

Landscape and Visual Impact Assessment

March 2025

**Land at Carisbrook
Road, Mitcheldean**

Prepared by
CSA Environmental

On behalf of:
Gladman Developments
Ltd

Report No: CSA/4057/12

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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Gladman Developments Ltd to undertake a Landscape and Visual Impact Assessment of land to the north of Carisbrook Road, Mitcheldean (the 'Site'). The proposal is for a residential development of up to 180 dwellings with associated open space and infrastructure.
- 1.2 The Site is located within the Forest of Dean District. Policy LP.93 Land off Carisbrook Road, Mitcheldean, of the Forest of Dean Draft Local Plan 2021 - 2041 identifies the Site as a housing allocation for about 180 dwellings.
- 1.3 The Site comprises an area of farmland which is indented into the northern edge of Mitcheldean, with residential development to the south and west, and industrial development to the east. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the Site and wider area.

Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect. The Site was most recently visited in June 2024 and the viewpoint photography updated. The weather conditions at the time were bright and sunny and visibility was very good.
- 1.6 In Landscape and Visual Impact Assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix G**.

- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances, images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix G**.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment and the design of new developments.
- 2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to '*... illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

Local Policy Context

- 2.3 The Site lies within the administrative area covered by Forest of Dean District Council. The current Local Plan for the district comprises a number of adopted documents which will guide development in the district in the period up to 2026. These include the following:
- Core Strategy (February, 2012); and
 - Allocations Plan 2006 to 2026 (June, 2018).

Core Strategy (adopted February 2012)

- 2.4 The Core Strategy sets out the overall vision for the district and a series of objectives which will help achieve this vision. Objective 1 is of relevance:

'Providing quality environments throughout the district - to protect the environment for the benefit of the community and in order to attract new businesses'

- 2.5 **Policy CSP.1 Design, environmental protection and enhancement** states that the design and construction of new developments must take account of important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment. The policy identifies a number of considerations which will be taken into account, with the following of relevance:

- *'The effect of the proposal on the landscape including AONBs and any mitigation/enhancement that is necessary or desirable; and*
- *The impact on any protected sites (natural and historic sites and heritage assets and potential for avoiding and / or mitigating any impacts, or providing enhancement, should the development be acceptable.'*

- 2.6 **Policy CSP.4 Development at settlements** notes that new development must contribute to reinforcing the existing settlement pattern. The policy states that most changes must take place within the existing settlement boundaries, and areas outside of these identified areas, unless otherwise shown on the key diagram, will be treated as open countryside. The Site lies outside of the existing settlement boundary and is therefore considered open countryside. Proposals will be expected to improve the quality of their environment, the general rural character of the district and any protected environments such as Conservation Areas.

- 2.7 Mitcheldean lies to the east of the land identified on the Proposals Map as Statutory Forest. Although not covered by a specific policy in the Core Strategy, the document notes that within the forest there are a variety of land uses but all are dominated by the physical, historic and cultural Forest of Dean.

Allocations Plan 2006 -2026 (June 2018)

- 2.8 **Policy AP1 Sustainable Development** notes that in assessing planning applications the primary concern is whether or not the development is

sustainable and that the overall aim is to improve the economic, social and environmental condition of the area.

- 2.9 **Policy AP4 Design of Development** notes that new development should make a positive contribution to the design quality of the area, by amongst other factors, establishing a strong sense of place and taking account of local character. In addition, proposals should be visually attractive, employ good architecture and landscaping, respect the visual amenity of others and contribute to environmental enhancement.
- 2.10 **Policy AP 8 Green Infrastructure** states developments must consider and where appropriate provide green infrastructure as an integral part of the proposals.
- 2.11 The Allocations Plan contains a number of policies for the settlements within the district. The section on Mitcheldean describes the character of the settlement as follows:

‘Mitcheldean is located between the forest and the rolling hills and agricultural lands to the north and east. It contains some late medieval buildings including the church and a few houses. It has developed over a long period into one of the main settlements in the district. Today there is an extensive area devoted to employment. The village has a variety of housing including relatively large areas developed when employment was at its peak in the 1970s. Mitcheldean is defined by the rising ground around which surrounds it and limits the scope for expansion. The settlement has a good level of services and these include a doctor’s surgery and a library.’

- 2.12 Key issues for the settlement include the following:
1. *‘The main issue is that of supporting the continued evolution of the village and providing scope for change in keeping with the CS while conserving the setting and overall character.’*
 2. *The surrounding landforms are quite limiting and the steeper hill sides are unsuitable for development.*
 3. *The Conservation Area which centres on the two main routes through the centre of the village is quite diverse and there is scope for physical improvement to certain buildings as well as more general enhancement.’*

Draft Local Plan 2041

- 2.13 Forest of Dean District Council are in the process of preparing a new Local Plan which will guide development in the district up to 2041. The Draft Local Plan was endorsed by Council for public consultation. Following public consultation, a final publication version of the plan will be submitted to the Secretary of State for examination.
- 2.14 Draft Policy LP. 93 Land off Carisbrook Road, Mitcheldean identifies the Site as a housing allocation for about 180 dwellings and open space / green infrastructure. The preamble to the policy states:

'Although the landscape is quite constraining and there are nearby SAC sites, there is some potential for further development on the site allocated. It will require a design which integrates landscaped areas into the built form and provides any necessary improvements and mitigation for the ecology of the site.'

Strategic Housing Land Availability Assessment ('SHLAA')

- 2.15 The Site is identified in a number of SHLAA documents as sites URN 568 and URN 653. The SHLAA panel provides some feedback in the SHLAA 2020 and recommend inclusion within the SHLAA. The panel feedback notes the following:
- *Adjoins the settlement boundary;*
 - *Well related to the existing settlement;*
 - *Good access via Carisbrook Road;*
 - *Elevated site – Landscape sensitivity with rising ground from south to north;*
 - *Site would not be in keeping with the settlement and will be prominent.*

Mitcheldean Neighbourhood Development Plan 2016 - 2026

- 2.16 The Neighbourhood Development Plan ('NDP') was 'made' on 1st March 2020. The following policies are of relevance to this assessment.
- 2.17 **Policy E1 Protecting the Conservation Area and encouraging high quality design across the Parish.** This policy states that the height of new dwellings should not be more than two storeys and their design should respect the character of buildings within their context and where practicable use local vernacular materials.
- 2.18 **Policy E3 Protecting and enhancing local landscape character** states that landscape proposals should protect existing features which contribute to the distinctive, ecologically sensitive and valued local

landscape character. Landscape schemes should use locally appropriate native species. In addition, proposals should be sited and designed to respect the identified significant views which are locally valued. The Parish have prepared a local Landscape Character Assessment and Views document which is appended to the NDP. This identifies a number of valued views and is discussed further below.

- 2.19 **Policy E5 Landscape impacts of development outside the settlement boundary** states that new development should have regard to the landscape setting of the neighbourhood area as defined in the Landscape Character Assessment.

Appendix IV Landscape Character Assessment

- 2.20 The Parish have prepared a landscape character assessment of Mitcheldean which identifies a number of valued views from the local area. This includes some views which feature the Site.

- 2.21 View 1 (similar to **photograph 21** in **Appendix C**) comprises a view from the public footpath on Breakheart Hill and is described as follows:

‘View from a public footpath on Breakheart Hill across the valley to Carisbrook Road Estate. Illustrating the rising topography, landscape and statutory forest. Environmentally sensitive Protection Zone in the foreground of the Grade 1 agricultural field and also the environmentally sensitive Statutory Forest of cultural and heritage significance behind.’

- 2.22 In this view the Site is visible in the foreground of housing and beyond the industrial estate, with the woodland at Lining Wood on the higher ground beyond.

- 2.23 View 12 looks across the northernmost part of the Site in the direction of Lagers Barn from a track in Lining Wood (similar to **photograph 23** in **Appendix C**). In this view the listed barn is visible on the opposite side of the valley with the Site in the middle ground. These views are only visible from the edge of the woodland, otherwise views are screened by tree cover.

- 2.24 View 13 is taken from the sheep field on the valley side to the west of Mitcheldean (similar to **photograph 6** in **Appendix C**). This view is described as follows:

‘Uninterrupted views from the Sheep Field over the recreation field (designated Green Space) across to Breakhart Hill, the listed Lagers

Barn and the Malverns beyond. Views shows the character setting of Mitcheldean nestled in a bowl and the Grade 1 agricultural field rising up outside the settlement boundary opposite Carisbrook Road.'

- 2.25 In this view, the Site is visible beyond existing settlement in Mitcheldean with the higher ground at Breakheart Hill visible beyond.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site occupies an arable field which is indented into the northern edge of Mitcheldean. It is bordered to the west and south west by Ross Road and Carisbrook Road respectively; and by post war housing which occupies the valley sides below Lining Wood and Windman Hill. To the east of the Site is large scale industrial / commercial development within Vantage Point Business Village which occupies much of the north eastern quadrant of the settlement. The Site location and surrounding context are illustrated on the Site Location Plan and the Aerial Photograph in **Appendices A and B**.
- 3.2 The settlement at Mitcheldean occupies a valley floor location, contained by the surrounding ridgelines and hills. To the east of the settlement the landform rises to Breakheart Hill; whilst to the west is Windman Hill and the woodland associated with Wigpool Common and Lining Wood. The southern approach to the settlement along the route of the A4136 is marked by the rising ground at Plump Hill. Pool Hill and Brimps Hill occupy prominent positions to the south east of the town.
- 3.3 The historic core of Mitcheldean is centred on the Grade I listed Church of St. Michael and All Angels which occupies a central location within the town at the intersection of the High Street and Stenders Road. The town has expanded significantly in the twentieth century, with large areas of post war development now enclosing the historic part of the settlement. In addition to residential growth, a large area of business / industrial development forms the majority of the north eastern part of the town.
- 3.4 The immediate vicinity of the Site is characterised by modern estate housing which occupies the rising valley side to the west and south of the Site. To the east, the large-scale industrial units which form part of the Vantage Point Business Village are conspicuous, although partially contained by a band of woodland which borders the northern extent of the business park.
- 3.5 To the north of Mitcheldean, undulating mixed farmland extends along the valley floor contained by the adjoining ridgelines. The western valley side and ridgeline is heavily wooded, whilst to the east the valley side and ridge has a more open character and is predominantly farmed. There are a number of farmsteads located within the wider rural landscape and the house at Bradley Court is a visible landmark to the

north east of the settlement. The neighbouring settlements at Drybrook and Longhope to the west and east respectively, occupy similar valley floor locations and are well contained by the intervening landform.

National Landscape Character

3.6 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is identified as lying within the Forest of Dean and Lower Wye Valley (Area 105). This area is described as a mosaic of woodland and open ground, characteristic of medieval hunting forests. Key characteristics include:

- Centred around well wooded, undulating plateau of ridges and valleys, with the River Wye cutting dramatic steep gorges with steep, wooded sides;
- Picturesque inward views as well as extensive views outwards in places;
- Extensive woodland, particularly within the statutory forest of the central plateau and Wye Valley. This ranges from conifer plantation to broadleaf woodland, many of which are ancient;
- Diverse field sizes and shapes from small irregular enclosures to medium-sized, rectilinear fields, either bound by hedgerows or drystone walls; and
- Pastoral landscape used primarily for livestock rearing with some dairying at the edge of the Severn and Avon Vale.

District Landscape Character

3.7 In 2002 the Countryside Agency, Gloucestershire County Council and Forest of Dean District Council appointed Landscape Design Associates ('LDA') to undertake a Landscape Character Assessment of the district. The overall study includes three separate reports, a County Scoping Study, the Forest of Dean District Landscape Character Assessment and the Forest of Dean District Landscape Strategy.

Forest of Dean District Landscape Character Assessment (November 2002)

3.8 The assessment identifies that Mitcheldean lies within the Ridges and Valleys landscape character type ('LCT' 10). The settlement lies within

two landscape character areas, with the western part of the settlement and the adjoining valley side in LCA 10C Edge Hill; and the Site, the eastern part of the settlement and the adjoining valley side in LCA 10D Breakheart Hill.

3.9 The key characteristics of the Ridges and Valleys LCT are described as:

- *'Distinctive rounded ridge profiles rising above the neighbouring vale landscapes and bordering the wooded syncline.*
- *The ridges are orientated north south which is emphasised by the orientation of hedgerow patterns and small woodland copses clinging to steeper slopes.*
- *Mosaic of mixed farmland and woodland cloaks the ridges.*
- *Extensive coniferous plantations are evident on the ridges.*
- *Distinctive 'squatter' settlements on the upper ridge slopes close to existing woodland and the line of the Crease Limestone.*
- *Extensive views over the surrounding lowlands are possible from exposed ridge top locations.*
- *A number of redundant quarries are located throughout the landscape.*
- *Numerous transportation routes follow valleys created by streams and brooks as they weave through the ridges.*
- *Range of species rich grassland habitats, heath and bog, old orchards and ancient semi natural woodlands.'*

3.10 The description of the LCT notes that running through the north-south orientated ridges are a number of narrow, often settled valleys. These valleys, it states, are typically wooded, narrow and settled and provide a stark contrast to the more exposed ridges. The valleys are more intensively farmed than the ridges and the predominant land use is pasture, with the valley sides often too steep to cultivate.

3.11 Mitcheldean is identified as one of the largest settlements in the LCT. The description notes the historic core of the town which has undergone much expansion, with post war expansion of the industrial areas to the east, extending the settlement onto the neighbouring ridge.

- 3.12 LCA 10D Breakheart Hill includes the Site and the eastern part of Mitcheldean. The description includes the following:

'Breakheart Hill, rising to 219 m AOD, represents the highest point on the Brownstone ridge that extends from Chestnuts Hill in the south, northwards into Herefordshire. The ridge is predominantly agricultural, a strong pattern of hedged fields dividing up the landscape into a neat patchwork of pasture and arable fields. Similar to the Littledean Ridge character area, field patterns are generally aligned along the contours of the ridge and small linear deciduous copses cling to the steeper slopes, emphasising landform.

In the south of the character area, extensive coniferous plantations have been established. These cloak the landscape and provide a wooded backdrop to agricultural landscapes on the lower ridge slopes.

On the western slopes of the ridge a large industrial estate and post war housing development may be seen extending up the slope. The industrial area contains numerous large factory units including Rank Xerox which is the largest employer in the area.

The ridge is encircled by roads that cling to the gentler, lower slopes. Access across the ridge is via the A4136 which at one time was the main route through the district to Monmouth. This runs along the valley cut through the ridge by a tributary of the Longhope Brook. The massive Wilderness Quarry, where the steeply sloping strata of the Devonian Brownstones may be clearly observed, is sited to the north of the road and is clearly visible from it.'

- 3.13 LCA 10C Edge Hill in contrast is distinguished from other ridges within the LCT by its extensive woodland cover and height which reaches a maximum 279m Above Ordnance Datum ('AOD'). The description notes that the ridge forms a setting for Mitcheldean, and that new housing can be identified climbing up the slopes of the ridge.

Forest of Dean District Landscape Strategy (June 2004)

- 3.14 The landscape strategy provides an overview of the forces for change affecting the landscape of the district and presents a range of potential landscape and land management strategy ideas for the individual LCT's. The report acknowledges that the assessment work was completed in 2002 and that elements of the report will need to be updated to reflect the Forest of Dean Local Plan, amongst other strategies and documents published since completion of the report.

3.15 The landscape strategy identifies a number of forces for change within the district, including built development. In respect of built development, it identifies a number of key issues which include:

- *'The expansion of existing towns and villages and the disproportionate growth of settlements with good transport links.*
- *Infill development in towns and villages which may be at odds with traditional settlement patterns.*
- *Standardised housing designs on the fringes of existing settlements which may compromise their distinctive characteristics and landscape setting and threaten to consume the characteristic intra settlement open spaces which define individual settlements, particularly those surrounding the central forest core.*
- *The introduction of a profuse variety of building materials and styles and the lack of reference to traditional rural styles of siting and design.'*

3.16 The report identifies the landscape sensitivity of the Ridges and Valleys LCT and states:

'The distinctive, often remote, wooded ridgelines are highly visible from many areas and as such, are sensitive particularly where change would introduce built elements to otherwise agricultural or forested landscapes. Existing ridgeline squatter settlements such as Viney Hill and Old Croft are sensitive to large scale and incremental development which would compromise the character and dispersed form of these settlements. By contrast, the valleys and lower ridge slopes are visually contained and more heavily settled and are therefore less visually sensitive.'

3.17 The report identifies the local forces for change within the LCT, which include *'expansion of valley floor settlements'*; and notes the potential landscape implications which could result as follows:

- *'Intrusion of new built development into rural landscapes.*
- *Expansion of built up areas beyond the lower ridge sides and valley floor onto visually prominent upper ridge slopes.*
- *Infill development eroding dispersed character of some settlements along main roads.'*

3.18 The report goes on to outline a landscape strategy to address the potential landscape effects result from expansion of the valley floor settlements:

- *‘Conserve the distinctive linear character of the valley floor settlements and avoid siting new built development on visually prominent ridge sides.*
- *Conserve the landscape setting of Mitcheldean and Drybrook.*
- *Seek to enhance the setting of valley settlements through woodland planting that links to existing ridge-side woodlands.*
- *Conserve stretches of presently undeveloped valley to prevent amalgamation of valley floor settlements.’*

Conservation Area and Listed Buildings

3.19 The historic core of Mitcheldean is identified as a Conservation Area which includes the buildings along the route of the High Street / Hawker Hill and Stenders Road. The Conservation Area is located about 230m south of the Site. It includes the Grade I listed Church of St. Michael and All Angels and several Grade II listed buildings. There is little inter-visibility between the Site and the Conservation Area owing to the change in level along the route of Bradley Court Road, which rises to the south of the Site. The church spire is a visible landmark in a number of views from the surrounding landscape, and the top of the spire is visible above the surrounding housing in views south from the higher parts of the Site.

3.20 Approximately 300m east of the Site is the Grade II listed Laggars Barn and Yard Walls. The location of these heritage assets is shown on the plan in **Appendix D**.

Public Rights of Way

3.21 There is no public access to or across the Site. The Wysis Way National Trail follows Bradley Close Road alongside the eastern Site boundary. The trail then branches off to the east to cross the valley side in the vicinity of Bradley Court Farm / Bilbut Farm. A public footpath (Mitcheldean 20) extends to the east of the Site, at the northern edge of Vantage Point Business Village before skirting around the eastern edge of the industrial estate. A spur of this footpath (Mitcheldean 19) crosses the rising ground to the top of Breakheart Hill and into the adjoining valley. A short distance north of the Site a footpath (Mitcheldean 3) crosses the farmland in the direction of Laine’s Farm.

- 3.22 There are several footpaths which cross the rising land on the western edge of Mitcheldean on the eastern flank of Windman Hill. There are also a number of trails which provide access to the woodland at Lining Wood to the north west of the settlement. To the south west of the town the Wysis Trail crosses the rising land in the direction of Church Hill / Plump Hill.
- 3.23 There are a number of rights of way which cross the farmland to the south east of Mitcheldean. These include the Gloucestershire Way, which rises to a high point at the top of Pool Hill, a short distance east of the hamlet at Abenhall.

Tree Preservation Orders

- 3.24 There are two trees located on the northern boundary of the Site which are covered by Tree Preservation Order ('TPO') DFTPO0243 – Land North of Carisbrook Road and West of Bradley Court Road. This was confirmed with reference to the Forest of Dean online mapping on the 02nd July 2024.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site occupies an arable field indented into the northern edge of Mitcheldean. The Site is shown on the Aerial Photograph in **Appendix A** and the photographs contained within **Appendix C**.
- 4.2 The Site has a distinctly domed landform, rising several metres above the adjoining highways to a high point a short distance beyond the mid-point of the northern boundary. There are no landscape features located within the interior of the Site, with vegetation confined to the periphery.
- 4.3 The northern section of the western boundary is marked by a line of trees and shrubs which occupy a slightly elevated location on an embankment above Ross Road. Beyond this the remainder of the western and the southern boundary is largely open, marked by post and wire fencing and the occasional tree. There are a number of mature willow trees located in a prominent low point at the south eastern corner of the Site.
- 4.4 The eastern boundary with the adjoining highway is marked to the south by fencing, which has become overgrown with bramble and bracken. Further north, this is replaced by a field hedgerow.
- 4.5 The northern Site boundary is marked by a field hedgerow containing two trees covered by a TPO.

Topography

- 4.6 As noted above, the Site has a distinctly domed landform, rising from the adjoining highways from a low point in the south eastern corner of 137m Above Ordnance Datum ('AOD'), to approximately 160m AOD at the mid-point of the northern boundary. Beyond the northern boundary the topography falls gradually in the direction of Laine's Farm. West of the farm buildings there is a more pronounced change in landform with the topography falling to a north – south aligned ghyll.
- 4.7 The settlement at Mitcheldean is contained by the surrounding ridgelines and hills. To the east the topography rises to a high point of 215m AOD at the top of Breakheart Hill, before falling sharply beyond this within the neighbouring valley. Further east, the topography continues to be varied with distant views from the ridgelines to the more low-lying land in the vicinity of the River Severn and the Severn Estuary.

- 4.8 West of the town the landform rises to highpoint of approximately 279m AOD within Wigpool Common. To the south west are localised highpoints on Hollybush Hill of 260m AOD, a short distance west of Plump Hill which contains the south western edge of the town. To the south the landform rises to 280m AOD within the woodland at Edge Hills. To the south east the land rises to 200m AOD at Pool Hill.

Visibility

- 4.9 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways and some from within the Site itself. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A and B** and on the photographs in **Appendix C**.
- 4.10 The settlement at Mitcheldean occupies the valley floor and lower valley sides and there are opportunities for views across the town from the surrounding higher ground. There are near distance views of the Site from the adjoining highway network and from the housing area which occupies the rising ground above Ross Road / Carisbrook Road to the west and south respectively. The key views of the Site are described in the tables contained in **Appendix G** and are summarised below.

Near Distance Views

- 4.11 There are open views of the Site from Carisbrook Road to the south and from the properties which front the highway (**Photographs 02 and 03**). Similarly, there are views from Ross Road and the houses to the west, however to the north these are increasingly filtered by the deciduous vegetation which borders the edge of the highway (**Photographs 09, 10 and 11**). As the B4224 extends northwards the majority of the Site is screened by intervening landform, although a few trees and the hedgerow at the northern edge of the Site are discernible in glimpsed views from the road as it continues in the direction of Laine's Farm.
- 4.12 Views from the footpath which extends alongside the rear of the housing at Lining Wood are largely prevented by the adjoining hedgerow vegetation. There are a number of tracks which pass through Lining Wood at the edge of the Statutory Forest. Again, views tend to be screened / heavily filtered by intervening vegetation; however, there are glimpsed, partial views from the edge of the woodland through breaks in the vegetation towards the Site (**Photograph 23**). These views are identified in the Neighbourhood Development Plan as View 12, which looks across the valley to Lagers Barn.

- 4.13 Views from Bradley Court Road as it continues south into Mitcheldean are rapidly screened by the curvature of the road and by intervening development (**Photograph 01**).
- 4.14 There are views from Bradley Close Road which passes alongside the eastern Site boundary. These are open to the south where the boundary vegetation is absent, and further north they are seen over the hedgerow which borders the Site. As the highway continues northwards views are prevented by roadside hedgerows. There are two properties located a short distance to the north east of the Site; a bungalow west of the highway and a farmhouse to the east. Views from the bungalow are restricted by the vegetation which borders the property, although there will be some intervisibility from ground floor windows and the northern edge of the Site. There will be oblique views from ground and first floor windows of the farmhouse of the northern part of the Site, however the majority of the Site is contained on the falling ground further south.
- 4.15 There are partial views of the Site from the residential area which occupies the rising ground to the south and west of the Site. These views tend to be seen between or over existing housing which partially screens the lower parts of the Site (**Photographs 04 and 08** illustrates representative views from the public realm). In these views, the rising farmland on the ridgeline to the east of the Site is visible above the Site. **Photograph 14** illustrates the view from within the Site looking back towards existing housing in Mitcheldean. In this view, it is apparent that there will be views of the Site from upper and some ground floor windows of properties in the north western part of the town. Again, these will be primarily of the higher ground within the northern part of the Site and seen in the context of existing housing in the foreground.

Middle Distance Views

- 4.16 There are middle distance views from the footpath and open space on the lower slopes of Windman Hill at the western edge of Mitcheldean (**Photographs 05**). From here, the Site is visible above the intervening housing which occupies the middle ground in the view. As the footpath continues up the hill, views of the Site become more open. In **Photograph 06** the majority of the Site is visible bordered by housing and the business units at the edge of the town (a similar view is identified as View 13 in the Neighbourhood Development Plan). As this footpath continues westward views are screened by the woodland at Lining Wood (**Photograph 07**).

- 4.17 There are views from the rising ground to the east of the Site. In views from the footpath and Wysis Way in the vicinity of Bilbut Farm (**Photograph 15**) the northern part of Site is visible in the foreground of existing housing at the edge of Mitcheldean. The remainder of the Site is screened by the woodland which encloses the northern part of the business park.
- 4.18 There are views from the footpath which extends alongside the eastern edge of Vantage Point Business Village (**Photograph 21**, similar to views identified as View 1 in the Neighbourhood Development Plan). In these views the Site is largely screened by the woodland and tree cover which wraps around the business park, although intervisibility would be greater in winter when there would be partial views of the Site adjacent to housing. In views from the higher ground at Breakheart Hill the Site can be seen in the foreground of the adjoining housing and adjacent to the employment areas (**Photograph 22**).
- 4.19 From the south of Mitcheldean there are views from Wysis Way as it rises towards the Wilderness (**Photographs 17 and 18**). In these views the Site can be seen rising above housing at the northern edge of the settlement.
- 4.20 In views from the approach into Mitcheldean from Plump Hill on the A4146 the Site is screened by intervening development within the town (**Photograph 19**).
- 4.21 There are views of the higher ground within the Site from the Gloucestershire Way at the top of Pool Hill (**Photograph 20**). These views are only available from the higher ground at the top of the hill, as the footpath descends either side of the summit views are screened by intervening topography and vegetation.
- 4.22 In views from the footpath in the vicinity of Laine's Farm to the north, the field hedgerow at the northern edge of the Site is visible; however, the Site is contained on the falling ground further south (**Photographs 16**). Similarly, in long distance views from the footpath which crosses the rising ground near the property at High Hope, the farmland to the north of the Site is visible, as is housing at the north western edge of Mitcheldean; the Site however is contained on the falling ground to the south (**Photograph 24**).
- 4.23 In views from the edge of Lea further along the valley to the north, the Site is contained by a combination of woodland and topography.

Landscape Quality, Value and Sensitivity

- 4.24 The Site and the surrounding landscape do not carry any statutory or non-statutory designations for landscape character or quality.
- 4.25 The Site lies within the Ridges and Valleys LCT, and LCA 10D Breakheart Hill as described in the Forest of Dean District Landscape Character Assessment. The wider countryside is typical of the Ridges and Valleys LCT, comprising north – south aligned ridges which border and overlook the adjacent valley. The principal land use is mixed farmland and woodland, with woodland particularly evident on the western flank of the valley.
- 4.26 The Forest of Dean District Landscape Strategy describes the landscape sensitivities of the LCT. It notes the distinctive, often remote, wooded ridgelines are particularly sensitive to new built elements. By contrast, the strategy notes that the valleys and lower ridge slopes are visually contained and more heavily settled and therefore less visually sensitive.
- 4.27 The Site occupies an area of domed farmland at the edge of Mitcheldean. It occupies a low-lying position at the base of the rising ground associated with Breakheart Hill. It forms part of the wider agricultural landscape which extends northwards from Mitcheldean along the valley floor. In terms of character it is a relatively featureless field which is closely related to adjacent built development at the northern edge of the town. The majority of the trees are assessed in the Tree Survey (Barton Hyett Associates) as Category B and of moderate arboricultural quality. There is a Category A and high quality oak tree located at the northern boundary of the Site. Given the Site's location on the valley floor and its close relationship to existing development in Mitcheldean, it is considered to have a lower susceptibility to residential development than the wider Ridge and Valleys LCT. Accordingly, the Site is assessed as being of medium landscape quality and susceptibility.
- 4.28 In relation to landscape value, the Site has no statutory or non-statutory designations for landscape character or quality, and there are no heritage assets within the Site. It has relatively ordinary landscape characteristics and is closely associated with the adjoining built development at the edge of Mitcheldean. It is likely to be valued at a local level as its open character forms the foreground to views from the northern edge of the settlement. The Site is considered to be of medium landscape value.

- 4.29 Taking into account the landscape value and susceptibility of the Site, it is assessed as being of overall medium landscape sensitivity.
- 4.30 The wider landscape which encloses Mitcheldean has a varied topography and comprises a mix of farmland, woodland and common land. It has an attractive, rural character which provides a setting for the town. This landscape, whilst not covered by any landscape designations, is assessed to be of high landscape quality and susceptibility.
- 4.31 The wider landscape comprises an intact landscape in good condition, which displays a number of attractive qualities, including a varied topography, woodland and mixed farmland. The ridgelines contain and provide a setting for Mitcheldean which occupies the valley floor. The wider landscape is therefore considered to be of high landscape value and high landscape sensitivity.
- 4.32 The neighbouring townscape comprises estate housing from the latter part of the twentieth century on the valley sides, and employment buildings. It is assessed as medium and low landscape quality, value and sensitivity.

5.0 ABILITY OF THE SITE TO ACCOMMODATE THE PROPOSED DEVELOPMENT

5.1 The following section assesses the ability of the Site to accommodate the proposed development and associated infrastructure, and then considers potential impacts on the character of the landscape and visual amenity.

5.2 The proposals, which are in outline, are for a residential development of up to 180 dwellings, with associated infrastructure and public open space, incorporating a Locally Equipped Area of Play ('LEAP'). The new housing will be 2 storeys in height. A Development Framework Plan has been prepared which shows how development at the Site could be delivered (**Appendix F**). The landscape principles are as follows:

- The proposed development will occupy a large field between the existing business park to the east and housing on Lining Wood (road) to the west;
- The proposed housing will be set back from the northern edge of the Site, and a belt of woodland will be planted at the Site boundary to provide a robust and attractive landscaped edge to the development;
- Provide a landscape frontage to the adjoining highways to provide an attractive setting for the new homes and minimise the impact on the visual amenity of neighbouring properties;
- Retain the existing landscape features at the perimeter of the Site and provide additional tree, woodland and hedgerow planting within areas of open space;
- Provide a landscaped sustainable drainage feature in the south east corner of the Site to manage surface water runoff from the development. Include tree/woodland planting to provide a soft frontage to the edge of the Site;
- Provide tree lined streets to break up the residential parcels in views from the neighbouring residential areas;
- Provide circular walking routes through open space at the periphery of the Site; and
- Provide a new play area on the frontage with Ross Road / Carisbrook Road.

- 5.3 The key landscape and visual effects are summarised in the tables in **Appendix G** and described in the relevant section below.

Relationship to Settlement

- 5.4 The Site is indented into the northern edge of Mitcheldean. It is bordered by housing to the west and south, which occupies rising ground on the opposite side of Ross Road/Carisbrook Road; and to the east are the industrial and business units associated with Vantage Point Business Village. The proposed development area will broadly align with existing development at the northern edge of Mitcheldean. New woodland planting at the northern edge of the Site will help contain the development from the farmland which extends along the valley floor to the north and establish a clearly defined boundary between the edge of the settlement and the wider countryside.
- 5.5 The proposals will extend housing onto the lower slopes of Breakheart Hill which contrasts with existing housing which lies on the opposite valley side on the lower slopes of Windman Hill. Despite this, housing in this location will extend development along the valley floor to the north of Mitcheldean and will be consistent with the existing settlement pattern which is confined to the base and the lowest parts of the valley sides. The proposed housing would sit at a similar elevation, or lower than other housing at the edge of the town.

Landscape Features

- 5.6 The existing landscape features are located at the perimeter of the Site and can be retained within the new development. There is scope for new tree, woodland, hedgerow and species rich grassland creation within new areas of open space across the Site. Overall, the proposals would result in a net increase in tree cover and species diversity.

Visibility

- 5.7 The visual appraisal in Section 4 identified that owing to the location of Mitcheldean within the valley floor, there are opportunities for views from the adjoining valley sides to the east and west and higher ground to the south. There are also near distance views from the adjoining roads and housing area which overlook the Site. A summary of the impact of the proposals on key views of the Site is contained within **Appendix G** and these are discussed briefly below.

Near Distance Views

- 5.8 There will be open views of the new development from much of Carisbrook Road / Ross Road and the adjoining residential properties, although these will be filtered by the existing treeline to the north west of the Site. In these views, development will occupy the rising ground above the road. The Development Framework Plan shows that new housing can be set back from the road behind new landscaping, in order to minimise the impact on the visual amenity of users of the public highway and the adjoining properties. Given the adjoining residential context new housing would not appear out of character in this location; however, development will result in the loss of the existing view of an open field and will intrude on certain views towards the ridgeline at Breakheart Hill which forms the backdrop.
- 5.9 The development will be visible from the adjoining residential area which occupies the rising ground to the west and south. These views will be partial and seen between and over existing housing. Housing will be visible on the higher parts of the Site. Views to the ridgeline to the east will remain over the new homes.
- 5.10 Views from the tracks within Lining Wood are largely screened by vegetation. In views from the edge of the woodland housing will be visible in the northern part of the Site and adjacent to existing development at the edge of Mitcheldean. There will remain some intervisibility in these glimpsed views of the listed dwelling at Lagers Barn which is identified in View 12 of the Neighbourhood Development Plan. However, it will be visible beyond housing on the Site.
- 5.11 The new development will be visible from the approach on the highway to the east, beyond the hedgerow which borders much of this boundary. Due to the nature of the wider topography and the vegetation which borders the highway, visual effects will largely be limited to the section adjacent to the Site. New planting at the edge of the Site will filter views of the new homes as it matures.

Middle and Long Distance Views

- 5.12 The new development will be visible from the open space and footpaths on the lower slopes of Windman Hill to the west of Mitcheldean, including View 13 identified in the Neighbourhood Development Plan. In these views housing at the Site will form a continuation of the existing housing area and will infill the gap between the existing residential area and the business park. Development will be visible; however, it will be

closely associated with the existing urban edge and will not intrude significantly on the wider panoramic view of the valley.

- 5.13 Housing in the northern part of the Site will be visible from the footpath and Wysis Way in the vicinity of Bilbut Farm. In these views the new housing will occupy the immediate foreground of the existing residential edge. New landscaping at the eastern edge of the Site will help soften views of the new homes in due course.
- 5.14 Similarly, in views from the footpaths which cross the flank of Breakheart Hill (including View 1 identified in the Neighbourhood Development Plan), housing at the Site will be visible in the foreground of existing housing and beyond the buildings in the business park. The woodland at Lining Wood on the opposite valley side will continue to form the backdrop to these views.
- 5.15 In views from Wysis Way to the south of Mitcheldean, the new development will be visible at the northern edge of the town, on the lower slopes of Breakheart Hill. The development will associate with the existing housing area which it adjoins, although there will be a noticeable increase in housing at the northern edge of the town, and a small encroachment into the farmland on the valley side. New landscaping in the northern part of the Site will contain the development in due course and provide a landscaped edge at the interface between the town and the wider countryside.
- 5.16 In views from the top of Pool Hill the proposals will result in a small increase of built development at the northern edge of Mitcheldean and will largely be contained by the surrounding built form.
- 5.17 In views from the footpaths in the vicinity of Laine's Farm, there will be some intervisibility with the upper parts of housing at the northern edge of the Site. As new landscaping at the Site boundary matures, these views will be increasing filtered and screened.
- 5.18 Again, in distant views from the footpath in the vicinity of High Hope, housing will be largely contained by the higher ground to the north. There may be some opportunities for views of the rooflines in the northern part of the Site but these will be screened by new landscaping in due course.

Landscape Change and Effects

- 5.19 As set out in Section 4, the Site is not covered by any statutory designations for landscape character or quality. It comprises an area of

domed farmland which indents into the northern edge of Mitcheldean. It does form a component of the wider farmland which extends along the valley floor to the north of Mitcheldean. Despite this, owing to its proximity to residential and business development at the edge of the town it is judged to be of lower landscape quality and sensitivity than the wider landscape of the Ridge and Valleys LCT (as described in the Forest of Dean District Landscape Character Assessment).

- 5.20 Development would extend the edge of Mitcheldean onto the lower slopes of the ridgeline at Breakheart Hill. Despite this, it would be closely associated to the existing housing area and would broadly align with the northern edge of the settlement. New planting in the northern part of the Site would establish a robust boundary, embedding the proposed development area into the edge of the town and providing a definitive boundary to the wider countryside. The new development will be visible in middle distance views from the surrounding higher ground, however it will be seen in the context of existing development in Mitcheldean.
- 5.21 The proposals will result in the loss of an arable field which forms a component of the wider countryside north of Mitcheldean. Development will extend Mitcheldean along the valley floor and will be closely associated with other development at the edge of the town. It will not extend housing onto the more sensitive valley sides above Mitcheldean, nor will it significantly impact on the farmland which extends along the valley floor to the north owing to the Sites containment in views from this direction. Accordingly, whilst the proposed development would result in a significant change in the character of the Site and would impact on a number of views, effects on the wider landscape character would be more limited.
- 5.22 The new homes would be well related the existing settlement edge but would occupy an area of domed land opposite existing housing on the valley side. The new homes would be visible on the approach into the village on Bradley Close Road and the B4224 but would be seen in the context of existing settlement. The development would impact on the outlook from the edge of the village, but as new landscaping matures at the Site frontage this would assist in assimilating the new homes into the village edge.

Compliance with Published Landscape Guidance

- 5.23 The Forest of Dean District Landscape Strategy identifies a landscape strategy to address the potential landscape effects of expansion of

valley floor settlements within the Ridges and Valleys LCT. The proposed development responds to these as follows:

- Extends development in Mitcheldean along the valley floor to the north;
- Avoids siting development on visually sensitive ridge sides;
- Respects the landscape setting of Mitcheldean; and
- New woodland and tree planting in the northern part of the Site.

6.0 SUMMARY AND CONCLUSION

- 6.1 The Site occupies an arable field which is indented into the northern edge of Mitcheldean. It is bordered to the west and south west by Ross Road and Carisbrook Road respectively; and by post war housing which occupies the valley sides below Lining Wood and Windman Hill. To the east of the Site is large scale industrial / commercial development within Vantage Point Business Village which occupies much of the north eastern quadrant of the settlement. The town of Mitcheldean occupies a valley floor location, contained by the surrounding ridgelines and hills.
- 6.2 The Site and the surrounding landscape do not carry any statutory or non-statutory designations for landscape character or quality. Policy LP.93 Land off Carisbrook Road, Mitcheldean, of the Forest of Dean Draft Local Plan 2021 - 2041 identifies the Site as a housing allocation for about 180 dwellings.
- 6.3 The Site lies within the Ridges and Valleys LCT, and LCA 10D Breakheart Hill as described in the Forest of Dean District Landscape Character Assessment. The wider countryside is typical of the Ridges and Valleys LCT, comprising north – south aligned ridges which border and overlook the adjacent valley. The principal land use is mixed farmland and woodland, particularly on the western flank of the valley.
- 6.4 The Site occupies an area of domed farmland at the edge of Mitcheldean. It occupies a low lying position at the base of the rising ground associated with Breakheart Hill. It forms part of the wider agricultural landscape which extends northwards from Mitcheldean along the valley floor. In terms of character it is a relatively featureless field which is closely related to adjacent built development at the northern edge of the town. The Site is assessed as being of medium landscape quality, sensitivity and value.
- 6.5 The settlement at Mitcheldean occupies the valley floor and lower valley sides and there are opportunities for views across the town from the surrounding higher ground. There are near distance views of the Site from the adjoining highway network and from the housing area which occupies the rising ground above Ross Road / Carisbrook Road to the west and south respectively.
- 6.6 A Development Framework Plan has been prepared which shows how a residential housing scheme can be accommodated at the Site. The plan shows that development will extend between the adjoining business park and housing at Lining Wood. The new housing will be set

back from the adjoining highways with scope to provide a landscaped frontage to the development. A new woodland belt will be planted at the northern Site boundary.

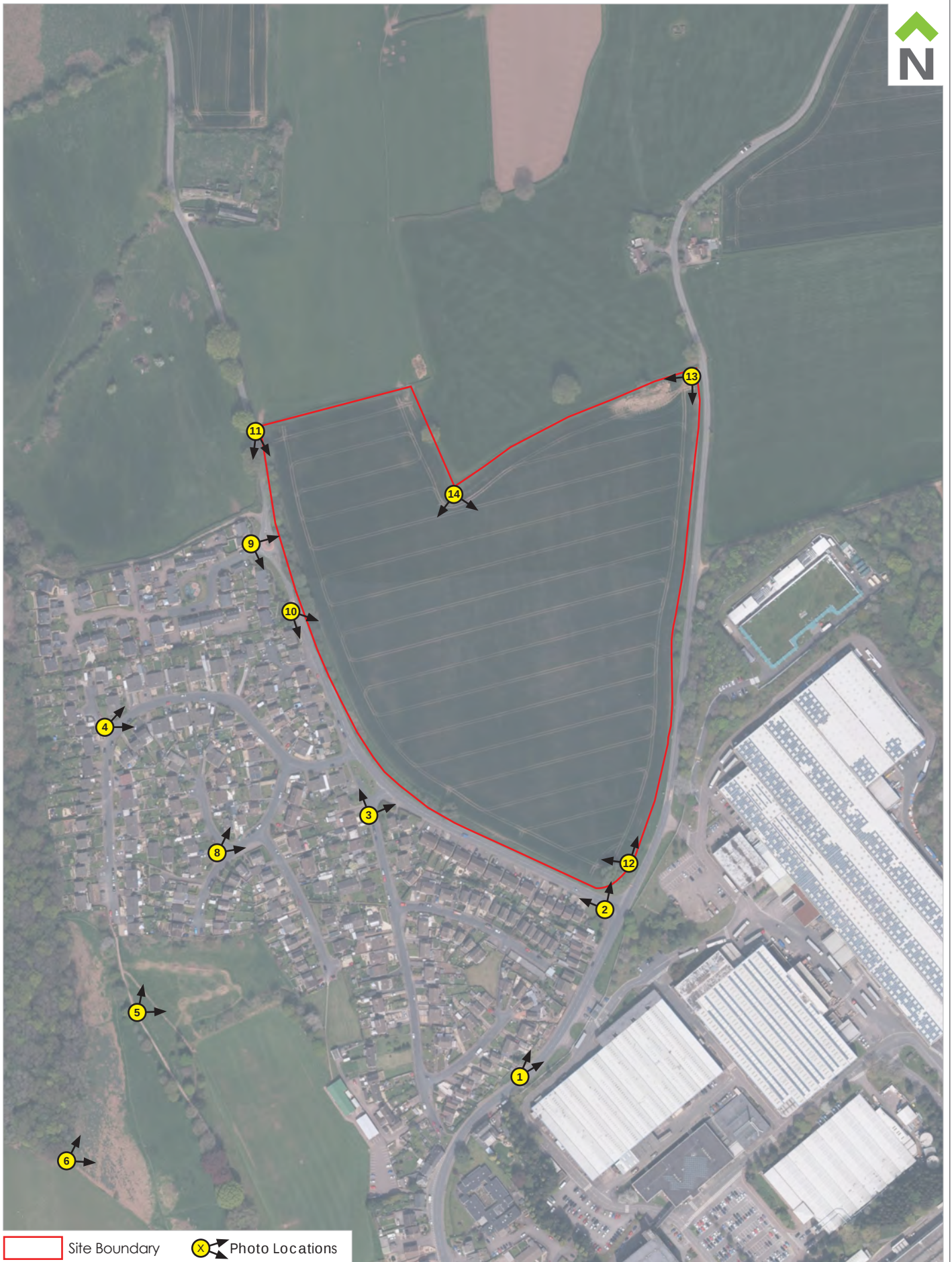
- 6.7 This assessment found that development at the Site would extend the edge of Mitcheldean onto the lower slopes of the ridgeline at Breakheart Hill. Development here will be located within the base of the valley and will be closely associated with other development at the edge of Mitcheldean. It will not extend housing onto the more sensitive valley sides above Mitcheldean. The proposed development would be largely contained by the rising land further north, and new planting in the northern part of the Site would establish a robust boundary, embedding the proposed development area into the edge of the town and providing a definitive boundary to the wider countryside. The new development will be visible in middle distance views from the surrounding higher ground, however it will be seen in the context of existing development in Mitcheldean.
- 6.8 This assessment found that whilst the proposed development would result in a significant change in the character of the Site and would impact on a number of views, effects on the wider landscape character would be more limited.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)

Appendix B

Aerial Photograph
(Showing near distance photo locations)



 Site Boundary  Photo Locations

CSA
environmental

Dixies Barns, High Street,
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e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Carisbrook Road, Mitcheldean

Drawing Title Aerial Photograph

Client Gladman Developments Ltd

Drawing No.
CSA/4057/118

Scale @ A4
NTS

Date
June 2024

Rev
-

Drawn
TV

Checked
CA

Appendix C

Photosheets

← Approximate extent of Site →



Photograph 1

View from Bradley Court Road looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
20.06.2024, 12:12
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 2 View from Carisbrooke Road, adjacent to Bradley Court Road looking north west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 12:08
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Properties along Ross Road

Approximate extent of Site



Photograph 3 View from Old Dean Road looking north east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 12:01
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -

Approximate extent of Site



Photograph 4 View from The Crescent looking east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 12:42
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 65°
Looking direction: east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site



Photograph 5 View from the PROW Mitcheldean Footpath 15 within open space on western edge of Mitcheldean looking north east

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 12:48
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 70°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 6 View from PROW Mitcheldean Footpath 13 on Windman Hill llooking north east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 13:02
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 65°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -

Approximate extent of Site



Photograph 7 View from junction of PROW Mitcheldean Footpaths 11 and 13 on Windman Hill looking east (Site screened by woodland in Lining Wood)

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 13:17
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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← Site extends full width of the view →

Glebe Close



Photograph 8 View from Hollywell Road looking north east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 12:36
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 60°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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← Site extends full width of the view →

Vegetation on the western boundary



Photograph 9 View from roundabout at junction of Ross Road and Lining Wood looking south east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 12:23
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 70°
Looking direction: south east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Vegetation on the western boundary



Photograph 10 View south along Ross Road looking south east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
20.06.2024, 12:21
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 70°
Looking direction: south east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -

← Approximate extent of Site →

Vegetation on the western boundary

Residential property on Ross Road



Photograph 11

View from B4224 looking south east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
20.06.2024, 12:25
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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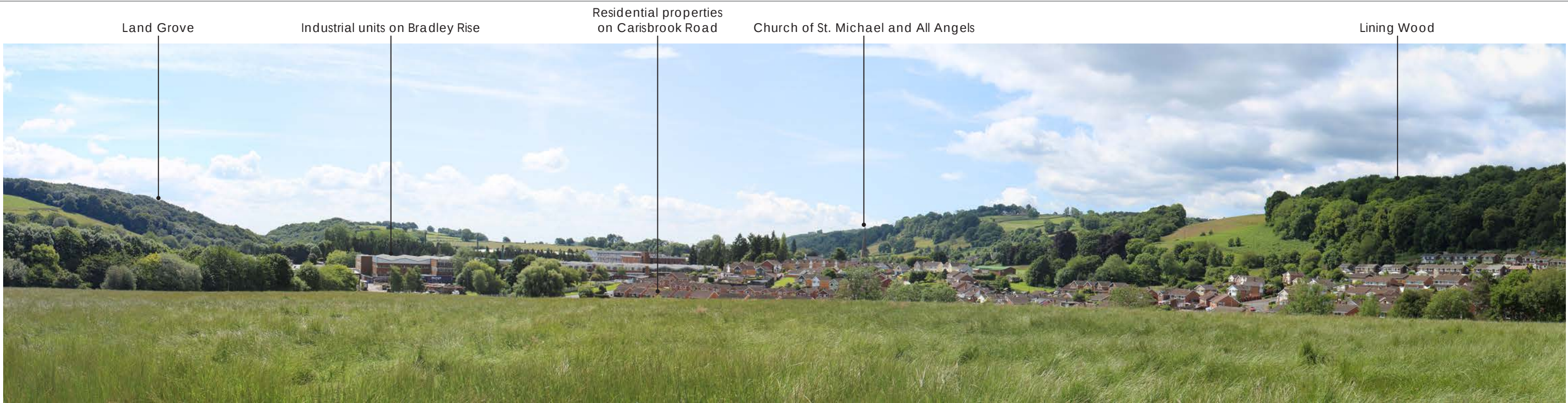


Photograph 12 View from the south east boundary within the Site looking north west



Photograph 13 View from the north east corner within the Site looking south west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -



Photograph 14 View from the northern boundary with the Site looking south

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -



Photograph 15 View from PROW junction of Mitcheldean Footpaths 7 and 8 near Bilbut Farm looking south west

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
21.06.2024, 09:23
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 70°
Looking direction: south west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site Lining Wood



Panorama 16 For context only



Photograph 16
View from field gate near Laine's Farm looking south west towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
21.06.2024, 09:46
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -

Approximate extent of Site



Photograph 17
View from Wysis Way south east of Mitcheldean looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
20.06.2024, 15:04
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -



Photograph 18
View from Wysis Way south east of Mitchdean looking north east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
20.06.2024, 15:23
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -



Panorama 19 For context only



Photograph 19

View from New Road at Junction with Jubilee Road looking north towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
21.12.2024, 12:39
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -

Parish Church of St. Michael & All Angels

Approximate extent of Site



Panorama 20 For context only



Photograph 20

View from Gloucestershire Way on Pool Hill looking north west towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
21.06.2024, 12:18
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north west

CSA

environmental

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Project	Land at Carisbrooke Road, Mitcheldean	Drawing No.	CSA/4057/119		
Drawing Title	Photosheets	Date	June 2024		
Client	Gladman Developments Ltd	Drawn	TV	Checked	CA
		Rev	-		

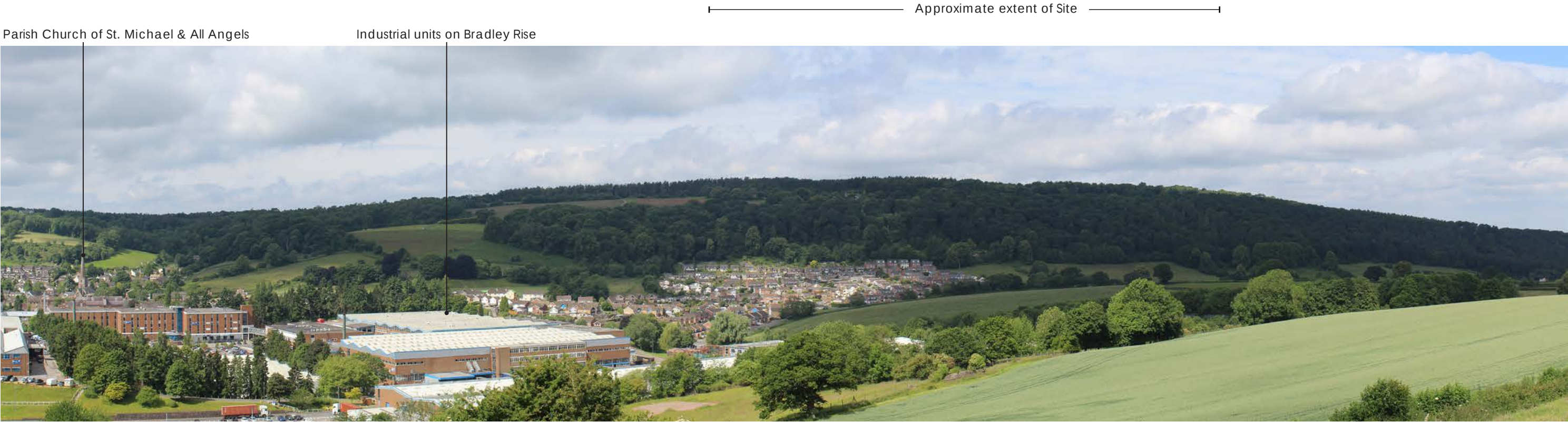
Approximate extent of Site



Photograph 21 View from PROW Mitcheldean Footpath 20 on Breakheart Hill looking west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
21.06.2024, 10:27
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 80°
Looking direction: west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 22 View from PROW Longhope Footpath 30 on Breakheart Hill looking west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
21.06.2024, 10:52
Canon 4000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: west

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site

Industrial units on Bradley Rise



Photograph 23

View from edge of Lining Wood looking south east towards the Site (photograph taken in October 2018)

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
21.06.2018, 17:36
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east

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Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -

Approximate extent of Site

Lining Wood Howley Grove



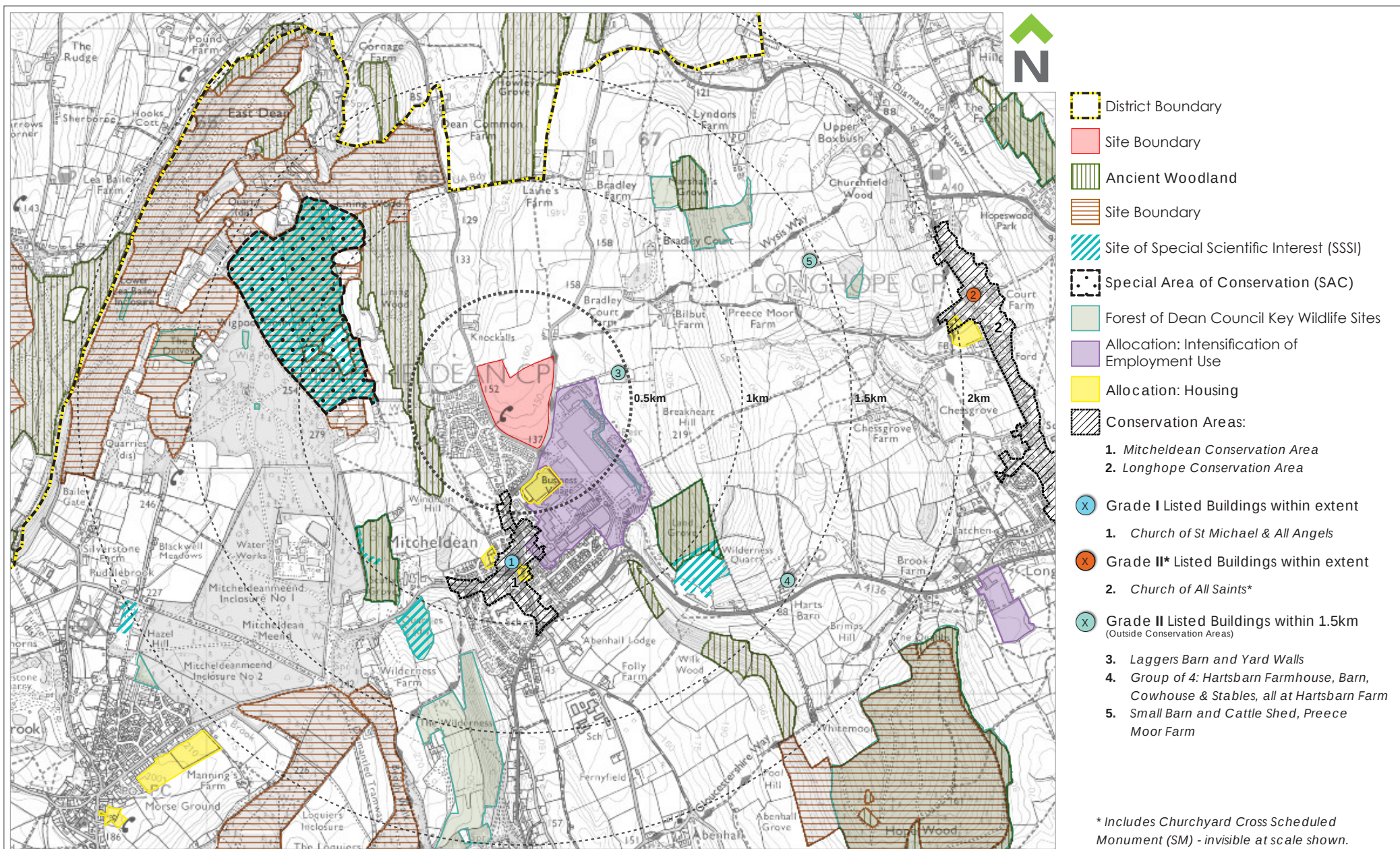
Photograph 24
View from PROW Aston Ingham Footpath 21 near High Hope looking south west towards the Site (photograph taken in October 2018)

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
17.10.2018, 10:00
Canon 1200D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Carisbrooke Road, Mitcheldean	Drawing No. CSA/4057/119		
Drawing Title	Photosheets	Date June 2024		
Client	Gladman Developments Ltd	Drawn TV	Checked CA	Rev -

Appendix D

MAGIC Map Extract and Heritage Plan



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Project Land at Carisbrook Road, Mitcheldean
Drawing Title MAGIC Map Extract & Heritage Plan
Client Gladman Developments Ltd

Date June 2024
Drawing No. CSA/4057/120
Scale @ A4 NTS
Rev -
Drawn TV
Checked CA

Appendix E

National Landscape Policy Context

1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (December 2024)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'* Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
- *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

- 1.9 Paragraph 188 highlights that plans should:

'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

- 1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

Planning Practice Guidance

- 1.11 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.12 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in

both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

1.13 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.14 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

1.16 The final paragraph (008) in the green infrastructure sub-section notes that:

'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'

1.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.*'

1.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

National Design Guide

1.19 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

1.20 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character

makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

- *Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

1.21 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design. The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.

Appendix F

Development Framework Plan



0 50 100 metres



Site boundary: 9.72ha

Land Uses

- Proposed residential development: 5.67ha Up to 180 dwellings @ 31.5dph
- Public open space (including play area, new landscaping, and SuDS feature)

Movement & Infrastructure

- Vehicular access point
- Proposed spine street
- Proposed secondary streets and lanes
- Proposed recreational routes
- Potential pedestrian/cycle link
- Existing public footpath

- Existing bridleway
- Wysis Way Long Distance Path
- Existing bus route and bus stops
- Pumping station and 15m offset

Green Infrastructure & Recreation

- Existing vegetation
- Proposed new landscaping
- Proposed location for children's play facilities
- Proposed location for SuDS feature

Surrounding Features

- Important Open Area Plus Recreation Space (Source: Forest of Dean District Council Local Development Framework Proposals Map Feb 2012)
- Important Open Area (Source: Forest of Dean District Council Local Development Framework Proposals Map Feb 2012)
- Intensification of Employment Use (Source: Forest of Dean District Council Local Development Framework Proposals Map Feb 2012)

G	18/11/24	SM	Updated to show latest drainage strategy
F	05/11/24	SM	Amended to reflect client's comments
E	31/10/24	SM	Amended to reflect client's comments

Rev	Date	By	Description
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Project	Carisbrook Road, Mitcheldean		
Title	Development Framework Plan		
Client	Gladman Developments Ltd		
Scale	1:2500 @ A3	Drawn	SM
Date	June 2024	Checked	RR
Drawing No.	CSA/4057/116	Rev	G

Appendix G

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
 - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21
 - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institutes Technical Guidance Note LITGN-2024-01 (August 2024)

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change (i.e. landscape susceptibility).
- M4 GLVIA defines susceptibility to change as *'the ability of the landscape receptor (whether the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of planning policies and strategies.'*

Landscape susceptibility can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *relationship to neighbouring settlement;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M5 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M6 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes include areas identified as World Heritage Sites. Paragraph 180 of the current NPPF outlines 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’.
- M7 For the purpose of our assessment, landscape/townscape quality, value and susceptibility are assessed using the criteria in Tables LE1 and LE2. Assessing landscape sensitivity to a particular type of development is made by combining judgements on landscape value and susceptibility to the type of development proposed. The different levels of landscape sensitivity are defined in Table LS1 below.

Table LS1: Landscape / Townscape Sensitivity	
Very High	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape or World Heritage Site.
High	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.
Medium	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.
Low	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.

- M8 There is a strong inter-relationship between landscape/townscape quality, value and susceptibility as high quality/value landscapes/townscapes usually have a low ability to accommodate change. Typically, landscapes/townscapes which carry a quality designation, and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive. However, to avoid making this process overly formulaic, the assessment of landscape / townscape sensitivity includes a degree of professional judgement and where necessary this is explained in the narrative text within the report.
- M9 The magnitude of change is the size / scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M10 The size / scale of change relates to the loss or introduction of landscape elements resulting from the proposed change. This is particularly relevant where proposals will impact on key landscape components which contribute to local landscape character. The geographic extent is the overall area in which the landscape effects will be felt and will vary depending on the nature of the proposals. For instance, effects could be experienced at the site level, its immediate setting, at a character area level, or could impact on several landscape character areas. Duration is the expected time frame during which effects will be experienced. In some instances, such as wind / solar farms which have a limited life span, effects may be reversible as once the development is decommissioned the land can be restored.
- M11 Landscape/townscape effects are assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & susceptibility of the landscape resource affected (using the criteria set out in Table LE4). The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape or a significant increase in site traffic movement). Direct visual effects result from changes to existing views.
- M12 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M13 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M14 In describing the content of a view the following terms are used:
- No view - no views of the development;

- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

M15 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, and the value placed on it (e.g. greater value will be attached to a view from a recognised beauty spot, or views towards a designated heritage asset). As set out in GLVIA, paragraph 6.32, the susceptibility of visual receptors to changes in views / visual amenity is mainly a function of:

- *'The occupation or activity of people experiencing the view at particular locations; and*
- *The extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.'*

M16 Visual sensitivity was assessed using the criteria in Table VE1 by combining judgements on the value of the views and their susceptibility to change.

M17 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. It takes into account the scale and extent of change in the view and the contrast between the existing landscape / townscape and the proposed development. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M18 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M19 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M20 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

M21 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M22 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M23 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M24 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M25 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M26 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M27 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M28 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M29 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M30 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M31 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M32 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).
- M33 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M34 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M35 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M36 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M37 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation, and that professional judgement should always be applied. In certain instances, where there is neighbouring development which is of a similar scale to that of the proposed development, which provides a point of reference, it is not always considered necessary to produce photowire or photomontage visualisations.
- M38 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY			
User, Purpose, and Likely Level of Effect		Type 1	Type 2	Type 3	Type 4
	A	Evidence submitted to most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.			
		Neutral	Negligible	Slight	Moderate
					Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are potential concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.			
		Neutral	Negligible	Slight	Moderate
					Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.			
		Neutral/Negligible/Slight	Moderate	Substantial	
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.			
		Neutral/Negligible/Slight/Moderate	Substantial		

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site. Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.	Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area. Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.	Landscape Quality: Typically non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features. Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. Value: An ordinary landscape/townscape of local value which may have some detracting features. Typically no statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.	Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions. Value: Landscape/townscape generally of lower quality. A landscape with limited public access, typically no designations or recognised cultural significance. Limited public views.

Table LE 2

LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY

	Very High	High	Medium	Low
Description of Susceptibility	Highly distinctive landscape, / townscape with strong character generally in excellent condition, exhibiting a number of positive attributes and no or few detracting elements. Development would be entirely at odds with the scale, pattern and character of the landscape / townscape. A landscape with little ability to accommodate change of the type proposed without significant impacts on landscape / townscape character and on key characteristics and / or aesthetic or perceptual aspects of the character area. Little or no scope for mitigation.	Distinctive landscape / townscape with few detracting features. Landscape elements in good condition and make a positive contribution to local character. Landscape with low potential to accommodate change of the type proposed without loss or alteration of key landscape / townscape elements or adverse change to landscape / townscape character. Limited scope for mitigation.	Relatively commonplace landscape / townscape typically in moderate condition. Proposals would be largely compatible with the scale, pattern and character of the landscape / townscape. Proposals could be absorbed with limited impact on key landscape features, and perceptual and aesthetic qualities. Scope to provide landscape mitigation / enhancements.	Landscape / townscape of mixed character and / or with some detracting and intrusive elements. Landscape features pose little constraint and / or are capable of replacement. Proposals would be well related to the scale, pattern and character of the local landscape / townscape. Good potential for landscape mitigation and enhancements which would contribute to landscape / townscape character.

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements	Partial loss of or impact on key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	The proposals will alter the landscape/ townscape in that they: • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated.	The proposals: • noticeably change the character, scale and pattern of the landscape/ townscape; • may have some impacts on a landscape/ townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticable element in key views; • not possible to fully mitigate.	The proposals: • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain.	The proposals: • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.	The proposals: • change is neither better nor worse; • maintain existing landscape/ townscape character; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day. Users of Public Rights of Way in sensitive or generally unspoilt areas. Predominantly non-motorised users of minor or unclassified roads in the countryside. Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.	Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings, and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

Table VE 2 **VISUAL MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticable changes within a significant proportion of the view.			
			Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
				Very minor changes over a small proportion of the view(s).	
					No discernible change to the view(s).

Table VE 3 VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.				
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.				
	The proposals would result in a negligible change to the view but would still be discernible.				
	No change in the view.				

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

Table SLE 1 LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees	Medium	There is a line of trees at the north west boundary of the Site. There are some individual trees located on the southern Site boundary and a stand of mature willow in the south eastern corner of the Site. There are a few small trees located in the field hedgerow at the north eastern Site boundary.	It is not anticipated that the proposals will require any loss of trees on the Site boundaries. The proposed tree planting within the public open space and developed areas will contribute to a net gain in tree cover representing a benefit to both landscape character and biodiversity on the Site.	Slight	Slight Beneficial	Moderate Beneficial
Hedgerows	Medium	There are sections of hedgerow located at the northern, north western and north eastern Site boundaries.	The existing hedgerows can be retained. Additional hedgerow planting can be undertaken as part of the open space proposals.	Neutral	Neutral	Negligible beneficial
Public footpaths and public access	High	The Site is not publically accessible.	No direct effects on public access and rights of way.	Neutral	Neutral	Neutral
Landform	Medium	The Site occupies an area of domed landform.	The proposals are in outline and there is no detailed scheme. Due to the topography of the Site, it is assumed that there will need to be some ground modelling to achieve the proposed roads and development platforms. The proposals have been model to minimise the requirement for cut and fill. Roads can aligned to follow existing contours and housing can be stepped up the slope.	Moderate	Moderate Adverse	Moderate – Slight Adverse

Land Use	Medium	The Site is part of an arable field at the edge of the existing settlement.	The loss of an arable field will be in part mitigated by the proposed public open space created within the Site and the associated landscape enhancement. These areas of open space will include new planting and areas of species rich grassland.	Substantial	Substantial Adverse	Substantial Adverse
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	N/A	There are no heritage assets within the Site.	N/A	N/A	N/A	N/A
Indirect effects on landscape / townscape character		Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape of character of the Site and surrounding area	Medium (Site) and High (surrounding landscape)	Neither the Site nor the surrounding area is covered by any designation for landscape character or quality. The Site lies within the Ridges and Valleys LCT, and LCA 10D Breakheart Hill as described in the Forest of Dean District Landscape Character Assessment. The wider countryside is typical of the Ridges and Valleys LCT, comprising north – south aligned ridges which border and overlook the adjacent valley. The principal land use is mixed farmland and	The proposed development will extend the edge of Mitcheldean onto the lower slopes of the ridgeline at Breakheart Hill. Development however will be located within the base of the valley and will be closely associated with other development at the edge of Mitcheldean. It will not extend housing onto the more sensitive valley sides above Mitcheldean. The proposed development would be largely contained by the rising land further north, and new planting in the northern part of the Site would establish a robust boundary, embedding the proposed development area in to the edge of the town	Substantial (Site) Moderate – Slight (surrounding landscape)	Substantial Adverse Moderate Adverse	Substantial – Moderate Adverse Moderate - Slight Adverse (Once new landscaping has established within the northern part of the Site this will assist in embedding the proposals into the edge of the town)

		woodland, particularly on the western flank of the valley. The wider landscape is considered to be of high landscape quality and sensitivity. The landscape quality and sensitivity of the Site is considered to be lower given its proximity to the built edge of Mitcheldean and its location on the valley floor.	and providing a definitive edge to the wider countryside in due course. There would be some intervisibility from the surrounding valley sides, but views from the wider farmland to the north will be more limited.			
Townscape Character	Medium (Residential Area) Low (Employment Area)	The Site is overlooked by neighbouring housing and employment land at the edge of the village and forms part of the approach into the village from the north. The residential area comprises estate housing from the twentieth century.	The Site would form an extension to the northern edge of the settlement infilling the land between the employment area and existing housing. The new homes would be well related to the existing settlement edge but would occupy an area of domed land opposite existing housing on the valley side. The new houses would be visible on the approach into the village on Bradley Close Road and the B4224 but would be seen in the context of existing settlement.	Moderate	Moderate Adverse	Moderate – Slight Adverse (as new landscaping establishes on the Site frontage)
Other Effects						
Cumulative impacts	We are not aware of any significant developments that are approved or allocated within the vicinity of the Site, which would affect this assessment.					

Lighting	The Site is currently in arable use and is unlit. The neighbouring farmland to the north is similarly unlit. The residential area to the immediate west and south of the Site has street lighting and background lighting from properties. Similarly, the adjoining business park to the south east will be lit. The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.

Table SVE 1 VISUAL EFFECTS

Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
Views from Carisbrook Road (Photographs 02 and 03)	Medium	There are open views from Carisbrook Road of the rising land within the Site.	Development will be visible and will be set back from the highway to provide a landscape setting for the new homes. The access proposals will impact on a section of the carriageway. The existing open views across the Site will be lost and there will be some impacts on views to the ridgeline to the east, although these will remain across the south east corner of the Site.	Substantial	Substantial Adverse	Substantial - Moderate Adverse (As landscaping matures and settles the new development into its residential context.
Views from Ross Road (Photograph 09, 10 and 11)	Medium	There are filtered views into the Site from much of the western boundary. The filtering effect will reduce in winter when the mainly deciduous vegetation is out of leaf. To the south views become more open.	Development can be set back from this boundary and the existing vegetation reinforced. Filtered views of the new homes will remain, however these will not be over bearing.	Moderate	Moderate Adverse (filtered views) Substantial Adverse (open views)	Moderate / Slight Adverse Substantial – Moderate Adverse

Views from the B4224	Medium	As the B224 progresses north of the Site the road falls and is enclosed by roadside hedgerows, largely preventing views towards the Site although further north there some intervisibility with the hedgerow at the northern boundary	Housing will be set back from the northern edge of the Site. There will be some glimpsed views of the upper parts of housing at the north west edge of the Site. However, once the new landscaping is established these will be heavily filtered.	Slight	Slight Adverse	Negligible Adverse
Views from tracks within Lining Wood (Photograph 23)	High	Heavily filtered views from the edge of the woodland. More open views towards the northern part of the Site where breaks exist.	There will be occasional glimpsed views of housing in the northern part of the Site however it will be seen with existing housing in the foreground. As Landscaping at the northern edge of the Site matures it will softenr views and help embed the proposed development into the edge of the settlement.	Slight and Moderate	Slight and Moderate Adverse	Slight Adverse
Views from Bradley Court Road (Photograph 01)	Medium	Views are rapidly screened by existing development and by the curvature of the road as it rises up the hill.	As Bradley Court Road extends south of the Site views are rapidly screened by intervening built development and the curvature of the road.	Slight / Neutral	Slight Adverse / Neutral	Slight Adverse / Neutral
Views from Bradley Close Road at the eastern boundary / Wysis Way National Trail (Photograph 12)	Medium	Open views to the south where the boundary vegetation is absent, and further north they are seen over the hedgerow which borders the Site. As the highway continues northwards views are prevented by roadside hedgerows.	Development will be visible over the hedgerow at the eastern boundary. New development can be set back and additional landscaping at the boundary will soften and filter views of the homes. Effects are limited to the section of road in proximity to the Site. Existing development in Mitcheldean is visible in the backdrop.	Substantial (adjacent to Site boundary)	Substantial Adverse	Moderate Adverse

Views from public footpath which crosses open space on the lower slopes of Windman Hill (Photographs 05 and 06)	High	From here the Site is visible above the intervening housing which occupies the middle ground in the view. The business park is visible to the east. As the footpath continues up the hill, views of the Site become more expansive.	Housing at the Site will form a continuation of the existing housing area and will infill the gap between the existing residential area and the business park. Development will be clearly visible; however it will be closely associated with the existing urban edge and will not intrude significantly on the wider panoramic view of the valley and ridges although the new homes will be visible.	Moderate	Moderate Adverse	Moderate - Adverse (but declining as new landscaping matures and helps integrate the proposals into the edge of the settlement).
Views from Wysis Way and Footpath in the vicinity of Bilbut Farm (Photograph 15)	High	The farmland in the northern part of the Site is visible in the foreground of existing housing.	The housing in the northern part of the Site will be visible in the foreground of existing houses at the edge of Mitcheldean. Once established the new boundary landscaping will soften views of the new homes.	Moderate	Moderate Adverse	Moderate - Slight Adverse
View from public footpaths on the rising ground at Breakheart Hill (Photographs 21 and 22)	High	There are views from the footpath which extends alongside the eastern edge of Vantage Point Business Village. In these views the Site is largely screened by the woodland and tree cover which wraps around the business park, although intervisibility would be greater in winter when there would be partial views of the Site adjacent to housing. In views from the higher ground as the path climbs Breakheart Hill more expansive views of the Site and the surrounding town become evident.	The development will be visible in views from vantage points along the footpaths which cross Breakheart Hill. The development will occupy the base of the valley and will be closely associated with housing and business development at the northern edge of the town. As the landscaping at the northern boundary matures this will assist in embedding the development into the edge of the settlement.	Moderate	Moderate Adverse	Moderate – Slight Adverse

Views from Wysis Way south west of Mitcheldean (Photographs 17 and 18)	High	The Site is visible rising above existing housing to the north of the settlement. Existing housing and business development border the extent of the Site, however given the existing open character of the Site it reads as a continuation of the wider farmland in these views. The extent of the site visible increase as the path rises up the slope.	The proposed development will encroach on the lower slopes of Breakheart Hill, however it will clearly associate with adjacent development at the edge of the town. Landscaping in the northern part of the Site will establish a robust boundary between the edge of the town and the wider countryside, embedding the development in the settlement as it matures.	Moderate	Moderate Adverse	Moderate Adverse (but declining as landscaping matures and assists in embedding the proposals into the edge of the settlement).
Views from the public footpath at the top of Pool Hill (Photograph 20)	High	Long distance views are limited to glimpses of the higher part of the Site, seen in context with existing development in Mitcheldean which partially contains the Site. These views are limited to the high point on the hill by intervening topography and built development.	A small increase in built development will be perceptible at the northern edge of Mitcheldean.	Slight	Slight Adverse	Slight Adverse
Views from the public footpath south of Laine's Farm (Photograph 16)	High	In views from this direction the Site is located on the falling ground to the south and contained by the higher ground beyond the northern Site boundary.	There will be some intervisibility with the upper parts of housing at the northern edge of the Site. As new landscaping at the Site boundary matures, these views will be increasing filtered and screened.	Slight	Slight Adverse	Slight – Negligible Adverse

Residential Views						
Views from residential properties Carisbrook Road and Ross Road (Photographs 02, 03, 11 and 09)	High and Medium	There will be open views from the properties which face on to Carisbrook Road. Views from Ross Road will be filtered by the vegetation on the embanked boundary to the Site, although there will be a small number of properties with more open views to the south.	In views from Carisbrook Road development will be visible and will be set back from the highway to provide a landscape setting for the new homes. The existing open views across the Site will be lost and there will be some impacts on views to the ridgeline to the east, although these will tend to be oblique views from the frontage of the dwellings. The majority of views from Ross Road will be filtered by existing and proposed vegetation.	Substantial and Moderate	Substantial and Moderate Adverse	Moderate Adverse as landscaping matures and provides a mature setting for the development
Residential development on the rising ground to the south and west of the Site (Photograph 15 reciprocal view)	High and Medium	Partial views from upper floors and some lower floors of properties on the rising ground, predominantly of the upper parts of the Site.	Partial views seen between and over existing housing. Housing will be visible on the higher parts of the Site, however new landscaping within the open space will assist in providing a setting for the new homes. Views to the ridgeline to the east will remain over the new homes.	Moderate and Slight	Moderate and Slight Adverse	Moderate and Slight Adverse

Views from two properties north east of Site	High - Medium	There are two properties located a short distance to the north east of the Site; a bungalow west of the highway and a farmhouse to the east. Views from the bungalow are restricted by the vegetation which borders the property, although there will be some intervisibility from ground floor windows and the northern edge of the Site. There will be oblique views from ground and first floor windows of the farmhouse of the northern part of the Site, however the majority of the Site is contained on the falling ground further south.	There will be some intervisibility between the upper parts of dwellings in the north of the Site and the bungalow. There will be oblique views from the upper floor windows of the farmhouse of rooflines in the northern part of the Site. These will be filtered and screened in due course by landscaping in the northern part of the Site.	Slight	Slight Adverse	Slight – Negligible Adverse
Seasonal Variation The above assessment is based upon an appraisal of summer views when vegetation was in leaf. When the vegetation is out of leaf views from Ross Road will be slightly more open. There will be little impact on other views from the surrounding area.						



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