

# Addendum Report to Landscape and Visual Appraisal (Tyler Grange, September 2020 2399/R07/EF/RH)

## Land off Kyderminster Road, Winchcombe

February 2021

### Introduction

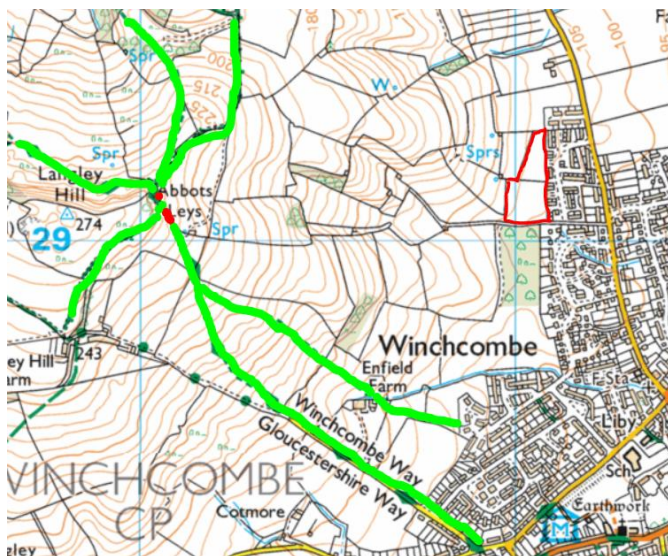
1. This Addendum Report has been by Turley Landscape and VIA on behalf of the client, Firststeel to accompany a revised application for outline planning permission (ref 20/00892/OUT) for a proposed residential development on land off Kyderminster Road, Winchcombe.
2. The Addendum Report covers the following:
  - Description of the landscape review undertaken in January 2021 by Turley Landscape and VIA of the site, submitted scheme proposals (illustrative masterplan and supporting documents including LVA report) and landscape consultation responses;
  - Summary of the changes to the illustrative scheme arising from the landscape review;
  - Commentary on potential effect on the conclusions of the submitted LVA (Tyler Grange, September 2020), arising from the proposed amendments to the development proposals;
  - Supplementary assessment of the potential cumulative landscape and visual effects of the proposed development in combination with draft allocation WIN1.
3. The Addendum should be read in conjunction with the Landscape and Visual Appraisal (LVA) that was prepared by Tyler Grange and submitted to support the planning application in September 2020 (ref 2399/R07/EF/RH) and the revised Design and Access Statement (February 2021) which includes a revised Landscape Strategy in Section 04.

### Landscape Review

4. In January 2021 Turley Landscape and VIA were appointed to undertake an independent review of the development proposals and supporting LVA submitted as an outline planning application in September 2020 and the associated responses from consultees on landscape matters (Natural England, Tewkesbury Council' landscape consultant and the Cotswolds AONB Board). The review also included consideration of the proposals submitted previously for the site in 2016 (ref 16/00481/OUT) which was dismissed at Appeal and the comments raised on landscape and visual matters in the inspector's Appeal Decision.
5. The review was informed by a site visit undertaken on 29<sup>th</sup> January 2021 during which visibility was very good. The site visit included a walkover of the site itself and assessment of views

towards the site from the footpaths to the east on Langley Hill, footpaths to the west on the upper slopes of Salters Hill and to the south from the Cotswold Way close to Cordean Lane.

6. The review was also informed by consideration of the following landscape guidance documents: Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023; Cotswolds AONB Landscape Character Assessment; Cotswolds AONB Landscape Strategy and Guidelines; and Cotswolds AONB Local Distinctiveness and Landscape Change. Key conclusions from the landscape review are set out below.
7. In general, the review of the existing landscape and visual context undertaken by Turley Landscape and VIA concurred with the baseline appraisal contained within the submitted LVA prepared by Tyler Grange. Some additional appraisal and analysis was undertaken and conclusions arising from this are set out below.
8. The review included further analysis of the visibility of the site and the relative importance of local and long distance views of the site. A key observation from this was that in the LVA and site masterplanning process, the importance of long distance views of the Site from the east and west had been over-emphasised, whilst the importance of local, short distance views had been considered only briefly. The latter views are now given specific, individual consideration in terms of the revised site layout.
9. It was observed that in views from the west from public rights of way on and around Langley Hill, the Site is predominantly screened from view by landform and/or vegetation in the intervening area from virtually all parts of the paths (indicated in green on Figure 1 below). There are occasional glimpsed views from a very short stretch of one public footpath (indicated in red on Figure 1 below and illustrated as RV13 within the LVA) where a corner of the Site can be glimpsed in the distance beyond a hedgerow. However, these are fleeting, incidental views in which the Site is barely noticeable. They are not an important or strategic viewpoint and the Site is a small and insignificant part of the view. The more important features of these views which make the main contribution to visual amenity, are the escarpment slopes of the Cotswold Hills which forms a distinctive horizon and the settlement of Winchcombe which nestles in the valley.



**Figure 1: Visibility of the site from public rights of way on Langley Hill (Green – Site not visible Red- glimpsed views)**

10. From the east, from public rights of way in the valley and on the lower slopes of Salter's Hill, the Site is fully screened from view by the settlement of Winchcombe and surrounding vegetation. From the rights of way on upper slopes (above c. 130m AOD), at intermittent points and in clear weather conditions the western edge of the Site is discernible in the background of the view (e.g. RV3, 4 and 5 in the LVA). However, with viewpoints at a distance of 1.75km or more from the Site, and with the settlement of Winchcombe extending across the centre of these views, the Site is not a noticeable feature and its contribution to the character and appearance of these views is negligible. Of more importance are the slopes (above c. 115m AOD) to the west of the Site which are more elevated and which contribute to the recognisable form of Langley Hill.
11. It was also noted that the annotated photography in the LVA has showed the 'Site Location' inaccurately (e.g. views 3, 4, 5, where location arrow points to the adjoining field on higher ground to the north-west (the potential future allotment site) rather than to the site itself. This has perhaps led to a misunderstanding of the likely extent of visibility and visual impact of development on the Site in long distance views from the east.
12. However, whilst the importance of the Site in long distance views from the east, west and south is considered to be low, the local views of the Site from the Kyderminster Road residential area (including Clarendon Rd, Whitworth Rd, Norton Close and Kyderminster Road itself (e.g. Figure 2) have been considered in more detail than previously. This also responds to the previous Inspector's comments in the 2017 appeal, that the '*development would be highly visible to residents of the adjacent existing development, and from Clarendon and Whitworth Roads*'. From these roads, there are views west between the existing dwellings towards the Site with Langley Hill seen in the background. Although the views are partly obscured by vegetation and buildings in the foreground some higher level land beyond is still visible and small parts of the wider AONB can be appreciated when passing along these roads.



**Figure 2: View from southern end of Kyderminster Road** - illustrating locally important glimpsed views of the AONB landscape in the background

13. Similarly from properties on Norton Close, there are direct, open views across the Site. The views towards the lower slopes of Langley Hill are broken up by mature established hedgerows and trees but higher land is visible above these. In preparing the amended 30 unit scheme, the layout has been changed to take account of these local views.

14. Key observations arising from the landscape review which it was felt should be addressed within the amended development proposals were identified as:
- View lines should be retained through the development area to maintain a visual connection through the Site to the AONB landscape beyond;
  - The extent and volume of built development on the Site should be reduced and the extent of publically accessible open space increased;
  - The development edge should be more ‘feathered’ to provide a softer transition between the settlement edge and the AONB countryside;
  - All forms of development (including roads, garden areas, drainage features etc) should be kept below the 115m contour and the development edge should face outwards to the AONB;
  - The areas of public open space should be designed to provide opportunities for viewing and appreciation of the AONB;
  - The ridge and furrow landforms (particularly in the northern field) are pronounced and worthy of partial retention if possible; and,
  - The outlook of nearby residential properties (in particular on Norton Close (even nos 2 – 12)) should be preserved where possible.

#### **Extent of scheme revisions**

15. The revised submission that this Addendum report supports, seeks to further refine the development parameters and illustrative design to provide a stronger, landscape-led approach. It has been informed by the findings of the landscape review and responds to comments raised by consultees (including in particular those raised by the Council’s Landscape Consultant) on the proposed scheme during the planning determination period.
16. The changes are set out in detail in the revised planning application drawings and the Addendum to the Design and Access Statement by Turley Design. In summary, the following key changes have been incorporated in response to landscape and visual issues and are considered relevant to the appraisal of effects as set out in the previously submitted LVA:
- Total **number of residential units reduced to 30, number of garages reduced** and developed area of the site reduced providing a lower density and more rural character of development on the site.
  - The total **area of public open space has increased** from 0.7ha to 1ha allowing the creation of larger, more meaningful areas of public open space in which the AONB can be experienced and enjoyed (with views west of Langley Hill and views east across the valley towards the Cotswold Hills). The site is not currently publically accessible, so these proposed open spaces provide a positive benefit to existing residents of the adjacent area and future residents of the development.

- New areas of open space incorporated at the northern and southern ends of the site which allows **open views across the site to be retained** and protects the outlook for existing residents of Norton Close (even nos 2 – 12) and the south side of Clarendon Road (nos 2, 4, 6, 8 and 15). These also allow the **retention of a significant area of the ridge and furrow** feature on the site.
- Regular **breaks in development have been introduced** (including in line with Whitmore Road, Clarendon Road, the existing footpaths that lead from Kyderminster Road to the eastern site boundary and the turning head at the southern end of Kyderminster Road). The incorporation of these gaps in the development (together with the additional areas of open space) means that **views towards the slopes of Langley Hill and to the Cotswold Escarpment will be maintained** for users of the open space and for residents of the existing adjoining area. This includes when travelling along Kyderminster Road itself.
- **No forms of ‘development’ extend beyond the 115m contour line** in accordance with comments received from both the Landscape Consultant and Urban Design Officer. This includes all private gardens, roads and buildings. The only exception being the potential provision of a short green surfaced link (e.g. reinforced grass) to serve the proposed future allotments site allocated through the Winchcombe Neighbourhood Plan.
- The revised layout provides a **more contextual response to the site including an enhanced feathered edge to the settlement and amended street layout and housing types** in line with the comments received from the Council’s Landscape Consultant. This allows for a positive and softer transition between the settlement edge and the wider AONB when compared to the existing settlement edge (and the scheme originally submitted and that considered as part of the previous appeal scheme in 2017).
- The proposed **development edges face outwards providing a positive front to the wider AONB** (and natural surveillance to the open space). The revised illustrative masterplan demonstrates how corner turning and dual aspect housing design can ensure overlooking of open space, whilst maintaining frontages facing the western boundary and outwards towards the AONB.
- A **naturalised design of attenuation basin** is proposed (replacing a more engineered solution previously shown).

### Effects arising from the Proposed Amendments

17. The assessments and conclusions of the September 2020 LVA in relation to both landscape impacts and visual effects views have been reviewed in light of the proposed changes to the scheme.

### ***Landscape Effects***

18. The LVA for the 35 unit scheme identified that the Site had potential to affect a number of special qualities of the AONB and valued characteristics of the landscape and settlement. Each of these is considered below in relation to the proposed revised development.
19. *The Relationship with the western edge of Winchcombe at Kyderminster Road* - The LVA for the 35 unit scheme identified a Low magnitude of change to the settlement pattern and built edge with any effects arising being Neutral in nature. The proposed amendments incorporated within the revised scheme would result in a further improvement to this and an associated slight reduction in the magnitude of change. This is due to the smaller area and volume of development, the integration of open space at the northern and southern ends of the site plus the integration of view lines through the development area which would create a 'feathered' edge to the development. These changes would create an improved form of settlement edge compared with the existing situation and an improved relationship with Kyderminster Road and the existing surrounding properties.
20. *Boundary Vegetation and Ridge and Furrow pattern* – The revised proposed development retains existing boundary vegetation as with the previous 35 unit scheme and includes additional planting to reinforce these boundary features. The retention of part of the ridge and furrow landform in an undeveloped area in the northern part of the site is also incorporated in the revised development proposals. These changes represent a significant improvement compared with the 35 unit scheme and would represent a beneficial landscape effect.
21. *Langley Hill* - The LVA for the 35 unit scheme concluded that the landform and character of Langley Hill would be unaffected by the proposals with development respecting the existing pattern of the landscape and settlement at the base of the hill. In the revised proposed development, Langley Hill would continue to be unaffected. However, the visual and physical connections with the hillside would be improved through the reduction in scale of development to 30 units and the integration of open space at the northern and southern ends of the site plus the integration of view lines through the development area which would create a 'feathered' edge between the development and the open landscape of the slopes of Langley Hill.

### ***Visual Effects***

22. The effect of the revised proposed development on each of the key visual receptors is set out below. This is followed and informed by an assessment of the likely effects on each of the representative views considered in the September 2020 LVA.
23. *Views from surrounding residential properties* – The revised development proposals would have a significantly reduced visual impact on surrounding residential properties compared with the 35 unit scheme. Views from the six properties on Norton Close which look directly across the site would retain an open outlook with clear views of Langley Hill beyond. Similarly, properties at nos 2, 4, 6, 8 and 15 Clarendon Road would retain oblique views across the undeveloped south-eastern corner of the site.
24. *Views from adjacent roads* - (Clarendon Road, Whitmore Road and Kyderminster Road) – The revised development proposals would retain corridors of land, free from built development, through the development area. This would allow clear views from the adjoining roads through to the vegetated hillside of Langley Hill beyond resulting in a significantly reduced visual impact on

these views compared with the 35 unit scheme. Proposed dwellings either side of the road would also be visible, fronting on to the view corridors, but a strong visual connection with the AONB landscape would be retained which is a key contributor to the visual amenity of the area.

25. *Views by users of public rights of way on Salters Hill* – The revised development proposals would be less visible than the 35 unit scheme; changes to views arising from the development would be barely noticeable and would not affect the visual amenity experienced by users of the footpaths.
26. *Views by users of public rights of way on Langley Hill* – The site is predominantly screened from view and the revised proposed development would not be visible from most part of the footpaths. From the few points where parts of the site are glimpsed, the revised development proposal would be less visible than the previous 35 unit scheme; the proposed dwellings would blend with the edge of Winchcombe beyond and would not change the character of the view or affect the visual amenity experienced by users of the footpaths.
27. **Viewpoint Analysis** – The following analysis should be read alongside the viewpoint photography and analysis contained within the LVA.
28. *View 1 – View south from B4322, North of Didbrook Fields* – In this long distance view the Site is screened by vegetation and the revised proposed development would not be visible.
29. *View 2 – View south west from railway bridge on Greet Road* - In this medium distance view the Site is screened by vegetation and existing development on the edge of Winchcombe and the revised proposed development would not be visible.
30. *View 3 – View west from northern slopes of Salter’s Hill* – In this long distance view across the valley, the Site is screened by the existing development and vegetation to the east of the Site. The field to the west of the northern part of the Site (potential future allotment site) is just discernible and the land to the north east of the Site (new cemetery) is visible. The revised proposed development would be barely discernible in the view and would be limited to a glimpse of the roofline of a few houses seen behind the roofs of houses in the adjoining area to the east. It would be less visible than the previous 35 unit scheme due to the removal of houses from the northern part of the Site. Views across the valley to Langley Hill would be retained and there would be no change to the character or scenic beauty of the view.
31. *View 4 - View west from eastern slopes of Salter’s Hill* – In this long distance view across the valley, the western side of the Site is discernible in the background of the views. The eastern side of the Site is screened by the existing housing on Kyderminster Road. Small parts of the revised proposed development would be visible in the background of the view seen beyond the existing development on Kyderminster Road. It would be less visible than the previous 35 unit scheme and would blend with the developed area of Winchcombe so would be barely noticeable. Views across the valley to Langley Hill would be retained and there would be no change to the character or scenic beauty of the view.
32. *View 5 – View north-west from south-eastern slopes of Salter’s Hill* – This long distance view is similar to view 4 but more distant (c. 2km from the Site). In clear conditions, the western side of the Site is discernible in the background of the views (with the adjoining allotment site seen beyond) and the eastern side is screened by built development on the western edge of Winchcombe. The revised proposed development would be less visible than the previous 35 unit scheme with only small parts of the development visible in the background of the view which

would blend with the existing developed area of Winchcombe so would be barely noticeable. Views across the valley to Langley Hill would be retained and there would be no change to the character or scenic beauty of the view.

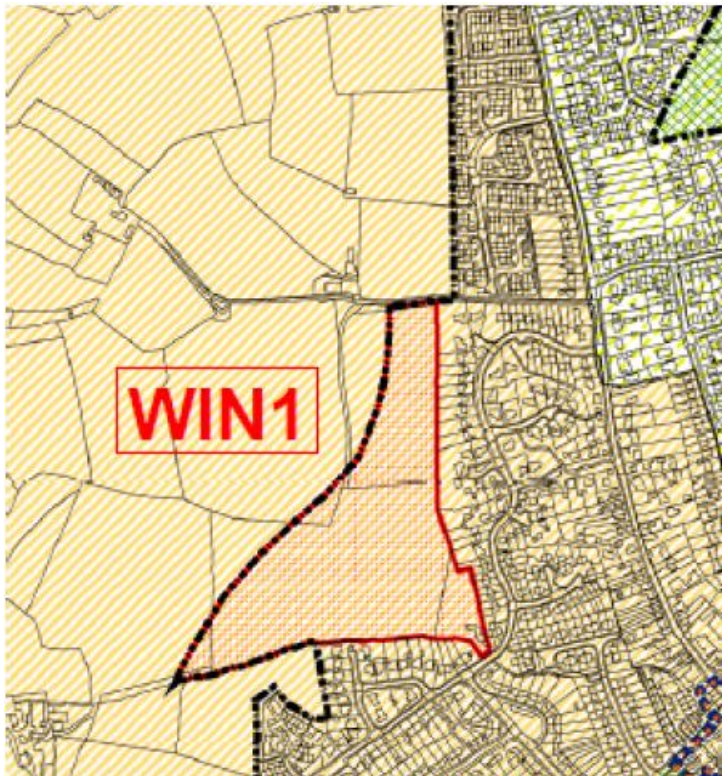
33. *View 6 – View west across the site from Whitmore Road* – This is a close proximity view of the Site from the site boundary. The site extends across the foreground of the view with the future potential allotment site seen behind it and the lower slopes of Langley Hill seen beyond. The revised proposed development would be visible extending across the foreground of the view. The revised proposals would create significantly improved views and reduced visual impact compared with the 35 unit scheme due to the incorporation of a view line free from development allowing views through to Langley Hill and the AONB landscape to be maintained. The revised illustrative proposals also show how houses could face outwards onto Whitmore Road and provide an improved development frontage along the edges of the view.
34. *View 7 – View west across the site from Clarendon Road* – This close proximity view across the Site is similar to view 6. The Site extends across the foreground of the view with Langley Hill seen in the distance beyond. The revised proposed development would be visible extending across the foreground of the view but would result in a significantly improved view and reduced visual impact compared with the 35 unit scheme. The incorporation of a view line across the Site free from development would allow views through to Langley Hill and the AONB landscape to be retained. (In contrast, in the 35 unit scheme, views across the Site were restricted by a cluster of houses on the west side of the Site).
35. *View 8 – View north from rising land of the escarpment on Cleeve Hill* - In this long distance view the Site is screened by vegetation and the revised proposed development would not be visible.
36. *View 9 – View north from the Winchcombe Way close to Corndean Lane* - In this long distance view the Site is screened by vegetation and the revised proposed development would not be visible.
37. *View 10 – View north from Mercia Road* – In this middle distance view the Site is currently screened from view by the vegetation along the southern boundary of the site. With the revised development proposals, roofs of dwellings in the southern part of the site may just be visible beyond the trees. They would be less visible than in the 35 unit scheme as there are less houses in the southern part of the Site and houses are set further back from the southern site boundary.
38. *View 11 – View north from public footpath by Enfield Farm* - In this middle distance view the Site is screened by vegetation in the intervening area and the revised proposed development would not be visible.
39. *View 12 – View north-east from public footpath on south-eastern side of Langley Hill* - In this middle distance view the Site is screened by vegetation and the landform of the lower slopes of Langley Hill; the revised proposed development would not be visible.
40. *View 13 – View east from junction of public right of ways close to top of Langley Hill* – in this view through a short break in hedgerow a small part of the Site can be glimpsed with the town of Winchcombe seen behind. The revised development proposals would be glimpsed, seen beyond gaps in the vegetation and blending with the built area of Winchcombe beyond. The revised proposals comprise less built development than the 35 unit scheme and would be less visible.



The panoramic views to the Cotswold Escarpment on the horizon would be retained by the proposals and the character and scenic beauty of the view would be unaffected.

### Cumulative Assessment

41. The consultation response by Natural England (20<sup>th</sup> November 2020) requested that ‘an assessment is carried out of the cumulative landscape and visual effects of the current [35 unit] application together with residential development provided for on land described in Policy WIN1 of the emerging plan’. This cumulative assessment has been carried out and the results of this are set out below.



**Figure 3: Location of WIN1 site (hatched red) identified in Emerging Tewkesbury Borough Plan (2011 - 2031)**

42. Site WIN1 is located adjoining the Kyderminster Road Site to the south and is separated by a farm track (Figure 3). There is limited intervisibility between the two sites due to the presence of mature vegetation either side of the track. Development proposals are not yet available but the draft policy identifies the site for residential development with all development to be located below the 115m AOD contour.

### ***Cumulative landscape effects***

43. If both schemes are implemented, there would be a cumulative effect on the western settlement edge of Winchcombe, extending the settlement slightly further westwards. On both sites, built development would be limited to below the 115m contour line and the development edge would then form a continuation with the existing south-western edge of Winchcombe which extends up the valley sides to c. 115m AOD. The extension of the development edge to the 115m AOD contour on both sites is in accordance with the recommendations of the ‘Winchcombe Town

Landscape and Visual Sensitivity Study' (Toby Jones Associates, November 2014). The two developments would integrate with the existing settlement pattern and have the potential (subject to the development of appropriate detailed site layouts) to create a positive edge between the settlement and the countryside. The retention of development below the 115m contour would mean that there would be no cumulative effects on Langley Hill.

44. There would be no cumulative loss of trees or hedgerows as existing boundary vegetation would be retained on both sites. However, there would be a cumulative increased loss of grassland as a result of the development area replacing existing grassland on both sites. The loss of grassland would be partly mitigated by biodiversity improvements and management regimes in the open space areas within both sites. This could include enhancements to the retained areas of grassland to create higher quality grassland with greater species diversity.

**Cumulative visual effects**

45. Table 1 below provides an assessment of potential cumulative visual effects on visual receptors and representative viewpoints of the proposed Kyderminster Road development in combination with development on the WIN1 site.

**Table 1: Cumulative visual assessment of development on Kyderminster Rd and the WIN1 site**

Visual receptor	Cumulative Assessment
<b>Views from surrounding residential properties on Norton Close, Clarendon Road, Whitmore Road, Kyderminster Road and Delavale Road</b>	<p>Adjoining residential properties do not appear<sup>1</sup> to have existing views extending across both sites due to presence of strong vegetation line separating the two sites. Low likelihood of proposed development on Kyderminster Road site being viewed in combination with development on WIN1 site.</p> <p>No cumulative effects</p>
<b>Views from adjacent roads</b> - (Norton Close , Clarendon Road, Whitmore Road, Kyderminster Road, Mercia Road, Delavale Road)	<p>Visibility of development areas from adjacent roads limited to either one site or the other due to presence of strong vegetation line separating the two sites. Very low likelihood of Kyderminster Road site and WIN1 site being viewed in combination with each other.</p> <p>No cumulative effects</p>
<b>Views by users of public rights of way on Salter's Hill</b>	<p>In summer, development on the WIN1 site would be predominantly screened from view by vegetation in the middleground of</p>

<sup>1</sup> Access to private residential properties not possible during site visit. Assessment therefore based on review of aerial photograph and professional judgement of likely views from surrounding properties.

	<p>the view. In winter, there would be occasional glimpsed views of rooflines of both developments seen in the distance but these would merge with rooflines of other development in Winchcombe and would be barely discernible and the effect on views and visual amenity would be negligible.</p> <p>Summer - No cumulative effect</p> <p>Winter – Negligible cumulative effect</p>
<b><i>Views by users of public rights of way on Langley Hill</i></b>	<p>Views of both sites are predominantly screened by vegetation and/or landform in the intervening area. From points where the development is visible, views would normally be restricted to one or other of the sites and they would not be seen in combination. From occasional points there would be glimpsed views of rooflines of both developments seen in the distance but these would be partly screened by vegetation and would merge with rooflines of other development in Winchcombe. Changes to the character and appearance of the view would be barely discernible and would be negligible.</p>
<b>Representative viewpoint</b>	
<b><i>View 1 – View south from B4322, North of Didbrook Fields</i></b>	<p>Both sites screened from view by vegetation and built form on the northern edge of Winchcombe</p> <p>No cumulative effects</p>
<b><i>View 2 – View south west from railway bridge on Greet Road</i></b>	<p>Both sites screened from view by vegetation and built form on the northern edge of Winchcombe</p> <p>No cumulative effects</p>
<b><i>View 3 – View west from northern slopes of Salter's Hill</i></b>	<p>In summer, development on the WIN1 site would be screened from view by vegetation in the middleground of the view. In winter, possible glimpsed view of rooflines of both developments seen in the distance but these would merge with rooflines of other development in Winchcombe and would be</p>

	<p>barely discernible.</p> <p>Summer - No cumulative effect</p> <p>Winter – Negligible cumulative effect</p>
<b><i>View 4 - View west from eastern slopes of Salter's Hill</i></b>	<p>WIN1 site screened from view by trees in foreground of the view.</p> <p>No cumulative effects</p>
<b><i>View 5 – View north-west from south-eastern slopes of Salter's Hill</i></b>	<p>Possible glimpsed view of rooflines of parts of both developments seen in the distance but these would merge with rooflines of other development in Winchcombe and would be barely discernible.</p> <p>Negligible cumulative effect</p>
<b><i>View 6 – View west across the site from Whitmore Road –</i></b>	<p>Development on the WIN1 site would be screened from view by vegetation on the southern site boundary and central hedgerow line of the Kyderminster Road site.</p> <p>No cumulative effect</p>
<b><i>View 7 – View west across the site from Clarendon Road</i></b>	<p>Development on the WIN1 site would be screened from view by vegetation either side of the track on the southern site boundary of the Kyderminster Road site.</p> <p>No cumulative effect</p>
<b><i>View 8 – View north from rising land of the escarpment on Cleeve Hill</i></b>	<p>Development on the WIN1 site would be visible in the distance but development on the Kyderminster Road site beyond would be screened from view by the vegetation either side of the track on the southern site boundary.</p> <p>No cumulative effect</p>
<b><i>View 9 – View north from the Winchcombe Way close to Corndean Lane</i></b>	<p>The roofline of development on the WIN1 site may be visible in the distance but development on the Kyderminster Road site beyond would be screened from view by landform and vegetation beyond.</p>

	No cumulative effect
<b><i>View 10 – View north from Mercia Road</i></b>	Development on the WIN1 site would be partially visible in the middle distance but development on the Kyderminster Road site would be screened from view by the WIN1 development in the foreground of the view.  No cumulative effect
<b><i>View 11 – View north from public footpath by Enfield Farm</i></b>	Development on the WIN1 site would be partially visible in the middle distance but development on the Kyderminster Road site would be screened from view by the WIN1 development and vegetation in the foreground of the view.  No cumulative effect
<b><i>View 12 – View north-east from public footpath on south-eastern side of Langley Hill</i></b>	The roofline of development on the WIN1 site would be visible in the distance but development on the Kyderminster Road site would be screened from view by the vegetation and landform in the middleground of the view.  No cumulative effect
<b><i>View 13 – View east from junction of public right of ways close to top of Langley Hill</i></b>	In summer, development on the WIN1 site would be screened from view by vegetation in the middleground of the view. In winter, possible glimpsed view of rooflines of both developments seen in the distance but these would merge with rooflines of other development in Winchcombe and would be barely discernible.  Summer - No cumulative effect  Winter – Negligible cumulative effect

### Summary and Conclusions on the Revised Development Proposals

46. In summary, a landscape review was undertaken of the Site and its landscape and visual context and the submitted proposals for a residential development of 35 units. Recommendations were then made for a landscape-led approach to revise the scheme proposals to respond to the findings of the landscape review and to comments raised during the consultation period.

47. The revised proposed development would introduce built development and public open space on to a site which is currently open grassland (inaccessible to the public). The principal landscape impacts would be the loss of grassland and changes to the character of the site itself arising from the introduction of built development. The landscape impacts of the development would be localised and would be less than the previously submitted 35 unit scheme. The development would integrate well with the existing settlement pattern and western edge of Winchcombe and would be of an appropriate scale and character for its context. The scenic beauty and special qualities of the AONB would be preserved, including the character and appearance of Langley Hill. The proposals would also introduce localised enhancements to the AONB by creating an improved quality of settlement edge (with a positive frontage to the AONB landscape) and new areas of public open space with new planting and new opportunities for the experience and enjoyment of the AONB.
48. Visual impacts of the previously submitted 35 unit scheme were limited and the revised proposed development would be further reduced. Local views from Norton Close and from the adjoining roads (Kyderminster Road, Clarendon Road and Whitmore Road) would be preserved with viewing corridors across the Site maintained free of built development to allow views towards Langley Hill and the AONB landscape to be maintained. In long distance views from the east, the revised proposed development would be barely discernible and the special quality of views to and from the Cotswold escarpment would be maintained.
49. An assessment of potential cumulative effects arising from the Proposed Development in combination with proposed development on a site known as WIN1 (identified in the emerging Local Plan) was undertaken. This identified a cumulative effect on the western settlement edge of Winchcombe, extending the settlement slightly further westwards and a cumulative increased loss of grassland. The developments have the potential to integrate successfully with each other and form a positive settlement edge appropriate to the character of Winchcombe and the AONB. No significant cumulative visual effects were identified due to the presence of landform and vegetation meaning that the two sites would rarely be viewed in combination with each other.

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15 February 2021

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