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From:	Emma McRae, CMLI
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Project:	Chippenham Gateway
Subject:	Natural England Application Response
Ref:	A097398

The consultation response dated 25 April 2017 from Natural England, states that:

“The proposed development is for a site some 5-6km from the Cotswolds AONB. The LVIA supplied with the application has ruled out impacts on the AONB, but has supplied no clear reasoning to support this. It is perhaps because the ZTV map only extends for 4km, but no justification for this limit is given. Buildings of this height and floor area are certainly capable of having a significant impact on the setting of a protected landscape over this distance.”

The LVIA in paragraph 2.2.2 states that “There are no national parks in the study area. The nearest AONB is the Cotswolds, 5km to the west of the site boundary.” Paragraph 1.2.3 of the LVIA defines the “visual study area” as within 7km of the site boundary, as illustrated on Figure LA.04-1. During the field survey for the LVIA, locations within the visual study were visited to determine whether views of the proposed development were available. The “landscape context” of the site was determined to be 4km from the site boundary, as shown on Figure LA.03. The ZTV study area was defined to be 4km from the site boundary, as outlined in paragraph 4.9.3, as it was established that this is where landscape and visual effects are most likely to occur.

Paragraph 4.9.4 of the LVIA states that “During the field study the ZTV was used as a starting point and features such as vegetation, buildings or localised topographic variation, which defines actual visibility, were identified.” Viewpoints beyond the 4km study area were also visited, including Castle Coombe, within the AONB, to determine whether there was potential visibility of the development. Due to topography and the well vegetated nature of this area, no viewpoints were found. Viewpoint Photograph 18 is one such view which is beyond the 4km study area but has been included in the assessment to illustrate a distant view. The Cotswolds AONB was therefore determined to be of high value but of low landscape susceptibility to the proposed development, as outlined in Table 4-4 and views by visitors to the AONB of high value but low susceptibility to change as outlined in paragraph 4.2.12.

The attached ZTVs LA.09-1 and LA.09-2 illustrates potential visibility of the proposed development out past 7km, including areas of the Cotswolds AONB. Patches of potential visibility can be identified

on Cromhall Lane to the north of Yatton Keynell. However in reality the height of the woodland to the west of this viewpoint, would obscure views of the proposed development, see Figure 1 below.

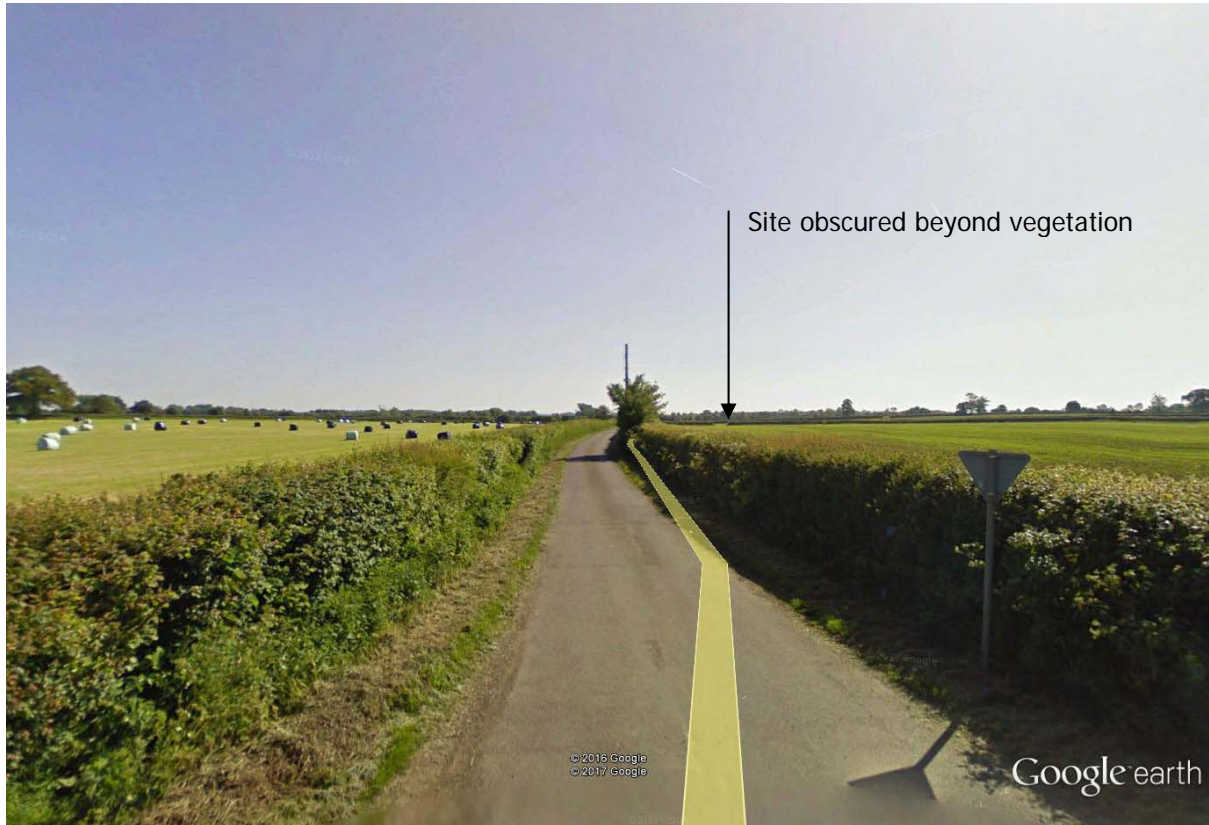


Figure 1 Cromhall Lane, Yatton Keynell

The AONB boundary to the north of the site lies almost 7km from the site boundary and no potential visibility is identified.

The LVIA therefore concluded that “There will be no change to the setting of the Cotswolds AONB during construction or occupation.”