

Mr R Taylor

Landscape and Visual Appraisal for:

Construction of New Equestrian Veterinary Building

At

**Grange Farm
Swalcliffe, OX15 5EU**

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1 INTRODUCTION

1.1 SITE LOCATION AND SCOPE OF WORKS

1.1.1 Crestwood Environmental Ltd. ('**Crestwood**'), a Registered Practice of the Landscape Institute, were commissioned by Sheldon Bosley Knight (The '**Agent**') to provide on behalf of Mr R Taylor (The '**Applicant**') to provide a Landscape and Visual Appraisal (**LVA**) in relation to the construction of a new equestrian veterinary building and the extension to an existing parking area ('**the Proposed Development**' – see below) on land at Grange Farm, Swalcliffe, Oxfordshire ('**the Site**') (NGR: SP 3737 2204) to accompany an application for planning permission. The Site's location is shown at Plate 1.

1.1.2 The assessment process has been undertaken by a Chartered Landscape Architect and has been designed to be proportionate to the scale of development and to understand the scope of any landscape and visual impacts. As the proposals do not constitute EIA development and accounting for the scale of development, with reference to GLVIA3, the assessment process has been reported in an appraisal format (Landscape and Visual Appraisal – **LVA**), focussing on aspects with potential for important effects, rather than a full LVIA report that may accompany more complex developments and where there is greater potential for important or significant adverse effects.

Plate 1 Site Location



1.1.3 Crestwood have undertaken an LVA of the Proposed Development which included the following key tasks:

- A desktop review of the landscape planning context for the Site and immediate area;
- A desktop study and web search of relevant background documents and maps, including reviews of aerial photographs, LPA publications and other landscape character assessments;

- Collated information about any relevant landscape designations (e.g. National Parks and parks and gardens listed on English Heritage's national register);
- A field assessment of local site circumstances including a photographic survey of viewpoints towards the Site, undertaken by a suitably qualified Landscape Consultant in December 2018; and
- An analysis of the likely visibility and visual effects arising from the Proposed Development.

1.2 THE PROPOSED DEVELOPMENT

1.2.1 The Proposed Development covers an approximate area of 0.115ha and is described in detail in the planning application but, in summary, the proposals comprise:

- Construction of a new building (max. eave height c. 5.5m high and max. ridge height c. 8.5m high);
- Extension of existing areas of hardstanding to accommodate car parking; and
- Associated ground regrading works and soft landscaping to the western and northern boundary.

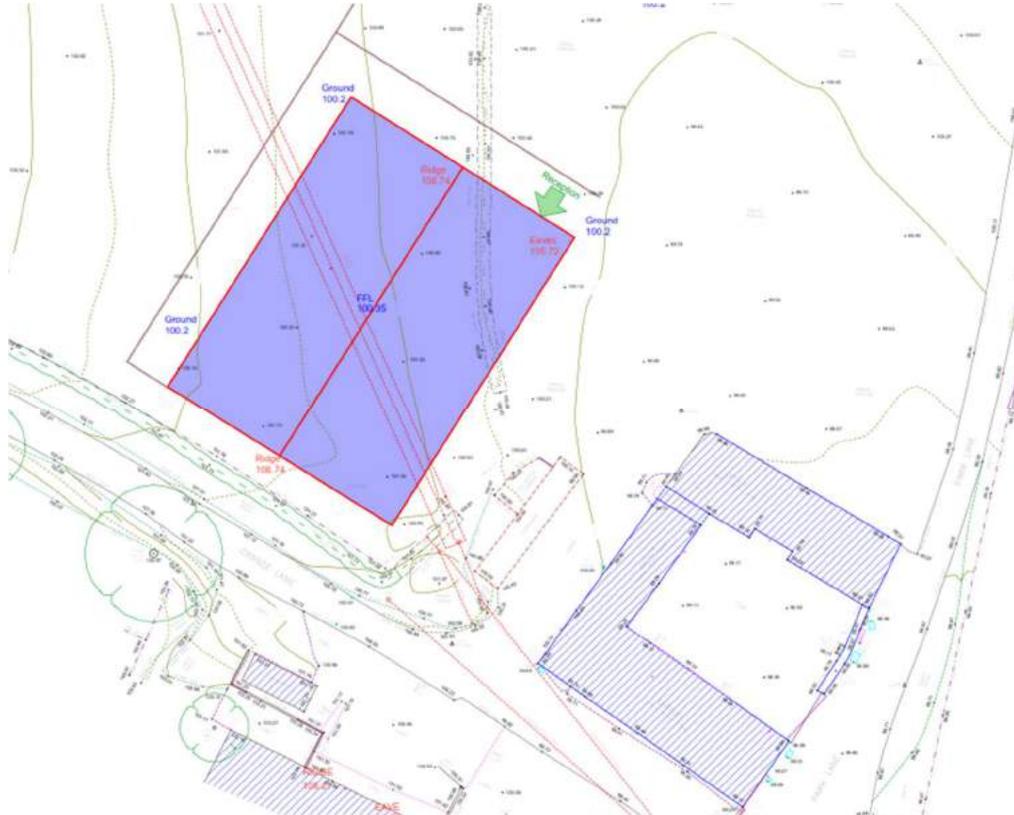
1.2.2 It is noted that the associated temporary excavation and construction activities have been accounted for in the assessment of effects in this report.

1.2.3 The land to the immediate east comprises a series of existing 'stable' buildings (c. 4.5 - 5.5m in height) with associated areas of hardstanding to the north. Buildings are generally single storey, with the southernmost building containing a second floor within the building eaves. To the south, are several agricultural buildings and associated dwelling to Grange Farm, with ridge heights of between 188.25m and 189m, with building heights of c. 9m.

1.2.4 It is understood that the Proposed Development comprising the new veterinary building will be constructed with a floor level of 180.35m AOD, a difference of circa 1m over the existing stable buildings. As such, the proposed built elements will be constructed cut into the ground within the existing topography (c. 1 - 2m high) to the west and north.

1.2.5 The proposed development requires the removal of a length of hedgerow (currently comprising maturing whip planting in protective shelters) of circa 60m in length, and was planted by the applicant to re-establish a suitable field boundary. The loss of this landscaping due to the Proposed Development has been accounted for as part of the assessment process, and it has been agreed with the applicant to replace the area of landscape planting on their wider landholding immediately west and north of the Proposed Development, to broadly replicate the landscaping as removed.

Diagram 1 *Illustrative Equine Veterinary Building Proposals (refer to Planning Application Development Plans)*



1.3 METHODOLOGY AND APPROACH

- 1.3.1 Landscape and visual assessment is comprised of a study of two separate but inter-linked components:
- **Landscape character** – which is the physical make-up and condition of the landscape itself. Landscape character arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects; and
 - **Visual amenity** – which is the way in which the Site is seen and appreciated; views to and from the Site, their direction, character and sensitivity to change.
- 1.3.2 This assessment is conducted with regard to the principles set out in Guidelines for Landscape and Visual Impact Assessment: Third Edition ('GLVIA3'), (Landscape Institute/Institute of Environmental Management & Assessment, 2013), and the LVA has been carried out by a suitably-qualified Chartered Landscape Architect.
- 1.3.3 The LVA is proportionate to the Proposed Development, to allow the reader to focus on the key considerations in an effective manner. Full detailed methodology and criteria have been omitted to promote the 'accessibility' of the LVA report, but the approach, key criteria and terminology are provided immediately prior to the presentation of the assessments for landscape and visual aspects.
- 1.3.4 Prior to the assessment stage, a study of the baseline conditions has been undertaken and presented, using both desk study and field study information (see Baseline Situation, below).

- 1.3.5 In this assessment, the initial Study Area extended to 2km in all directions from the edge of the Site, to help determine potential visibility and understand the wider sensitivity of the visual receptors and landscape. The extent of the initial Study Area was predicted to be the likely maximum distance where the Proposed Development could result in potentially Important, or 'Significant', landscape and visual effects, given the topography and sensitive receptors. The Study Area would have been extended, if appropriate, after this initial work.
- 1.3.6 Fieldwork was undertaken in September and December 2018 to further understand the potential for Important landscape and visual effects and, following this, the LVA became more focussed on a smaller area within the Study Area as it was clear that landscape and visual effects would be much more localised than the 2km Study Area.
- 1.3.7 The combination of the fieldwork and desktop review established that the topography of the landscape, sensitive visual receptors and the Proposed Development would limit likely Important/Significant adverse effects to a maximum of circa 1km from the Site's boundary.

2 BASELINE SITUATION

2.1 LANDSCAPE AND VISUAL POLICY

General

- 2.1.1 An appreciation of the 'weight' to be attributed to any visual and landscape effects arising from development starts with an understanding of the planning context within which any such development is to be tested for its acceptability.
- 2.1.2 Strictly, in legal terms, there is no automatic right to a view. However, the enjoyment of a view could be an important part of the residential visual amenity of a location (e.g. a neighbouring property), and its loss might therefore have an adverse impact on the residential visual amenity of that property (i.e. an environmental effect on humans). Visual receptors at public locations are generally considered to be of higher sensitivity than visual receptors at private locations, although the effects on numerous private residences may be considered to have an effect on the wider local community, rather than individuals.
- 2.1.3 It should be recognised that the landscape is dynamic, as is made clear within GLVIA3 (Para 2.13): *"Landscape is not unchanging. Many different pressures have progressively altered familiar landscapes over time and will continue to do so in the future, creating new landscapes. Today many of these drivers of change arise from the requirements for development to meet the needs of a growing and changing population and economy"*.

National Planning Policy

- 2.1.4 It is stated in paragraphs 10 of the National Planning Policy Framework (NPPF) (Department for Communities and Local Government, 2018) states that *"at the heart of the Framework is a presumption in favour of sustainable development"*. The NPPF also recognises at paragraph 170 that *"planning policies and decisions should contribute to and enhance the natural and local environment by: ...protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan)"*.
- 2.1.5 Paragraph 127 states that *"planning policies and decision should ensure that developments:... b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping"*.

Local Policy

2.1.6 The Site lies wholly both within Oxfordshire County, Cherwell District and the Parish of Swalcliffe. The wider Study Area extends into neighbouring Parishes, including Sibford Ferris (west), Hook Norton (south), and Tadmarton (east).

Adopted Cherwell Local Plan 2011-2031 (December 2016)

2.1.7 The Site and Study Area does not contain any specific allocations. The following policies are likely to relate to this LVA and the Proposed Development:

- Policy PSD1 – Presumption in Favour of Sustainable Development;
- Policy ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD13 – Local Landscape Protection and Enhancement

2.1.8 Policy PSD1 – Presumption in Favour of Sustainable Development

Policy PSD 1: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- **any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **specific policies in the Framework indicate that development should be restricted.**

2.1.9 Policy ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment:

Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment

Protection and enhancement of biodiversity and the natural environment will be achieved by the following:

- **In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources**
- **The protection of trees will be encouraged, with an aim to increase the number of trees in the District**
- **The reuse of soils will be sought**
- **If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.**
- **Development which would result in damage to or loss of a site of international value will be subject to the Habitats Regulations Assessment process and will not be permitted unless it can be demonstrated that there will be no likely significant effects on the international site or that effects can be mitigated**
- **Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity**
- **Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity**
- **Development proposals will be expected to incorporate features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity**
- **Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site, habitat or species of known or potential ecological value**

- **Air quality assessments will also be required for development proposals that would be likely to have a significantly adverse impact on biodiversity by generating an increase in air pollution**
- **Planning conditions/obligations will be used to secure net gains in biodiversity by helping to deliver Biodiversity Action Plan targets and/or meeting the aims of Conservation Target Areas. Developments for which these are the principal aims will be viewed favourably**
- **A monitoring and management plan will be required for biodiversity features on site to ensure their long term suitable management.**

2.1.10 Policy ESD13 – Local Landscape Protection and enhancement:

Policy ESD 13: Local Landscape Protection and Enhancement

Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- **Cause undue visual intrusion into the open countryside**
 - **Cause undue harm to important natural landscape features and topography**
 - **Be inconsistent with local character**
 - **Impact on areas judged to have a high level of tranquillity**
-
- **Harm the setting of settlements, buildings, structures or other landmark features, or**
 - **Harm the historic value of the landscape.**
- Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.**

2.2 LANDSCAPE DESIGNATIONS

2.2.1 No part of the Site lies within or near to a statutorily designated landscape (e.g. an Area of Outstanding Natural Beauty or National Park). There are no local landscape designations that affect the Site or Study Area.

2.3 REGISTERED PARKS AND GARDENS

2.3.1 No part of the Site lies within or adjacent to a Registered Park or Garden and none is identified within the Study Area.

2.4 LISTED BUILDINGS, SCHEDULED MONUMENTS AND CONSERVATION AREAS

2.4.1 A formal assessment of the historical setting of these heritage features falls outside the scope of this report and the professional experience of the report author. Irrespective of this, to help ascertain whether there were potential landscape-related effects of the Proposed Development on heritage features the following was determined:

- There are no **Listed Buildings** within the Site. Within the wider Study Area there are several Listed Buildings to the north-east (within Swalcliffe – at a distance of 0.8km); to the west (Sibford Ferris – at a distance of 1.1km) and to the east-north-east (Tadmarton – circa 2km distant).
- There are no **Scheduled Monuments** within the Site. Within the wider Study Area, 'Tithe Barn' (ref: 1006349) lies circa 1.0km within the village of Swalcliffe. To the south-east, 'Tadmarton Camp' (ref: 1006370) lies circa 2km distant.

- There are no **Conservation Areas** within or adjacent to the Site. There are three Conservation Area within the Study Area centred on the three villages to the north, with the closest being at Swalcliffe, at a distance of circa 0.9km.
- There are no **Registered Battlefields** within the Site or the Study Area.

2.5 ANCIENT WOODLAND AND TREE PRESERVATION ORDERS

- 2.5.1 There are no areas of Ancient Woodland within the Site. Within the Study Area, the nearest Ancient Woodland is 'Ushercoombe Copse', located circa 1.4km to the east.
- 2.5.2 It is understood from the Agent that there are no Tree Preservation Orders (TPO) relating to trees or Veteran Trees within the Site.

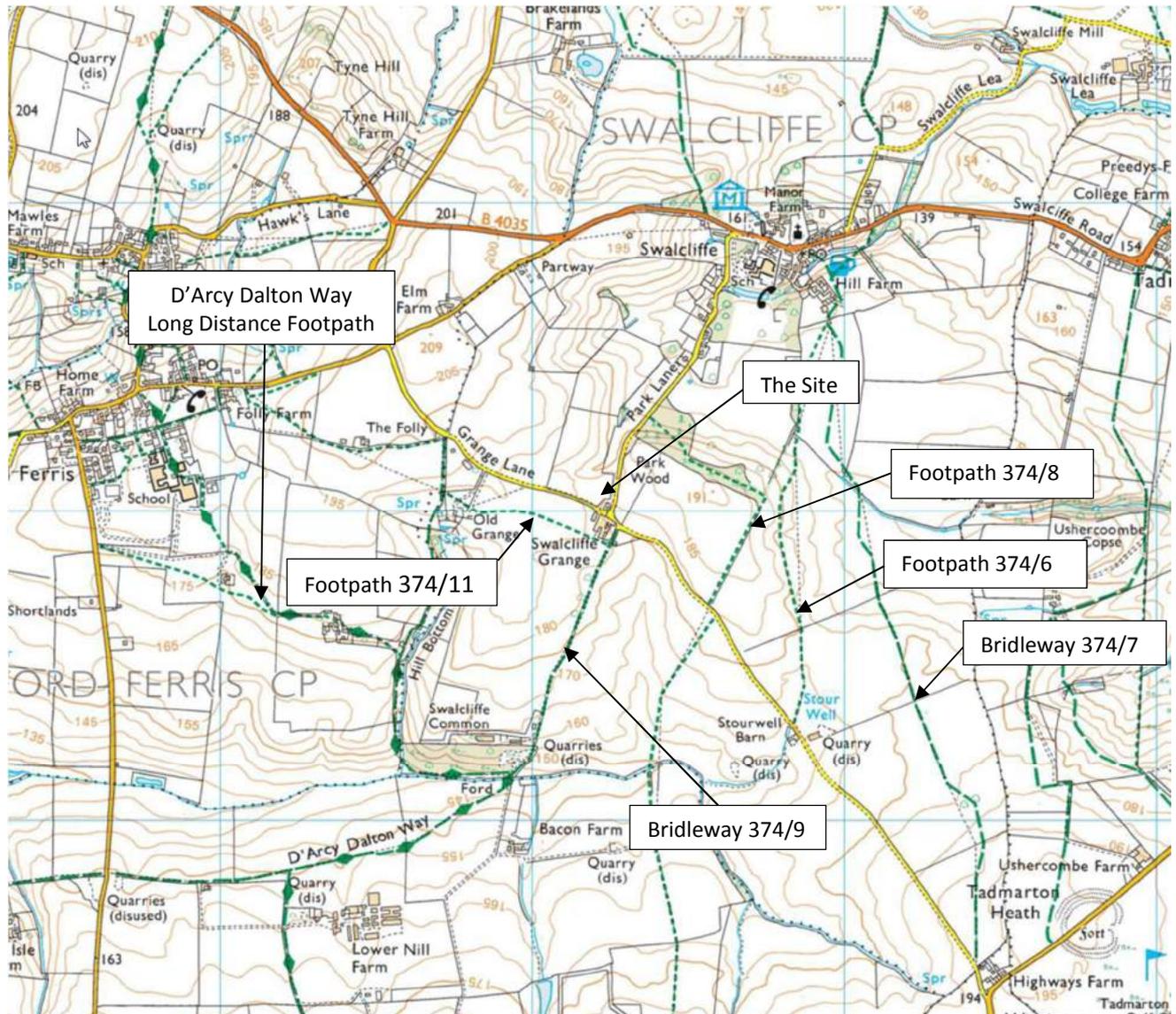
2.6 ECOLOGICAL CONSERVATION

- 2.6.1 The land does not contain or overlap any national or international designations for ecological conservation. There are no Sites of Special Scientific Interest (SSSI's) within the Site or Study Area.

2.7 TRANSPORT ROUTES, PUBLIC RIGHTS OF WAY, AND OTHER PUBLIC ACCESS

- 2.7.1 There are limited numbers of roads within close proximity to the Site. A local minor road ('Grange Lane') runs through the study area in a north-west (from Sibford Ferris) to south-east (Wiggington Heath) direction, passing to the immediate south of the Site. A further local road ('Park Lane') extends northwards from its junction with 'Grange Lane' located circa 20m east of the Site, leading to Swalcliffe.
- 2.7.2 The B4035 Swalcliffe Road runs to the north of the Site at a distance of circa 0.9km, linking the villages of Tadmaston, Swalcliffe and Burdrop and Sibford Ferris. There are other numerous local roads within the Study Area.
- 2.7.3 There are no National Cycle Routes within the Site or within the immediate Study Area. NCR 5 passes circa 0.8km to the north-west, following the local road network through Sibford Ferris.
- 2.7.4 There are no public rights of way (PRoW) within the Site. To the south of Grange Lane, bridleway 374/9 passes to the east of Grange Farm in a southerly direction, coming within 95m of the Site. Footpath 374/11 branches from this bridleway in the vicinity of the farm complex, running in a westerly direction and coming within 100m of the Site's southern boundary.
- 2.7.5 To the east, a series of footpaths (374/6 and 374/8) and a bridleway (374/7) lead northwards from Grange Lane, the closest passing within 450m of the Site. A section of footpath 374/6 turns westwards, passing through Park Wood and connecting with Park Lane circa 300m to the north of the Site.
- 2.7.6 The 'D'Arcy Dalton Way' Long Distance Footpath crosses the landscape between the villages of Hook Norton and Sibford Ferris, passing to the south-west of the Site at a distance of circa 790m.

Plate 2 Public Rights of Way near the Site



2.7.7 There is no Access Land, or Common Land within the Site or the Study Area.

2.8 WATER COURSES AND WATER BODIES

2.8.1 There are no water bodies within the Site. Several Springs are located to the west at a distance of circa 400m (near Old Grange), feeding a small water course that extends southwards towards Swalcliffe Common before becoming a tributary of the River Stour.

2.8.2 Stour Well lies to the south east of the Site (circa 800m distant), with a small tributary extending west from within the vicinity of Stourwell Barn. Several springs are located to the west of Grange Road and to the south of the Site, with small water courses extending north-west towards Swalcliffe Common, namely the River Stour tributary. To the north-east of the Site, several smaller water courses extend eastwards towards lower lying ground, the closest to the Site being at a distance of circa 650m.

2.9 LANDSCAPE DESCRIPTION

2.9.1 The Site lies circa 1.5km to the south of the village of Swalcliffe, in the vicinity of Grange Farm (also

- known as Swalcliffe Grange), near the junction of Grange Lane with Park Lane. The Site forms an extension to the existing agricultural barns and stables that are clustered around this junction.
- 2.9.2 The landscape is generally rural with some recreational influences within the immediate vicinity, predominantly equestrian, interspersed amongst an agricultural landscape.
- 2.9.3 Local roads in the vicinity of the Site reflect the natural topography, and are largely without any form of boundary delineation i.e. fencing or hedgerows. Sections of Grange Lane, immediately west of the Site, are lined with both hedgerow and roadside trees, slightly below the existing topographical levels.
- 2.9.4 The Site lies at an elevation of between 180 – 182.5m AOD, and is sited on a shallow ridgeline between two high points to the north-west and north-east (with heights of between 191 – 209m AOD).
- 2.9.5 The landform near the Site is undulating, with the general direction of fall in a west to east direction. To the north, east, at a distance of circa 500m from the Site, levels falls to 160m AOD and continue to fall further northwards, reaching a level of circa 139m AOD in the village of Swalcliffe. To the south, levels fall to 140m AOD in the vicinity of Swalcliffe Common.
- 2.9.6 The Site lies in the south-eastern corner of a series of fields currently used for equestrian purposes, and contains an area of hardstanding (associated with the adjacent stables), an area of grassland along with a native hedgerow that was implemented by the applicant, and is estimated to be 2-3 years old. A power line crosses the Site from Grange Lane, extending in a north-west direction.
- 2.9.7 The northern and western boundaries are open, i.e. not delineated on the ground with equestrian fields beyond. The eastern boundary is formed by an existing gravelled access road that leads to the parking area associated with the stables, with the stable building beyond. The southern boundary is formed by a post and wire fence to Grange Lane, with several mature trees, a native hedgerow (of circa 2.5 – 3m in height) and the main agricultural buildings associated with Grange Farm located beyond.
- 2.9.8 For the most part, road corridors within the locality are poorly vegetated, often containing no notable vegetation or either small linear belts of trees or only containing a hedgerow to one side. In the vicinity of the Site, Park Lane is devoid of any lower level hedgerow planting from its junction with Grange Lane for a distance of circa 50m to the north. Grange Lane to the south is itself only lined along its southern length with a native hedgerow, with several large trees, to the west of Swalcliffe Grange.
- 2.9.9 Field boundaries are mixed, ranging from intact hedgerows with occasional hedgerow trees to being absent of any delineating feature. For the most part, field boundaries within the vicinity of the Site are timber post and wire or rail, reflecting the current equestrian use.
- 2.9.10 The varying degrees of vegetation cover and the undulating topography of the landscape within the Study Area combine to limit views of the ground plain within the Site unless in close proximity. Agricultural buildings at Grange Farm (Swalcliffe Grange) and farming paraphernalia are evident features immediately south of the Site, with varying degrees of visibility from the local landscape. From the south, ground levels within the Site appear to be only visible from the adjacent road, with further views screened by the farm buildings and mixed hedgerow and tree planting. From the north and west, there are open views of ground levels within the Site, from distances of between 200-500m, confined to the local road network. From the east, views of the Site are partially screened by

the existing stable buildings.

2.9.11 The immediate area is considered tranquil, with limited traffic noise or disturbance from commercial vehicles.

2.9.12 Several farmsteads (not forming part of or immediately adjacent to, a residential area) are located within the Study Area, including:

- **Grange Farm (Swalcliffe Grange)** (owned and occupied by the applicant) lies circa 20m to the south-east with an associated dwelling;
- **Stourwell Barn** lies 920m to the south-east;
- **Old Grange** lies circa 400m to the west; and
- **Sibford Grounds Farm** lies circa 900m to the south-west.

2.9.13 There is limited lighting within the Study Area, generally restricted to the occasional security lighting interspersed amongst the existing building to the south-east and local farmsteads.

2.10 LANDSCAPE ASSESSMENTS

National Character Area

2.10.1 The Site lies within the **Cotswolds** National Character Area (NCA39) (Natural England, 2013) The key characteristics for this character area are listed as:

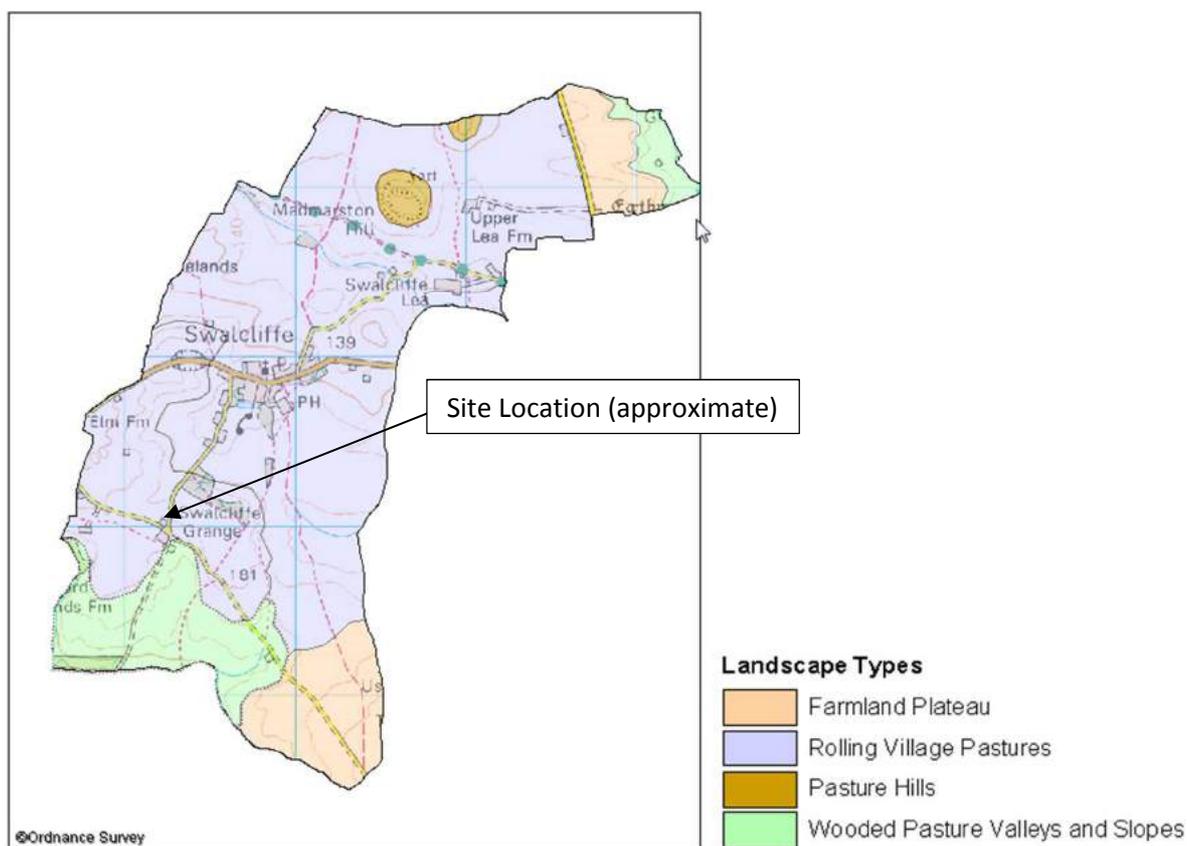
- *Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combs, and outliers illustrating the slow erosion of escarpments. The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement;*
- *Open and expansive scarp and high wold dipping gently to the south-east, dissected by river valleys;*
- *Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland;*
- *Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries;*
- *Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope;*
- *Large areas of common land, important for unimproved calcareous grassland, are characteristic of the scarp and high wold around the Stroud valleys and along the crest of the scarp to Cleeve Hill;*
- *The majority of the principal rivers flow south-eastwards forming the head waters of the Thames with the exception of rivers in the west which flow into the River Avon and then the Severn Estuary;*
- *Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and WW2 airfields. The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures;*
- *Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned ... Parkland, gardens and historic designed landscapes are features particularly of the dip slope and broad lowland; and*

- *Prominent natural and built features in the landscape include the City of Bath WHS, Brailes Hill, Broadway Tower, Cleeve Hill, the Tyndale monument, Freezing Hill, Kelston Round Hill and Blenheim Palace WHS.*

Oxfordshire Wildlife & Landscape Study (OWLS)

2.10.2 The Oxfordshire Wildlife and Landscape Study (OWLS) is the current landscape character assessment for Oxfordshire, and identifies the nine National Character Areas (see 2.10.1 for the description of the NCA in which the Site is located). OWLS further breaks down the County into Districts, with the Site being located within the Cherwell District, within the 'Rolling Village Pastures' Landscape Type. The 'Wooded Pasture Valleys and Slopes' Landscape Type falls to the south of Grange Lane and Grange Farm

Plate 3 Landscape Types within the Study Area (Swalcliffe Parish)



2.10.3 The 'Rolling Village Pastures' Landscape Type is described as "A high limestone plateau with a distinctive elevated and exposed character, broad skies and long distance views. Large scale arable fields dominate the landscape, with some medium-sized plantations partially obscuring the otherwise open views." The key characteristics of this landscape type are described as:

- *A strongly undulating landform of rounded hills and small valleys;*
- *Small to medium-sized fields with mixed land uses, but predominantly pasture;*
- *Densely scattered hedgerow trees;*
- *Well-defined nucleated villages with little dispersal into the wider countryside.*

2.10.4 The Wooded Pasture Valleys and Slopes landscape type includes pastoral and wooded landscapes

associated with the steep slopes and valleys of small streams and main rivers. The key characteristics of this landscape type are:

- *Steep sided valleys and slopes;*
- *Large, interlocking blocks of ancient and plantation woodland;*
- *Small pasture fields with localised unimproved grassland;*
- *Tall thick hedges and densely scattered hedgerow trees; and*
- *Small intact villages and hamlets.*

2.11 FUTURE DEVELOPMENTS

2.11.1 It is noted that planning permission has been granted (06/11/18) for a “*new agricultural building, extension to silage clamp, works to existing bund and screen planting*” (ref. 18/01555/F) at the existing AD Facility at Stourwell Barn, circa 1km to the southeast. As such, the development forms part of the landscape baseline, but has not been constructed yet. Given the relative positions of the consented development and Proposed Development in relation to surrounding existing built elements and the surrounding topography (where there is a circa 25m level difference between the more elevated Grange Farm and Stourwell Barn), limited intervisibility is predicted.

2.11.2 The consented development at Stourwell Barn exerts a visual and landscape influence primarily to the south of Grange Lane and Grange Farm. The position of the Proposed Development is predicted to exert a landscape and visual influence northwards of Grange Farm. As such, the individual Zones of Influence extends over differing Landscape Types. Accounting for the relative topography, separation distance and intervening built elements, Important cumulative landscape or visual effects are not predicted; however there may be some limited sequential effects from along Grange Lane.

3 LANDSCAPE AND VISUAL ANALYSIS

3.1 VISIBILITY OF THE PROPOSED DEVELOPMENT (VISUAL ANALYSIS)

3.1.1 An initial Zone of Theoretical Visibility (ZTV) has been produced (see Plate 4). This, in conjunction with fieldwork undertaken in September 2018, has helped to understand the potential visibility of the proposals and selection of representative viewpoints. The ZTV is a worst case scenario, i.e. bare earth and does not account for other intervening screening from hedgerows, trees and other built elements. Subtle variation in topography and varying crop regimes over the course of the year will also combine to restrict or vary potential visibility.

3.1.2 The relatively small scale of Proposed Development indicates, based on professional experience of other similar types of development, that Important adverse visual effects are considered unlikely to occur beyond 1km of the Site.

3.1.3 Overall, the majority of the ZTV is restricted to non-publicly accessible and non-settled agricultural land. As such, the potential for receptor locations is very limited. With the exception of the western edge of Swalcliffe, no town, village or hamlet falls within the ZTV and all settled areas are well beyond 1km of the Site. There are limited numbers of PRoW north of the Site, where views may be obtained from.

Plate 4 Initial Zone of Theoretical Visibility (ZTV)



- 3.1.4 With reference to Plate 4, theoretical views from the north are limited by the undulating topography that reaches a height of circa 180-188m AOD at a distance of 80m from the Site, before falling to a level of circa 161m AOD on the western edge of Swalcliffe. Due to the presence of Park Wood on the north facing slope of this localised high point, no views are predicted from the remainder of Swalcliffe village. Theoretical visibility from north of the Site is therefore likely to be limited to users of Park Lane, travelling south (refer **Viewpoint 5**).
- 3.1.5 The rising topography of the land to the east of the Site, reaching heights in excess of 190m AOD, limit theoretical visibility to within c. 550m of the Site. The primary receptor route would be footpath 374/8 at c. 450m east of the Site at its closest (refer **Viewpoint 3**) and for users of Grange Lane, travelling west (refer to **Viewpoint 2**). Footpath 374/6 and bridleway 374/7 further east generally falls outside of the ZTV and fieldwork shows that intervening hedgerows, tree cover and topography generally screening views towards the Site.
- 3.1.6 Theoretical views from the south of the Site are not generally predicted due to the falling topography, with a level difference of over 25m, falling in a southerly direction and the Swalcliffe farmstead obscuring views directly southwards. The ZTV identifies occasional locations along bridleway 374/9 where there are predicted views, where in reality intervening vegetation along the bridleway and buildings at Grange Farm are likely to obscure views (refer to **Plate 5**).

Plate 5 View from Bridleway 374/9 to the south of the Site (showing views are screened in summer by tree cover and vegetation; in winter, farmstead buildings will screen views)



- 3.1.7 To the west, the ZTV predicts views from both Grange Lane and users of footpath 374/11 on more elevated ground, where levels range between 185 – 205m AOD, and falls in the direction of the Site. A lack of any meaningful field boundary or roadside vegetation has the potential to provide open, albeit transient views in the direction of the Site (refer to **Viewpoint 6**). From footpath 374/11, a hedgerow (circa 3m in height) and several hedgerow trees align the southern edge of Grange Lane and any predicted views are likely to be filtered (refer to **Viewpoint 4**).
- 3.1.8 Residential properties with the potential for views of the Proposed Development are limited to ‘The Folly’; circa 500m to the west and the dwelling at Grange Farm (refer to **Viewpoint 1**).
- 3.1.9 Based on fieldwork and visual analysis, 6 representative viewpoints (of worst-case visual effects) have been selected for assessment and are set out below.

3.2 MITIGATION AND ASSUMPTIONS

- 3.2.1 A number of mitigation measures have been incorporated in to the Proposed Development to avoid, minimise or ‘compensate’ for identified important visual and landscape effects. The presentation of the assessment provided below has been abridged to allow ease of comprehension and ‘accessibility’ and to focus on the main effects without going in to detail of the iterative design and assessment process undertaken to arrive at the proposals, at the time of writing, to provide a document that is proportionate to the Proposed Development and the effects.
- 3.2.2 The mitigation measures incorporated into the Proposed Development include:
- Ensuring the proposed heights of new buildings or structures are kept to a minimum;
 - Ensuring the new built elements reflect the existing materials, design and colour of the existing development area east and south-east of the Site, limiting the extent of any reflective building materials or cladding where possible;
 - ‘Digging in’ the development rather than ‘building-up’ to work within the existing contours and ensure the proposed built elements are at similar floor levels to the existing developed area to the east, such that agricultural land west of the Site is higher than the floor levels of the proposed built elements; and
 - Reintroduction of the native hedgerow along the western and northern boundary as part of the landscaping proposals, replacing the hedgerow partially lost due to the Proposed Development.
- 3.2.3 It is also noted that a range of locations have been considered for the Proposed Development,

including immediately south of Grange Farm. The proposals have been collocated with existing equestrian built infrastructure north of Grange Farm and would represent a relatively minor increase in massing centred on the junction of Grange Lane and Park Lane with Grange Farm. In broad terms, the proposals will form an integral part of the wider farmstead built elements, limiting encroachment in to the wider landscape. The proposals also maximise screening afforded by existing built elements.

- 3.2.4 It is assumed that all woodland areas, landscape features and other wider screening features (e.g. hedgerows) would be retained in the wider landscape. This forms part of the baseline visual assessment.
- 3.2.5 It is assumed that the Site would otherwise continue to be used as existing, should permission not be granted, as the 'do nothing' scenario. In this situation, it is assumed that the area of the Proposed Development would remain untouched.
- 3.2.6 It is assumed that the recommended impact avoidance/mitigation measures are able to be implemented through the detailed design process, as there is no reason known at the time of assessment for these not to be able to be incorporated. This includes use of best practice landscaping construction, planting and ongoing management/maintenance techniques to promote rapid establishment, prevent rapid deterioration and increase amenity, biodiversity and other functions of the residual landscape.
- 3.2.7 The fieldwork was undertaken during daylight hours in September, in a period where leaves were still on the trees, and the Site revisited in December 2018 to gauge possible effects during winter months and account for the final location of the Proposed Development. No access was available to private locations to ascertain actual views from these locations.
- 3.2.8 The Proposed Development in effect forms an extension to the existing farm buildings at Grange Farm (Swalcliffe Grange), clustered at the junction between Grange Lane and Park Lane. As such, this aspect is an integral part of the assessment below and it has been considered whether the proposals would lead to any Important or unacceptable landscape or visual effects accounting for the existing presence of the farmstead.
- 3.2.9 The location of the Proposed Development also limits intervisibility and cumulative interaction with the Consented Development at Stourwell Barn (refer 2.11).
- 3.2.10 The assessment of effects (landscape and visual) assumes and refers to 'adverse' effects at all times, unless specifically stated that the effect is beneficial.

3.3 METHOD OF ASSESSMENT OF VISUAL EFFECTS

- 3.3.1 The assessment of visual effects uses professional judgement to ascertain levels of Importance of effect through levels of contribution of Sensitivity of the viewer (with reference to Susceptibility and Value), Magnitude of effects, and nature of effect (i.e. whether it is positive, negative or neutral).
- 3.3.2 The magnitude or scale of visual change is described by reference to:
- Scale of Change;
 - Geographical Extent; and
 - The Duration and Reversibility of the effect.
- 3.3.3 The Scale of Change takes into account the loss or addition of features in the view and changes in the

composition of the view including the proportion of the view occupied by the Proposed Development. The extent of contrast or integration of any new features or changes in the landscape scene with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture is also considered.

3.3.4 The Geographical Extent will vary with different viewpoints and is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The proximity of the viewpoint to the Proposed Development; and
- The extent of the area over which the changes would be visible.

3.3.5 Viewpoint proximity to the Site was classed as follows:

- Close-range: Within 0.5km
- Medium-range: Between 0.5km and 1.5km
- Long-range: Over 1.5km

3.3.6 In general, the Duration and reversibility considerations applied to magnitude are as follows:

- Very Long term effect: 15+ years
- Long term effect: 8 to 15 years
- Medium term effect: 3 to 8 years
- Short term effects: 1.5 to 3 years
- Temporary effect: Less than 18 months

3.3.7 The terminology in Table was adopted for the definition of magnitude of visual effects:

Table 1 Magnitude of Visual Effects Criteria

Magnitude of Visual Effect	Visual Criteria
Very Large	Where the proposals become the only dominant feature in the view and to which all other elements become subordinate. Typically involves direct views at close range over a wide horizontal and vertical extent.
Large	Where the proposals would form a significant and immediately apparent element of the scene and would affect the overall impression of the view. Typically involves direct or oblique views at close range with notable changes over the horizontal and vertical extent.
Medium	Where proposals would form a visible and recognisable new development but where it is not intrusive within the overall view. Typically involves direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Small	Where proposals constitute only a minor component of the wider view, which the casual observer could miss or where awareness does not affect the overall quality of the scene. Typically involves an oblique view at medium or long range or a direct view at long range with a small horizontal/vertical extent of the view affected.

Very Small	Where only a very small part of the development is discernible or that it is at such a distance that the effects are scarcely appreciated.
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3.3.8 Where variations between relevant criteria, duration etc. occur, reasoned professional judgement is applied and described in the assessment to determine the magnitude of effect.

Table 2 Sensitivity of Viewer Criteria

Visual Sensitivity	Value and Susceptibility to Change Criteria	Typical Receptor Types/Locations
Very High	<p>Nationally well recognised and advertised location for high visual amenity value</p> <p>Prominent location or vista with high visual amenity value that is recognised in published sources.</p> <p>Very high susceptibility to change as a very high level of attention focussed on the landscape and particular views.</p>	<p>Nationally promoted Long Distance Footpath users. Protected View recognised in planning policy designation.</p> <p>Visitors to nationally advertised attractions where visual amenity is very important to their enjoyment.</p> <p>Private views from primary living space regularly used in daylight hours where the focus is on a landscape of recognised very high value.</p>
High	<p>Well-known area recognised regionally for high landscape value.</p> <p>Open areas of recognised public access where primary enjoyment is of the views of the landscape.</p> <p>High susceptibility to change as a high level of attention focused on the landscape and particular views.</p>	<p>Users of local advertised circular, recreational or well-used footpath routes and open access land where primary enjoyment is from the landscape and visual amenity.</p> <p>Road and rail users on routes through landscapes recognised for their high scenic value.</p> <p>Private views from areas of a property curtilage occasionally used in daylight hours, e.g. access drives, where the focus is on the landscape beyond private curtilage.</p>
Medium	<p>Locations afford views of some value, but visual amenity not well recognised beyond locality.</p> <p>Moderate susceptibility to change as a moderate level of attention focussed on the landscape and particular views.</p>	<p>General recognised public access routes (general PROWs, road and rail routes) with some landscape interest.</p> <p>Public houses, restaurants etc. where views would include some focus on the wider landscape.</p> <p>Views from recreational sport areas which may involve some incidental appreciation of views of the wider landscape, e.g. golf or fishing.</p> <p>Private views from residential properties from rooms not normally occupied in waking or daylight hours, e.g. bedrooms.</p>
Low	<p>Viewpoint context and location is of lesser value than similar views from nearby visual receptors that may be more accessible.</p> <p>Low susceptibility to change as low level of attention focussed on the landscape and particular views.</p>	<p>Views from recreational sport areas which does not involve or depend upon appreciation of views of the landscape, e.g. football, rugby, speedway.</p> <p>Road routes where passengers would have limited focus on a landscape of no recognised value.</p> <p>People at their places of work where the main focus is not on the surrounding landscape context.</p>

Very Low	Viewpoint context is such that views have a very low value . Expectations of visual amenity are very low. Activity at viewpoint is incidental to the view.	People at their place of work where there the type of activity has no relationship to the surrounding landscape context.
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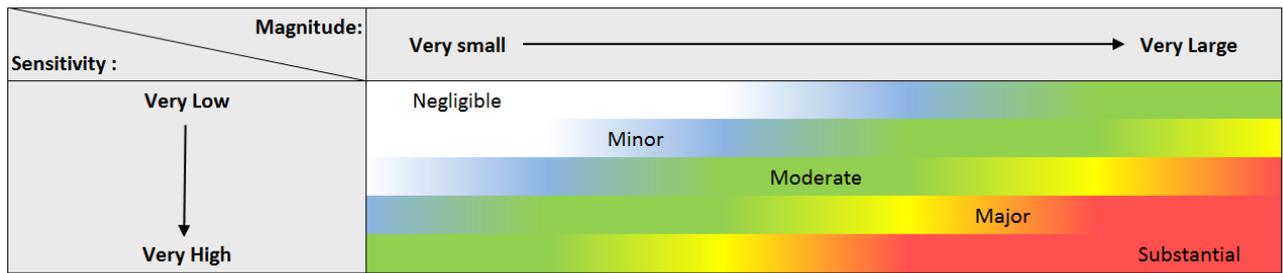
3.3.9 The derivation of levels of effect (indicating their Importance) generally follows a pattern by which the relationship between sensitivity and magnitude contributes to the level of Importance described at Table 3 and as shown in Diagram 2. This process is applied to a selection of representative viewpoints.

3.3.10 Generally, an effect which is of ‘Major’ Importance, or above, is likely to be a pertinent ‘material consideration’ in the decision-making process. On balance, in overall planning terms, Important effects may not necessarily be considered unacceptable, ‘in the round’.

Table 3 Importance of (Adverse) Visual Effects

Importance	Adverse Visual Effects
Negligible	Adverse effect has minimal significance due to low visual amenity even from otherwise sensitive viewpoints. Produces only very slight deterioration to views.
Minor	Typically: Large-very large scale deterioration to low sensitivity views of low quality. Small scale deterioration to lower and Medium sensitivity views of high quality. Very Small-Medium scale deterioration to higher sensitivity receptors with low existing visual amenity.
Moderate	Typically: Noticeable Long-term or Large scale deterioration in low sensitivity but high quality views. Medium scale deterioration to Medium sensitivity high quality views and Very Large changes to low quality views. Small scale and Temporary deterioration in Highly sensitive and high amenity value views and larger scale deterioration in low quality views.
Major	Typically: Medium scale deterioration in High sensitivity, high quality views, or larger scale deterioration in High sensitivity but lower quality views. Small scale deterioration to higher sensitivity views of high quality. Considerable Long-term deterioration in Medium sensitivity views of high amenity value.
Substantial	Clear and obvious Very Large-scale adverse changes resulting in considerable and Long-term deterioration in Highly sensitive and important views.

Diagram 2 Overall Level of Effect



3.4 ASSESSMENT OF VISUAL EFFECTS

- 3.4.1 A number of representative viewpoints have been selected to demonstrate the types of effects that are anticipated and that have been assessed as part of the Proposed Development. The selection of viewpoints has focussed on locations where there is potential for Important adverse visual effects (which may be considered to be a material planning consideration). This has accounted for the visibility of the proposals and sensitivity of the receptor types. Other incidental views may occur from other locations but are not considered likely to lead to unacceptable visual impacts.
- 3.4.2 The selection of viewpoints is based on field work and visual analysis (see Section 3.1 above); as such locations where there may be potential for adverse visual effects are primarily restricted to **close range**.
- 3.4.3 The assessed viewpoints are from the locations identified at Figure L1 at Appendix L1 and represented by photographs provided in the Figures indicated in Table 4 and included in Appendix L1.

Table 4 Representative Viewpoints

Viewpoint	Brief Description	Figure No.
Viewpoint 1	View from: Junction of Grange Lane and Park Lane, looking north-west (Close Range Viewpoint)	Figure L2
Viewpoint 2	View from: Grange Lane, looking west (Close Range Viewpoint)	Figure L3
Viewpoint 3	View from: Footpath 374/8, looking west. (Close Range Viewpoint)	Figure L4
Viewpoint 4	View from: Footpath 374/11, looking north-east. (Close Range Viewpoint)	Figure L5
Viewpoint 5	View from: Park Lane, looking south (Close Range Viewpoint)	Figure L6
Viewpoint 6	View from: Grange Lane, looking East (Close Range Viewpoint)	Figure L7

Viewpoint 1

- 3.4.4 Viewpoint 1 represents the views from the junction of Park Lane with Grange Lane to the south-east of the Site, and is representative of close range views from the local road network and adjacent dwelling at Grange Farm. The view is taken across the road junction towards the existing stable buildings that lie immediately adjacent the south-east corner of the Site, with horse paddocks extending to the right of the view. Of the Site itself, the majority is screened from view by the existing buildings with only a small area along the Site's southern boundary visible.
- 3.4.5 Overall, the sensitivity of the visual receptors represented is considered to be **Low** (for users of Grange Lane in close proximity to Grange Farm, where there is more limited landscape interest in

close proximity). For the adjacent dwelling (Grange Farm), there is potential for oblique views towards the Proposed Development of **Medium** sensitivity (first floor) and **High** sensitivity (ground floor).

- 3.4.6 The change in view will include the temporary construction of a new agricultural style barn, to be used as an equestrian veterinary centre, whose uppermost elements comprising the eaves and ridgeline, and the southern extent of the building, will be visible from this location, beyond the existing stable buildings. The majority of the lower elements of the proposed building, including the revised parking area, will be screened by the existing buildings, with the exception of southern elements adjacent to Grange Lane. The overhead powerlines will be diverted.
- 3.4.7 The built elements of the Proposed Development will form a small part of the wider view over and above the existing stable buildings. The magnitude of effect is considered to be a **Medium** for transient close range views for local road users and from upper floor windows at Grange Farm, where the proposals would form a visible and recognisable new development but where it is not intrusive within the overall view and in the context of the existing development, awareness is not considered to affect the overall quality of the scene. Ground floor views from Grange Farm are predicted to be very oblique and generally well screened due to the existing stables buildings etc. The magnitude of effect is predicted to be **Small/Medium**, where unrestricted views are focused in a northerly or north-easterly direction over paddocks.
- 3.4.8 Overall, the Proposed Development is considered to be of a **Minor/Moderate** level of importance, for local road users and **Moderate** for residents at Grange Farm. It is noted that this also happens to be the Applicants residence. The proposed agricultural style building would be a recognisable new development, but entirely in the context of existing development and would not substantially change the nature of the wider view.
- 3.4.9 It is noted that Bridleway 374/9 leads southwards from Grange Lane, to the east of Grange Farm. The majority of the route has views towards the Site screened by the existing farmstead, with the only potential visibility being from at the PRoW junction with road. Noting the existing built form and limited landscape interest due to the adjacent built form, for users of the Bridleway (Medium sensitivity in proximity to the farmstead), the effect is considered to be a **Moderate** level of Importance, at worst and only specifically at the junction with Grange Lane.

Viewpoint 2

- 3.4.10 Viewpoint 2 represents the views from the east, for users of Grange Lane when travelling west, and is representative of close range views from the local road network. This view is taken where there is a bend in the road, where the lack of any of any roadside vegetation provides open views across a gently undulating landscape with fields under both equestrian and arable use, towards the Site. The farmstead and associated agricultural buildings associated with Grange Farm are visible to the south of Grange Lane, and the existing stable buildings at the junction with Grange Lane and Park Lane are visible. Several grassed fields, currently under equestrian use, are visible rising above the Site further to the west.
- 3.4.11 Overall, the sensitivity of the visual receptors represented is considered to be **Low/Medium** (for users of the local road network – with some localised landscape interest).
- 3.4.12 The change in view will include the temporary construction of the new building, partially cut in to the existing topography to the west of the stables. The new building would appear slightly higher than the existing stable buildings to the north of Grange Lane, set higher than the landform backdrop and

set against the vegetated skyline to the west. This would form a relatively small component of the wider view, with scope to mitigate through careful design and material specification, including replicating similar roofing materials/colour of the existing stables buildings.

- 3.4.13 It is noted that views from the road towards the Site (and existing buildings at Grange Farm) may be interrupted by the growth and subsequent harvesting of crops in the foremost field, with the potential level of visibility varying across the year.
- 3.4.14 The built elements of the Proposed Development will form a relatively small part of the wider view over and above the existing stable buildings. The magnitude of effect is considered to be **Small/Medium** (at worst), where the upper parts of the proposed building would form a visible and recognisable new development, marginally disrupting views westwards; but where the proposals are not considered to be intrusive within the overall view and in the context of the existing development, awareness is not considered to affect the overall quality of the scene.
- 3.4.15 Overall, the Proposed Development is considered to be of a **Minor/Moderate** level of importance. The Proposed Development would be a recognisable new development, but entirely in the context of existing development and would not substantially change the nature of the wider view.

Viewpoint 3

- 3.4.16 Viewpoint 3 represents the views from a public footpath on more elevated ground to the east (circa 186mAOD), at a distance of circa 450 m from the Site. The view is across an arable field to the foreground that falls towards the Site and Grange Farm that lie in a localised low-point in the landscape. The undulating topography near the viewpoint largely limits views to the upper elements of the existing buildings, with a background beyond the Site formed by rising topography comprising open fields with hedgerows and several areas of scattered woodland vegetation. It is noted that views in spring and summer are generally heavily interrupted by cereal crops.
- 3.4.17 Overall, the sensitivity of the visual receptors represented is considered to be **Medium** or **Medium/High** at most sensitive (for users of the PRoW), where usage appears primarily local with some landscape interest. No other users of the route were observed during the fieldwork visits.
- 3.4.18 It is noted that further north of the viewpoint location, along the footpath, the topography forms a localised high-point that limits views of the Site. Viewpoint 3 is therefore representative of the most 'open' view towards the Site from the route of the footpath.
- 3.4.19 The Proposed Development will be visible in the context of the existing buildings which will to an extent, screen lower parts of the building; however upper parts of the Proposed Development will be visible above the roof of the existing stable buildings. No element of the Proposed Development will break the skyline. Roofing of the Proposed Building should replicate as far as practical the colour and form of the existing stables buildings.
- 3.4.20 Overall, the Proposed Development will represent an increase in massing in proximity to the existing farmstead, yet overall it is considered there would be limited increase in adverse visual influence of built development in the landscape compared to the existing situation. Upon completion, the magnitude of adverse visual effect is considered to be **Small**, where proposals constitute only a minor component of the wider view, which the casual observer could miss or where awareness does not affect the overall quality of the scene. Overall, the effect is considered to be of a **Minor/Moderate** level of Importance.

Viewpoint 4

- 3.4.21 Viewpoint 4 is taken from the public footpath that runs westwards from Grange Farm towards Old Grange, circa 150m to the south-west of the Site. The view is across several fields under equestrian usage, separated by post and wire fencing, with elements of built form at Grange Farm that lies in a shallow low-point visible. Mature evergreen hedging partially obstructs views of lower lying elements further north with an area of rising topography and mature roadside vegetation that limits views of the Site itself. The background of the view is formed by rising topography and woodland vegetation (Park Wood), visible on the skyline, which lies northeast of the Site.
- 3.4.22 The view is disrupted by various built and overhead elements and the wider equestrian use. The context of the scene, relative to other surrounding footpaths in the wider agricultural landscape, is such that the sensitivity of the visual receptors represented is considered to be **Medium** (for users of the PRow), with less landscape interest.
- 3.4.23 The change in view is limited to the upper elements of the Proposed Development being potentially visible, where breaks in vegetation occur, with the lower parts of the building screened by the falling topography and intervening vegetation along the boundary with Grange Lane.
- 3.4.24 Overall, the Proposed Development is seen in the context of the existing farm, with a marginal increase in the lateral extent of built form to the north. The magnitude of adverse visual effect is considered to be **Small/Medium** where proposals constitute only a minor component of the wider view (at close range), which the casual observer could miss or where awareness does not affect the overall quality of the scene. The overall effect is considered to be of a **Minor/Moderate** level of Importance.

Viewpoint 5

- 3.4.25 Viewpoint 5 represents transient views from Park Lane, particularly people travelling southwards towards the Site, where there are open, close range views across adjacent fields under equestrian use. The existing view takes in the agricultural barns and the existing stable buildings to the east and south of the Site with the rising topography to the west visible to the right of the view. Grange Farm and roadside vegetation form the skyline, and limit views to the wider landscape to the south.
- 3.4.26 Overall, the sensitivity of the visual receptors represented is considered to be **Low** (for users of Grange Lane in close proximity to Grange Farm, where there is more limited landscape interest in close proximity). The Site and proposals would be viewed in the context of existing development and be of similar built 'character'.
- 3.4.27 The change in view would include the construction of the new building to the west of the existing stable buildings and north of the agricultural buildings of Grange Farm. The proposed building will partially screen one of the existing buildings from view to the South, but will largely represent a lateral increase in the built form. The proposed building will appear slightly higher than the adjacent stables but should be no higher than the ridgeline of the buildings beyond. The western edge of the proposed buildings will be cut in to the topography, to a depth of c. 2m. It is assumed the new building would be similar in form to adjacent farm buildings.
- 3.4.28 There would be limited discernible change to the extent of the parking areas as it would extent towards the viewpoint, partially obscured by an area of rising topography.
- 3.4.29 Overall, the Proposed Development is visible in the context of the existing farm buildings and it is considered there would be an increase in visual lateral extent of built development in the landscape

compared to the existing situation, marginally above the landform to the south, but no higher than the larger adjacent agricultural buildings to the south.

- 3.4.30 The magnitude of adverse visual effect is considered to be **Medium/Large** (at close range) where proposals form a visible and recognisable new development but where it would be in the context of the surrounding built elements, and overall the scene is not considered to be substantially effected. With a **Low** sensitivity receptor, the overall level of effect would be of a **Moderate** level of Importance, at worst, at close range.
- 3.4.31 Views towards the Site from further north along Park Lane (beyond 150m from the Site boundary), including from local residences and ribbon development, appear generally screened by intervening vegetation (Park Wood) and the falling topography northwards. Views are only obtained upon reaching the crest of the landscape beyond the southern extent of Park Wood.

Viewpoint 6

- 3.4.32 Viewpoints 6 represents eastwards views (in the direction of travel) from Grange Lane, at a distance of circa 180m west of the Site. From this elevated position, there are views across the broadly arable landscape, (including fields under equestrian usage) to the east in the direction of the Site and the landscape beyond. Vegetation that follows the alignment of Grange Lane, consisting of hedgerows and roadside trees, combines with the falling topography to limit views of the Site and the agricultural buildings at Grange Farm. Buildings associated with the existing stable block to the east of the Site are visible.
- 3.4.33 Overall, the sensitivity of the visual receptors represented is considered to be **Low/Medium** (for users of the local road network – with some localised landscape interest). The Site and proposals would be viewed in the context of existing development and be of similar built ‘character’ as the adjacent agricultural buildings.
- 3.4.34 The change in view will include the temporary construction of the new building, partially cut in to the existing topography to the west, reducing the visible height of the building, which will in itself screen views of the existing stables beyond. The new barn would appear slightly higher than the existing stable buildings to the north of Grange Lane and extend development laterally to the north (left of the view). This is considered to form a minor component of the wider view, with scope to mitigate through careful design and material specification, including colour of the roof materials.
- 3.4.35 There will be increased screening and filtering of transient views in Summer when tree cover is in leaf.
- 3.4.36 Overall, the Proposed Development is in the context of the existing farm buildings and it is considered that there will be a minimal increase in the visual extent of built development in the view compared to the existing situation. The magnitude of adverse visual effect is considered to be **Small/Medium** (at close range) as the proposals form a visible new element of development that are directly viewed from the road, but not intrusive within the overall view. The effect is predicted to be of a **Minor/Moderate** level of Importance.
- 3.4.37 Further west along Grange Lane, the topography and intervening hedgerow cover combine, accounting for the Proposed Development being dug in to the Site, such that any transient views would be restricted to the roofline of the proposed building, predicted to have a more limited visual effect with increased distance from the Site.

Other Views

- 3.4.38 Most within the Study Area falls outside the ZTV or the intervening topography and vegetation is such that views would be very filtered or screened and no Important adverse visual effects would be predicted. Where viewpoints are representative of nearby residences these have been noted above. Generally, the majority of the ZTV falls over non-publicly accessible areas, with limited numbers of PRoW north of the Site, where views may be obtained from.
- 3.4.39 Grange Farm (owned by the Applicant) is immediately south-west of the Site and has been considered under Viewpoint 1. Other residences further north along Park Lane are referenced under Viewpoint 5, with no Important intervisibility or adverse visual effect predicted.
- 3.4.40 Views from residences the Old Grange and The Folly, circa 400m west of the Site are predicted to be very filtered or screened by intervening tree cover at the properties, such that important adverse visual effects are not predicted.
- 3.4.41 The B4035 and Main Street (Sibford Ferris Road), runs along an elevated arc, circa 750m northwest of the Site. The roads generally fall outside of the ZTV, the direction of travel is oblique to the Site and the combination of the landform and vegetation cover are such that Important views are not predicted, should any visibility occur.

3.5 METHOD OF ASSESSMENT OF LANDSCAPE EFFECTS

- 3.5.1 Landscape Sensitivity is determined by the combination of Landscape Susceptibility (i.e. the inherent ability of a defined landscape receptor (e.g. landscape characteristics) to accommodate the specific Proposed Development without undue negative consequences) and Landscape Value.
- 3.5.2 Landscape Value is the desirability of landscape characteristics (including scenic beauty, tranquillity, wildness, cultural associations, conservation interests etc.) and the acceptability of their loss to different stakeholders (i.e. valued for different reasons by different people and on different scales, e.g. local, national).
- 3.5.3 The level of Landscape Sensitivity is derived generally following the pattern shown in Table 5.

Table 5 Landscape Sensitivity

Land. Susceptibility \ Land. Value	Very Low	Low	Medium	High	Very High
Very Low	Very Low	Very Low	Low	Low or Medium	Medium
Low	Very Low	Low	Low or Medium	Medium	Medium or High
Medium	Low	Low or Medium	Medium	Medium or High	High
High	Low or Medium	Medium	Medium or High	High	Very High
Very High	Medium	Medium or High	High	Very High	Very High

- 3.5.4 The determination of Magnitude of landscape effect is guided by Table 6.

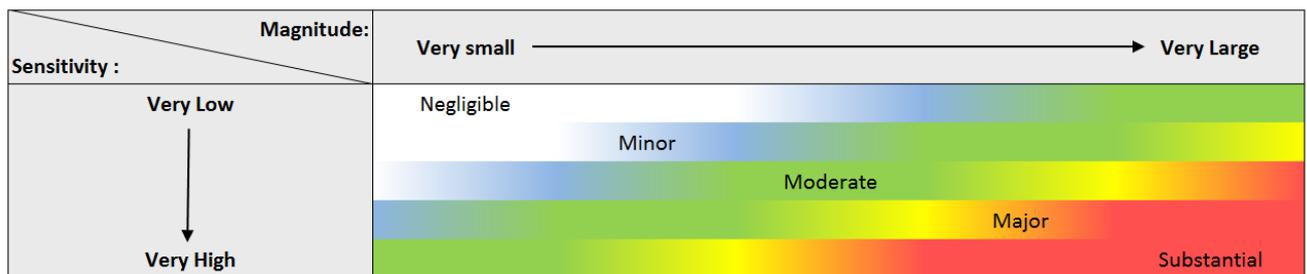
Table 6 Magnitude of Landscape Effect

Magnitude of Landscape Effect	Landscape Criteria
Very Large	Typically, large scale changes and/or numerous changes to important landscape characteristics

Large	Typically, large scale changes to some landscape characteristics, or a high number of medium scale changes to the landscape characteristics
Medium	Typically, some medium scale changes to some landscape characteristics
Small	Typically, a low number of medium scale changes to landscape characteristics, or a number of small scale changes to landscape characteristics
Very Small	Typically, occasional, small scale changes to unimportant landscape characteristics

- 3.5.5 The effects on the landscape can apply at an individual level (e.g. to specific landscape elements or characteristics) and at the landscape character level. Both aspects are considered below.
- 3.5.6 Important changes to landscape character occur when the relative level of contribution of the existing key characteristics changes (either through reduction/increase or removal/addition) such that the landscape would be defined or classified differently at a given geographical scale.
- 3.5.7 The derivation of levels of Importance of effect generally follows a pattern by which the relationship between Landscape Sensitivity and Magnitude contributes to the level of effect as shown in Diagram 3. Major or Substantial levels of effect would be considered to be Important. On balance, in overall planning terms, important effects may not necessarily be considered unacceptable.

Diagram 3 Overall Level of Effect



3.6 ASSESSMENT OF LANDSCAPE EFFECTS

Effects on Landscape Characteristics within the Site

- 3.6.1 The key landscape characteristics within the Site are:
- Essentially a slightly sloping Site to the west of a series of stable blocks that forms part of a wider agricultural farm complex that includes barns / buildings, and external concrete access roads and storage areas of hardstanding;
 - An area of hardstanding that provides vehicle turning and parking for users / visitors of the adjacent stables;
 - An area of semi-improved grassland that forms the south-eastern corner of an agricultural field, currently forming an area that is used predominantly as paddocks; and
 - A length of recently implemented native hedgerow planting that forms the perimeter boundary to the area of hardstanding, and approximately 60m in length.
- 3.6.2 The characteristics of the hedgerow generally lack maturity and form the transition from a large open field to the stable blocks and associated parking hardstanding areas. Whilst the new hedgerow

planting may form a desirable feature within the landscape once mature, it is relatively easily to replicate this feature given the lack of maturity of existing planting.

- 3.6.3 Whilst the existing grassed field is a characteristic feature, the Proposed Development will affect a relatively small area of a much larger open field, thus only marginally affecting the prevalent field pattern, which can be reinforced with new hedgerow planting.
- 3.6.4 Whilst elements within the Site may be of agricultural value, the Site is afforded no specific landscape protections; there is very limited conservation interest, no public access and limited value in terms of landscape condition and scenic quality. There is an obvious influence from the adjacent farm complex. Overall, the characteristics of the Site are considered to be of Low value. The susceptibility to change is considered to be Low/Medium, where the Site is considered transitional in nature between the arable field and the farm complex and there is scope to replace desirable characteristics at the periphery of development. The sensitivity of landscape characteristics at a Site level is considered Low.
- 3.6.5 Overall, accounting for the proposed replacement of the hedgerow planting to the south of the Site, the Magnitude of adverse effect at a Site level is considered to be Medium. This is considered to be of a **Minor/Moderate** level of Importance.

Effects on Landscape Character

- 3.6.6 It is considered that the main zone of influence from the Proposed Development extends westwards and northwards, and to some degree eastwards, with a character generally in keeping with the Rolling Village Pastures Landscape Type, comprising a large open arable field across undulating land. The Site is situated between a series of localised high-pints within the landscape with a general change in topography sloping from the north-west to south-east.
- 3.6.7 The ZTV and visibility does extends in to the northern fringes of the adjacent Wooded Pasture Valleys and Slopes landscape type to the south-east, yet the predominant areas from where visibility of the Site is obtained generally comprises large scale rolling arable fields, noting that the Proposed Development would generally be beyond the extent of the existing farmstead built envelope which already exerts an influence.
- 3.6.8 The wider landscape character within 1km of the Site and located within the ZTV is considered comprise a landscape structure is in good condition and there is a good degree of scenic quality afforded, with occasional longer range views afforded. The large scale nature of the field pattern does provide a lower degree of hedgerow and tree cover in the vicinity of the Site and there are some occasional detracting features in the landscape, such as scattered farm complexes and some overhead wires (infrastructure).
- 3.6.9 Overall, the landscape sensitivity of the wider Landscape Character is considered to be Medium/High.
- 3.6.10 The nature of the localised landform in proximity to the Site, relative to wider areas, generally limits the influence the Proposed Development can exert on the wider area. The built elements of Grange Farm, as well as intervening roadside vegetation and topography, effectively screens and ensure the Proposed Development exerts very limited influence over landscape character to the south.
- 3.6.11 The Proposed Development will not unduly affect characteristic elements of the landscape, such as the large open nature of agricultural fields and gently rolling topography. Long range views from elevated locations are not predicted to be substantially disrupted by the Proposed Development.

- 3.6.12 The existing farm complex at Grange Farm already exerts an influence on the wider landscape character and the smaller scale Proposed Development will be visible in that context.
- 3.6.13 The recently planted hedgerow to the perimeter of the hardstanding north of the stable block is proposed to be replaced as part of the development around the western and northern boundary of the Proposed Development; as such this hedgerow will still form part of the landscape.
- 3.6.14 The proposals are entirely in the context of the farm complex and the scale of the development is such that it would have very limited influence on the wider landscape character surrounding the Site. As illustrated through the viewpoint assessment, the proposals will only exert an influence over a close or short range distance from the Site. This in turn ensures the wider landscape character is generally unaffected.
- 3.6.15 The proposed building is in keeping with the surrounding built elements, noting the collocation of the Proposed Development to the existing farmstead. The level of effects will also progressively reduce over time, as peripheral landscaping matures (which will be slightly delayed beyond the existing situation) to screen/integrate the Proposed Development.
- 3.6.16 Overall, the magnitude of landscape effect is considered to be Very Small to Small in respect of the wider landscape character (of the Rolling Village Pastures Landscape Type. Accounting for sensitivity, the effect is considered to be of **Minor/Moderate** level of Importance, at worst.

3.7 CUMULATIVE LANDSCAPE AND VISUAL EFFECTS

- 3.7.1 Given the location of the Proposed Development, and the relative nature of the intervening existing landform, topography, vegetation cover and adjacent built elements, intervisibility with the Stourwell Barn proposals is not predicted to any notable or Important level (refer 2.11).
- 3.7.2 The individual proposals (Consented and Proposed) are not considered to be widely visible from the same viewpoint locations and the individual zones of influence predominantly extend over differing landscape character areas/types. As such, further cumulative assessment of combined landscape or visual effects is not considered warranted, with no notable or important effects predicted over and above the stand alone individual situations.
- 3.7.3 It is noted that there will be an increase in built development sequentially experienced along Grange Lane passing from Stourwell Barn to Grange Farm; however, any effects are entirely in the context of the existing farmsteads and built form, which already influence views from along the route and there will be no disruption to the wider intervening landscape or views. Overall, this is cumulatively considered to be a **Negligible/Minor** level of Importance compared to the assessment of effects on an individual basis.
- 3.7.4 No other developments have been identified at this stage which would give rise to other cumulative landscape or visual considerations.

4 CONCLUSIONS

4.1 CONCLUSIONS

- 4.1.1 The assessment process above has considered both landscape and visual effects. All the assessed effects are considered to be in close proximity (or close range) to the Site, with the proposals exerting limited influence further afield. Effects are considered generally localised.

- 4.1.2 Visually, there are limited publicly accessible locations from where the Proposed Development would be visible, due to the undulating nature of the topography and various intervening tree and hedgerow cover (as well as the proximate nature of other built elements). The Proposed Development will be viewed in the context of the wider Grange Farm complex and it is assumed that hedgerow planting will be replaced to the west and north of the Site.
- 4.1.3 Six representative viewpoints have been assessed, focusing on the most sensitive receptor locations (or most visible locations) in the local area. Overall, at Year 1, adverse visual effects are considered restricted to a **Moderate** or lower level (at close range), with no Important adverse visual effects assessed. With time and as proposed hedgerow planting establishes, the level of effect is likely to further reduce.
- 4.1.4 Adverse landscape effects are considered restricted to a non-important **Minor/Moderate** level of effect, at a Site level and in relation to the wider higher sensitivity landscape character. The nature of the local landform, limits the influence the Proposed Development exerts on the wider landscape, with the Proposed Development predicted to become increasingly integrated in to the landscape and appearing part of the wider built farmstead complex.
- 4.1.5 No important cumulative landscape or visual effects have been identified.
- 4.1.6 The Proposed Development is not considered to give rise to any Important or unacceptable adverse landscape or visual effects. The assessed levels of effect are such that landscape and visual issues are not considered to be a material consideration in the determination of the application which would warrant refusal.
- 4.1.7 Assuming the replanting of the native hedgerow west and north of the Site can be successfully achieved, as well as ensuring the building material specification and roof colour replicates or reflects the adjacent built form, there should be no overriding reasons relating to landscape or visual effects why the Proposed Development could not be approved. The Proposed Development is considered to comply with local plan policies PSD1, ESD10 and ESD13 and is not considered to:
- *Cause undue visual intrusion in to the open countryside;*
 - *Cause undue harm to important natural landscape features and topography;*
 - *Be inconsistent with local character;*
 - *Impact on areas judged to have a high level tranquillity;*
 - *Harm the setting of settlements, buildings, structures or other landmark feature; or*
 - *Harm the historic value of the landscape.*

APPENDIX L1 – FIGURES



View from: Grange Lane, at the road junction with Park Lane (viewing distance circa 320mm).



View showing wider context only: (viewing distance circa 160mm)

Notes: Camera: Canon 5D Mk 1
Focal Length used: 50mm (35mm format equivalent)
Date of Photograph: 17-12-18

Viewing distances indicate distance for image to be held from eye to represent approximate scale of features within the photograph as would be seen by the naked eye.



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Client:
SBK | SHELDON
BOSLEY
KNIGHT

Site:				Grange Farm			
Drawing Title:				Viewpoint 1			
Date:	Scale:	Paper Size:		Date:		Scale:	Paper Size:
8 Jan 2019	As Shown	A3 (420x297 mm)		8 Jan 2019		As Shown	A3 (420x297 mm)
Drawn By:	Checked By:	Status:	Final Revision:				
ACJ	I.S	FINAL	-				
CAD Ref:				Drawing No:			
CE-SF1349-DW01-Final				Figure 2			



Approx. lateral extent of Proposed Building,
beyond existing buildings
(NB: Line not representative of ridgeline)

View from: Grange Lane, to the east of the Site (viewing distance circa 320mm).



View showing wider context only: (viewing distance circa 160mm)

Notes: Camera: Canon 5D Mk 1
Focal Length used: 50mm (35mm format equivalent)
Date of Photograph: 17-12-18

Viewing distances indicate distance for image to be held from eye to represent approximate scale of features within the photograph as would be seen by the naked eye.

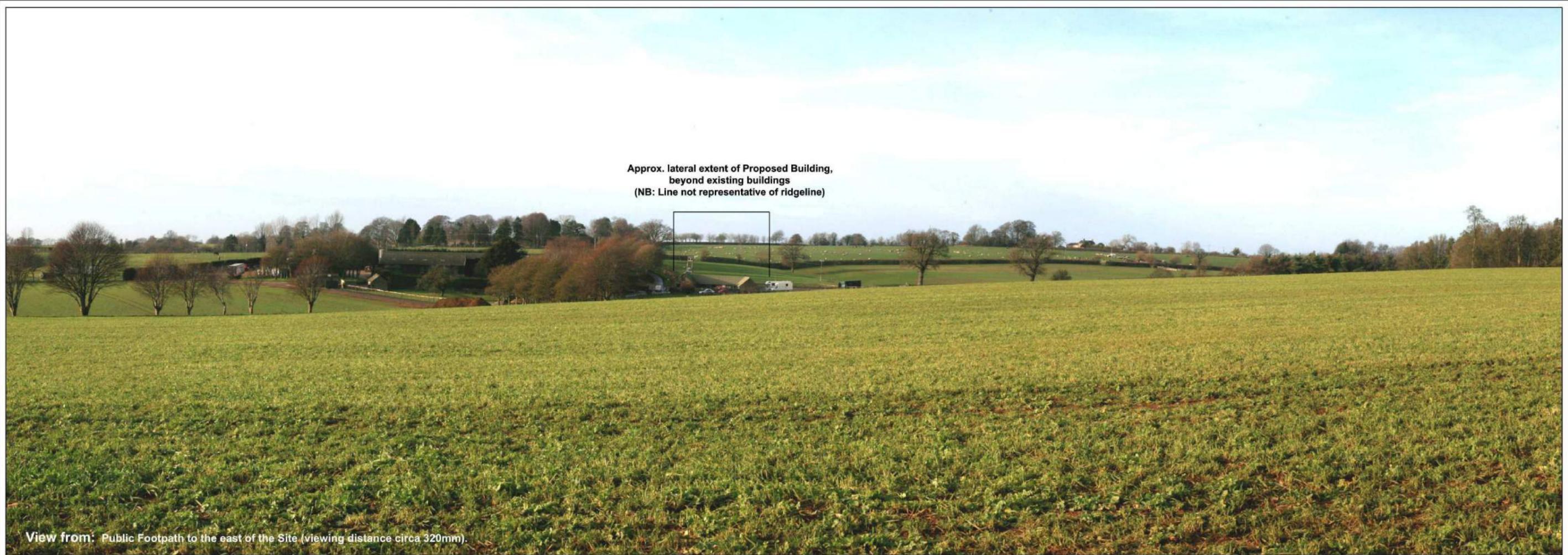


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Client:
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Site:				Grange Farm			
Drawing Title:				Viewpoint 2			
Date:	Scale:	Paper Size:		Date:		Scale:	Paper Size:
8 Jan 2019	As Shown	A3 (420x297 mm)		8 Jan 2019		As Shown	A3 (420x297 mm)
Drawn By:	Checked By:	Status:	Final Revision:				
ACJ	I.S	FINAL	-				
CAD Ref:			Drawing No:				
CE-SF1349-DW01-Final			Figure 3				



Notes: Camera: Canon 5D Mk 1
Focal Length used: 50mm (35mm format equivalent)
Date of Photograph: 17-12-18

Viewing distances indicate distance for image to be held from eye to represent approximate scale of features within the photograph as would be seen by the naked eye.



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Site:				Grange Farm			
Drawing Title:				Viewpoint 3			
Date:	Scale:	Paper Size:		Date:		Scale:	Paper Size:
8 Jan 2019	As Shown	A3 (420x297 mm)		8 Jan 2019		As Shown	A3 (420x297 mm)
Drawn By:	Checked By:	Status:	Final Revision:				
ACJ	I.S	FINAL	-				
CAD Ref:			Drawing No:				
CE-SF1349-DW01-Final			Figure 4				

Approx. lateral extent of Proposed Building,
beyond intervening landform and roadside vegetation.
Upper half of building/roofline visible only
(NB: Line not representative of ridgeline)



View from: Public Footpath to the south-west of the Proposed Development (viewing distance circa 320mm)



View showing wider context only: (viewing distance circa 160mm)

Notes: Camera: Canon 5D Mk 1
Focal Length used: 50mm (35mm format equivalent)
Date of Photograph: 17-12-18

Viewing distances indicate distance for image to be held from eye to represent approximate scale of features within the photograph as would be seen by the naked eye.



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Site:				Grange Farm			
Drawing Title:				Viewpoint 4			
Date:	Scale:	Paper Size:		Date:		Scale:	Paper Size:
8 Jan 2019	As Shown	A3 (420x297 mm)		8 Jan 2019		As Shown	A3 (420x297 mm)
Drawn By:	Checked By:	Status:	Final Revision:				
ACJ	I.S	FINAL	-				
CAD Ref:			Drawing No:				
CE-SF1349-DW01-Final			Figure 5				



Notes: Camera: Canon 5D Mk 1
Focal Length used: 50mm (35mm format equivalent)
Date of Photograph: 17-12-18

Viewing distances indicate distance for image to be held from eye to represent approximate scale of features within the photograph as would be seen by the naked eye.



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Site:				Grange Farm			
Drawing Title:				Viewpoint 5			
Date:	Scale:	Paper Size:		Date:		Scale:	Paper Size:
8 Jan 2019	As Shown	A3 (420x297 mm)		8 Jan 2019		As Shown	A3 (420x297 mm)
Drawn By:	Checked By:	Status:	Final Revision:				
ACJ	I.S	FINAL	-				
CAD Ref:			Drawing No:				
CE-SF1349-DW01-Final			Figure 6				



Notes: Camera: Canon 5D Mk 1
 Focal Length used: 50mm (35mm format equivalent)
 Date of Photograph: 17-12-18

Viewing distances indicate distance for image to be held from eye to represent approximate scale of features within the photograph as would be seen by the naked eye.



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Client:
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Site:				Grange Farm			
Drawing Title:				Viewpoint 6			
Date:	Scale:	Paper Size:		Date:		Scale:	Paper Size:
8 Jan 2019	As Shown	A3 (420x297 mm)		Date:		Scale:	Paper Size:
Drawn By:	Checked By:	Status:	Final Revision:				
ACJ	I.S	FINAL	-				
CAD Ref:			Drawing No:				
CE-SF1349-DW01-Final			Figure 7				