users and Residents A438	Medium/High	Medium/High	Adjacent	Full	Permanent / Transient	Medium/Low	Views south from the junction of St. James Close and the A438 Road. Direct front views can be gained of the Grade II Listed Building, Hagley Hall opposite and The Forge. Partial views can be gained into the site from the junction, with views into the site of existing boundary shrub and tree planting evident. Views from properties located along St. James Close would be oblique and predominantly screened by intervening hedgerow, shrub and tree planting.	Minor	Minor	Minor
14	Users and Residents A438	Medium	Medium	100m (north east)	Partial	Transient	Low	Views west along the A438 Road. Partial views can be gained of the Grade II Listed Building Hagley Hall and The Forge. Partial views can be gained into the site, with views into the site of existing boundary shrub and tree planting evident. Adjacent existing properties to the north of the A438 Road are set back beyond a wider verge and boundary hedgerow.	Negligible	Negligible	Negligible
15	Users and Residents from Clay Hill Pit	Medium	Medium	2.2km (south east)	None	Permanent / Transient	Low	View north west adjacent to properties of Prior's Frome located along Clay Pit Lane. The view is dominated by pylons and the River Frome Valley corridor. Tidnor Wood, blocks of woodland, small groups and individual trees inform the view. The new housing development surrounding the Grade II Listed building Roman Catholic Church of St. James is evident, along the A438 to the south of Bartestree. Views towards Bartestree are obscured by changes in landform and intervening vegetation.	Negligible	Negligible	Negligible

VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Significance of Effect at Construction Phase	Overall Significance of Effect at Year 0	Overall Significance of Effect at Year 15
		Susceptibility to Change	Value	Distance from Application Boundary (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
16	Users of Whitehall Road and Public Right of Way	High	High	3km (south east)	None	Transient	High	View from high ground from within AONB north west. The view is defined by a mature vegetated and wooded landscape located upon Prior’s Frome. Any potential views are limited to a narrow visual envelope to the north, views are negligible, distant and obscured by intervening woodland and vegetation. Views would be negligible.	Negligible	Negligible	Negligible
17	Users of long distance footpath	High	High	3km (south)	None	Transient	Low	View north along the Wye Valley Way Long Distance Footpath located within the River Lugg Valley. Views towards Bartestree are obscured by changes in landform and intervening vegetation. The view is open and dominated by the River Lugg Valley corridor, Tidnor Wood, blocks of woodland, small groups and individual trees inform the view.	Negligible	Negligible	Negligible