

Landscape and Visual Impact Assessment

Proposed Development, Colerne Industrial Estate, Colerne

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Note – from November 2023 Areas of Outstanding Natural Beauty (AONB) have been renamed/ rebranded 'National Landscapes'. The term National Landscape is used throughout this report. However, where published documents and planning policies are directly referenced, the term AONB may be quoted. AONB is still the legal designation. The two terms National Landscape and AONB should be understood as referring to the same geographic area, designation and planning policy context.

1.0 Introduction

1.1 Nicholas Pearson Associates was appointed to prepare a Landscape and Visual Impact Assessment (LVIA) to accompany a planning application (LVIA), for the proposed redevelopment of Colerne Industrial Estate, located to the immediate north of Colerne, Wiltshire, hereafter referred to as the Site. The proposed development comprises residential development with associated vehicular access and open space.

1.2 The planning application description of the project is:

"Outline application (with all matters reserved except access) for the demolition of existing buildings and structures and the erection of up to 150 dwellings (Use Class C3), with associated vehicular access from Bath Road and associated works including internal estate roads (illustrative), infrastructure, open space, landscaping and other works."

1.3 Landscape is defined in the European Landscape Convention, as: "...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors" (Council of Europe, 2000). Visual considerations relate specifically to the views of a landscape afforded to people. These separate but related issues form the basis for this LVIA.

2.0 Methodology

2.1 The LVIA has been undertaken in accordance with a methodology (see Appendix A) developed from guidance provided in the Institute of Environmental Management and Assessment and Landscape Institute (LI/IEMA) document, 'Guidelines for Landscape and Visual Impact Assessment' (LI/IEMA, 3rd edition 2013), including Landscape Institute TGN-2024-01 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3).

2.2 The appraisal comprised the following stages:

- Desk study review of relevant published information, including planning policy context, landscape character assessments, and the Cotswolds National Landscape (CNL) Management Plan.
- Establishment of baseline conditions through the desk study, including preparation of a Zone of Theoretical Visibility (ZTV), to inform viewpoint selection, and site appraisal of landscape character and visual receptors, with consideration of values, susceptibility to change and sensitivity.

- Consideration of the development proposals and embedded mitigation, including with respect to landscape enhancement.
- Assessment of potential landscape and visual effects, with judgements made with respect to the magnitude of change and an overall level of effect, as required by GLVIA process. The visual effects are based upon “winter” conditions when views are typically more open.

2.3 The LVIA has considered previous appraisals undertaken for previous development proposals, however given the duration since these were undertaken, including updates to LVIA methodology, the assessment process has been completely and fully updated.

2.4 Night time conditions have been informed by a ‘Qualitative Obtrusive Light Statement’ (prepared by Lightpad). Consideration of potential effects from lighting are set out respect to landscape character and visual receptors. However, the assessment does not constitute a detailed lighting impact assessment.

2.5 Cumulative effects: It is noted that there is potential for other future residential development in the local area (eg. Colerne airfield, as previously promoted through the now withdrawn Local Plan). However at the time of LVIA preparation no specific development proposals, nor their extent have been identified/confirmed. On this basis no cumulative effects are assessed within this LVIA.

2.6 Overall, this LVIA recognises that CNL is subject to a high level of protection and proposed development potentially gives rise to a range of effect, on the character and scenic quality of the area. The assessment is not based on the absence of harm, but on judgements on the extent of such adverse effects and whether they would result in changes to the wider characteristics or special qualities of the CNL.

Study Area

2.7 A study area of 5km radius from the centre of the Site has been used as the area for the assessment. This was used given the elevated plateau location, with the potential of visibility across a wide area. The ZTV was prepared (see figure 03) to assist with consideration of the potential area of visibility and selection of receptors.

2.8 The landscape assessment study area comprises the Site and local environs at Colerne, set within a wider plateau landscape. The landscape receptors are:

- The Site.

- Colerne Airfield; comprising the wider airfield with associated open areas and built forms (Local landscape character area).
- Colerne Village, including the Conservation Area (Local landscape character area).
- Agricultural landscape to the east (Local landscape character area).
- Valley landscape to the south (By Brook and Lid Brook), (Local landscape character area)
- 9D. Cotswolds High Wold Dip-Slope (Cotswold National Landscape (CNL), Landscape Character Assessment) & Character Area 7 – Sherston Dipslope Lowlands (North Wiltshire Landscape Character Areas – June 2004).

2.9 The visual assessment study area is considerably influenced by a combination of the type of development and the Site's visual containment by vegetation and built form. The visual study area comprises:

- Local area south/ south east of the Site including:
 - Adjacent road south of the Site.
 - Residential properties, including at northern edge and environs of Colerne.
 - Public footpath west of the Site
- Local area to the north (eg. Doncombe Lane)
- More distant locations on the elevated plateau to the north, east and west.
- More distant views within and across the valley to the south west, south, south east and east

3 Planning Context

National Planning Policy Framework

3.1 The National Planning Policy Framework (NPPF)¹ sets out the Government's policies for plan-making and for making decisions on development proposals in England. The national decision-making policies are material planning considerations, alongside the policies in the local development plan. The following chapters contain policies that are relevant to landscape and visual matters:

- Chapter 5: Meeting the challenge of climate change. These policies require development proposals to include measures to mitigate and adapt to climate change:

¹ Ministry of Housing, Communities and Local Government (August 2026). National Planning Policy Framework.

- Policy CC2 sets out mitigation measures, such as reusing materials and soils; and creating and restoring habitats which can act as carbon stores, such as woodlands.
 - Policy CC3 sets out adaptation measures, which include incorporating green infrastructure and trees within designs to minimise the risk from overheating and designing to mitigate wildfire risk.
- Chapter 12: Making effective use of land. These policies promote development proposals that remediate degraded, derelict, contaminated or unstable land.
- Chapter 14: Achieving well-designed places. This requires development proposals to respond to existing site features and the local history, character and context, such that they integrate with and enhance their surroundings.
 - Policy DP3 sets out principles for creating well-designed places. These include: contributing to climate change mitigation and adaptation; including a high quality, accessible and multifunctional green infrastructure network; creating inclusive and accessible public open spaces that promote social interaction, play and healthy lifestyles; creating visually attractive, distinctive and characterful places, with a coherent palette of materials and planting.
- Chapter 19: Conserving and enhancing the natural environment. These policies promote nature recovery and protect important habitats and landscapes. It notes that landscape character and the natural beauty of the countryside, as well as natural features of visual, historic or nature conservation value (e.g. established trees, hedgerows), should be conserved or enhanced. Multifunctional green infrastructure should be provided and maintained, and landscape design used to integrate the development into its surroundings.
 - N2: Improving the natural environment requires development proposals to contribute positively to the natural environment, and support nature's recovery.
 - Policy N3 requires new developments to include appropriately selected and located trees, and new streets to be tree-lined.
 - Policy N4 seeks to conserve and enhance Protected Landscapes (National Parks and National Landscapes), and limits development within these areas. It requires proposed

development to avoid harm to the statutory purposes and special qualities of the Protected Landscape.

3.2 Noting the Site location within the CNL, with respect to NPPF Ch19, policy N4, should the proposals be regarded as 'major development', the potential for detrimental effects to the landscape have been considered through the LVIA process and such effects moderated as set out in the design mitigation section. The need for development is set out in the planning statement, but it is reasonable for this to be considered in landscape terms noting that the Site as previously developed land and adjacent to an existing settlement.

Levelling-up and Regeneration Act 2023 (LURA 2023)

3.3 LURA Section 245 requires local planning authorities to confirm that development proposals *"further the objectives of the designated landscape"*.

Local Planning Policy and Guidance – Wiltshire Council Core Strategy (2015)

3.4 Core Policy 51: Landscape;

"Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*

- vi. *Important views and visual amenity.*
- vii. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- viii. *Landscape functions including places to live, work, relax and recreate.*
- ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) ...where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs) ...shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.

3.5 Core Policy 52: Green infrastructure: Relevant commentary comprises:

"Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to: i. retain and enhance existing on site green infrastructure ... iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development. If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required."

3.6 Core Policy 57: Ensuring high quality design and place shaping. Relevant text states

A high standard of design is required in all new developments ... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. *... relating positively to its landscape setting and the existing;*

- ii. *the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), ...effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.*

3.7 Core Policy 58: Ensuring the conservation of the historic environment. *"Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including;... the special character or appearance of conservation areas."*

The Colerne Neighbourhood Plan (CNP) 2021-2036

3.8 This document includes, within Part A. Development Plan policies which will be used to help determine planning applications within the Colerne Parish Neighbourhood Area. These policies include, with respect to landscape and visual matters:

- Policy BE1: Character and Design – this requires the creation of high quality buildings and places appropriate to their location including with respect to built form, height, materials and historic character.
- Policy NE1: Landscape and Natural Environment – this requires future development to maintain adequate open landscape between Colerne and other settlements in the parish.
- Policy NE2: Green Infrastructure and biodiversity – this requires development proposals to respond positively to GI and biodiversity matters. This includes; maintaining and improving the quality of existing assets; increase value for recreation; tree protection and planting native tree species.
- Policy NE4: Key views – this requires that the scale, layout and massing of development should be designed to respect and where practicable enhance an affected key view.

3.9 The CNP in Part B. Design Statement guidance for all development proposals is set out. This includes reference to 'Cotswold AONB Guidance':

- *"Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated..."*

- Developments on *“the higher slopes and plateau it is important to retain, ideally restore or enhance, the use of local stone wall or hedgerow boundaries and ensure that new buildings do not obtrude above the specific local treetop line.”*
- *“Layout of development should respect local built character and... avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.”*
- *“Avoid developments incorporating standardised development layout, suburban style lighting...”*
- *“Promote the use of local stone and building styles...”*
- *“Retain existing trees, dry stone walls and hedges as part of the scheme.”*
- *“Ensure the density of new development reflects its location relative to the ‘core’ of the settlement it relates to and its proximity to the surrounding rural landscape.”*
- *“Adopt measures to minimise and where possible reduce light pollution.”*

3.10 The CNP Topic Paper 1: Site Evaluation includes various references to the Site and its relationship with the landscape, including as follows:

- *Commentary regarding the northern edge of the village and the relationship with the wider plateau landscape including the Colerne Airfield and the Site. This relationship with respect to landscape and visual matters is noted within this LVIA.*
- *The ‘Summary of Site Assessments’ section includes/ references the Site as ‘Three Hangars’ as being a ‘brownfield’ site, with comment on potential scale of development.*
- *The criteria adopted to assess sites is noted, including with respect to ‘landscape’; protect and enhance the unique character and quality of the landscape of the parish; and ‘settlement pattern considerations’; scale and impact of development to be appropriate to its setting.*
- *Sites submitted through the Wiltshire Council 2017 SHELAA process: The Site is identified as no.3253; noted as a brownfield site on the edge of the large high plateau and being ‘highly visible from all directions.’*

Statutory and Non-Statutory Designations

3.11 Designations within the Site and study area are illustrated on Figure 1.01. The key designation comprises the Cotswolds National Landscape. Note is made of the Colerne Conservation Area to the south of the Site.

4 Landscape Character Assessments and guidance

National Character Area

4.1 The site is located within the Cotswolds National Character Area (NCA) 107. Cotswolds. This notes the landscape pattern associated with a high open wold (plateau) and rolling dip slope cut by a series of increasingly wooded valleys. Given the existence of more local character assessments this NCA is not considered further in this report.

Cotswold National Landscape Character Areas

4.2 The Site is located towards the southern edge of 9D – Cotswolds High Wold Dip-Slope (see plate 1 below).

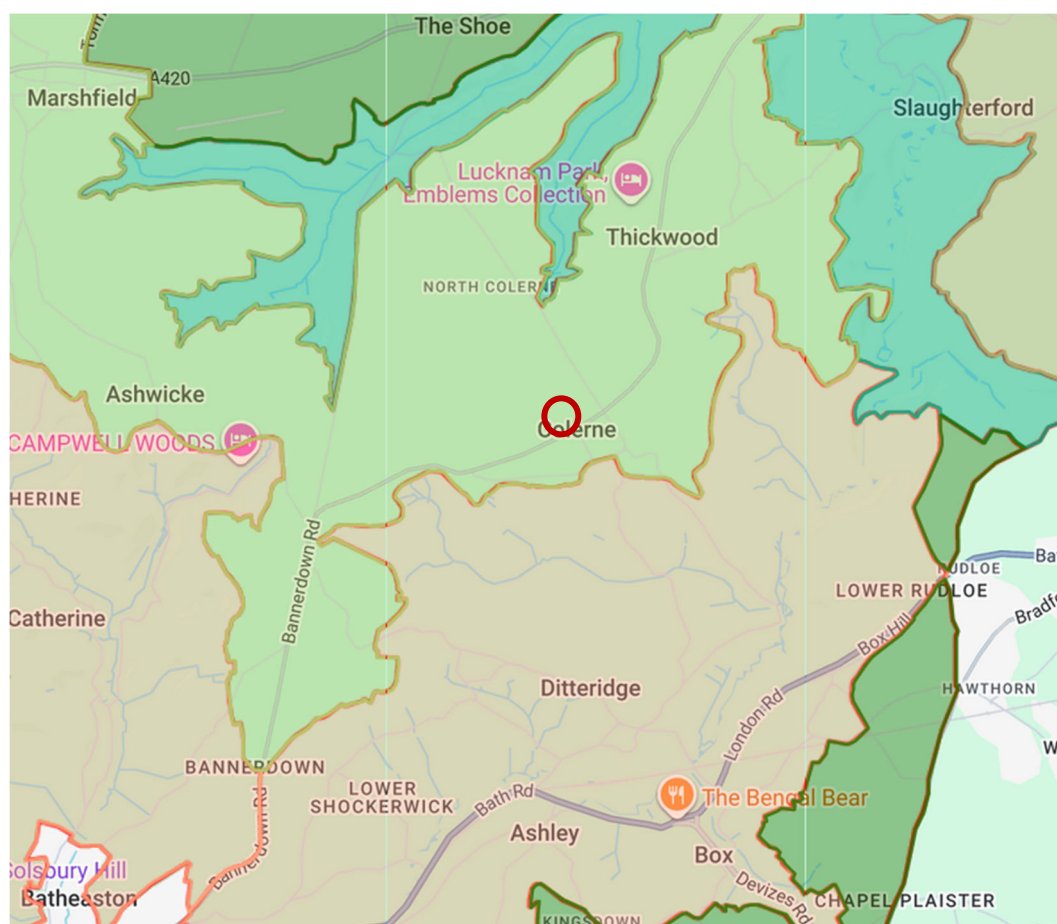


Plate 2. Site location (red circle) within 9D – Cotswolds High Wold Dip-Slope (light green wash). Source: CNL LCA interactive map.

4.3 Key relevant characteristics of the LCA comprise:

- *Land cover and land use is typical of the High Wold Dip-Slope with a predominance of arable farming and occasional pasture fields in valley locations.*
- *Landform is gently rolling and wide valleys are often perceived as part of the rolling landscape. Narrow valleys also occur.*
- *From a number of locations the absence of large woodlands allows for wide views over the neighbouring lowlands and northwards to the hills.*
- *The overriding character of the landscape is derived from the parliamentary enclosures and farms that date from the 18th and 19th centuries.*
- *The influence of designed woodlands is also of significance.*
- *Roads passing along and down the Dip-Slope give the landscape a distinct grain. Many of these have ancient origins.*
- *More modern communication routes also have a significant impact on local landscape character.*
- *The extensive use of Cotswold stone throughout the numerous villages and hamlets is a defining characteristic of this area.*
- *War-time links are also perceptible across the Cotswolds High Wold Dip-Slope character area in the numerous landing strips and former airbases in the area. The largest is at Colerne where hangars and former military buildings exert a strong influence on local landscape character.*

4.4 With respect to 'Landscape Sensitivity' the following is noted:

- *The wide, elevated, gently undulating Dip-Slope landscape is sensitive to landscape change.*
- *Characteristic features such as wide panoramic views, a high degree of inter-visibility and limited woodland cover increase the sensitivity of the landscape.*
- *It is particularly sensitive to large scale developments....*

- *In view of the brownfield status of decommissioned airfields, they are particularly susceptible to proposals for new large-scale development that has the potential to have a widespread impact on landscape character and visual amenity over large areas of the surrounding landscape. Such sites may offer some capacity for development, however, due to the established use of existing development, but nevertheless require careful site planning and mitigation.*

4.5 'Local Forces for Change' notes the potential pressure for residential development on decommissioned airfields and sets out a Landscape Strategy and Guidelines, as noted in the Colerne Neighbourhood Plan, for a sensitive approach to development with respect to landscape and visual matters.

Cotswold National Landscape Management Plan 2025 – 2030

4.6 The Management Plan sets out the 'special qualities' of the National Landscape. These are defined as being; *"those aspects of the area's natural beauty which make the area distinctive, and which are considered valuable, especially at a national scale. They are the key attributes on which the priorities for its conservation, enhancement and management are based."* There are fourteen special qualities and the following table sets out the nine 'special qualities' relevant to the locality and the Site's contribution, with respect to landscape and visual matters.

Table 1. The Special Qualities of the Cotswolds National Landscape – Site relevance/ reference.

Special Qualities of the Cotswolds National Landscape	Relevance to Site and locality
The unifying character of the limestone geology – its visible presence in the landscape and use as a building material.	Overall landscape character; use in local buildings.
The high wolds – a large open, elevated predominately farmed landscape with commons, 'big' skies and long-distance views.	Site location within the high wolds landscape.
Distinctive dry stone walls.	Existing dry stone walls in locality.

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Flower-rich grasslands including... neutral grasslands and particularly limestone grasslands.	Existing Site grassland and future opportunities for habitat creation.
The tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution.	Site tranquillity considerably influenced/ affected by existing built form, relationship with airfield to the north and Colerne to the south.
Extensive dark sky areas.	Some existing influence of lighting from adjacent settlement and local roads.
Distinctive settlements, developed in the Cotswold vernacular with high architectural quality and integrity.	Colerne settlement pattern and the Site's relationship.
An accessible landscape for quiet recreation for both rural and urban users, with numerous walking and riding routes.	The Site is currently private. Existing public footpaths to the west and east.
Significant archaeological, prehistoric and historic associations dating back 6,000 years, including Neolithic stone monuments, ancient drove roads, Iron Age forts, Roman villas, ridge and furrow fields, medieval wool churches and country estates and parks;	The Site does not include/ comprise/ lie within any of these assets; the relationship with Lucknam Park to the north east and Ashwicke Hall (Registered Historic Park and Garden), and historic settlement of Colerne is considered within the LVIA.

4.7 The Management Plan sets out policies for *'Influencing and delivering for landscape, nature and climate'*:

- Policy Landscape, para CE1.1: *Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to, be compatible with, and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines. There should be a presumption against the loss of key characteristics identified in the landscape character assessment.*

- Policy Landscape, para CE1.2: *Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the National landscape – and visual amenity are conserved and enhanced.*
- Policy CE7: Heritage: this states that the Cotswolds' historic and cultural heritage should be protected, enhanced, and better understood, ensuring that development respects heritage assets, maintains local character, and supports their long-term conservation and appreciation.
- Policy CE11: *Any major development proposed in the Cotswolds AONB ... should be 'landscape-led', whereby it demonstrably contributes to conserving and enhancing the natural beauty of the Cotswolds AONB and, where appropriate, to the understanding and enjoyment of its special qualities. This should include fully respecting and integrating the special qualities of the AONB into the planning, design, implementation and management of the development, from the very beginning of the development's inception.*
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qualities. This should include fully respecting and integrating the special qualities of the AONB into the planning, design, implementation and management of the development, from the very beginning of the development's inception.

4.8 The CNL has prepared a number of 'Position Statements' on key issues affecting the landscape. Those relevant to the Site comprise:

- Housing (April 2021): This sets out two over-arching principles;
 - *Housing development within the Cotswolds National Landscape and, where relevant, in its setting, should be 'landscape-led'.*
 - *Housing development within the Cotswolds National Landscape should be based on robust evidence of local need arising within the National Landscape.*
- Landscape-Led Development: This states that a *"landscape-led approach to development is one in which development within the Cotswolds National Landscape and its setting is compatible with and, ideally, makes a positive contribution to the statutory purpose of AONB designation, which is to conserve and enhance the natural beauty of the area."*

Wiltshire District Council – updated LCA Map

4.9 The Site is located within Landscape Character Type - 9A Limestone Wold - Cotswolds Dip Slope (see plate 2 below). At this time of preparation of this assessment there was no further information on this landscape character type.

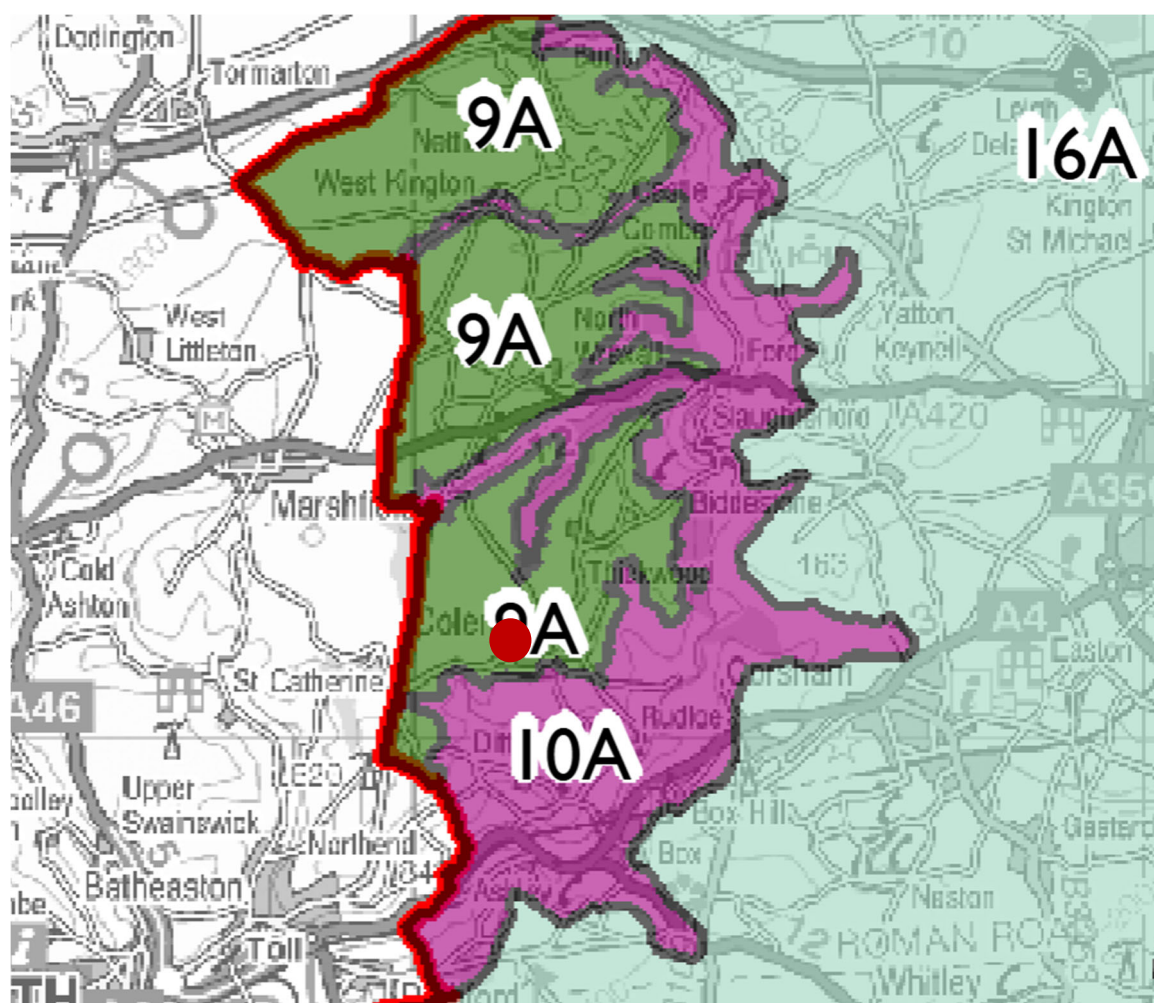


Plate 2. Approx. Site location (red dot) within Landscape Character Type - 9A Limestone Wold - Cotswolds Dip Slope (plan not to scale).

North Wiltshire Landscape Character Areas – June 2004

- 4.10 The Site is located within Character Area 7 – Sherston Dipslope Lowlands (see plate 3).

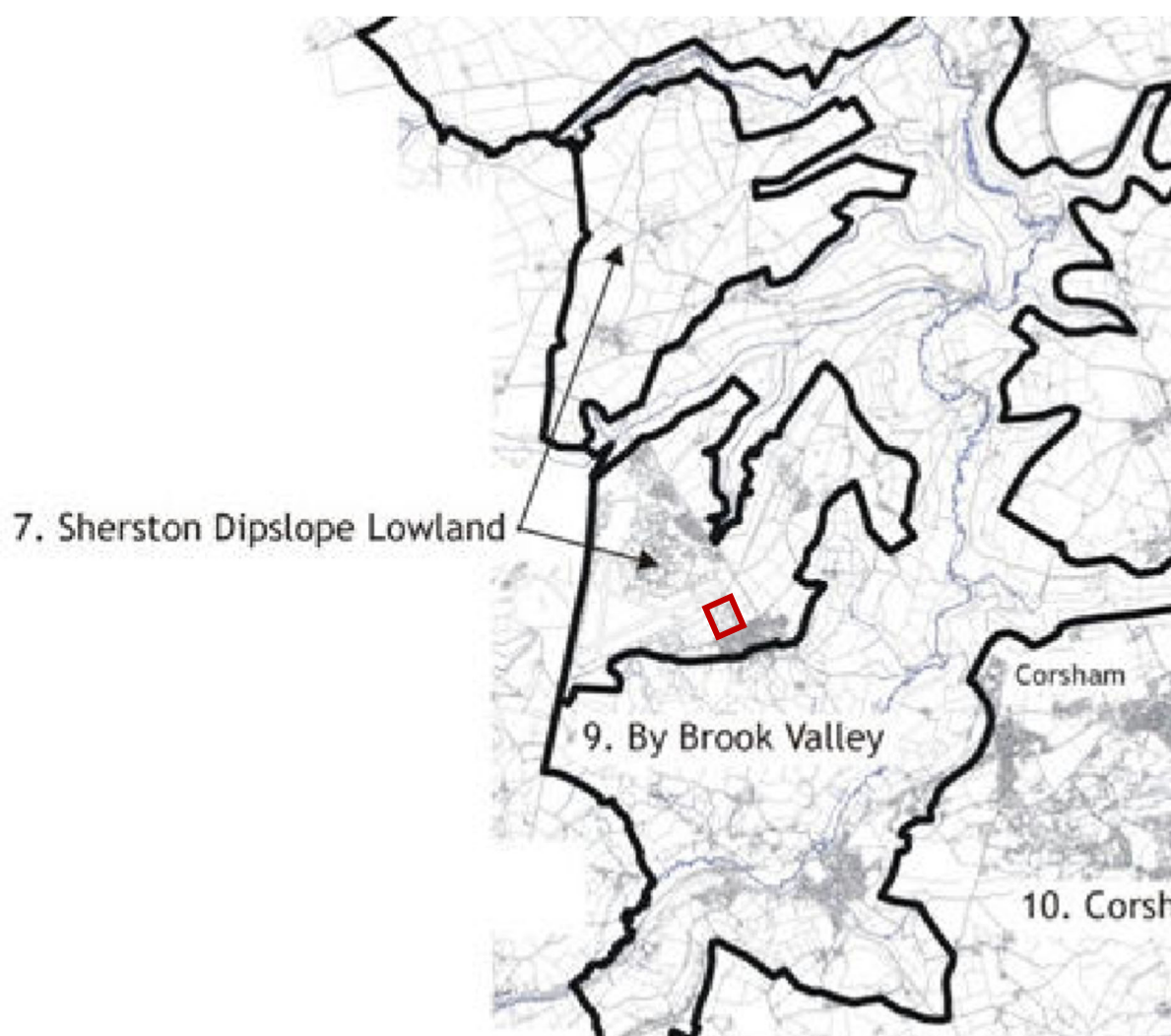


Plate 3. Site location (red square) within North Wilts LCA Character Area 7 – Sherston Dipslope Lowlands (map not to scale)

4.11 The description notes; *“...and in the extreme south the presence of Colerne and its neighbouring airfield have a significant detracting visual impact on the character of the area.”* Relevant characteristics include:

- *Gently undulating, broad low hills and shallow river valleys.*
- *Locally steeper and more enclosed valley forms.*
- *Rich heritage of human settlement and archaeological sites.*
- *Broad panoramas and distant views.*
- *Continuity of hedgerows and veteran oak trees.*

- *Dry stone walls as field boundaries and in relation to larger properties and village houses.*
- *Variation in field sizes and shapes, from small irregular medieval, to larger fields enclosed or amalgamated in the modern period.*
- *Variation in woodland cover, with many areas devoid of woodland cover, and other areas with small woods or copses.*
- *Small areas of unimproved calcareous grassland.*
- *Dispersed settlement and few villages.*
- *Fine stone buildings, and use of undressed limestone to walls, ashlar quoins, lintels and mullions, and stone slates.*
- *Long distance footpaths.*
- *Localised developments such as ... Colerne airfield.*

4.12 'Landscape Sensitivity' commentary notes the location within the Cotswold AONB with the associated values associated with the character of the; *"...rolling hills, remoteness, mature landscape features, drystone walls, tranquillity, the unspoilt nature of the landscape"*. The commentary also notes that; *"...due to the remoteness and openness only small-scale, sensitively designed development, appropriately associated with existing built form could be successfully accommodated"*. Whilst this commentary is noted the Site location is not remote and openness is variously limited and influenced by existing built form and vegetation.

4.13 The 'management guidelines' include:

- *The overall objectives for the area are to enhance the character of the area through strengthening the landscape elements which contribute to its distinctiveness and conserve the ecological heritage and unspoilt character.*
- *The diversity of the area's landscape features, relating to the topography, broad views, mature trees, dry stone walls and fine stone buildings, will require care and good stewardship.*
- *The veteran hedgerow trees are features of high local significance, and a programme of long term replanting should be established.*

4.14 The 'management strategy' includes relevant actions:

- *Conserve hedgerows and mature trees, including planting new trees in existing hedges and planting specimen trees in field corners.*
- *Enhance biodiversity through good practice in woodland management ...*
- *Encourage wetland habitat creation ...*
- *Ensure development reinforces the locally distinctive character and respects the vernacular. The use of traditional building materials including limestone are important in this area.*
- *Discourage development in the rural hinterland.*

5 Description of Site and context

- 5.1 The Site comprises Colerne Industrial Estate which consists of three decommissioned aircraft hangars and associated large areas of hardstanding and roads, set within areas of grassland (see plate 4 below), and is currently used for storage. The land is level, with a gentle slope from a high point circa 167m AOD at the southwest corner to circa 163.5m AOD at the northern boundary.
- 5.2 The Site was previously part of the former RAF Colerne, which is located to the immediate north/ north west. A few small groups of trees are scattered within the Site, and a line of mature trees and an unmanaged hedgerow/ scrub runs along the southern boundary of the Site adjacent to Bath Road. The trees comprise Norway Maple and Lawson cypress planted alternately. A line/ belt of maturing/ mature trees is located (offsite) adjacent to the western boundary, and scattered trees and scrub area located along the eastern boundary.
- 5.3 The trees have been subject to arboricultural survey (BS.5837). This survey notes a mix of native deciduous species (Ash, Sycamore, Rowan, Norway Maple, Hawthorn, Field Maple) and non-native coniferous species (Lawson cypress, Western Red Cedar). Trees comprise of mix of mostly BS 5837 Category B and C.
- 5.4 Site boundaries comprise security fencing of concrete posts, wire chainlink mesh and barbed wire. Other metal palisade security fences are located within the Site. Two residential (semi-detached) properties are located to the south east boundary. Site access is gained from the north via a drive link to/ from Bath Road the west. The alignment of Bath Road is noted as being formed at the time of the commencement of the airfield, with the previous road alignment being along the northern boundary of the Site.
- 5.5 The Site has been subject to ecological survey. This noted that the grassland mostly comprises improved grassland with some limited areas of other grassland habitat. The grassland is currently mown regularly.

Other habitats comprise existing vegetation, including the mature trees, along the Site's boundaries providing key features in relation to nature conservation.

5.6 Each hangar comprises a curved built form (circa 90m long x 55m wide x 11.5m high) with a mid/ dark grey roof and gable ends. The hangars are large scale, utilitarian structures, which strongly relate to, and reflect, the airfield landscape character to the north. They, in combination with the areas of hardstanding and fencing, are utilitarian and detracting elements with respect to the landscape character associated with the Cotswold National Landscape, and as noted in the North Wiltshire LCA.



Plate 4. Site location (red outline), showing aircraft hangars and context associated with Colerne to the south, the former RAF Colerne to the north, within the wider well vegetated agricultural landscape. (Source; Google - map not to scale).

5.7 The context of the Site comprises:

- South: the hilltop village of Colerne, comprises a compact older, historic core (Conservation Area), focussed along High Street, and adjacent streets, with varied age, generally two storey buildings extending to the west, north and east. Limestone is the traditional building material. With a mix of fair faced and coursed rubble walling. Pitched roofs generally comprise a mix of

red/ brown clay pantiles and brown concrete tiles, with occasional use of slate. Its elevated location on the southern edge of the plateau/ upper slope of the valley, provides a generally southerly aspect and strong relationship with the By Brook valley to the south.

- North: The former RAF Colerne with former runways and large open expanses of grass, on the elevated flat wold plateau landscape. Built form within the central and eastern part of airfield comprises a mix of typical MOD type buildings including residential properties, as well as communications structures and office buildings with clumps, belts and lines of trees, many toward the boundaries. It has a distinct character relating to its former use and the extant built form, which other than the generally open aspect, does not reflect the wider landscape character of the CNL.
- West: An area of level fields/ paddocks, between Colerne to the south and the airfield to the north, with Colerne Rugby club and two further hangars in commercial use, together with a water tower which is a notable landmark in the local and wider landscape.
- East: Level, open agricultural fields (mixed arable and pasture) on the elevated wolds plateau. Fields are bounded by a mix of drystone walls and hedgerows, with occasional trees. The area is framed by woodland to the north associated with Lucknam Park. The area is representative of the typical wold agricultural landscape, although many boundary walls are in a poor condition and the airfield and related built forms has a considerable influence.

5.8 The wider context comprises the agricultural landscape, beyond the airfield and to the east, associated with the elevated, gently sloping wold, and the strongly featured By Brook valley south of Colerne. The well wooded and variously enclosed parkland landscapes associated with Lucknam Park to the north of the Site and Ashwicke Hall (Registered Park and Garden) to the west are noted elements.

5.9 The underlying geology associated with the local area is Jurassic Limestone, soil type Elmtun 1. It has shallow, well drained, brashy, calcareous, fine loamy soils over limestone. There are some similar deeper soils and some non-calcareous and calcareous clayey soils.

5.10 In terms of public rights of way there are none within the Site. There is a footpath (COLE 15) west of the Site, which is shown on the definitive map as circa 100m from the Site's western boundary. However, the access stile is located at the south west corner of the Site and whilst the path appears little used, follows the Site's western boundary. Other public footpaths (COLE 1 & 2) cross fields to the east of the Site, one

of which links to a bridleway (COLE49). There is a network of various PROW routes to the south traversing the valley landscape.

Tranquillity (including lighting)

- 5.11 The tranquillity of the area, as part of the CNL, is variously influenced by the settlement of Colerne and the former airfield, together with local traffic.
- 5.12 With respect to lighting and night time character the 'Obtrusive Light Statement' notes that the Site includes various artificial lighting associated with high level floodlights attached to the existing hangars and column mounted luminaires. Other lighting (eg. floodlights, security) is noted to the north within Azinghur Barracks. This results in an increased brightness in the night sky in the area. Other local sources of lighting relate to that within Colerne (including column mounted LED) and sports lighting associated with the rugby club to the west, with sparse lighting in the wider rural area. The Site is noted as having a typical skyglow condition of E2 Zone – Low District Brightness.
- 5.13 Overall, the context comprises a valued location due to the CNL designation and noted 'special qualities' associated with the wider agricultural wold to the north, west and east and the valley landscape to the south, heritage assets, and use of limestone within the settlement of Colerne. The Site itself (other than its location with the CNL) has very limited landscape values, these being associated with natural habitats, and similarly very limited factors that contribute to the "natural beauty" associated with the CNL. This is due to the presence of the existing hangars in combination with areas of hardstanding, utilitarian fencing and poor quality lighting. The presence of the wider airfield and its associated elements of built form also limit factors of natural and scenic beauty.
- 5.14 The landscape receptors for the landscape assessment, with associated values and sensitivities to the proposed change are as below. Judgement of each landscape receptor's sensitivity fully recognises and acknowledges the high values related to the CNL designation (a highly valued landscape) and the related 'special qualities'. However, there is considerable moderation (reducing the susceptibility to change) to a receptor sensitivity. This is related to the Site's existing condition and brownfield character, as well as the relationship with the locally well-settled context of residential development and the former airfield. The Site's condition also has a moderating element to the sensitivity as part of the local setting to Colerne.
- 5.15 The landscape receptors, with commentary on value and sensitivity, are:

- The Site:

-
- Value: Location within CNL; trees and grassland habitats.
 - Sensitivity: Low/ medium. The Site is materially influenced by its previously developed (brownfield) character including the large-scale hangars, extensive hardstanding and utilitarian lighting. This results in a localised reduction in scenic quality and landscape condition, relative to the wider CNL.
 - Colerne settlement and immediate environs:
 - Value: Location with CNL; Conservation Area.
 - Sensitivity: Medium/ high. This notes the moderating effect of the Site's existing character influence on the local landscape setting.
 - Colerne airfield:
 - Value: Location within CNL, but noting the distinct character associated previous use; open aspect as part of plateau.
 - Sensitivity: Low/ medium.
 - Local agricultural landscape:
 - Value: Location within CNL; character associated with open fields, variously contained by woodland belts as part of the wider plateau landscape.
 - Sensitivity: Medium/ high. Some moderation to sensitivity due to the context/ relationship with the existing developed Site condition and airfield context.
 - NWDC Character Area 7 – Sherston Dipslope Lowlands & WC 9A Limestone Wold - Cotswolds Dip Slope (as part of CNL):
 - Value: Location with CNL; wider landscape including wooded parklands.
 - Sensitivity: Medium/ high. This notes the moderating effect of the Site's existing character influence on the local landscape setting.

6 Visual Baseline

6.1 The visual context and availability of views of the Site are influenced and defined by a combination of the topography and existing built form and vegetation, together with the varying relationships with residential properties and public rights of way. Effects of visual enclosure, with associated concealment of either views

across the landscape and/ or existing features are considerably and substantially increased by leaf cover in the summer month. Notwithstanding this the extent and density of roadside vegetation (i.e trees, woodland and hedgerows) provides considerable visual containment during the winter months.

- 6.2 Values attached to available views relate to and reflect the valued landscape context (CNL designation), where these relate to 'key views' identified in Colerne Neighbourhood Plan, and the nature of visual receptors (residents and users of public rights of way). Judgements on sensitivity fully recognise the valued landscape and related values, however this is variously moderated (reducing susceptibility to change) by the existing built forms and brownfield condition of the site, the local context of the former airfield and the well-settled context of other areas of residential development.
- 6.3 Preparation of ZTV (see figure 03) identified various areas where views of or toward the proposed development might be available. However, views from many locations are often, variously and considerably limited due to the extent of intervening built form and vegetation (even in winter), as well as landform. Notwithstanding this visibility of the proposals is potentially available from a wide area.
- 6.4 The selection of the local character views and the other representative views was therefore based upon a combination of review of the ZTV and site appraisal to provide a suitable range, and proportionate number, of views from locations and areas where the Site and development is and/ or may be visible. The selection includes publicly accessible views from around the Site and from locations to the north, south, east and west. The selection was made to show how the Site is seen from various locations and sought to provide the clearest views available.
- 6.5 'Key/ valued views' identified in Colerne Neighbourhood Plan were reviewed with reference to the ZTV of the proposed development. Those relevant to the visual assessment are noted as part of the commentary below, with representative viewpoint photographs selected either to match or in close proximity. The value of these views is fully acknowledged as part of the assessment.
- 6.6 Views of the Site from publicly accessible areas are grouped into geographic areas where similar views are or are likely to be available as follows, with representative views used as appropriate. Figures 04 and 05 show the viewpoint locations with the related general geographic areas indicated. It should be noted that these areas are indicative only and there will be areas of transition between them.
- 6.7 Area A. Bath Road and local environs, west of Site; adjacent road and public footpath; rugby club (distance 0m - 350m):

- Character views A, C and D; Viewpoints: 1a & 1b Bath Road, west of Site.
- Receptors and type of views: Road users; users of footpath; residential properties at northern edge of Colerne. Sequential and transitory views along road and path adjacent to Colerne. Static from private properties.
- View description: Often locally enclosed by roadside hedges and vegetation, corridor/ framed level views along Bath Road (circa 600m length), with occasional glimpses of the plateau landscape over and through roadside vegetation. Such glimpsed views include the various elements of the airfield and former hangars as well the edge of the settlement. Views from the public footpath comprise a paddock, former hangars and views across the airfield to the related built form and wider belts of vegetation. Views from adjacent properties are limited by local vegetation but will likely include views northward, typically from upper storeys, across the plateau. There is generally a limited experience of the valued characteristics of the CNL in these views.
- Relationship with Site: The hangars are variously prominent, and locally dominant in these views, seen as large-scale, utilitarian, built elements above or through the existing boundary vegetation. In general terms they are seen in combination with other elements of the former airfield, including other hangars to the west. In adjacent views from the footpath the Site's security fencing is variously visible, more so in winter, with the hangars seen in the local context of the areas of open hardstanding and grassland.
- Sensitivity: Varying Low/ medium (road users) – Medium (residential properties/ public footpath).

6.8 Area B. Bath Road and local environs, east of Site; adjacent Bath Road, residential properties, Totts Lane, Doncombe Lane (distance 0m - 350m):

- Character views B, E, F, G & H; Viewpoints: 2a & 2b Bath Road, east of Site, junction with Quarry Lane.
- Receptors and type of views: Road users; residential properties adjacent to Site and at northern edge of Colerne. Primarily sequential and transitory views experienced along the Bath Road, with intermittent static views available from residential properties.

- View description: Some locally enclosed (by roadside hedges/ vegetation) corridor/ framed level views along the road adjacent to and east of the Site (circa 750m length), with more open, panoramic views across of the plateau landscape over/ through roadside walls/ hedgerows/ vegetation. The more open views, generally looking north and west, are of a well wooded rural landscape, with views westwards including elements of the airfield and former hangars as well the edge of Colerne. Views looking west from adjacent properties include the Site hangars in the foreground as well as the water tower west of the Site. From adjacent residential properties, particularly at first-floor level, west-facing views may include the Site hangars in the foreground or near distance, with the water tower forming a notable vertical feature further to the west. The valued characteristics of the CNL are most apparent in views directed away from the Site, whereas views towards the Site are influenced by the presence of existing airfield structures and settlement edge development.
- Relationship with Site: The hangars are prominent, and locally dominant in these local views, variously seen as large-scale, utilitarian built elements, either clearly in the foreground/ near distance or above or through the limited existing boundary vegetation. In many views the hangars are seen in combination with other elements of the former airfield to the north of the Site. In closer views, security fencing and areas of hardstanding are also evident, particularly during winter months when vegetation cover is reduced. These elements contribute to the perception of a utilitarian, previously developed site context.
- Sensitivity: Varying Low/ medium (road users) – Medium (residents).

6.9 Area C. Colerne (residential area), south of Site (distance 10m - 250m):

- Viewpoint: 3. Fosseyway Close, Colerne.
- Receptors and type of views: Road users; residential properties in northern part of Colerne. Sequential and transitory views along roads. Static from private properties.
- View description: Streetscapes of modest character associated with mid/ late 20th century, typically 2 storey, residential development. Views are typically locally enclosed by built form and garden vegetation. Vegetation within gardens on the northern edge of the village provides considerable enclosure, generally limiting views beyond the settlement. The visual qualities of the open landscape of the CNL are not generally experienced from within the residential area.

- Relationship with Site: The Site is often concealed in views by intervening built form and vegetation. The upper part of the hangars are variously glimpsed in part, seen through gaps or above roofs/ vegetation. When visible they are noted as large-scale, detracting built elements, in the foreground/ near distance.
- Sensitivity: Medium.

6.10 Area D. Mid distant views from the east; public footpath and Bath Road (distance 350m – 1000m):

- Viewpoints: 4. Bath Road (east of Site) near bridleway COLE 25; 5. Bath Road (north east of Site) near bridleway COLE 49.
- Receptors and type of views: Road and footpath users. Sequential and transitory views.
- View description: Generally, more open and panoramic views across the plateau landscape which includes agricultural fields and elements of woodland and other vegetation. Views include residential development associated with Colerne to the south west and Thickwood to the east, as well as the hangars. This built form and vegetation provides considerable containment limiting views beyond the local area. The visual qualities of the CNL are experienced in part however the Site's built form and existing residential development have varying but often considerable influence on the views.
- Relationship with Site: The hangars are variously noticeable elements in these views, seen as large-scale, utilitarian built elements, either clearly in the foreground/ near distance or above or through the limited existing boundary vegetation. In many views the hangars are seen in combination with other elements of the former airfield to the north of the Site. The Site's security fencing is variously visible in these local views, more so in winter, with the hangars also seen in the local context of the areas of open hardstanding and grassland.
- Sensitivity: Varying Low/ medium (road users) – Medium (footpath).

6.11 Area E. Local/ mid distant views from the north; Doncombe Lane and residential area within airfield/ North Colerne (distance 200m – 1000m):

- Viewpoint: 6. Doncombe Lane, near entrance gate to Lucknam Park.
- Receptors and type of views: Road users; residential properties and users of PRow. Sequential and transitory views; static from residential.

- View description: Varying views, often enclosed by woodland and roadside vegetation, with considerable influence of the airfield and related development, including housing. Available views include the airfield development, including the various hangars as well the water tower. There visual qualities of the CNL are generally limited in these views due to the considerable influence of the airfield and associated built form.
- Relationship with Site: The Site is variously/ partially concealed by intervening vegetation, with the northern most hangar (18) occasionally seen in the mid distance as a large-scale, detracting built element. In these views the hangar(s) are seen in combination with other elements of the former airfield to the north of the Site.
- Sensitivity: Varying Low/ medium (road users) – Medium (residents).

6.12 Area F. Thickwood and environs, north east of Site (distance 1250m):

- Viewpoint: 7. Thickwood Lane, Thickwood.
- Receptors and type of views: Residents; road and footpath users. Static; sequential and transitory views.
- View description: Open and panoramic views across the plateau landscape towards Colerne. Views includes agricultural fields and elements of woodland and other vegetation, especially within the context of Colerne. The village is set within this well vegetated context, with St John the Baptist church a noted landmark. The visual qualities of the CNL are experienced with respect to the open agricultural character of the plateau.
- Relationship with Site: The hangars (19 & 20) are visible in the distance seen through intervening vegetation, as large-scale built elements, contrasting with the finer grain of the residential development associated with Colerne.
- Sensitivity: Varying Medium (road users) – Medium/ high (residents).

6.13 Area G. Euridge Manor and environs, including high ground west of Biddestone, east of Site (distance >1600m):

- Viewpoint: 8. Euridge Manor Farm, footpath COLE 3 (CNP 'Key view'); 9. Weavert Lane west of Biddestone.

- Receptors and type of views: Residents; footpath users; road users. Static; sequential and transitory views.
- View description: Open, panoramic and dramatic views across the valley and valley slopes to the plateau edge and Colerne. Distant views along the By Brook valley towards the Avon valley available to the south west. Views include a well featured landscape of agricultural fields and elements of woodland and other vegetation. The village of Colerne is set within this well vegetated context, with St John the Baptist church a noted landmark, as is the water tower, when visible. Some elements of built form on the former airfield are also available from elevated locations. The visual qualities of the CNL are experienced with respect to the well featured valley landscape character. The view from Euridge is a noted "key view (no.8)" within CNP Policy NE4.
- Relationship with Site: The hangars are in many views barely discernible due to the effects of intervening landform and vegetation, as well as colour and distance. When perceptible, the upper most part of the structures are just visible/ discernible, as very minor elements seen above the skyline, set within the well vegetated context.
- Sensitivity: High.

6.14 Area H. Bannerdown Road/ Bath and environs, west of Site (distance 1400m – 1600m):

- Viewpoint: 10. Bannerdown Road, west of Site.
- Receptors and type of views: Road users. Sequential and transitory views.
- View description: Corridor views along the road, with various open and panoramic views across the former airfield on the plateau, noting roadside hedgerows provide local containment. Views include the various built form/ structures, seen as notable elements, on the airfield, as well as the hard standing of the runways. Woodland provides visual containment to the west. The village of Colerne is not discernible due to the intervening built form and vegetation, however St John the Baptist church tower is partially visible, as is the water tower. The visual qualities of the CNL experienced are limited due to the influence of the airfield, although the open character of the level plateau is evident.

- Relationship with Site: The three hangars are variously seen in the distance as minor elements on the plateau and perceived as part of the airfield context in these views, set against a vegetated backdrop.
- Sensitivity: Low/ medium.

6.15 Area I. Distant views from north/ east of North Colerne (>1500m):

- Viewpoint: 11. Public footpath COLE 4, near/ east of North Colerne.
- Receptors and type of views: Footpath users. Sequential and transitory views.
- View description: Views across the very gently undulating elevated wold landscape, with considerable containment by vegetation. The residential development associated with North Colerne is variously visible, set within a well vegetated context. The visual qualities of the CNL relate to the views across the rural landscape, with some influence from the residential area.
- Relationship with Site: The Site is variously/ partially concealed by intervening vegetation, with the northern most hangar (18) very occasionally perceived in the mid distance set within the context of intervening residential development and other airfield elements to the north of the Site.
- Sensitivity: Medium/ high.

6.16 Area J. Mid distant/ distant views from south west/ south; elevated ground south of Lid Brook Valley (distance 1000m – 2000m):

- Viewpoints: 12. Rode (Road) Hill, (COLE 8 & 10); 13. Public footpath (BOX 9) north of Ditteridge.
- Receptors and type of views: Residents; footpath users. Static; sequential and transitory views.
- View description: Generally open, panoramic and in places dramatic views across the valley and valley slopes to the plateau edge and Colerne. Views include a well featured landscape of agricultural fields and elements of woodland and other vegetation. The village of Colerne is set within this well vegetated context, with St John the Baptist church a noted landmark, as is the water tower, when visible. The existing hangars west of the Site are also notable elements on the skyline in these views. The visual qualities of the CNL are experienced with respect to the well featured valley landscape character. These views are noted "key views" (no. 5 and 6)" within CNP Policy NE4.

- Relationship with Site: The hangars are in many views from this area barely discernible, and in places not perceptible, due to the effects of intervening built form and vegetation. When discernible, the upper most part of the structures are seen, as minor, but large-scale elements seen above the skyline, set within the well vegetated and well settled context associated Colerne.
- Sensitivity: Medium/ high.

6.17 Area K. Distant views from south/ south east; elevated ground south of By Brook Valley, Box Hill, Kingsdown (distance >3000m):

- Viewpoint: 14. Box Hill (near Leafy Lane junction).
- Receptors and type of views: Residents; road and footpath users. Static; sequential and transitory views.
- View description: Generally open, panoramic and dramatic northward views across the By Brook valley and valley slopes to the plateau edge and Colerne. Views include a well featured landscape of agricultural fields and elements of woodland and other vegetation. The village of Colerne is seen set on the upper slopes within this well vegetated context, with St John the Baptist church a noted landmark, as is the water tower to the west. The existing hangars west of the Site are also visible elements on the skyline in these views, although not particularly noticeable. The visual qualities of the CNL are experienced with respect to the well featured valley landscape character.
- Relationship with Site: The Site and associated hangars are in many views from this area either not visible or barely perceptible, due to the effects of intervening built form of Colerne and associated vegetation, as well as distance. When perceptible, the upper most part of the structures are seen, as very minor, but larger scale elements seen above the skyline, set within the well vegetated and well settled context associated with Colerne.
- Sensitivity: Medium/ high.

6.18 The visual context of the Site is defined by the interaction of landform, existing built form and extensive vegetation, together with its relationship to residential areas and public rights of way. Visibility is variable and seasonal, with leaf cover in summer significantly increasing containment and integration, while winter views remain substantially restricted by roadside vegetation, built form and landform. The value and

sensitivity of views reflect the Site's location within a valued landscape (CNL) and the presence of noted "key views" identified in the CNP. Sensitivity is moderated locally by the existing brownfield character, the presence of large-scale airfield structures and the well-settled context of Colerne and former airfield development.

6.19 Whilst the ZTV indicated potential visibility of the Site occurs across a wide area, actual views are frequently filtered, fragmented or concealed due to intervening vegetation, buildings and topography. Where visible, the hangars are most evident in close and mid-distance views around the Site, particularly from Bath Road, adjacent footpaths and nearby residential areas, where they are often seen as prominent, utilitarian elements within the context of the former airfield to the north and other elements.

6.20 Within Colerne itself, views towards the Site are generally limited and episodic, with only partial glimpses of hangars above roofs or vegetation. Mid-distance views from the east, north and north-east allow more open panoramas across the plateau, though these are still moderated by woodland, settlement and existing airfield development. In longer-distance and elevated views from Euridge, Biddestone, the Lid Brook Valley and Box Hill, the Site is typically barely discernible or not perceptible, appearing at most as very minor skyline elements within a well-vegetated and settled landscape. These distant views often correspond with designated key views and therefore attract higher sensitivity.

6.21 At near to mid-distance (circa 350 m – 1 km), views tend to be open and often panoramic across the plateau landscape of fields, woodland and the edge of Colerne to the south. The hangars on Site remain noticeable, large-scale features, often seen alongside other airfield structures. This context moderates the visual experience of the characteristics of the wider CNL. In mid to long-distance views (beyond circa 1 km), the landscape becomes increasingly panoramic, and landscape focused, with Colerne set within a well-vegetated context and its church providing as landmark. At these distances, the hangars are minor, barely perceptible, or not visible, with the character and scenic qualities of the CNL, especially The Lid Brook and By Brook Valley, predominant.

7 Proposed Development and Mitigation

7.1 The proposed development is set out within the Design and Access Statement and shown on the parameter plans. In summary the development comprises:

- Demolition of the three hangars, together with removal of security fencing (except that on the northern Site boundary), areas of hardstanding and existing lighting.

- Tree removal associated with Site access and area of residential development, as well as some of the non-native species trees.
- Development of up to 150 no. dwellings, with associated public open space and vehicular access from Bath Road to the south.
- Construction of a bat building and pumping station.
- Drainage attenuation feature within the northern part of the Site.
- Provision of landscape/ ecology buffers to Site boundaries, with additional native tree and shrub planting.

7.2 The required Biodiversity Net Gain (BNG) will be delivered through a combination of onsite habitat enhancement and offsite compensation. The onsite enhancement will comprise grassland creation and management to increase/ improve species diversity, together with planting of native species trees and shrubs.

7.3 Recognising the location within the CNL, and the related requirements to further the purpose of the designation, the proposed development incorporates a range of embedded mitigation measures consistent with a landscape-led approach, including the:

- Preparation of an overall development strategy informed by technical surveys and appraisals including LVIA, arboriculture and ecology.
- Retention and protection of the majority of trees and other vegetation, especially at/ toward the Site's boundaries. Trees to be removed will be limited to those required; to provide Site vehicular access; within main development area; or which are non-native species. Replacement tree planting is proposed.
- Demolition and removal of the utilitarian, large scale hangers and removal of large areas of hardstanding.
- Limitation of residential development through pulling back proposed developable area from the northern boundary and providing a minimum 15m wide landscape/ ecology buffer to the Site's west, south and southern boundaries.
- Careful consideration of location for the bat building set against vegetation backdrop.

- Removal of utilitarian security fencing to western, southern, and eastern boundaries, with replacement as required with suitable fencing types (eg. timber post/ rail; livestock fencing or metal estate railings.)
- Limiting the maximum height of residential development to two storeys (up to 9m) above existing ground levels; which is lower than the height of the existing hangars.
- Use of a high quality and environmentally sensitive lighting scheme to minimise light spill and sky glow effect. A key part of this lighting strategy will be to provide dark corridors along the Site boundaries.
- Provision of landscape/ ecology buffers (minimum 15m wide). Buffers to include retained vegetation together with additional planting of native trees and shrubs to reinforce landscape structure, and creation of areas of biodiverse grassland.
- Provision of an area of open space in northern part of the Site, to include the drainage attenuation area together with native species tree and shrub planting and grassland areas.
- Provision of pedestrian routes within the proposed public open space in the northern part of the Site.

7.4 Elements of landscape enhancement to the Cotswold National Landscape will be provided through the; provision of additional native species tree and shrub planting; creation/ enhancement of biodiverse grassland habitats; provision of other habitat enhancements and the use of higher quality and more controlled lighting than which exists at present.

7.5 In overall terms the proposed development is responsive to and respects the national and local planning policy framework. This includes with respect to considering and respecting the landscape character and the related elements, making effective use of previously developed land, and setting out principles for a well-designed place and providing including a high quality, accessible and multifunctional green infrastructure.

8 Landscape assessment

Construction phase

8.1 The proposed development construction phase will comprise the following elements:

- Construction site set up/ compounds, with material storage, site hoardings and tree protection fencing erection.
- Demolition of the three hangars.
- Tree/ vegetation removal to facilitate road access and development work.
- Groundworks/ excavations associated with removal of hard standing, utility provision, together with creation of the attenuation feature.
- Building works associated with residential development and associated roads/ streets, open spaces and lighting infrastructure.
- Soft landscape works associated with planting of trees, shrubs and grassland areas, and related fencing.
- Elements of lighting as required, likely to relate to early morning and afternoons during the winter months.
- Vehicle movements into and around the Site associated with the works.

8.2 Description of effects: The above elements will relate to a series of overlapping, temporary activities with associated effects variously across the entire Site. It will change the Site from current character associated with the three hangars and associated open areas into a construction site, with related activities and movement. There will be direct effects to the Site and indirect effects to other landscape receptors.

8.3 Magnitude of effect: The associated effects of the elements will occur over a relatively short time period, potentially lasting up to three years. The activities and related landscape effects will vary across the Site and over time. The overall magnitude of effect will be Medium to the Site and vary between Negligible – Low for the other landscape receptors.

8.4 Levels of effect to landscape receptors during construction phase are as follows. They reflect temporary disturbance and activities, but are of a type which are not typical within a rural location:

- Site: Varying up to Moderate (adverse) - this primarily relates to the direct effects and nature of the Site as a construction areas and the various construction activities across the majority of its area, including tree removals, lighting and movement of vehicles.
- Colerne settlement and immediate environs: Varying up to Slight/ moderate (adverse) relating to direct effects of the construction works associated with the temporary change to part of the local

landscape setting to the immediate north of the settlement. Such effects are limited by the partial retention of existing trees along the southern edge of the Site and the existing built form within Colerne.

- Colerne airfield: Slight (adverse) relating to indirect effects of the construction works associated with the temporary change to part of the local landscape setting to the immediate south of the airfield. Such effects are limited by the set back of residential development from the northern edge, with area of open space, and the general landscape character of the former airfield.
- Local agricultural landscape: Varying up to Slight/ moderate (adverse) relating to indirect effects of the construction works associated with the temporary change to part of the local landscape setting to the adjacent agricultural area.
- NWDC Character Area 7 – Sherston Dipslope Lowlands & WC 9A Limestone Wold - Cotswolds Dip Slope (part of CNL): Varying up to Slight (adverse) relating to direct effects of the construction works associated with the temporary change to a very small/ limited part of the receptor.

Operational phase

8.5 Following completion of the construction phase, the operational effects upon the landscape receptors will relate to the completed residential development, with associated open space and soft landscape. All effects will be long term and permanent. Consideration is made with respect to soft landscape proposals maturing over time.

8.6 The effects to the landscape receptors are assessed as follows.

8.7 The Site: Sensitivity – Low/ medium:

- Nature of change: Direct effect associated with comprehensive change to the existing conditions from that associated with the hangars and elements relating to the former airfield to a residential area. The built form will change with the removal of the large-scale hangars set within the open areas to a residential built form and associated streets, garden areas and open spaces. The buildings will be lower in height with a more concentrated extent of built form. This will be a contrast with the current larger areas of hardstanding and grass between the existing hangars. The proposed road access will result in a break in the currently continuous belt of vegetation along the southern boundary. The creation of the open space, including the drainage feature in the northern part of the Site will present a more open landscape in this

area. The proposed planting to the boundaries will provide, as it matures, increased containment and enclosure, with the pattern of vegetation relating in character to similar elements in the wider landscape. In overall terms the residential development will represent an extension to the existing settlement pattern of Colerne. It will also provide public access into areas of open space.

- Magnitude of change: Medium/ high – relating to the comprehensive change of character, whilst noting the presence of existing built form within and across the Site, and the retention of existing vegetation and areas of open space.
- Overall level of effect:
 - Moderate (beneficial); this reflects a mix of benefits relating to the positive redevelopment of a brownfield site with the removal of large-scale, utilitarian buildings and fencing (which currently diminish the quality of the CNL locally). The replacement built form will be of a lower height, and the proposals include accessible public open space and additional native species planting, including the reinforcement of existing boundaries.
 - Moderate (adverse); there are some adverse effects associated with the proposed scale and extent of development as an extension of the residential area to the south. This includes a denser pattern of built form, with associated elements and activities, extending beyond an existing, well defined settlement edge onto the local wolds/ plateau landscape. It is noted that there are other residential areas on the plateau (North Colerne and Thickwood) such that this introduction would not be wholly out of keeping with the local landscape.

8.8 Colerne settlement and immediate environs: Sensitivity – Medium/ high:

- Nature of change: Direct effect associated with comprehensive change to part of immediate setting to the north of the settlement. The change to the residential built form and associated, streets, garden areas and open spaces will represent a noticeable extension of the existing residential character northwards across the Site. The residential buildings will be lower in height with a more concentrated extent of built form than that which exists, which will likely be not dissimilar to the existing pattern settlement to the south.

- Magnitude of change: Low – relating to the change to a small part of the immediate setting north of Colerne and noting the presence of existing built form on Site, as well the retention of existing vegetation. There is no material change to the valley landscape south of Colerne.
- Overall level of effect:
 - Slight/ moderate (beneficial); this reflects a mix of benefits relating to the positive redevelopment of a brownfield Site with the removal of large-scale, utilitarian buildings and replacement with a built form similar in scale to that which exists in the settlement as well as reinforcement to the vegetated boundaries.
 - Slight/ moderate (adverse); there are some adverse effects associated with an extension of residential development on the wolds plateau beyond the existing, well defined settlement edge. It is noted that there are other residential areas on the plateau (North Colerne and Thickwood) such that this introduction would not be wholly out of keeping with the local wolds/ plateau landscape. There are no material landscape effects to the valley landscape to the south of Colerne.

8.9 Colerne airfield: Sensitivity – Low/ medium:

- Nature of change: Direct effect associated with comprehensive change to part of the southernmost extent (i.e. the Site area) of this local character area, relating to the replacement of the hangars and related elements with a residential area. The buildings will be lower in height with a more concentrated extent of built form. The creation of the open space in the northern part of the Site will present an element of landscape buffer between the existing former airfield to the north and the proposed residential area. The proposed planting to the boundaries will provide, as it matures, increased containment and enclosure, with the pattern of vegetation relating in character to similar elements in the wider landscape.
- Magnitude of change: Low – relating to the change of character within a small part of the receptor area, whilst noting the presence of existing built form within and across the Site, and the retention of existing vegetation and areas of open space.
- Overall level of effect:
 - Slight (beneficial); this reflects a mix of benefits relating to the positive redevelopment of a brownfield Site with the removal of large-scale, utilitarian buildings, with built form

of a lower height, and provision of accessible public open space and additional native species planting.

- Negligible (adverse); there are very limited adverse effects associated with the change to residential development to this receptor. It is noted that the change would remove an area that was previously strongly related to the rest of the airfield.

8.10 Local agricultural landscape: Sensitivity – Medium/ high:

- Nature of change: Indirect effect associated with the change to part of the local agricultural setting from that associated with the hangars to a residential area. In general terms the change to the Site will reflect the character of built form to the south within Colerne. The proposed planting to the boundaries will provide, as it matures, increased containment and enclosure, with the pattern of vegetation relating in character to similar elements in the wider landscape.
- Magnitude of change: Negligible/ low – relating to the change of character to a small part of the local setting.
- Overall level of effect:
 - Slight (beneficial); this reflects a mix of benefits relating to the removal of large-scale, utilitarian buildings, with built form of a lower height.
 - Slight (adverse); there are some adverse effects associated with an extension of residential development, with a different pattern of built form, with associated activities, beyond the existing, well defined settlement edge and onto a plateau landscape. It is noted that there are other residential areas on the plateau (North Colerne and Thickwood, as well as Colerne) such that this introduction would not be wholly out of keeping within the local the wolds/ plateau landscape.

8.11 NWDC Character Area 7 – Sherston Dipslope Lowlands & WC 9A Limestone Wold - Cotswolds Dip Slope (as part of CNL): Sensitivity – Medium/ high:

- Nature of change: Direct effect associated with change to the elements on Site, relating to the former airfield, to a residential area. The built form will be lower in height with a more concentrated extent/ coverage of built form on Site. The proposed planting to the boundaries will provide, as it matures, increased containment and enclosure, with the pattern of vegetation relating in character to similar elements in the wider landscape. In overall terms the residential

development will represent an extension to the existing settlement pattern of Colerne. The overall change will not alter the key characteristics of the wider CNL, including its expansive open plateau, strong field patterns and settlement distribution, due to the limited extent of development and the containment provided both locally to the Site and in the wider landscape.

- Magnitude of change: Negligible/ low – relating to the change to a limited and contained previously developed area within the wider receptor area, whilst also noting the presence of existing large scale built form on the Site.
- Overall level of effect:
 - Slight/ moderate (beneficial); this reflects a mix of benefits relating to the positive redevelopment of a brownfield Site with a form of development locally present in the landscape.
 - Slight/ moderate (adverse); there are some adverse effects associated with an extension of residential development, with associated activities, beyond an existing, well defined settlement edge onto a plateau landscape. However the extant built form (i.e. North Colerne and Thickwood) elsewhere on the plateau is noted such that the proposed development would not be wholly out of keeping with the wider landscape.

Effect on tranquillity/ night time effects

8.12 The proposed development will result in a comprehensive change in the character of the site; however, when considered in the baseline context, the effects on tranquillity are judged to be neutral. The existing Site is defined by the large-scale former aircraft hangars and commercial uses, with utilitarian floodlighting. These features reflect the previous use as part of the former airfield and which currently detract from the rural tranquillity and dark-sky character associated with the Cotswold National Landscape.

8.13 The change to a residential use would remove the scale and activity of the commercial operations, including associated vehicle movements. It would introduce a different pattern and extent of use, but which is not dissimilar to that associated with Colerne to the immediate south, and other nearby residential development (North Colerne and Thickwood) also within the CNL.

8.14 With respect to lighting the proposed strategy has been designed to minimise potential effects on tranquillity and night-time character. This includes the adoption of Dark Sky approved fittings carefully selected to minimise light spill with low blue-light emission to minimise skyglow.

8.15 Overall effects on tranquillity are considered to be balanced and limited, resulting in a neutral to slight adverse effect, when comparing the removal of existing detracting features with the introduction of the residential development as proposed with associated activity and lighting.

8.16 With respect to Special Qualities that contribute to the “natural beauty” of the local and wider landscape, this has been considered with respect to the effects of the development and is set out in the table below. Notably the proposed development would not result in widespread or transformative change to the character of the wider CNL, nor would it materially affect key characteristics such as the open plateau, wider field patterns or valley landscapes.

Table 2. CNL Special Qualities that contribute individually and collectively to the natural beauty of the Site and local area, with an appraisal of effects.

Factor	The Site	Local area	Appraisal of effects
Landscape quality/ beauty	Very limited/ negligible due to hangars, land use, and relationship with airfield; night time lighting. Existing vegetation along the boundaries provides an element of landscape quality, noting it reflects the site's previous development/ use and current management regime.	Key elements: wider agricultural landscape of wold and valleys; parkland landscapes; woodland; village of Colerne.	Very limited effect due to the Site's brownfield condition, limited/ contained geographic extent of change and retention/ reinforcement of existing landscape boundaries. No direct effects to wider landscape and related quality/ beauty.
Scenic quality/ beauty	Very limited/ negligible as per above.	Wider wold and valley well vegetated/ featured agricultural landscapes. Settlement of Colerne set on the upper slope of the valley/ edge of plateau.	Very limited effect due to the Site's brownfield condition, limited geographic extent of change. (See also visual assessment below.)
Relative tranquillity (including 'dark skies')	Relatively not particularly tranquil due to developed Site condition and existing lighting.	Not particularly tranquil in relative terms due to settlement and airfield context, as well as rugby club.	Change associated with residential development with high quality lighting strategy and overall general activity

		Increasingly tranquil within valley landscape and wold landscape further from airfield and settlement.	compared with existing conditions – neutral effect.
Relative wildness	Developed Site	Not wild – developed site, well settled context associated with Colerne, airfield and rugby club; relatively intensive agriculture land in local context.	No material change.
Natural heritage (including 'biodiversity')	Generally relating to boundary vegetation and grassland habitats.	Wider plateau and valley landscape and woodland provides a range of habitats of nature conservation value.	Limited (adverse) change associated with change to grassland habitats onsite. No change to wider natural heritage.
Cultural heritage (including 'historic environment')	Limited to relationship associated with WWII use – not specifically recognised within CNL documentation.	RAF Colerne; Colerne Conservation Area; Ashwicke Hall (Reg. Park & Garden); Fosse Way.	Negligible effects cultural heritage assets, as recognised in CNL documents.

Summary landscape assessment

8.17 Overall, the proposed development, at completion, will result in long-term, permanent landscape effects arising from the transformation of the Site, with its three hangars as a former part of the airfield to the north, into residential development with associated open space and planting. This will present an extension of the existing residential settlement, which is within the CNL. While the change represents a notable alteration in character to the Site and immediate settlement edge, effects are generally limited at the wider landscape scale due to the existing Site conditions with the retention and reinforcement of existing boundary vegetation. Effects range from moderate (beneficial) and slight/ moderate (adverse) at the Site level, to slight or negligible effects (both beneficial and adverse) on surrounding and wider receptors. Landscape containment and integration with the wider landscape will increase as proposed planting matures.

8.18 Overall effects on the CNL are limited and localised to the Site and its immediate context. The proposed development will be related to the adjacent settlement of Colerne and, having been informed by a range of technical studies and appraisals includes elements of embedded mitigation, such that there are very limited effects to the special qualities of the wider CNL.

8.19 A summary of the landscape assessment, noting receptor sensitivity, magnitude of change and level of effect, noting beneficial and adverse changes (as per GLVIA process), is provided in table 3 below:

Table 3. Summary landscape assessment

<i>Receptor</i>	<i>Sensitivity</i>	<i>Magnitude of change</i>	<i>Level of effect</i>
The Site	Low/ medium	Medium/ high	Moderate (beneficial) – residential redevelopment of brownfield land Moderate (adverse); extension of residential development into wolds landscape
Colerne settlement and immediate environs	Medium/ high	Low	Slight/moderate (beneficial) – residential redevelopment of brownfield land Slight/ moderate (adverse); extension of residential development into wolds landscape
Colerne airfield	Low/ medium	Low	Slight (beneficial) – residential redevelopment of brownfield land Negligible (adverse); extension of residential development
Local agricultural landscape	Medium/ high	Negligible/ low	Slight (beneficial) – residential redevelopment of brownfield land Slight (adverse); extension of residential development into wolds landscape
Character Area 7 – Sherston Dipslope Lowlands & WC 9A Limestone Wold - Cotswolds Dip Slope (as part of CNL)	Medium/ high	Negligible/ low	Slight/ moderate (beneficial) – residential redevelopment of brownfield land Slight/ moderate (adverse); extension of residential development

9 Visual assessment

Construction period

9.1 The visual effects relating to changes to/ effects upon views from during the construction period and associated activities will be the result of the activities as set in para 8.1 above (site compound set up and use, vegetation removal, vehicle movements, groundworks, construction works including highways, dwellings and areas of open space).

9.2 These effects will variously relate to a series of overlapping, temporary activities over a Short term (circa 3 year timeframe). When visible the views will change the Site from current character associated with the three hangars and associated open areas into a construction site, with related activities and movement.

9.3 The magnitude of such temporary and short term visual effects will vary, generally depending on the distance of the Site from the viewpoint and the effect of intervening vegetation and/ or built form. From the adjacent or local views the effects will likely vary between Low/ medium and Medium/high, with the latter relating to views from the adjacent residential properties. With increasing distance, the magnitude of visual effect will vary between Negligible – Low.

9.4 The overall levels of visual effect during the construction period to the different receptor areas are as follows:

- Area A. Bath Road and local environs, west of Site; adjacent road and public footpath; rugby club: Varying Slight/ moderate (adverse) for road users – Moderate/ high (adverse) for users of the public footpath and available views from private properties.
- Area B. Bath Road and local environs, east of Site; adjacent Bath Road, residential properties, Totts Lane, Doncombe Lane: Varying Slight/ moderate (adverse) for road users – Moderate/ high (adverse) for users of public footpaths and available views from private properties.
- Area C. Colerne (residential area), south of Site: Varying Slight/ moderate (adverse) – Moderate (adverse).
- Area D. Mid distant views from the east; public footpath and Bath Road: Varying Slight (adverse) for users of Bath Road to Slight/ moderate for users of the public footpath.
- Area E. Local/ mid distant views from the north; Doncombe Lane and residential area within airfield/ North Colerne: Varying Slight (adverse) for road users to Slight/ moderate for residents.
- Area F. Thickwood and environs, north east of Site: Varying Negligible (adverse) – Negligible/ slight (adverse).
- Area G. Euridge Manor and environs, including high ground west of Biddestone, east of Site (distance > 1600m): Varying Negligible (adverse) – Negligible/ slight (adverse).
- Area H. Bannerdown Road/ Bath and environs, west of Site: Varying Negligible (adverse) – Negligible/ slight (adverse).

- Area I. Distant views from north/ east of North Colerne: Negligible (adverse).
- Area J. Mid distant/ distant views from south west/ south; elevated ground south of Lid Brook Valley: Negligible (adverse).
- Area K. Distant views from south/ south east; elevated ground south of By Brook Valley, Box Hill, Kingsdown: Negligible (adverse).

Operational period

9.5 The visual effects of the operational period will relate to views of the completed residential development with associated highway access. Over time the proposed planting as it grows/ matures will assist with visual integration and this is noted in the assessment below.

9.6 The potential for visual effects associated with each geographic area during the operational phase (following completion of the construction period) are set out below.

9.7 Area A. Bath Road and local environs, west of Site; adjacent road and public footpath; rugby club (distance 0m - 350m): Character views A, C and D; Viewpoints: 1a & 1b Bath Road, west of Site:

- Sensitivity: Varying Low/ medium (road users) – Medium (residential properties/ public footpath).
- Nature of change: The proposed development will, from many locations along the road, and in other views, be partially concealed by intervening vegetation either onsite or in the local area. When visible the dwellings on/ toward the western and southern edge will be variously seen in the foreground, glimpsed through the intervening vegetation. A clear framed view into the Site will be available at the Site entrance. There will be no change to the availability of the wider views across the fields and/ or landscape. Over time, as the proposed planting matures, especially that along the Site's western and southern boundaries, views of the residential development will be increasingly filtered and the existing visual enclosure relating to the Site will be reinforced.
- Magnitude of change: Varying Negligible – Low/ medium, relating to limited availability of some views whilst noting the visual change from one form of built development to another.
- Overall level of effect: Varying Negligible/ slight (adverse) – Slight/ moderate (adverse) associated with a visible extension of an existing residential area; Varying Negligible/ slight (beneficial) – Slight/ moderate (beneficial) relating to the removal of the utilitarian built forms and replacement

with that of a lower height, which is likely to be below the height of vegetation. Over time, with a maturing soft landscape adverse effects will reduce to Negligible – Slight.

9.8 Area B. Bath Road and local environs, east of Site; adjacent Bath Road, residential properties, Totts Lane, Doncombe Lane (distance 0m - 350m):

- Sensitivity: Varying Low/ medium (road users) – Medium (residents).
- Nature of change: The proposed development will present in most local views from this area a very noticeable visible change from the existing large-scale, utilitarian hangers to an area of residential development. The eastern edge of the proposed residential area will be clearly seen in the foreground as an additional area of housing adjacent to the settlement of Colerne. The southern and northern edge of the development will be variously seen in part. In general terms there will be no change to the availability of the wider views, across the local fields and/ or wider landscape east of the Site. Over time, as the proposed planting matures, especially that along the eastern and northern boundaries, views of the residential development will be increasingly filtered or locally concealed. Some views of and/ or towards the wider former airfield to the north will be variously and partially concealed overtime by maturing vegetation. There will also be some increase in visual enclosure as the planting matures, reinforcing the local visual context.
- Magnitude of change: Varying Low/ medium – Medium/ high, relating to limited availability of some views whilst noting the visual change from one form of built development to another.
- Overall level of effect: Varying between Slight/ moderate (adverse) to road users and Moderate (adverse) to adjacent residential properties. Such adverse effects are associated with a visible extension of an existing residential area. Varying Slight/ moderate (beneficial) Moderate (beneficial) relating to the removal of the utilitarian built forms and replacement with that of housing built form at a lower height. Over time, with a maturing soft landscape adverse effects will reduce to Slight – Slight/ moderate.

9.9 Area C. Colerne (residential area), south of Site (distance 10m - 250m): Viewpoint: 3. Fosseyway Close, Colerne:

- Sensitivity: Medium (residents).
- Nature of change: The proposed development will in many of these local views be variously concealed by intervening (residential) built form and/ or vegetation. When visible the change will

relate to the different type and scale of built form, from the existing large-scale, utilitarian hangers to residential development. Such views will be glimpsed, with the proposed development (southern extent) lower in height than the hangars, with considerable filtering by retained vegetation, noting that the evergreens will be removed. In general terms there will be no change to the visual character within the settlement nor any effects to any available views southwards over the valley. Over time, as the proposed planting along the southern boundary matures views of the residential development will be increasingly filtered.

- Magnitude of change: Varying Negligible/ low - Low, relating to limited availability of some views whilst noting the visual change from one form of built development to another.
- Overall level of effect: Varying between Negligible/ slight (beneficial) – Slight/ moderate (beneficial) relating to the removal of the utilitarian built forms and replacement with that of housing built form at a lower height. Over time, with a maturing soft landscape effects will reduce to Negligible - Slight.

9.10 Area D. Mid distant views from the east; public footpath and Bath Road (distance 350m – 1000m; Viewpoints: 4. Bath Road (east of Site) near bridleway COLE 25; 5. Bath Road (north east of Site) near bridleway COLE 49:

- Sensitivity: Varying Low/ medium (road users) – Medium (residents).
- Nature of change: The proposed development will present in most of the local - mid distant views from this area a noticeable visible change from the existing large-scale, utilitarian hangers to an area of residential development. The eastern edge of the proposed residential area will be clearly seen in the mid distance as an additional area of housing adjacent to the settlement of Colerne. In general terms there will be no change to the availability in the wider views, across the local fields and/ or wider landscape east of the Site. Over time, as the proposed planting matures, especially that along the eastern and northern boundaries, views of the residential development will be increasingly filtered or locally concealed. Some views of/ towards the wider former airfield to the north will be variously/ partially concealed overtime by maturing vegetation. There will also be some increase in visual enclosure as the planting matures, reinforcing the visual context.
- Magnitude of change: Varying Low – Low/ Medium, relating to the noted visual change from one form of built development to another.

- Overall level of effect: Varying between Slight (adverse) to road users and Slight/ moderate (adverse) to residential properties. Such adverse effects are associated with a visible extension of an existing residential area; Varying Slight (beneficial) – Slight/ moderate (beneficial) relating to the removal of the utilitarian built forms and replacement with that of housing built form at a lower height. Over time, with a maturing soft landscape adverse effects will reduce to Negligible/ slight – Slight.

9.11 Area E. Local/ mid distant views from the north; Doncombe Lane and residential area within airfield/ North Colerne (distance 200m – 1000m): Viewpoint: 6. Doncombe Lane, near entrance gate to Lucknam Park:

- Sensitivity: Varying Low/ medium (road users) – Medium (residents).
- Nature of change: In the majority of views from along the road the proposed development will be variously concealed by intervening vegetation, with the change relating to the removal of the existing large-scale, utilitarian hangers. In views looking south from North Colerne the northern edge of the proposed residential development will be seen in the mid distance as a notable replacement to the hangars. Over time, as the proposed planting along the northern boundary matures, views of the residential development will be increasingly filtered or concealed. This will also increase the visual enclosure reinforcing the existing visual context.
- Magnitude of change: Varying Negligible/ low – Low, relating to the visual change, when available/ seen, from one form of built development to another.
- Overall level of effect: Varying between Slight (adverse) - Slight/ moderate (adverse). Such adverse effects are associated with a visible extension of an existing residential area; Varying Slight (beneficial) – Slight/ moderate (beneficial) relating to the removal of the utilitarian built forms and replacement with that of housing built form at a lower height. Over time, with a maturing soft landscape, adverse effects will reduce to Negligible.

9.12 Area F. Thickwood and environs, north east of Site (distance 1250m): Viewpoint: 7. Thickwood Lane, Thickwood:

- Sensitivity: Varying Medium (road users) – Medium/ high (residents).
- Nature of change: In these distant views the proposed development will be variously seen as a minor element of change relating to the replacement of the existing large-scale, utilitarian hangers

with the proposed residential development of lower height and different form seen as an extension to the existing settlement. Intervening vegetation will provide some filtering of views. Over time, as the proposed planting along the eastern boundary matures, views of the residential development will be increasingly filtered and limited.

- Magnitude of change: Varying Negligible/ low – Low, relating to the visual change, when available/ seen, from one form of built development to another.
- Overall level of effect: Varying between Slight (adverse) - Slight/ moderate (adverse). Such adverse effects are associated with a visible extension of an existing residential area; Varying Slight (beneficial) – Slight/ moderate (beneficial) relating to the removal of the utilitarian built forms and replacement with that of housing built form at a lower height. Over time, with a maturing soft landscape, adverse effects will reduce to Negligible - Slight.

9.13 Area G. Euridge Manor and environs, including high ground west of Biddestone, east of Site (distance >1600m): Viewpoint: 8. Euridge Manor Farm, footpath COLE 3; 9. Weavert Lane west of Biddestone.

- Sensitivity: High.
- Nature of change: In these far distant views the proposed residential development will be just perceptible as a replacement to the existing large-scale, utilitarian hangers, but barely perceptible as an extension to the existing settlement on the wolds plateau. Intervening landform/ vegetation will provide some filtering and/ or concealment of views. Over time, as the proposed planting along the eastern boundary matures, views of the proposed development will be increasingly filtered and limited. There will be no material visual effect to views of the By Brook valley landscape.
- Magnitude of change: Varying Negligible – Negligible/ low, relating to the visual change, when available/ seen, from one form of built development to another.
- Overall level of effect: Varying between Negligible/ slight (adverse) - Slight (adverse). Such adverse effects are associated with the barely perceptible extension of the existing residential area; Varying Negligible/ slight (beneficial) – Slight (beneficial) relating to the removal of the utilitarian built forms and replacement with that of housing built form at a lower height. Over time, with a maturing soft landscape, adverse effects will reduce to Negligible.

9.14 Area H. Bannerdown Road/ Bath and environs, west of Site (distance 1400m – 1600m): Viewpoint: 10. Bannerdown Road, west of Site:

- Sensitivity: Low/ medium.
- Nature of change: In these limited distant views the proposed residential development will, when visible, be just perceptible as a replacement to the existing large-scale, utilitarian hangers. Such an effect will be barely perceptible as an extension to the existing settlement on the wolds plateau. Intervening landform/ vegetation will provide some filtering and/ or concealment of views. Over time, as the proposed planting along the northern and western boundary matures, views of the proposed development will be increasingly filtered and limited.
- Magnitude of change: Low, relating to the visual change, when available/ seen, from one form of built development to another.
- Overall level of effect: Slight (adverse). Such an adverse effect is associated with the barely perceptible extension of the existing residential area; Slight (beneficial) relating to the removal of the utilitarian built forms and replacement with that of housing built form at a lower height. Over time, with a maturing soft landscape, adverse effects will reduce to Negligible.

9.15 Area I. Distant views from north/ east of North Colerne (>1500m): Viewpoint: 11. Public footpath COLE 4, near/ east of North Colerne:

- Sensitivity: Medium/ high.
- Nature of change: In these far distant views, and in part also due to effect of intervening built form and/ or vegetation, the proposed residential development will, from the majority of the area, either not be visible or will not be perceptible. The removal of the existing large-scale, utilitarian hangers will also be barely perceptible. There will be no material effect on the visual context of the plateau/ wold landscape local to these views.
- Magnitude of change: None/ negligible.
- Overall level of effect: Negligible (neutral).

9.16 Area J. Mid distant/ distant views from south west/ south; elevated ground south of Lid Brook Valley (distance 1000m – 2000m): Viewpoints: 12. Rode (Road) Hill, (COLE 8 & 10); 13. Public footpath (BOX 9) north of Ditteridge:

- Sensitivity: Medium/ high.

- Nature of change: In these distant views, and in part also due to effect of intervening built form and/ or vegetation, the proposed residential development will, from the majority of the area, either not be visible or will not be perceptible. The removal of the existing large-scale, utilitarian hangers will also be barely perceptible. There will be no material effect on the visual context of the notable valley landscape or its relationship with Colerne settlement.
- Magnitude of change: None/ negligible.
- Overall level of effect: Negligible (neutral).

9.17 Area K. Distant views from south/ south east; elevated ground south of By Brook Valley, Box Hill, Kingsdown (distance >3000m): Viewpoint: 14. Box Hill (near Leafy Lane junction):

- Sensitivity: Medium/ high.
- Nature of change: In these distant views, and in part also due to effect of intervening built form and/ or vegetation, the proposed residential development will, from the majority of the area, either not be visible or will not be discernable. The removal of the existing large-scale, utilitarian hangers will also be barely perceptible. There will be no material effect on the visual context of the valley landscape and its relationship with the existing settlement of Colerne.
- Magnitude of change: None/ negligible.
- Overall level of effect: Negligible (neutral).

Night time visual effects

9.18 The proposed development will result in a comprehensive change with respect to the local views of the proposed lighting associated with the residential development. The related visual effects of the proposed night time lighting character, when compared to the baseline context, are judged to be beneficial. The existing Site includes utilitarian floodlighting. These features reflect the previous use as part of the former airfield and which currently detract from the rural tranquillity and dark-sky character associated with the Cotswold National Landscape.

9.19 The proposed lighting strategy has been designed to minimise potential effects on night time visual effects. This includes the use/ adoption of Dark Sky approved fittings carefully selected to minimise light spill with low blue-light emission to minimise skyglow. The use of other controls would also further minimise the potential for upward light spill and related visual effects of lighting.

9.20 Overall effects on visual tranquillity, during the hours of darkness are considered to be limited, resulting in a neutral to slight adverse effect. This includes comparing the removal of existing detracting features with the introduction of the residential development as proposed with associated activity and lighting.

Summary

9.21 Overall, the operational phase will result in a generally limited and locally contained pattern of visual effects, primarily associated with the replacement of existing large-scale, utilitarian hangars with lower-height residential development. The most notable changes will occur in close-range views to the east and west of the Site, where effects range from Slight to Moderate adverse for nearby receptors. Similar beneficial effects arising from the reduced height of development are noted. Beyond the immediate context, effects reduce with distance, becoming slight or negligible and often barely perceptible in mid-to long-distance views. The retention of existing vegetation and establishment of new structural planting will play a key role in filtering views and reinforcing local visual enclosure over time. As this planting matures, adverse effects will diminish across all areas, with many reducing to slight or negligible levels and, in some cases, resulting in neutral or minor beneficial outcomes. Overall, the scheme by virtue of the limited height of development and containing vegetation will be visually well integrated within its landscape context. There will likely be very limited effects on the wider visual character or to key views in the long term.

9.22 A summary of the visual assessment, noting receptor sensitivity, magnitude of change and level of effect, noting beneficial and adverse changes (as per GLVIA process), is provided in table 4 below:

Table 4. Summary visual assessment:

<i>Receptor</i>	<i>Sensitivity</i>	<i>Magnitude of change</i>	<i>Level of effect</i>
Area A. Bath Road and local environs, west of Site	Low/ medium – Medium	Negligible – Low/ medium	Negligible/ slight (beneficial) – Slight/ moderate (beneficial) Removal of the utilitarian built forms and replacement with lower height buildings. Negligible/ slight (adverse) – Slight/ moderate (adverse); Extension of an existing residential area. Reduction to Negligible – Slight over time; proposed planting.
Area B. Bath Road and local environs, east of Site	Low/ medium – Medium	Low/ medium – Medium/ high	Negligible/ slight (beneficial) – Slight/ moderate (beneficial) Removal of the utilitarian built forms and replacement with lower height buildings.

Proposed Development, Colerne Industrial Estate, Colerne

			Slight/ moderate (adverse) - Moderate (adverse); Extension of an existing residential area. Reduction to Slight – Slight/ moderate over time; proposed planting.
Area C. Colerne (residential area), south of Site	Medium	Negligible/ low - Low	Negligible/ slight (beneficial) – Slight/ moderate (beneficial) Removal of the utilitarian built forms and replacement with lower height buildings. Reduction to Negligible - Slight over time; proposed planting.
Area D. Mid distant views from the east; public footpath and Bath Road	Low/ medium – Medium	Low – Low/ Medium	Slight (beneficial) – Slight/ moderate (beneficial); Removal of the utilitarian built forms and replacement with lower height buildings. Slight (adverse) – Slight/ moderate (adverse); Extension of an existing residential area. Reduction to Negligible/ slight - Slight over time; proposed planting.
Area E. Local/ mid distant views from the north; Doncombe Lane and residential area within airfield/ North Colerne	Low/ medium – Medium	Negligible/ low – Low	Slight (beneficial) – Slight/ moderate (beneficial); Removal of the utilitarian built forms and replacement with lower height buildings. Slight (adverse) – Slight/ moderate (adverse); Extension of an existing residential area. Reduction to Negligible/ slight - Slight over time; proposed planting.
Area F. Thickwood and environs, north east of Site	Medium – Medium/ high	Negligible/ low – Low	Slight (beneficial) – Slight/ moderate (beneficial); Removal of the utilitarian built forms and replacement with lower height buildings. Slight (adverse) – Slight/ moderate (adverse); Extension of an existing residential area. Reduction to Negligible - Slight over time; proposed planting.
Area G. Euridge Manor and environs, including high ground west of Biddestone	High	Negligible – Negligible/ low	Negligible/ slight (beneficial) – Slight (beneficial); Removal of the utilitarian built forms and replacement with lower height buildings. Negligible/ slight (adverse) - Slight (adverse); Extension of an existing residential area. Reduction to Negligible over time; proposed planting.
Area H. Bannerdown Road/ Bath and environs, west of Site	Low/ medium	Low	Slight (beneficial); Removal of the utilitarian built forms and replacement with lower height buildings. Slight (adverse); Extension of an existing residential area. Reduction to Negligible over time; proposed planting.
Area I. Distant views from north/ east of North Colerne	Medium/ high	None/ negligible	Negligible (neutral)
Area J. Mid distant/ distant views from south west/ south; elevated ground south of Lid Brook Valley	Medium/ high	None/ negligible	Negligible (neutral)

Area K. Distant views from south/ south east; elevated ground south of By Brook Valley, Box Hill, Kingsdown	Medium/ high	None/ negligible	Negligible (neutral)
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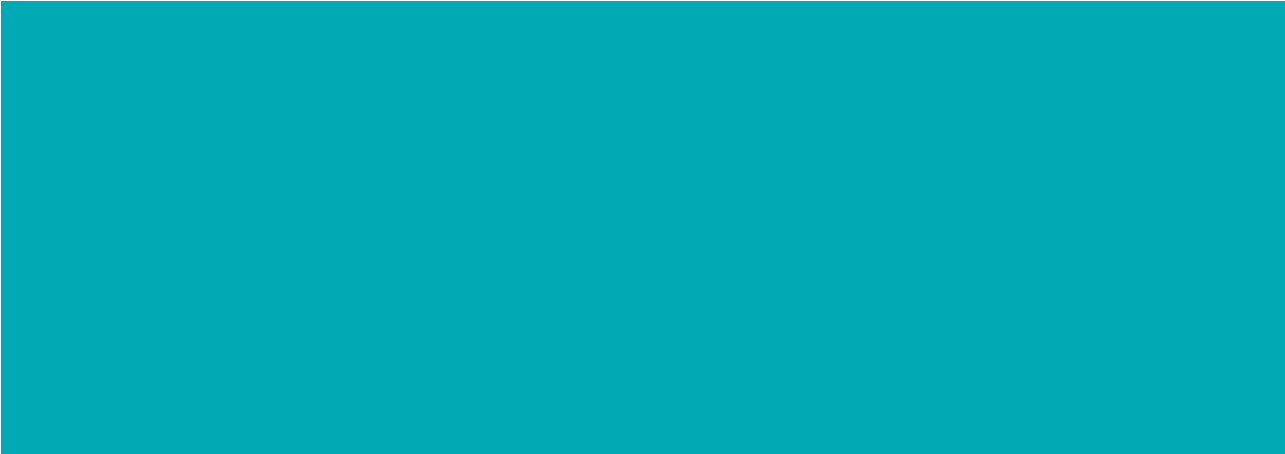
10 Summary

- 10.1 A Landscape and Visual Impact Assessment (LVIA) of the proposed redevelopment of Colerne Industrial Estate for residential use has been prepared by an experienced Chartered Landscape Architect, with reference to GLVIA 3rd edition.
- 10.2 The Site comprises a previously developed area comprising three large-scale former aircraft hangers and related hardstanding. The locality comprises a valued location due to the CNL designation, and noted 'special qualities', with related rural landscape characteristics associated with the gently undulating plateau/ wolds agricultural landscape contrasting with the strongly featured By Brook valley landscape. The immediate Site context is locally influenced by the settled character associated with Colerne, North Colerne and Thickwood, as well the adjacent former airfield. There is varying degrees of enclosure in the local area relating to mature woodland and other elements of vegetation. The Site itself (other than its location with the CNL) has very limited landscape values, associated with natural habitats, and similarly very limited factors that contribute to the "natural beauty" associated with the CNL. This is due to the presence of the existing hangars in combination with areas of hardstanding, utilitarian fencing and poor quality lighting. The presence of the wider airfield and its associated elements of built form also limit factors of natural and scenic beauty.
- 10.3 The visual context of the Site is defined by the interaction of landform, existing built form and extensive vegetation, together with its relationship to residential areas and public rights of way. Visibility is variable and seasonal, with leaf cover in summer significantly increasing containment and integration, while winter views remain substantially restricted by roadside vegetation, built form and landform. The value and sensitivity of views reflect the Site's location within a valued landscape (CNL) and the presence of noted "key views" identified in the CNP. Sensitivity is moderated locally by the existing brownfield character, the presence of large-scale airfield structures and the well-settled context of Colerne and former airfield development.
- 10.4 The proposals comprise the comprehensive redevelopment of the Site for residential use with associated open space. In response to planning policy the proposals have been informed by a range of

technical surveys and appraisals. With respect to landscape and visual matters the development has sought to respond to the landscape character and avoid or minimise adverse effects and provide for enhancements. As part of this the proposals include elements of embedded mitigation, including minimisation of vegetation removal, limit to the northern extent of development and the height of development, and provision of landscape buffers to the Site boundary.

10.5 In terms of landscape, the proposed development, at completion, will result in long-term, permanent landscape effects arising from the transformation of the Site, with its three hangars as a former part of the airfield to the north, into residential development with associated open space and planting. This will present an extension of the existing residential settlement, which is within the CNL. While the change represents a notable alteration in character to the Site and immediate settlement edge, effects are generally limited at the wider landscape scale due to the existing Site conditions with the retention and reinforcement of existing boundary vegetation. Effects range from moderate (beneficial) and slight/moderate (adverse) at the Site level, to slight or negligible effects (both beneficial and adverse) on surrounding and wider receptors. Landscape containment and integration with the wider landscape will increase as proposed planting matures. Overall effects on the CNL are limited and localised to the Site and its immediate context. The proposed development will be related to the adjacent settlement of Colerne and, having been informed by a range of technical studies and appraisals includes elements of embedded mitigation, such that there are very limited effects to the special qualities of the wider CNL.

10.6 In visual terms, the operational phase will result in a generally limited and locally contained pattern of visual effects, primarily associated with the replacement of existing large-scale, utilitarian hangars with lower-height residential development. The most notable changes will occur in close-range views to the east and west of the Site, where effects range from Slight to Moderate adverse for nearby receptors. Similar beneficial effects arising from the reduced height of development are noted. Beyond the immediate context, effects reduce with distance, becoming slight or negligible and often barely perceptible in mid-to long-distance views. The retention of existing vegetation and establishment of new structural planting will play a key role in filtering views and reinforcing local visual enclosure over time. As this planting matures, adverse effects will diminish across all areas, with many reducing to slight or negligible levels and, in some cases, resulting in neutral or minor beneficial outcomes. Overall, the scheme by virtue of the limited height of development and containing vegetation will be visually well integrated within its landscape context, with very limited effects on the wider visual character or key views are anticipated in the long term.



Appendix A

LVIA Methodology

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ENVIRONMENTAL DESIGN | LANDSCAPE ARCHITECTURE | ECOLOGY | VISUALISATION

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1.0 Introduction

- 1.1 Landscape and Visual Impact Assessment (LVIA) is intended as a tool to assist with the iteration of the scheme design and to enable opportunities to avoid, reduce or mitigate adverse landscape and visual effects.
- 1.2 The purpose of the LVIA is to explain the landscape and visual changes that may occur due to the proposed development, and to assess the potential effects on identified landscape and visual receptors.
- 1.3 The content of this assessment follows guidance set out in 'Guidance for Landscape and Visual Assessment' (LI and IEMA 2013 3rd Ed)¹ and Landscape Institute TGN-2024-01 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)'². Further guidance also considered is provided within 'An Approach to Landscape Character Assessment' 2014³, produced by Natural England and Landscape Institute TIN 05/2017 'Townscape Character Assessment'⁴. Landscape Institute TGN 1/20⁵, which provides a framework for the review of LVIA and Landscape and Visual Appraisals (LVAs), is referred to for quality assurance purposes.
- 1.4 The selection of viewpoints and the taking of photographs for inclusion in the assessment will be undertaken with consideration of the Landscape Institute Technical Guidance Note 06/19 'Visual Representation of Development Proposals'⁶.
- 1.5 The documents referenced above are not intended as a prescriptive set of rules or an exhaustive manual of techniques, however, are accepted as establishing certain principles that help to achieve consistency, credibility and effectiveness in the landscape and visual impact assessment process.
- 1.6 The European Landscape Convention⁷ of the Council of Europe provides a pertinent description of landscape as being *"an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"* (Article 1, Council of Europe, 2000). The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) defines townscape as the *"...landscape within the built-up area, including the buildings, the relationships between them, the different types of urban*

¹ Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment. 3rd ed. Abingdon: Routledge

² Landscape Institute TGN-2024-01 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', August 2024

³ An Approach to Landscape Character Assessment (2014) Christine Tudor, Natural England

⁴ Landscape Institute TIN 05/2017 'Townscape Character Assessment', December 2017

⁵ Landscape Institute TGN 1/20 'Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)', January 2020

⁶ Landscape Institute TGN 06/19 –Visual Representation of Development Proposals, September 2019

⁷ Council of Europe 2000, *European Landscape Convention*.

open spaces, including green spaces, and the relationship between buildings and open spaces" (LI and IEMA 2013: p. 16). Landscape or townscape character therefore draws upon the distinct and recognisable patterns of elements in the landscape that give a locality its sense of place, and which makes it different from its neighbouring areas. Taken together these patterns of elements form a collective 'landscape character area' which can be used to define a locality. An evaluation of these character areas, as landscape receptors, is made in the LVIA to identify their qualities, value and sensitivity.

- 1.7 Visual considerations relate to the views of a landscape experienced by people, and the associated visual amenity also experienced, defined as the overall pleasantness of views people enjoy of their surroundings.
- 1.8 An evaluation of the potential changes to views for key visual receptors, together with a review of the potential changes to the landscape resource, helps to provide an understanding of the scheme's landscape and visual impacts.
- 1.9 The LVIA report summarises a staged assessment process as follows:
 - **Baseline description** of receptors: landscape receptors and visual receptors;
 - Appreciation of **scheme design and mitigation** and enhancement measures;
 - Assessment of **potential effects** on receptors; including the nature of the receptor (sensitivity) and nature of change (magnitude of impact), and a judgement of the level of effect resulting from the proposed scheme.

2.0 Study Area and Zone of Theoretical Visibility (ZTV)

- 2.1 The extent of the study area is determined by mapping and reviewing the areas of land from which the site, and / or the proposed scheme upon it, may be seen. This map of potential visibility is referred to as a Zone of Theoretical Visibility (ZTV). The ZTV is digitally modelled using QGIS specialist computer software, via the Viewshed Analysis plugin. The ZTV is prepared using a digital terrain model (DTM) and/ or a digital surface model (DSM):
 - ZTV based on DTM – this ZTV is produced using a topography only (i.e. bare earth) digital terrain model. This represents the worse-case extent of visibility. In reality, visibility is likely to be reduced by intervening buildings and vegetation.

- ZTV based on DSM – this ZTV is produced using a digital surface model which comprises topography plus above ground features, including buildings and vegetation. This helps to illustrate the likely filtering effect of intervening vegetation and buildings. The limitations of using DSM data are acknowledged, and the ZTV is verified through site appraisal. (I.e. areas of potential visibility may be indicated from the top of features such as trees or buildings. Or, areas of potential visibility may not be indicated, if visually permeable features are captured by the DSM, such as views from under tree canopies).

- 2.2 Details of the data and parameters that have been used to run the ZTV are provided within the ZTV information box on the ZTV figure.
- 2.3 For some projects a 'viewshed' is produced using Google Earth software to assist the scoping and assessment process. This may be used if DSM data is not available and/ or as a check with other mapping. A point is located within the site, and given a height above ground, which corresponds to the maximum height of the proposed development. The 'viewshed' function is then run, to identify areas from which the modelled point is visible, based on topography, and, if selected / available, buildings and vegetation.
- 2.4 The ZTV is verified through site survey, and this is then used to inform the extent of the study area.

3.0 Landscape Planning Policy Context

- 3.1.1 Desk studies are undertaken to identify relevant landscape planning policies which may affect the proposed development site; these may include formal designations and other planning policies which are intended to protect landscape and visual aspects.

4.0 Baseline Conditions and Receptors

Landscape Receptors

- 1.1.1 Landscape receptors are defined as aspects of the landscape resource (e.g. landscape designations or landscape character areas) that have potential to be impacted by the proposed development.
- 1.1.2 Desk studies are undertaken to review international, national and local landscape designations and existing landscape character assessments at a national and local administration level. This is then verified by a site visit. Appropriate landscape character areas are described and, where necessary, supplemented with a description of site-level landscape elements where these combine to form a unique landscape character. In addition to designated landscapes, relevant landscape character areas

are considered as landscape receptors, which may theoretically be affected by the proposed scheme. Landscape designations and landscape character areas, for which no effects can reasonably be anticipated, are scoped out from further assessment.

Visual Receptors

- 4.1 Visual receptors are defined as people who experience views that may be impacted by the proposed development.
- 4.2 Visual receptor groups are identified in the first instance by a review of the ZTV to determine groups of people who may experience common views within the study area, including the proposed development. Whilst it is acknowledged that every person will have an individual relationship with views towards the site, the assessment combines visual receptors into groups that may reasonably be expected to share common experiences with the landscape in order to form a manageable process of assessment. These typical groups are categorised as follows:
 - Recreational users of public rights of way or accessible landscapes. E.g. Walkers, horse riders;
 - Residents of, and visitors to, settlements;
 - Road users;
 - Visitors to specific viewpoints of recognised value;
 - Visitors to tourist attractions of heritage assets valued for their visual setting.
- 4.3 Within an individual visual receptor group, people may experience a range of varying views towards the site. Where relevant therefore, groups may be further sub-divided so that the assessment relates to commonly-shared visual experiences, either through geographic or topographic consistency.
- 4.4 A proportionate number of viewpoints are selected from within the ZTV, and verified during site visits, to illustrate the range of views afforded towards the site and to represent the experience of the various visual receptors. Viewpoints are limited to those from publicly accessible locations, unless specifically required, and their locations agreed with the Local Planning Authority or the relevant statutory authority.
- 4.5 Three different types of viewpoint may be used:

- Representative viewpoints – these represent the experience of a visual receptor group. One viewpoint may be used to represent the range of views from a particular area (e.g. a section of a public footpath), where the visual changes are likely to be similar.
- Specific viewpoints – these may be key or noted views, such as panoramic vantage points, vistas of recognised value, or views that have a cultural association.
- Illustrative viewpoints – these may be used to illustrate a particular effect or issue e.g. restricted visibility from a certain location.

5.0 The Proposed Development

5.1 A description of the proposed development is provided for elements of the scheme which may have the potential to have an effect on the landscape or visual receptors. Descriptions are taken from material submitted by the applicant to the Local Planning Authority including:

- Planning Statement (including Design and Access Statement)
- Site Layout Plans, including Landscape Proposals Plans and Restoration Plans
- Specialist Assessments, such as: Arboricultural Report, Ecological Report, and Heritage Report to understand specific mitigation requirements.

5.2 A description of construction activities that may have an impact on the landscape and visual context is provided.

5.3 Any design measures intended to have either eliminated, reduced or mitigated against potential landscape and visual effects are described.

Nighttime Assessments

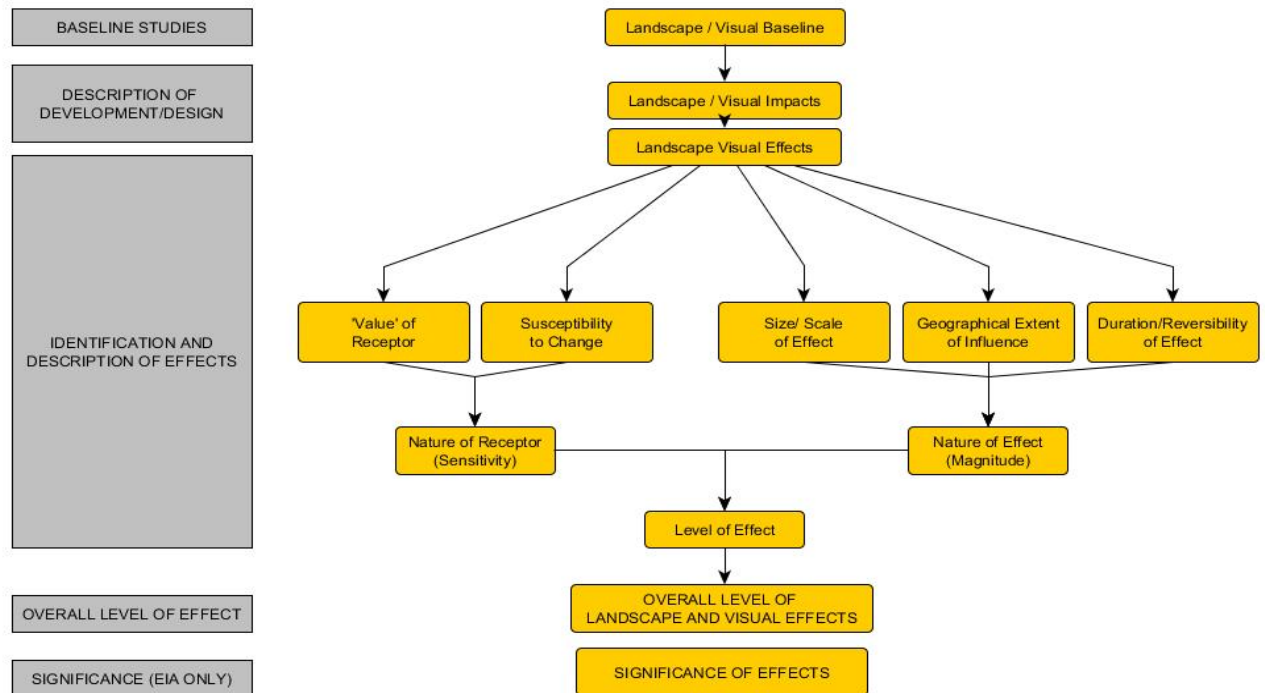
5.4 The LVIA will include a commentary on lighting and the likely effects of lighting. However, nighttime surveys and a detailed lighting assessment will not form part of the LVIA.

6.0 Assessment of Potential Effects on Receptors

6.1 For each of the landscape and visual receptors identified in the baseline studies, an assessment is made on the **level of effect** arising from the proposed development. The process for assessing potential

effects is set out within the diagram below, adapted by NPA from Figure 3.5 of GLVIA3⁸ (LI and IEMA 2013: 39).

Diagram 1: Assessment of the Level of Effect on Receptors



- 6.2 The level of effect is determined through an understanding of both the nature of the receptor, **Sensitivity**, and the nature of the effect, **Magnitude**.
- 6.3 **Sensitivity** is determined by consideration of both the **susceptibility** to change and the **value** placed on the resource.
- 6.4 The LVIA will present a reasoned summary of the overall effects on the landscape receptors and visual receptors from the specific development proposals.

7.0 Landscape Sensitivity

- 7.1 Landscape sensitivity is determined by consideration of both the **susceptibility** to change and the **value** placed on the landscape resource, as follows.

⁸ Landscape Institute and Institute of Environmental Management & Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3rd ed. Abingdon: Routledge

7.2 **Value** of a landscape receptor depends on a variety of considerations including international, national or local designation, its contribution to a community or its cultural significance e.g. landscapes reflected through literature, poetry, art etc. The value of the landscape resource will be described on a verbal classification with reference to the following criteria:

- International/ National – Areas/ features of scenic quality, intactness, rarity, natural recreational value, or conservation interest at an international or national level which may be recognised through formal designation e.g. World Heritage Sites, National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty, AONBs) or containing attributes of these recognised landscapes.
- Regional/ Local – Areas/features valued at a regional or local level for their scenic quality, intactness, rarity, natural recreational value, or conservation interest. These may be recognised through formal local authority designation or contain attributes of similar locally designated landscapes.
- Community - Areas/features valued at a community level, perhaps through their contribution to setting or their natural recreational value, but not necessarily recognised through any formal designation.

7.3 **Susceptibility** of landscape receptors is defined as *"the ability of the landscape receptor... to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies or strategies"*⁹ (LI and IEMA 2013: p. 88-9). The susceptibility of the landscape resource will be described on a scale with reference to the following criteria:

- High – The receptor is less able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer limited opportunities for accommodating the change without those key characteristics being detrimentally altered.
- Medium – The receptor is partly able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of

⁹ Landscape Institute and Institute of Environmental Management & Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3rd ed. Abingdon: Routledge

the landscape offer some opportunities for accommodating the change without those key characteristics being detrimentally altered.

- Low – The receptor is more able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape are resilient to being changed whilst other elements in the landscape may benefit from change where these are at contrast to the existing general landscape character.

7.4 The level of **sensitivity** of the landscape receptor is determined through professional judgement in balancing together the value described and the susceptibility to change. Sensitivity is recorded on a verbal scale of High, Medium and Low. Where intermediate ratings are given, e.g. 'Medium-Low', this indicates a sensitivity that is both less than Medium and more than Low.

7.5 The overall sensitivity of the landscape receptor is considered with reference to the following criteria:

Table L1: Sensitivity of landscape receptors

Sensitivity	Typical Descriptors and Examples
High	Landscapes, which by nature of their character, would likely present a considerable range of issues in relation to the change of the type proposed. Typically, these would be: • Of high quality with distinctive elements and features making a positive contribution to character and sense of place. • Likely to be designated, but the aspects which underpin such value may also be present outside designated areas, especially at the local scale. • Areas of special recognised value through use, perception or historic and cultural associations. • Likely to contain features and elements that are rare and could not be replaced.
Medium	Landscapes, which by nature of their character, would likely be able to partly accommodate change of the type proposed. Typically, these would be: • Comprised of commonplace elements and features creating generally unremarkable character but with some sense of place. • Locally designated, or their value may be expressed through non-statutory local publications. • Containing some features of value through use, perception or historic and cultural associations. • Likely to contain some features and elements that could not be replaced.
Low	Landscapes, which by nature of their character, would more likely be able to accommodate change of the type proposed. Typically, these would be: • Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. • Not designated. • Containing few, if any, features of value through use, perception or historic and cultural associations. • Likely to contain few, if any, features and elements that could not be replaced.

8.0 Visual Sensitivity

8.1 As with Landscape sensitivity, visual sensitivity is determined by consideration of both the **susceptibility** to change and the **value** attached to the views experienced.

8.2 The **Value** of a view experienced by a receptor group depends on a variety of considerations including international, national or local designation/recognition, its contribution to the visual amenity of a community or its cultural significance e.g. views recognised through the arts etc. Indicators of the values attached to views include appearances in guidebooks / tourist maps and provision of facilities for the enjoyment of the views (e.g. benches, interpretation boards). The value of the views will be described on a verbal scale with reference to the following criteria:

- International/ National – Views of widely recognised scenic quality, intactness, rarity, at an international or national level which may also be recognised through formal designation e.g. World Heritage Sites, National Parks, National Landscapes, or heritage assets (Listed Buildings/ Schedule Monuments etc) where the visual setting is key. Note that the implications of changes to the heritage value itself, including setting issues are primarily dealt with through Cultural Heritage Impacts Assessments where relevant.
- Regional/ Local – Views valued at a regional or local level for their scenic quality, intactness, rarity, or conservation interest and which contribute to the visual setting of the receptor group. These may be recognised through reference in formal local authority designation or management plans e.g. Conservation Area Management Plans.
- Community - Views likely to be valued at a community level but not necessarily recognised through any formal designation.

8.3 The **Susceptibility** of visual receptors is considered to be a "*function of the occupation or activity of people experiencing the view at particular locations; and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations*"¹⁰ (LI and IEMA 2013: p. 113). The susceptibility of the receptor group to changes in views or visual amenity will be described on a verbal scale with reference to the following criteria:

- High –The viewer's occupation or activity is such that the view being experienced is likely to be formative and hold their attention or interest. Examples may include residents whose

¹⁰ Landscape Institute and Institute of Environmental Management & Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3rd ed. Abingdon: Routledge

outlook forms a key component of their day to day lives, or visitors to attractions known for their visual setting.

- Medium – The view experienced by the visual receptor is likely to play a moderately important role in their occupation or activity. Such views are likely to be appreciated by the viewer but are not fundamental to the satisfaction of the viewer's activity. Examples may include travellers on road, rail or other transport routes where views may be appreciated but are not the primary focus of the journey. Where travel involves recognised scenic routes, awareness of views may be higher.
- Low – The view experienced by the visual receptor is not likely to play any meaningful role in their occupation or activity. Such views are likely to only be incidental to those activities taking place. Examples may include people at their place of work whose attention may be focused on their work or activity and not on their surroundings. Where buildings and the type of employment have been designed to enhance the quality of working life, a higher susceptibility may be appropriate.

8.4 Value and Susceptibility are considered together to provide a reasoned judgement of the overall level of **sensitivity** of the visual receptor group. This is set out on a verbal scale of High, Medium, Low and Negligible. Higher sensitivity is more likely to occur with increasing value and/or susceptibility to change. Lower sensitivity is more likely to occur with reduced value and/or susceptibility to change.

8.5 Where intermediate ratings are given, e.g. 'Medium-Low', this indicates a sensitivity that is both less than Medium and more than Low.

8.6 The overall sensitivity of the visual receptor is considered with reference to the following criteria:

Table V1: Sensitivity of visual receptors

Sensitivity	Typical Descriptors and Examples
High	Likely to be views gained by residents, communities, and walkers or visitors to heritage assets at valued viewpoints in a recognised high quality landscape such as from a National Park, Area of Outstanding Natural Beauty, who are focussed on the landscape.
Medium	Likely to be views gained by residents, communities and walkers or visitors to heritage assets within a moderate quality landscape and views afforded to travellers on roads within a moderate quality landscape with some existing landscape elements of quality.
Low	Likely to be views gained by people engaged in outdoor sport or at their place of work within a moderate quality landscape with some existing landscape elements of quality, or views experienced by travellers on roads within a moderate quality landscape.

Sensitivity	Typical Descriptors and Examples
Negligible	Likely to be views which are transient or within a degraded landscape and there are existing degraded elements in the landscape.

9.0 Magnitude of landscape and visual effects

- 9.1 The nature of the effect, **magnitude**, on each receptor is assessed through an understanding of the changes to the landscape resource and visual context, resulting from the proposals. The nature of effect may be considered to be either beneficial or adverse. These are described for each receptor.
- 9.2 Consideration is given to the size or scale of change arising from the development (either directly to the landscape receptor or to views and the general visual setting for visual receptors), the geographical extent over which the change is experienced as well as the duration, for example temporary or permanent, and reversibility of effects.
- 9.3 **Size/ Scale of change** considers the elements of the landscape receptor or views that may be affected by the changes brought about by the development proposal. These are described on a verbal scale as follows:
- Large/High – An obvious change in the landscape characteristics leading to the creation of a new character type or, a substantial altering of the composition of views. Elements of the development may become the main feature or focal point of views and may be out of scale with other elements in the view or in the character area. The development may dominate views by virtue of its proximity, scale and spread or direct lines of sight in important views may be substantially affected.
 - Medium – The development may result in clearly discernible changes to the landscape characteristics and overall character. Elements of the development may be clearly perceptible in views and create distinct new elements in those views. The composition of views may be partly but not substantially altered.
 - Small/Low – There may be a noticeable but small change to the characteristics of the landscape or overall character. Elements of the development may be noticeable in views but the balance of the overall visual baseline is not altered. The scale of the development may be appropriate to the view or the development may be substantially screened/ filtered.
 - Negligible – Changes are barely perceptible.

- 9.4 **Geographical Extent of Influence** considers the proportion of the landscape/ visual receptor that may be affected by the changes brought about by the development proposal. The geographical extent of influence could range from the Receptor level (where the effects of the change are experienced throughout the receptor group), Local level (where only portions of the receptor would experience the changes) or Site level (where only very localised impacts would be experienced).
- 9.5 **Duration of Effect/ Reversibility** considers the timescales of the impacts of the development on the landscape character and views/ visual amenity of receptors. Duration may be defined, as appropriate the scheme and its context as being:
- Permanent – The effects cannot be reversed.
 - Long term – Impacts of the development shall be experienced for between 10 and 25 years but afterwards would be reversed.
 - Medium term - Impacts of the development shall be experienced for between 5 and 10 years but afterwards would be reversed.
 - Short term - Impacts of the development shall be experienced for less than 5 years but afterwards would be reversed.
- 9.6 The magnitude of effect is determined through consideration of the size/ scale of change, in combination with the modifying factors of geographical extent of influence and the duration/reversibility of effects on receptors. The magnitude of effect is categorised on a scale of High, Medium, Low and Negligible. Higher magnitude is more likely to occur with increasing scale and duration. Lower magnitude is more likely to occur with reduced scale and/ or duration. Where intermediate ratings are given, e.g. 'Medium-Low', this indicates a magnitude of change that is both less than Medium and more than Low.
- 9.7 The overall magnitude of effect on the landscape receptor is considered with reference to the following criteria:

Table L2: Magnitude of effect on the landscape receptor

Magnitude of Effect	Typical Criteria Descriptors
High	- Total or large scale change to the existing character or distinctive features and elements; - The addition of new but uncharacteristic conspicuous features and elements (adverse change); - The removal, restoration and/ or replacement of existing highly uncharacteristic features and elements (beneficial change).
Medium	- Partial or noticeable change to the existing character or distinctive features and elements; - The addition of new but uncharacteristic noticeable features and elements (adverse change); - The removal, restoration and/ or replacement of existing moderately uncharacteristic features and elements (beneficial change).
Low	- Slight change to the existing character or features and elements; - The addition of new but uncharacteristic perceptible features and elements (adverse change); - The removal, restoration and/ or replacement of existing perceptibly uncharacteristic features and elements (beneficial change).
Negligible	No noticeable change to the character or features or elements.

9.8 The overall magnitude of effect on the visual receptor is considered with reference to the following criteria:

Table V2: Magnitude of effect on the visual receptor

Magnitude of Effect	Typical Criteria Descriptors
High	- Total or large scale change to the existing composition of the views and their distinctive features and elements; - The addition of new but uncharacteristic conspicuous features and elements in the views (adverse change); - The removal, restoration and/ or replacement of existing highly uncharacteristic features and elements in the views (beneficial change).
Medium	- Partial or noticeable change to the existing composition of the views and their notable features and elements; - The addition of new but uncharacteristic noticeable features and elements in the views (adverse change); - The removal, restoration and/ or replacement of existing moderately uncharacteristic features and elements in the views (beneficial change).
Low	- Slight change to the existing composition of the views and their features and elements; - The addition of new but uncharacteristic perceptible features and elements in the views (adverse change); - The removal, restoration and/ or replacement of existing perceptibly uncharacteristic features and elements in the views (beneficial change).
Negligible	No noticeable change to the composition of the views or their features and elements.

- 9.9 The magnitude of effect on each receptor is assessed for both the Construction stage activities and the Operational Phase activities.

10.0 Level of Effect

- 10.1 Following the assessment of the sensitivity of each receptor and the magnitude of effect, it is possible through professional judgement to determine the potential **level of effect** from the construction and operational phases of the development. Due to the level of judgement required in determining the level of an effect, it is important to recognise that defined terms are not absolute and that any scale of levels is a continuum. The levels of effect are judged as Substantial, Moderate, Slight and Negligible as set out in Tables L3 and V3 below. Where intermediate ratings are given, e.g. 'Moderate (adverse) to Slight (adverse)', this indicates a level of effect that is both less than Moderate and more than Slight.
- 10.2 For each level of effect on a receptor those effects are defined using professional judgement as being either **Beneficial** or **Adverse**. Where elements of the change are considered to be both beneficial and adverse, these may be considered as having a **Neutral** overall effect. In such circumstances this balance is described.

Table L3: Descriptors for Levels of Effect on the Landscape Receptors

Level of Effect	Example Definition
Substantial (Adverse)	The development would: • Be at considerable variance with the character of the landscape; • Degrade or lose the integrity of characteristic features or elements; • Damage or lose the sense of place or local distinctiveness of the area; • In terms of magnitude, would likely relate to all or very large parts/ areas or extent of the receptor; • In terms of sensitivity, would likely to affect receptors deemed to be of higher value or very susceptible to this form of development; • Effects are likely to be long term and may be permanent.
Moderate (Adverse)	The development would: • Conflict with the character of the landscape; • Have a negative impact on some characteristic features or elements; • Diminish the sense of place or local distinctiveness of the area; • In terms of magnitude, would likely relate to some parts/ areas or extent of the receptor; • In terms of sensitivity, would likely to affect receptors deemed to be of moderate value or moderately susceptible to this form of development; • Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.

Level of Effect	Example Definition
Slight (Adverse)	The development would: • Not wholly fit with the character of the landscape; • Be at variance with the existing characteristic features or elements; • Detract from the sense of place or local distinctiveness of the area; • In terms of magnitude, would likely relate to small parts/ areas or extent of the receptor – ‘small scale’; • In terms of sensitivity, would likely to affect receptors deemed to be of lower value or low susceptible to this form of development; • Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.
Negligible	The development would: • Maintain the character of the landscape; • Complement/ blend in with the existing characteristic features or elements; • Enable the sense of place or local distinctiveness of the area to be retained.
Slight (Beneficial)	The development would: • Complement the character of the landscape; • Maintain or enhance the existing characteristic features or elements; • Enable some of the sense of place or local distinctiveness of the area to be restored; • In terms of magnitude, would likely relate to small parts/ areas or extent of the receptor – ‘small scale’; • In terms of sensitivity, would likely to affect receptors deemed to be of lower value or low susceptible to this form of development; • Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.
Moderate (Beneficial)	The development would: • Improve the character of the landscape; • Enable the creation, repair, conservation or restoration of characteristic features or elements partially lost or diminished as a result of inappropriate management or prior development; • Enable the sense of place or local distinctiveness of the area to be restored; • In terms of magnitude, would likely relate to some parts/ areas or extent of the receptor – ‘medium scale’; • In terms of sensitivity, would likely to affect receptors deemed to be of moderate value or moderately susceptible to this form of development; • Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.
Substantial (Beneficial)	The development would: • Greatly enhance the character of the landscape; • Enable the creation, repair, conservation or restoration of characteristic features or elements lost or harmed as a result of inappropriate management or prior development; • Greatly enhance the sense of place or local distinctiveness of the area; • In terms of magnitude, would likely relate to all or very large parts/ areas or extent of the receptor – ‘large scale’;

Level of Effect	Example Definition
	- In terms of sensitivity, would likely to affect receptors deemed to be of higher value or very susceptible to this form of development; - Effects are likely to be long term and may be permanent.

Table V3: Descriptors for Levels of Effect on the Visual Receptors

Level of Effect	Example Definition
Substantial (Adverse)	The development would: - Cause a large deterioration in the existing views; - In terms of magnitude, would likely relate to the majority of views afforded by the receptor group and/ or to all or very large extents of each of those views; - In terms of sensitivity, would likely to affect views afforded to receptors which are deemed to be of higher value or to receptors and their views considered to be very susceptible to this form of development; - Effects are likely to be long term and may be permanent.
Moderate (Adverse)	The development would: - Cause a noticeable deterioration in the existing views; - In terms of magnitude, would likely relate to a moderate proportion of range of views afforded by the receptor group and/ or to a large proportion of each of those views – ‘medium scale’; - In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more moderate value or to receptors and their views considered to be have a medium level of susceptible to this form of development; - Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.
Slight (Adverse)	The development would: - Cause a barely perceptible deterioration in the existing views; - In terms of magnitude, would likely relate to a small proportion of range of views afforded by the receptor group and/ or to a small proportion of each of those views – ‘small scale’; - In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more lower value or to receptors and their views considered to be have a low level of susceptible to this form of development; - Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change. - Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.
Negligible	The development would: Cause no discernible deterioration or improvement to the existing view being experienced.
Slight (Beneficial)	The development would: Cause a barely perceptible improvement in the existing views;

Level of Effect	Example Definition
	• In terms of magnitude, would likely relate to a small proportion of range of views afforded by the receptor group and/ or to a small proportion of each of those views – ‘small scale’; • In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more lower value or to receptors and their views considered to be have a low level of susceptible to this form of development; • Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change. • Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.
Moderate (Beneficial)	The development would: • Cause a noticeable improvement in the existing views; • In terms of magnitude, would likely relate to a moderate proportion of range of views afforded by the receptor group and/ or to a large proportion of each of those views – ‘medium scale’; • In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more moderate value or to receptors and their views considered to be have a medium level of susceptible to this form of development; • Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.
Substantial (Beneficial)	The development would: • Cause a large improvement in the existing views; • In terms of magnitude, would likely relate to the majority of views afforded by the receptor group and/ or to all or very large extents of each of those views; • In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of higher value or to receptors and their views considered to be very susceptible to this form of development; • Effects are likely to be long term and may be permanent.

Landscape and Visual Impact Assessment- Figures

Proposed Redevelopment of Colerne Industrial Estate

Client: Colerne Industrial Estate
Document no.: NPA-30271-0002
Rev no.: P01
Status: Planning application
Print Size: A3
Origin Date: Sept 2026

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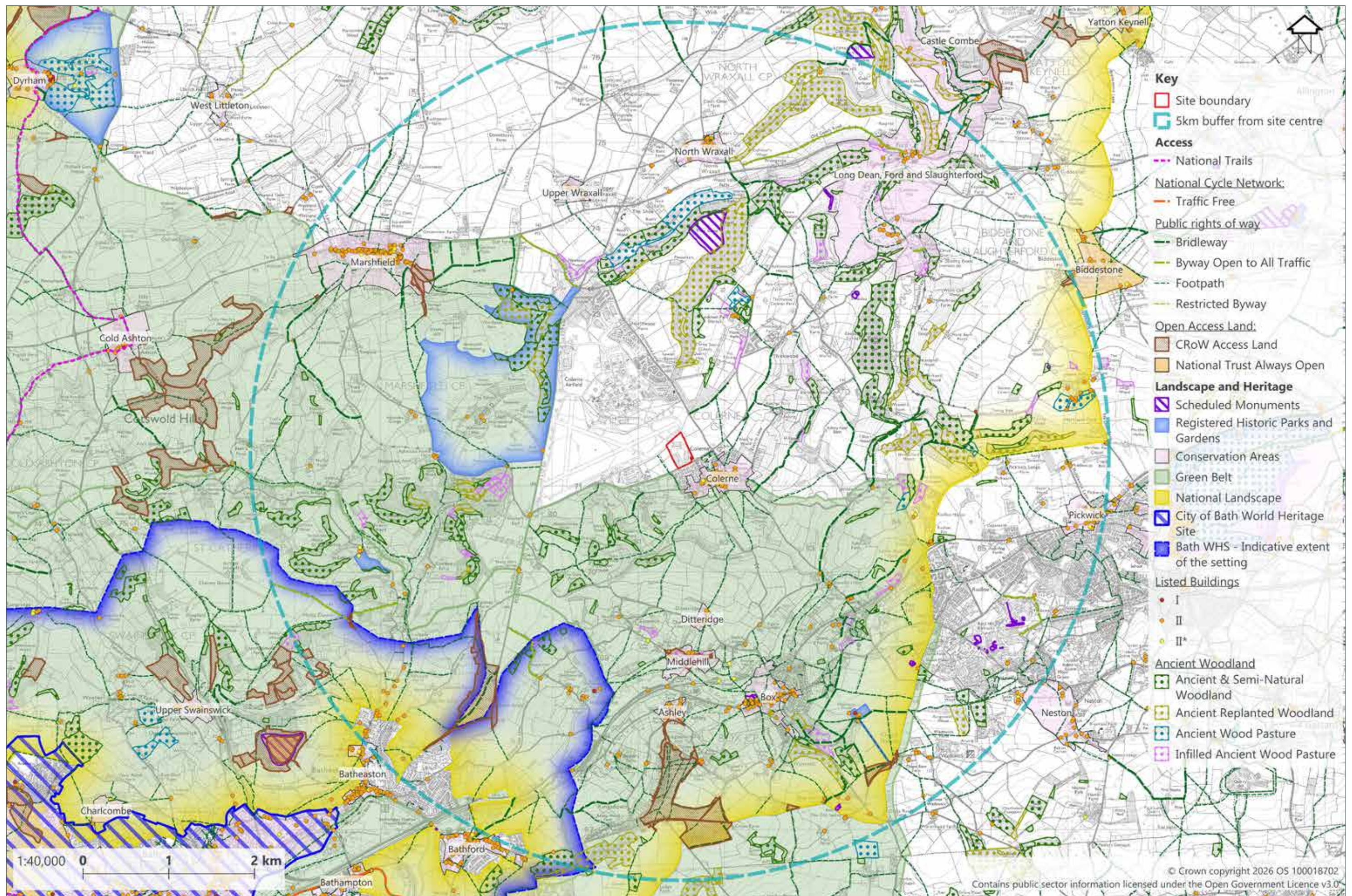
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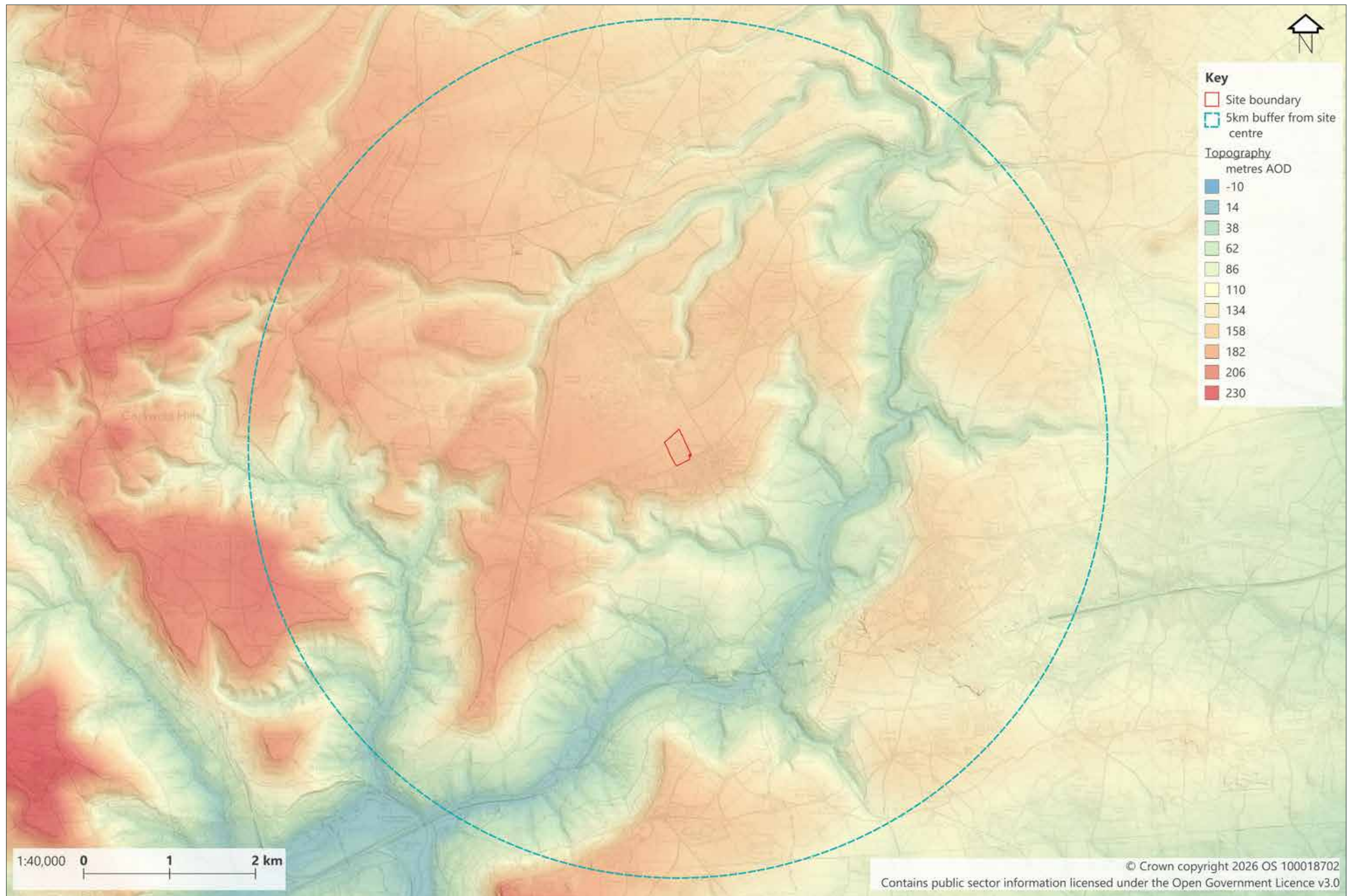
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Fig. 23. View 13 - Public footpath (BOX 9) north of Ditteridge

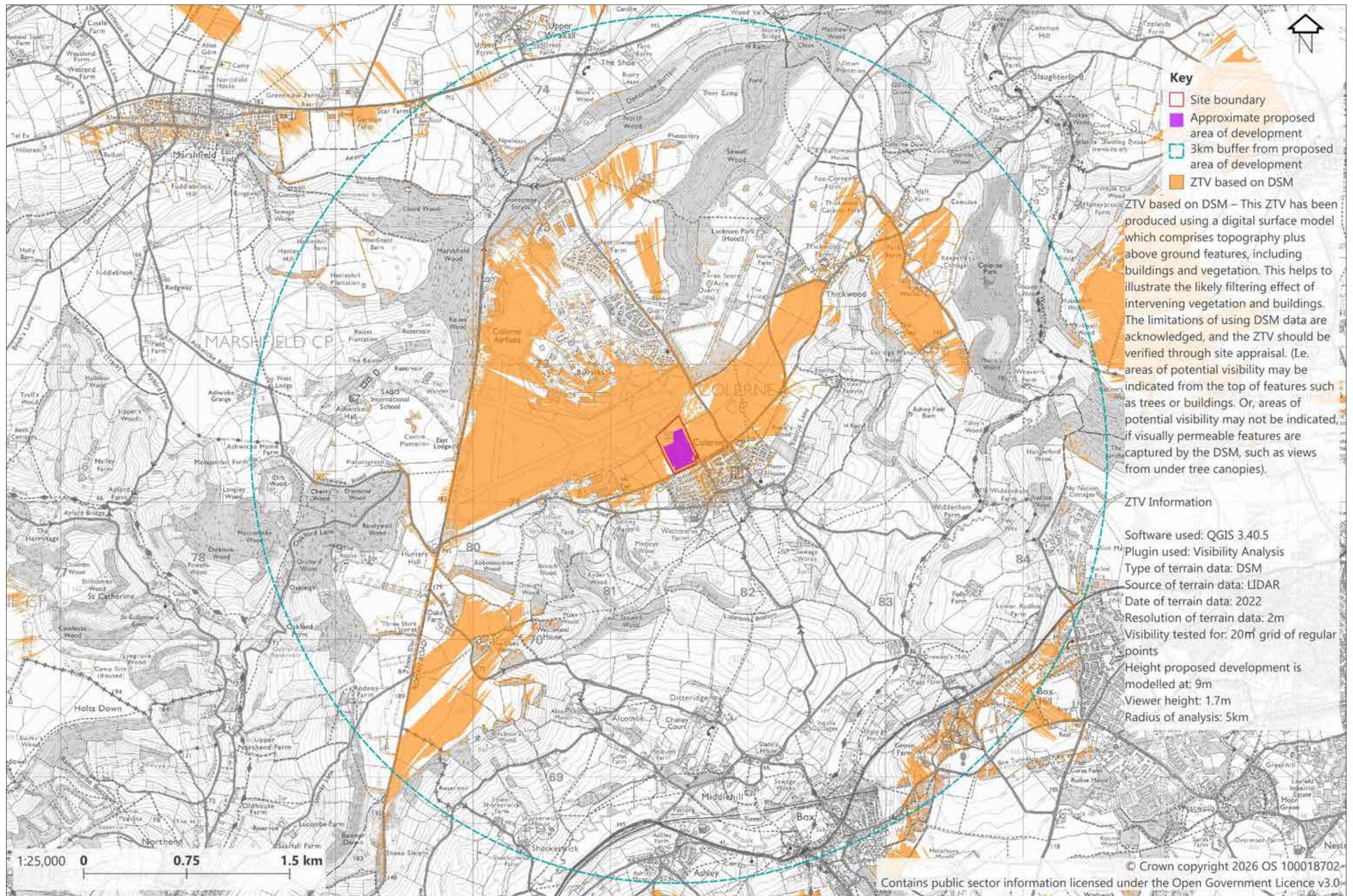
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Project No	NPA 30254	Client	Colerne Industrial Estate
Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Status:	Planning	Figure	Fig. 01. Landscape and Heritage Designations

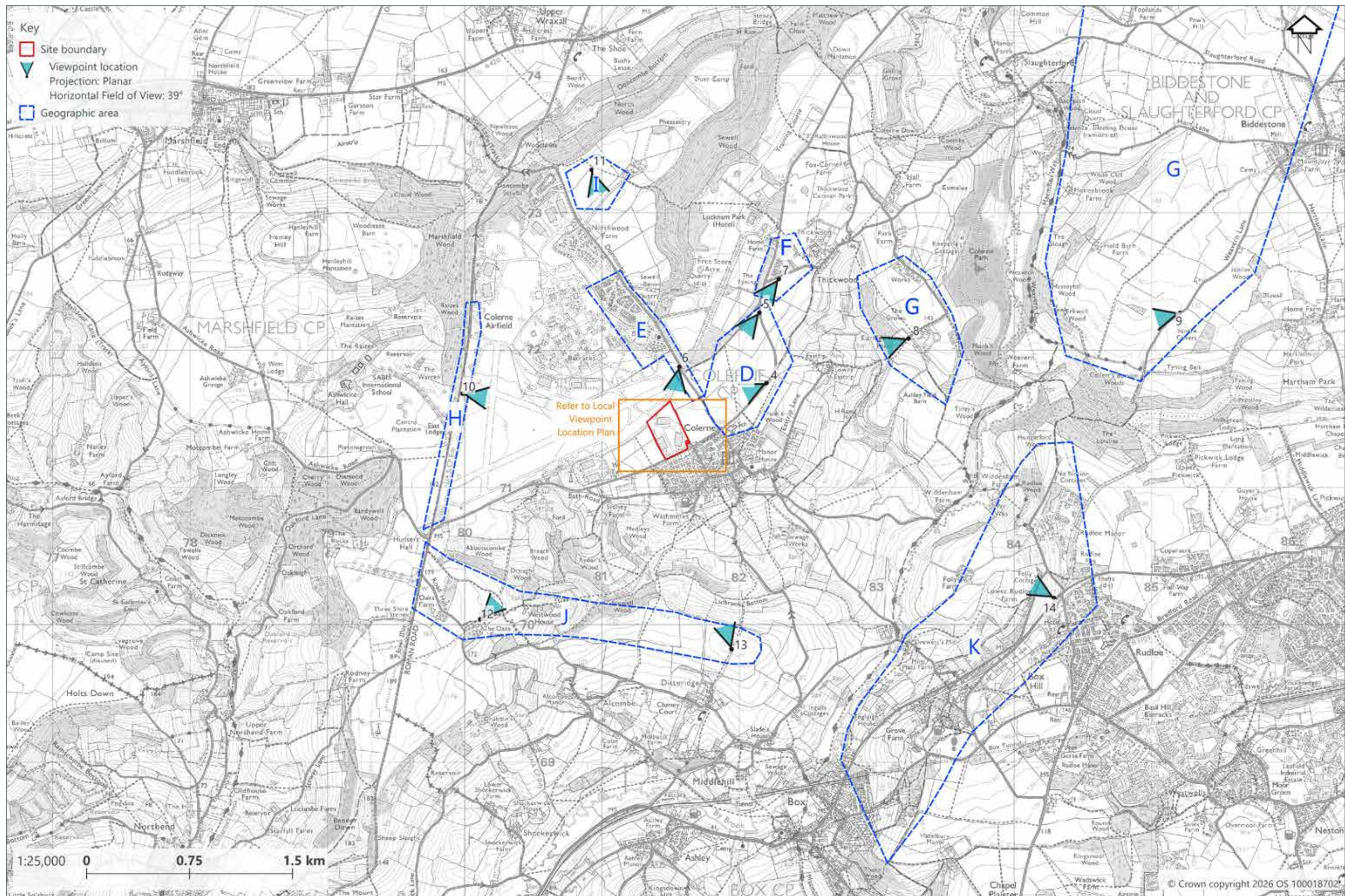


Project No	NPA 30254	Client	Colerne Industrial Estate
Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Status:	Planning	Figure	Fig. 02. Topography



Project No	NPA 30254	Client	Colerne Industrial Estate
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Status:	Planning	Figure	Fig. 03. Zone of Theoretical Visibility





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Status:	Planning	Figure	Fig. 05. Viewpoint Location Plan - Distant



CV.A - Bath Road site frontage/ southern boundary – view from west.



CV.B - Bath Road site frontage/ southern boundary – view from east.



CV.C - Site western boundary (northern end)



CV.D - Site western boundary

Project No	NPA 30254	Client	Colerne Industrial Estate
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CV.E - Site eastern boundary from Totts Lane, looking north



CV.F - Hanger 19 from Totts Lane



CV.G - Site eastern boundary, Hanger 19, sub station and residential properties



CV.H - Site eastern boundary, Totts Lane; Hanger 19 northern gable

Project No	NPA 30254	Client	Colerne Industrial Estate
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Status:	Planning	Figure	Fig. 07. Character views - Sheet 2



CV.I - View within site from north west corner



CV.J - View within site from north eastern corner, Hangar 18



CV.K - View within site from south western corner



CV.L - View within site, looking towards the north western corner

Project No	NPA 30254	Client	Colerne Industrial Estate
Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Status:	Planning	Figure	Fig. 08. Character views - Sheet 3



To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length



Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 09. View 1a - Bath Road (west of Site) looking north east



Date: 16/03/2026 14:07 | Camera: Canon EOS 5D Mark III | Lens: 50mm | Field of View: 39° | Projection: Planar | Coordinates: 381369, 171148 | Orientation: 10 N

Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 10. View 1b - Bath Road (west of Site) looking north

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To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

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(Original image width 390mm)
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Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 11. View 2a - Bath Road (junction with Quarry Lane) looking west



Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 12. View 2b - Bath Road (junction with Quarry Lane) looking north west



Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 13. View 3 - Fosseway Close, Colerne

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Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 14. View 4 - Bath Road (east of Site) near bridleway COLE 25



Date: 16/03/2026 ??14:51 | Camera: Canon EOS 5D Mark III | Lens: 50mm | Field of View: 39° | Projection: Planar | Coordinates: 382157, 172287 | Orientation: 217 SW

Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 15. View 5 - Bath Road (north east of Site) near bridleway COLE 49



Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 16. View 6 - Doncombe Lane, near entrance to Lucknam Park

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Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 17. View 7 - Thickwood Lane, Thickwood

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Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 18. View 8 - Euridge Manor Farm, public footpath COLE 3

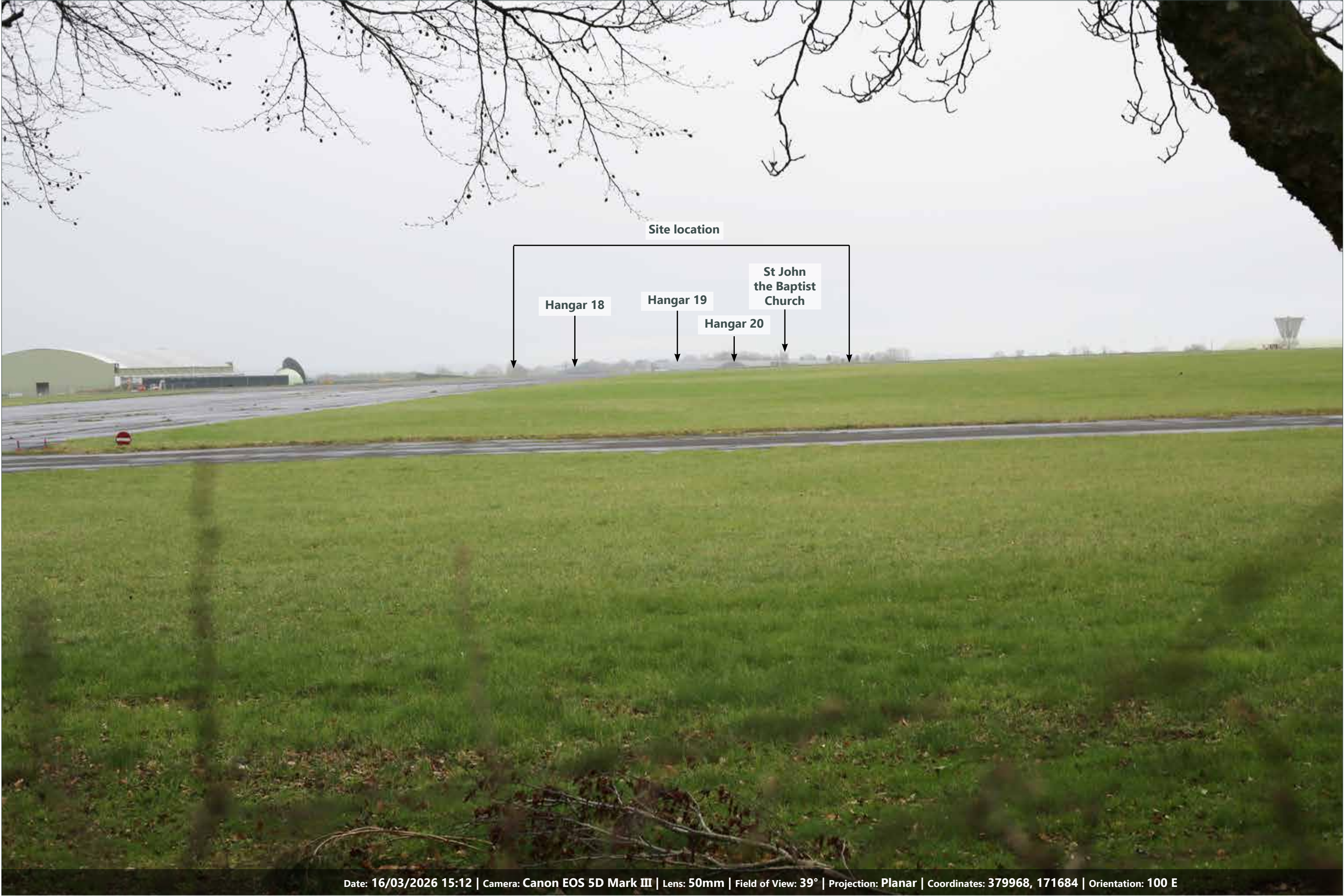
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Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 19. View 9 - Weavern Ln, Biddestone



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Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 20. View 10 - Bannerdown Road (west of Site) looking east



Site location; not perceptible/
concealed by intervening
vegetation and built form

To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length



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Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 21. View 11 - Public footpath COLE 4, near/ east of North Colerne



Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 22. View 12 - Rode (Road) Hill, (COLE 8 & 10)



Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 23. View 13 - Public footpath (BOX 9) north of Ditteridge



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Visualisation Type	Type 1	Project No	NPA 30254	Client	Colerne Industrial Estate
Image Enlargement	100% (Monocular)	Date	Sept 2026	Project	Proposed Redevelopment of Colerne Industrial Estate
Page Size	A3	Status:	Planning	Figure	Fig. 24. View 14 - A4, Box Hill, north of Ditteridge

NICHOLAS PEARSON ASSOCIATES

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