

M5 Junction 10 Improvements Scheme

Environmental Statement Appendix 9.3 LVIA Chapter Photo Sheets TR010063 - APP 6.15

Regulation 5 (2) (a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

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Infrastructure Planning Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

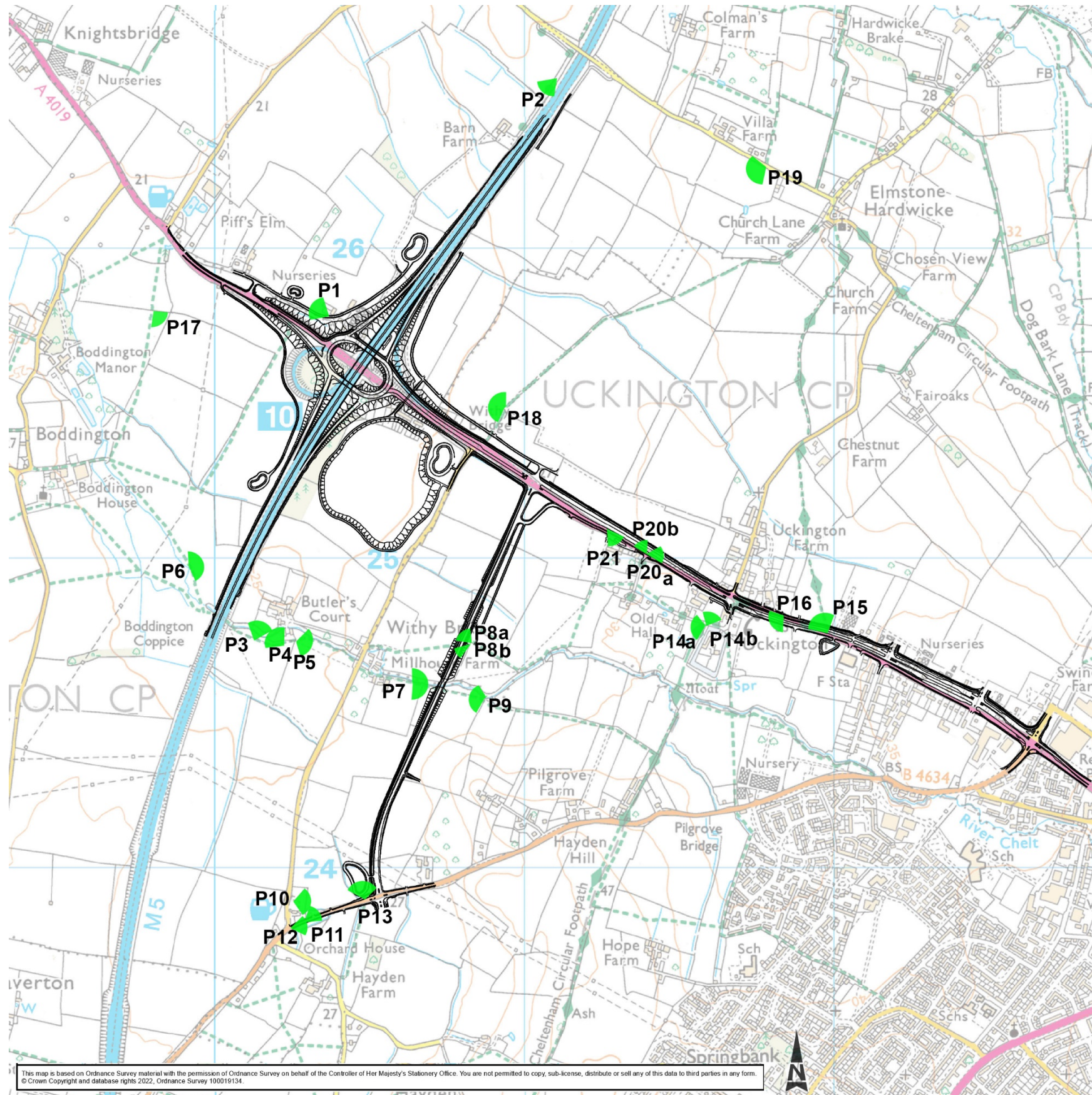
M5 Junction 10 Improvements Scheme Development Consent Order 202[x]

6.15 Environmental Statement: Appendix 9.3 LVIA Chapter Photo Sheets

Regulation Number:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference	TR010063
Application Document Reference	TR010063/APP/6.15
Author:	M5 Junction 10 Improvements Scheme Project Team

Version	Date	Status of Version
Rev 0	December 2023	DCO Application

Site Context Photographs – Photograph Location Plan



Please refer to Figure 9-2 in Appendix 9-1 in TR010063 - APP 6.15 for the location of Visual Receptors. The Visual Assessment Table is presented in Appendix 9.2 in TR010063 - APP 6.15.

Note that the following photographs are meant to show the existing context only, with indicative locations or impacts of the Scheme described where appropriate.

They are not presented as baseline visualisation or field verifiable photographs but, as per the guidelines set out in LI TGN 06/19 Visual Representation of Development Proposals, are fit for purpose and not intended to be misleading.

They have been taken with a Nikon D3100 or Canon EOS Rebel (35mm lens) or Apple iPhone XS (24mm lens). Single image shots have been carefully merged in Adobe Photoshop to create panoramas where appropriate, but not manipulated in any other way.

The photographs have been presented on A3 sheets, although it is anticipated that most readers will utilise digital copies and thus can zoom in/out of the images to gain clearer understanding of the context.



P1: Looking west from access to Sheldon Cottages (VR3a)

Photograph shows length of high value lowland meadow verge

Date taken: October 2020

The Scheme was adapted to protect this length of verge and the adjacent hedgerow and attractive line of trees. The photograph is taken from the access into Sheldon Cottages which are also proposed to be retained (a garden outbuilding of these properties can be seen behind the garden vegetation). All other vegetation and buildings to the south and east of Sheldon Cottages are to be removed to accommodate the Scheme. Replacement planting is proposed on the new embankments.



P2: Looking South on access track to Barn Farm

Photograph aids understanding of potential views from VR4 (Barn Farm)

Date taken: October 2020

This location is the northern extent of the Scheme. [REDACTED] can be seen above an outbuilding on the right of this photograph. The trees and shrubs on the left line the verge to the M5. The blue arrows indicates the approximate extent of this vegetation that would be removed for the new junction 10 slip road. The farm building has ground floor windows facing the M5 however these have been blocked up and therefore there are no direct views. A noise barrier is proposed along the M5 here, with replacement planting, that will both provide noise abatement and visual screening for Barn Farm.



P3: Looking north towards Butlers Court on PRoW between Withybridge Lane/Boddington

Photograph aids understanding of potential views from VR6 and VR7a ([redacted]) and adjacent PRoW)

Date taken: October 2020

[redacted] has views north, west and south, filtered by garden and field vegetation. Views east are restricted by outbuildings.

The assessment has assumed that the full depth of woodland vegetation along the M5 is proposed to be removed which would open up views for VR6 and VR7a. Replacement planting including evergreen species proposed to provide enhancement screening in the long term. It is however likely that much of the thicker areas of woodland along the M5 here can be retained to provide a reduced impact on these receptors.



P4: Looking north towards M5 on PRoW between Withybridge Lane/Boddington

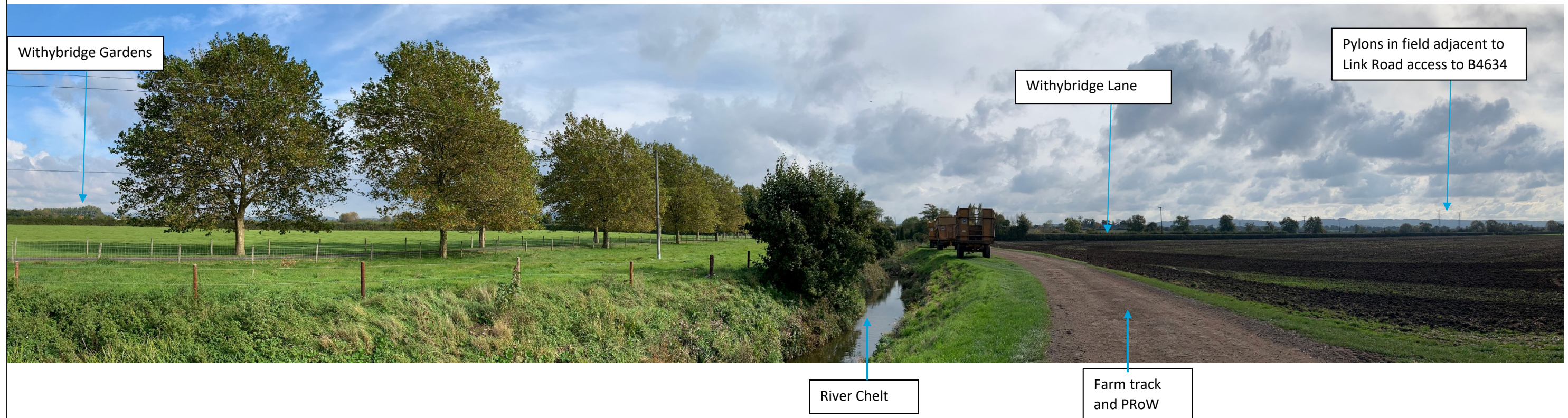
Photograph aids understanding of potential views from VR6 and VR7a ([redacted]) and adjacent PRoW)

Date taken: October 2020

This view is from along the PRoW towards the access under the M5/River Chelt overbridge. There are glimpses through the vegetation along the M5 of passing vehicles. In winter these are more open although the density of planting and occasional evergreen pine tree restrict the openness.

The assessment has assumed that the full depth of woodland and boundary vegetation along the M5 is proposed to be removed, apart from a small block as indicated. Replacement planting would be provided as long term mitigation enhanced with more evergreen species. It is however likely that much of the thicker areas of woodland along the M5 here can be retained to provide a reduced impact on these receptors.

Reprofiling of the Chelt is proposed here to increase its value for wildlife and enhance the amenity of this PRoW.



P5: Looking north-east-south on PRoW between Withybridge Lane/Boddington

Photograph aids understanding of potential views from VR6 and VR7a (Butlers Court and adjacent PRoW)

Date taken: October 2020

From the PRoW there are wide open views here north, east and south. Outbuildings screen views east for Butler's Court.

To the east (far left of image) the properties of Withybridge Gardens can just be made out beyond a well kept intervening field hedge, with the taller trees at junction 10/A4019 visible beyond on the horizon. The properties and vegetation beyond the intervening field hedge will be lost to the Scheme.

There are views north into the fields beyond Withybridge Lane and the hills of the Cotwolds can be seen on the horizon to the south-east. It is likely that the Link Road would be noticeable between the intervening trees in this direction.



P6: Looking north-east on PRoW between Boddington/Withybridge

Photograph aids understanding of potential views from VR7a

Date taken: October 2020

From the PRoW there are wide open views foreshortened by vegetation along the M5 and field vegetation towards the A4019. There are regular gaps in the vegetation along the M5.

Most of the vegetation along the M5 and A4019 would be initially lost to the Scheme allowing much more open views, although intervening field vegetation would filter views towards the A4019. The proposed attenuation pond would be located behind the line of individual trees to the left of this view. Eventually mitigation planting would reinstate and enhance the screening value.



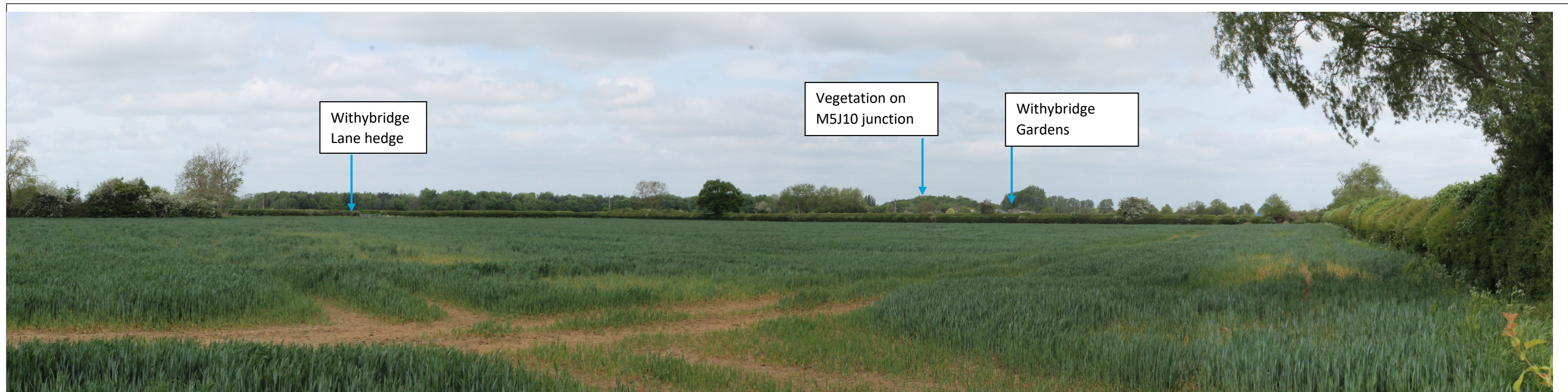
P7: Looking west-north-east on PRoW between Withybridge/Uckington

Photograph aids understanding of potential views from VR7b & VR11 (PRoW to Hayden and Hayden Hill properties)

Date taken: October 2020

From the PRoW there are wide open views in all directions, filtered by field hedges and individual trees. This location is looking towards where the proposed Link Road would bridge over the River Chelt (behind the willow tree). It is anticipated that the Willow in the foreground will be retained, with enhancement measures to the River Chelt also proposed here. The bridge over the Chelt will be obvious in this view with the Link Road following the hedgeline to the left towards the A4019 and passing through the hedge on the right towards the B4634.

There are clear views across this area from upper floors of the properties at Hayden Hill and Hayden Hill House which are over approximately 400m away.



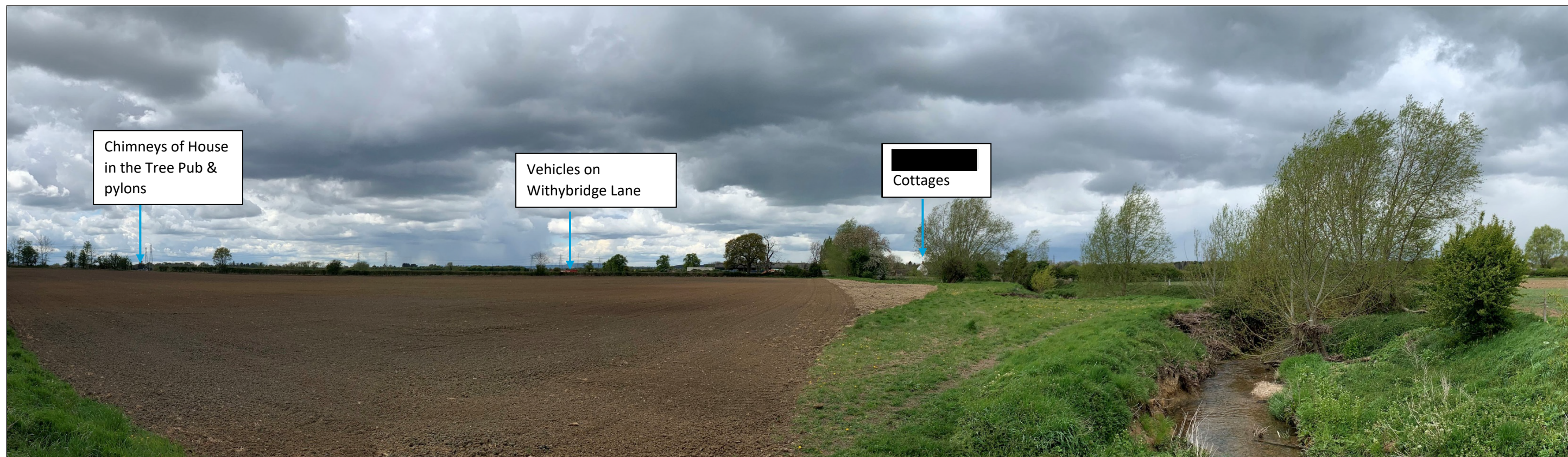
P8a (above): Looking north/east - west on PRoW between Withybridge/Uckington

P8b (below): Looking south/west - west on PRoW between Withybridge/Uckington Photographs aid understanding of potential views from VR7b & VR8 (PRoW and Withybridge properties)

Date taken: November 2021



These photographs are taken from the centreline of the Link Road. The PRoW will be diverted to pass under the River Chelt overbridge which would be to the far left of P8b. The properties at Mill House and Butlers Court – although close in proximity have few directly overlooking windows towards the proposed Link Road. The hedge in the far right of P8a approximately indicates the alignment of the proposed Link Road heading north to the A4019. The dense planting to the M5 can be seen over Withybridge Lane hedge, some of this will be lost to the Scheme, in particular the domed vegetation at J10 itself which can be seen behind Withybridge Gardens.



P9: Looking south-west on PRoW between Withybridge/Hayden

Photograph aids understanding of potential views from VR7b & VR11 (PRoW to Hayden and Hayden Hill properties)

Date taken: April 2021

This location is to the east of the proposed Link Road. The overbridge would cross the River Chelt approximately at the willow tree to the right of Butler Court Cottages in the image. The Link Road would then cross the field and meet the B4836 in the far left of the photograph. The Rierv Chelt would be reprofiled and enhanced here.



P10: Looking north-east-south from House in Tree pub garden

Photograph aids understanding of potential views from VR9 & VR11 (Elm Cottage & Hayden Hill properties)

Date taken: October 2020

This photograph is from the garden of the House in the Tree pub on the junction of Withybridge Lane and the B4634. The proposed Link Road would be visible just beyond the hedge in the middle of the view. [REDACTED] and residents/customers at the pub would have views of the road over the hedge and other intervening garden vegetation. The properties at Pilgrove/Hayden would have views between outbuildings and vegetation towards the Link Road. (please note that the football goal in the middle of the image was on slightly uneven ground and therefore makes the image seem distorted).



P11: On B4634 looking east near [redacted]

Photograph aids understanding of potential views from VR9

Date taken: October 2020

The assessment assumes that the vegetation up to the well kept hedge at [redacted] on the left of the image, and all that on the right, would be removed for the Scheme with replacement hedge and trees provided to the widened road. The new Link Road junction would become visible as one moves further east just beyond the bend in the road.



P12: On B4634 looking east near [redacted]

Photograph aids understanding of potential views from VR9

Date taken: October 2020

This image is taken from the junction of Withybridge Lane with B4634

The assessment assumes that the existing fence to Orchard House would be retained, but where it meets a hedge this hedge would be removed along the length of the B4634 past the proposed junction with the Link Road. Orchard House is likely to have oblique views of the Scheme, direct views being filtered or blocked by intervening outbuildings and vegetation.



P13: On B4634 looking north at site of Link Road junction

Photograph aids understanding of potential views from VR10 & VR11 ([redacted] Hayden Hill)

Date taken: October 2020

This image is taken from just west of the proposed Link Road junction with the B4634. The attenuation pond would be located from adjacent to the hedge on the left, across to the centre of the view meeting the proposed Link Road which would gently bend from the centre of the image to the go through the hedge in the far right of the image. Properties at Hayden Hill would have views of the road across intervening outbuildings of [redacted].



P14a: On Moat Lane/Cheltenham Circular PRow looking north/west

Photograph aids understanding of potential views from VR12 & VR20 (Cheltenham Circular and Moat Lane)

Date taken: April 2021

This image is taken from Moat Lane where it meets the Cheltenham Circular PRow. This PRow runs from through the field to the left, heading behind the viewer along Moat Lane. Manor Farm has views directly along Moat Lane and will have oblique views of the works on the A4019 (see P14b below) The rear hedge bordering the field on the right would be initially lost to the Scheme opening up views to the A4109. A new farm access track would run through the barn area on the right to meet the barn in the middle of this view. The field tree would be retained and replacement hedge provided.



Roofs of Holly Bank properties

Vegetation along A4019

P14b: On Moat Lane/Cheltenham Circular PRoW looking north

Photograph aids understanding of potential views from VR12, VR18b & VR20 (Cheltenham Circular, Holly Bank and Moat Lane)

Date taken: April 2021

This image is taken from Moat Lane where it meets the Cheltenham Circular PRoW. This PRoW runs from behind the viewer heading to the right along Moat Lane. The outbuildings and vegetation to the right of the image would be lost to the Scheme along with the vegetation along the A4019. The barns to the left of the image and the tree in the field would be retained. A new farm access track would run from the barn area on the right to meet the barns on the left. A replacement hedge would be provided along the A4019. The properties at Holly Bank can be seen over the existing hedge.



P15: On Cheltenham Circular PRoW looking west-north-east from A4019

Photograph aids understanding of potential views from VR12 (Cheltenham Circular)

Date taken: April 2021

This view is from the Cheltenham Circular where it meets the A4019 looking north. The hedge to the A4109 would be lost to the Scheme as would some of the first few trees of the line of trees to the right which are TPO trees. The trees to be lost are out of shot. Replacement hedge and trees are proposed for long term mitigation. Outbuildings of Chestnut Farm can be seen over the intervening hedges. Views from the farm itself are anticipated to be minimal due to intervening vegetation and outbuildings and that the farm house is a bungalow.



P16: On A4019/Cheltenham Circular PRow looking south

Photograph aids understanding of potential views from VR12 & VR18c (Cheltenham Circular and properties east of The Green)

Date taken: April 2021

The photograph is taken between where the Cheltenham Circular joins the A4019 from the field access behind the viewer, looking north towards where it joins turns onto Moat Lane. Post Box Cottage, part of VR18c, can be seen at the far left. The hedge to Post Box Cottage and along the north verge of the A4019 to The Green would be retained. All the hedge and buildings to the south of the A4019 would be lost to the Scheme. New hedge with trees and a central reserve tree line is proposed to the widened road.



P17: On PRoW between Piffs Elm and Boddington looking east-south

Photograph aids understanding of potential views from VR14 (PRoW Boddington to Stanboro)

Date taken: November 2021

The views from these PRoW are wide and expansive over arable fields curtailed only by the woodland/hedges that line the surrounding roads and some intervening field trees. Pylons can be seen crossing the landscape. The traffic on the M5 and A4019 can be clearly glimpsed in gaps in the vegetation. Much of the vegetation along the A4019, Junction 10 and along the M5 in this view would be initially lost to the Scheme. Replacement and enhancement planting is proposed for long term mitigation.



P18: On PRoW between A4019 and Elmstone Hardwicke

Photograph aids understanding of potential views from VR16

Date taken: November 2021

The views from this bridleway are open and curtailed only by the vegetation to the M5 and A4109. Traffic can be glimpsed through gaps in the vegetation. There would be a great loss of vegetation on the M5 and to the A4019 in this view as well as the loss of the properties at Withy Bridge and Laburnum. The field is proposed as soil storage area but intervening field hedges would be retained.



P19: Looking south-west from properties on road between Elmstone Hardwicke and M5

Photograph aids understanding of potential views from VR17

Date taken: October 2020

There are views from this road across open fields over long distances with the Cotswold Hills visible on the horizon. Vehicles on the M5 can occasionally be glimpsed through gaps in vegetation and the properties at Withybridge Gardens can also be made out. The Scheme would initially result in the lost of much of the vegetation along the M5 and at Withybridge Gardens, opening up views - although intervening vegetation would remain to give some filtering to the view. Note the distance from here to the S/B offslip of the M5 (approximately in the centre of this image) is 1.3km



P20a (above): From A4109 west of Uckington looking east

P20b (below): From A4109 west of Uckington looking west Photographs aids understanding of potential views from VR18a

Date taken: November 2021



There are clear views from the rear of properties at The Green across arable fields towards the M5 where vehicles can be glimpsed. The Scheme would initially open up these views and views onto the A4019. There would also be soil storage area within this view. In the long term views would be reinstated as mitigation planting matured.



P21: View looking east on A4019 opposite properties around The Forge

Photograph aids understanding of potential views from VR19

Date taken: November 2021

These properties have open and close proximity views of the A4019. The Scheme proposes a noise barrier for these properties, changing their view but increasing privacy and reducing noise. Care in the design of the noise barrier is essential to ensure the barrier itself would not be visually detrimental.

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