



# CONTENTS

Introduction & Assessment

Site & Setting

Landform Analysis

Enclosure 1 – Methodology

Enclosure 2 – Visual Assessment

Enclosure 3 – Visual Impact & Capacity Matrix

Enclosure 4 – Landscape Capacity Matrix

# Introduction

Aspect Landscape Planning Ltd were appointed by Crest Nicholson (Developer) & Mr Perry (Landowner) to assess the capacity of three potential development sites to the north of Upper Weston on the outskirts of Bath, to accommodate residential development. The purpose of this assessment is to consider the merits of each site from a landscape and visual perspective and to identify the capacity of each land parcel to accommodate development.

The purpose of this assessment is to inform the preparation of the emerging Bath & North East Somerset Core Strategy.

This assessment was undertaken using an established methodology, based on the Landscape Institute and the Institute of Environmental Management and Assessment jointly publish Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3). A copy of the assessment methodology is included within this report at Enclosure 1.

## The Assessments Sites

The assessment focuses on three land parcels (A, B & C) which are located adjacent to the existing urban edge of Upper Weston on the north eastern edge of the City of Bath. All three land parcels are located within the Cotswolds Area of Outstanding Natural Beauty and are presently designated as Green Belt under the adopted Local Plan. Land Parcel A is also located within the defined World Heritage Site Boundary, while parcels B & C lie adjacent to but outside this designation.

**Land Parcel (Site) A** comprises an area of 4.5ha immediately to the north of Upper Weston, adjoining the rear of the existing properties on Napier Road. The site is already allocated as a draft strategic development site. The site presently comprises an area of rough grassland bordered by established hedgerows. Established tree and hedgerow planting lines the southern and south eastern boundaries affording a heightened degree of visual containment to the site when viewed from the south. Immediately to the east of the site lies an existing residential property known as Heather Grange, beyond which lies Lansdown Lane.

**Land Parcel (Site) B** adjoins the northern edge of Site A comprises a total area of 4.01ha and is characterised by open grassland located within the western site area and the existing farm buildings associated with Heather Farm within the eastern site area. Established hedgerows and hedgerow trees define the site boundaries, and a number of coniferous trees characterise the western site area, screening views of the existing agricultural built form.

**Land Parcel (Site) C** lies to the east of Lansdown Road, adjacent Heather Farm, and comprises 4.21ha of open grassland. Established woodland lines the eastern site boundary, affording a high degree of visual containment to the site when viewed from the east. Established hedgerow planting defines the southern and western boundaries and a pocket of woodland adjoins the northern site boundary. The site occupies a more elevated position above the road corridor which, when combined with the existing hedgerow that lines the western boundary, creates a heightened degree of visual containment when viewing from Lansdown Lane. However, the more elevated position of the site and its distance from the existing urban edge make views of site C widely available from the wider visual context.

All three sites are located on sloping ground between 115 – 160m AOD. The landform continues to rise steeply northwards before levelling off to form the Cotswolds Plateaux which extends north towards the village of Lansdown. The northern site context is defined by a network of mid to large scale irregular fields punctuated by blocks of woodland and bound by a network of established hedgerows. A number of important local landmarks and historic features characterise the wider landscape context including Kelston Round Hill and Beckfords Tower. To the south the urban area of Weston and the wider context of Bath extend southwards along the valley floor. Further details of the Assessments Sites are included on **Plan ASP 01 Site & Setting and Plan ASP 02 Landform Plan**.

## Visual Environment – Summary

An assessment of the localised and wider visual environment has been undertaken in order to assess the capacity of the aforementioned sites to accommodate development in terms of visual impact. A number of photographs have been taken to illustrate the Assessments Sites and the surrounding context and these are included within **Enclosure 1 - Visual Assessment**. These photographs are taken from publicly accessible viewpoints and whilst not exhaustive are considered to offer a fair representation of the visibility of the Assessments Sites. All but one of the identified views lies within the World Heritage Site designation and/ or the Cotswolds AONB.

The identification of key viewpoints within the World Heritage Site and the Cotswolds AONB was informed by the Bath World Heritage Site Study. Alongside this, and to ensure that a comprehensive assessment of the surrounding visual environment is achieved, a bare earth Zone of Theoretical visibility (ZTV) model was prepared. The ZTV is based on ordnance survey and topographic data and uses computer modelling to identify a zone theoretical visibility, within which the Assessments Sites may be visible. This assessment does not however take on board the presence of existing built form and intervening vegetation structure, but forms an important basis for the identification of potential visual receptors. The ZTV and the location of the identified viewpoints are illustrated on plan **ASP 03 within Enclosure 1**.

As an overview, the ZTV assessment and visual assessment identifies that localised views are predominantly restricted to between 1 and 1.5km from the Assessments Sites, with the localised ridgeline to the north, north east and north west curtailing long distance views from these elevations. Within these views the Assessments Sites are seen within the context of the existing urban edge of Weston, with localised ridgelines and intervening vegetation structure filtering and framing views into the site. The predominant views of the Assessments Sites are seen from the Cotswold Way Long Distance Route which lines the ridgeline to the west and north west.

To the south, the topography of the wider landscape, and in particular the Avon Valley which drops to a height of 15-20m AOD, allows longer distance views over the urban area of Bath and World Heritage Site, within these views the Assessments Sites are seen as a small component of the wider urban context of Bath and the Cotswolds AONB to the north. Assessments Sites C appears more prominent within many views from the south and south east owing to its more elevated position on the ridge and its more open aspect.

A detailed visual assessment has been undertaken which seeks to assess the sensitivity of the receptors and the potential visual effect of the introduction of the residential development into sites A, B and C. A professional judgement, as to the sites capacity to accommodate development, has then been made in relation to each identified viewpoint. Details of this assessment are included within **Enclosure 2 – Visual Impact & Capacity Matrix**.

## Landscape/ Townscape Character – Summary

A number of Landscape Character Assessments and studies have been undertaken by both Bath & North East Somerset Council and the Cotswolds AONB Partnership. Further studies have also been undertaken as part of the Bath World Heritage Site Study.

While the focus of this assessment is to consider the capacity of the Assessments Sites to accommodate residential development from a visual impact perspective, a broad assessment with regard to the surrounding landscape/townscape character, Cotswolds AONB World Heritage Site and Visual Environment has also been undertaken. The findings of this assessment are included within **Enclosure 3 – Landscape Capacity Matrix**.

As an overview, the key receptors from a landscape/ townscape perspective are identified as being the Cotswolds AONB and the Bath World Heritage Site, however there are a number of locally identified landscape character types including the Cotswolds Plateaux & Valleys Zone; the Rural Fringe: North of Bath; and, Area 1: Weston as identified within the Bath City Wide Character Appraisal. While the quality and value of these local character type would typically be subject to a number of localised factors that would affect the identified sensitivity of these character types as receptors, their location within the Cotswolds AONB and/or Bath World Heritage Site means that the sensitivity of localised landscape/ townscape character is considered to be Very High. This is in accordance with GLVIA 3 guidance.

## Conclusions

To conclude, having analysed the Assessments Sites capacity to accommodate development from both a landscape character and visual impact perspective, it is considered that:

### **Overall Capacity – Visual Impact**

It is considered that **Sites A and B** have an overall capacity of **Medium/High**. It is considered that the development of Sites A and B would benefit from a strong degree of visual integration formed by the existing urban edge, the built form associated with Heather Grange and Heather Farm and close relationship to Upper Weston and the established vegetation structure associated with the eastern site boundaries to Lansdown Road. These features combine to ensure that within views from the wider urban area and World Heritage Site, the development of these sites would be considered in keeping with the character of the visual environment. It is noted however that within more localised views to the west, the visibility of the sites is increased, and any development proposals would need to incorporate sufficient measures to ensure that an appropriate and sensitive level of development is achieved which has regard to the special qualities of the Cotswolds AONB and World Heritage Site and it's setting.

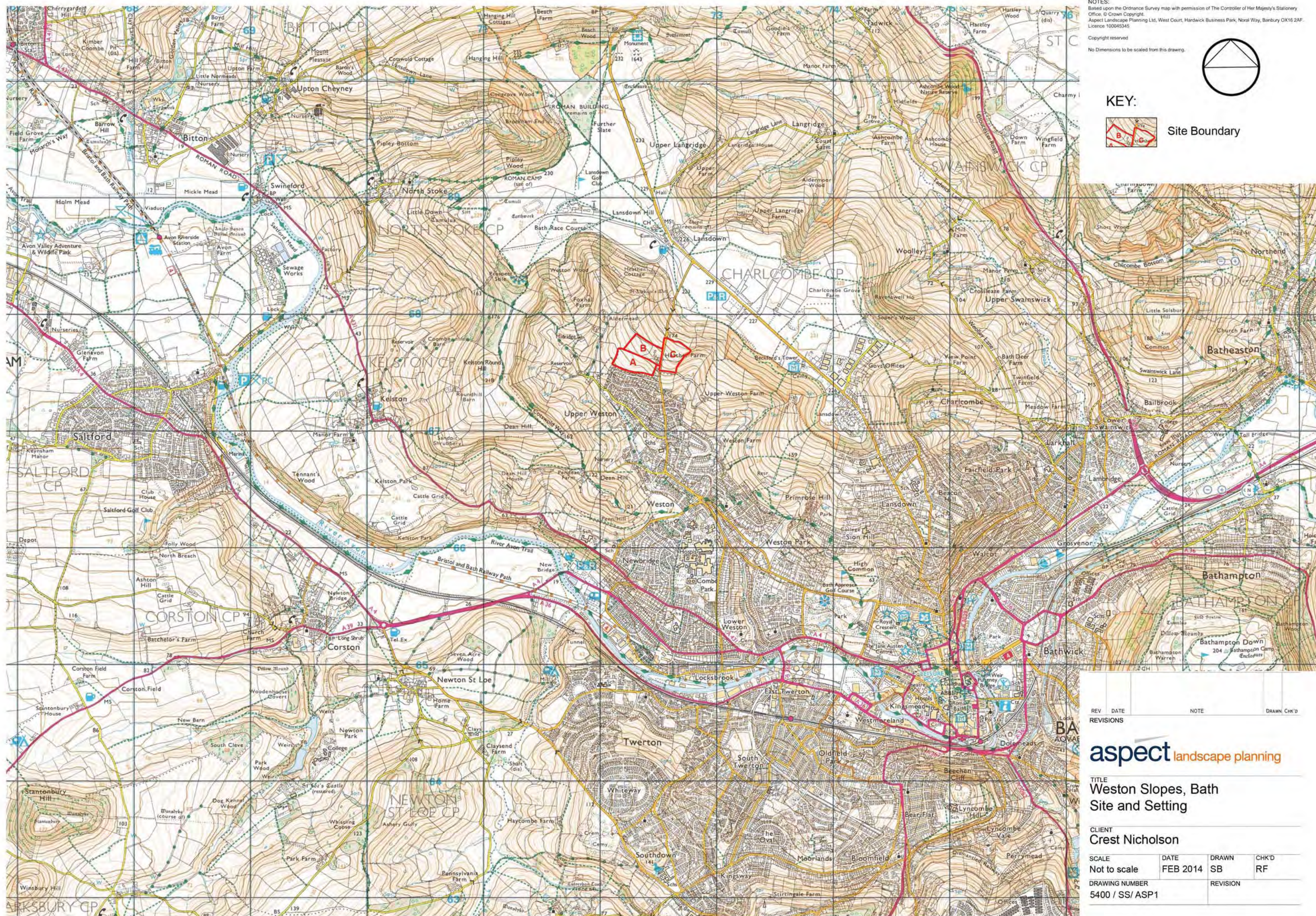
The capacity of **Site C** to accommodate residential development is considered to be **Low/Medium** overall. Having assessed the visibility of Site C it is considered that the development of the site would be more apparent. Within the majority of views from the localised and wider site context, Site C is seen as more visually prominent with the more open nature of the site boundaries, combined with its more elevated position above the urban area making the introduction of residential development into the site appear more evident within views from the south and south east.

When viewed from the west and the Cotswolds Way Long Distance Route, Site C benefits from an enhanced degree of visual containment afforded by the established vegetation structure associated with Heather Grange, Heather Farm and the eastern boundaries of Sites A and B. Despite this, the development of Site C would still be seen as visually detached from the existing urban edge. However if the development of Sites A and B was to come forward, then it is considered that limited development within the southern parts of Site C could be accommodated, with Sites A & B helping to assimilate this development into the fabric of the surrounding visual environment.

**Overall Capacity – *Landscape/Townscape Character***

When considering the capacity of Sites A, B and C to accommodate development from a landscape character perspective, it is considered that **Sites A and B** have, overall, a **Medium Capacity** to accommodate residential development. It is considered that sites A and B could accommodate sensitively designed development.

The capacity of **Site C** to accommodate residential development is considered to be **Low/Medium** overall, with the more elevated position of the site within the landscape, and its more open aspect meaning that the introduction of residential built form would be more apparent. However it is considered likely that sensitive, low density residential development could be accommodated within the southern site area closer to the urban edge subject to the prior development of Sites A & B. Again, any development within site C would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site and its setting.



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved  
 No Dimensions to be scaled from this drawing.



KEY:



Site Boundary

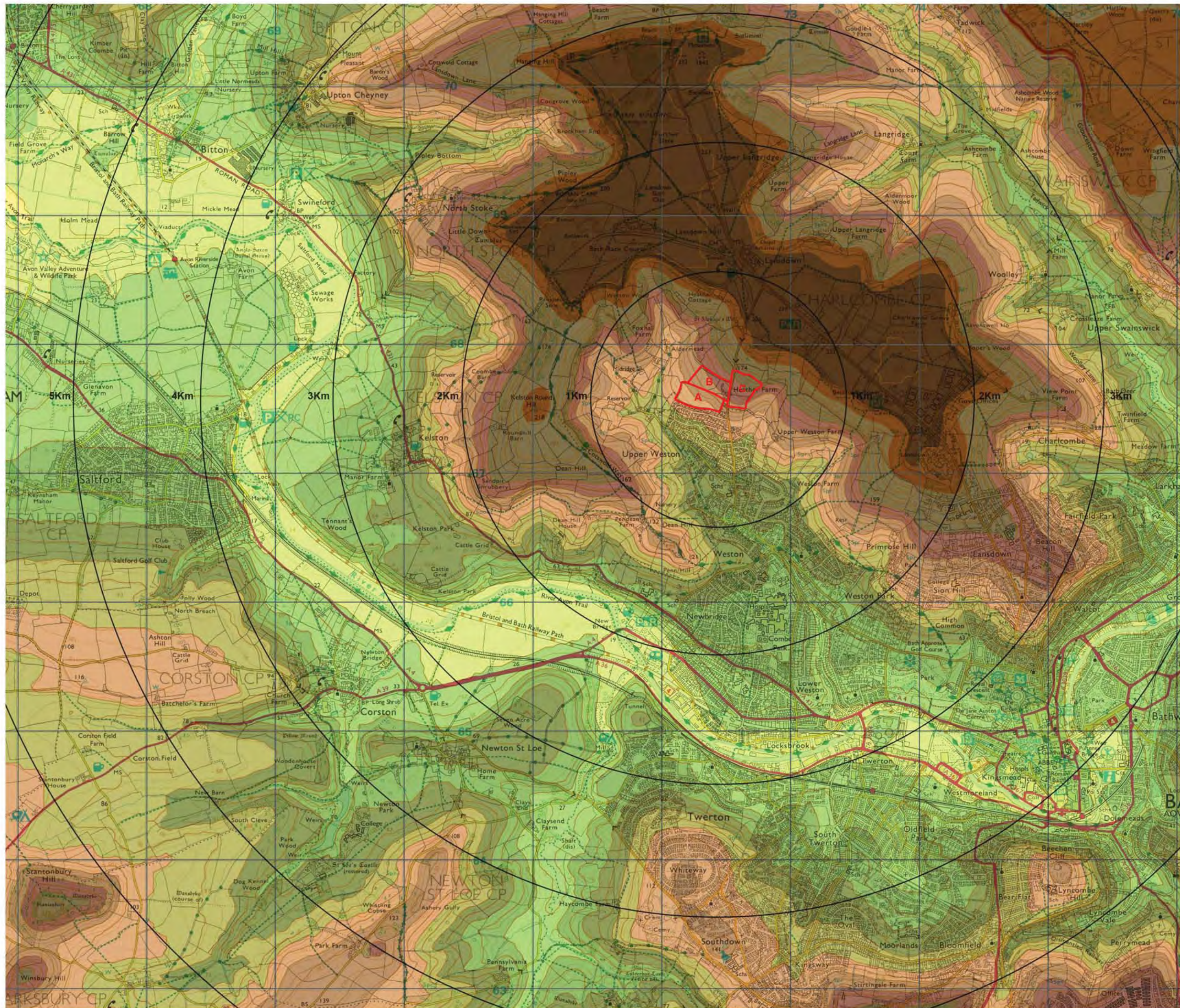
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

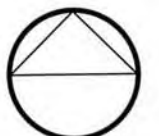
TITLE  
**Weston Slopes, Bath  
 Site and Setting**

CLIENT  
**Crest Nicholson**

SCALE	DATE	DRAWN	CHK'D
Not to scale	FEB 2014	SB	RF
DRAWING NUMBER	REVISION		
5400 / SS / ASP1			

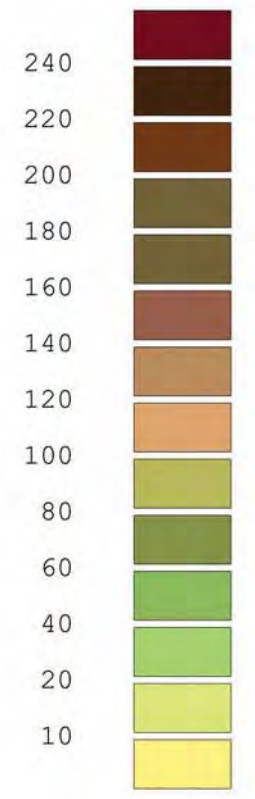


NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved



KEY:

Height ranges



REV	DATE	NOTE	DRAWN	CHK'D

**aspect** landscape planning

TITLE  
**Weston Slopes, Bath**  
**Landform Analysis Plan**

CLIENT  
**Crest Nicholson**

SCALE	DATE	DRAWN	CHK'D
Not to scale	FEB 2014	SB	RF
DRAWING NUMBER		REVISION	
5400 / LAP / ASP2			



**ENCLOSURE 1 - METHODOLOGY**

## LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Assessment Third Edition (2013) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

### 1. Baseline study

#### Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value of the landscape resource (receptor), at community, local, national or international levels where appropriate.

#### Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

### 2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At

this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

### 3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term– this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

### 4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative/ adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing the significance of effects

**Landscape Sensitivity**

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attributed to the existing landscape. The following table explains each threshold and the factors that make up the degree of sensitivity.

**Table 1: Landscape Sensitivity Thresholds**

Sensitivity	Definition
<b>Very High</b>	Landscape resource where there is a very high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, a high sense of intactness and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be Nationally designated e.g. World Heritage Sites, National Parks, HeritageCoasts, AONB's etc.
<b>High</b>	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
<b>Medium</b>	Landscape resource where there is a medium susceptibility to change. Landscapes would be medium scale, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
<b>Low</b>	Landscape resource where there is a low susceptibility to change. Typical landscapes would be of local landscape interest, and contain evidence of previous landscape change.
<b>Negligible</b>	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

**Visual Sensitivity**

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as very high, high, medium, low or negligible. Factors affecting the visual sensitivity will be assessed on whether there will be a loss of views of visual amenity.

**Table 2: Visual Sensitivity Thresholds**

Sensitivity	Definition
<b>Very High</b>	Viewers on public rights of way whose prime focus is on the quality of the landscape around, and are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's.
<b>High</b>	Viewers on public rights of way whose attention may be focused on the landscape, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of National Trails, Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
<b>Medium</b>	Viewers engaged in outdoor recreation other than appreciation of the landscape, often within moderate quality landscapes. Examples include outdoor sport activities, outdoor tourist attractions, and occupiers of residential properties with oblique views affected by the development.
<b>Low</b>	Viewers passing through or past the area and not necessarily visiting for the appreciation of the landscape. Examples include rail passengers and road users.
<b>Negligible</b>	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

**Effect Magnitude**

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as very high, high, medium, low, or negligible.

**Table 3: Magnitude of Change**

Magnitude	Effect Definition
<b>Very High</b>	Change resulting in a significant degree of deterioration or improvement, or introduction of dominant new elements that are considered to make a major alteration to a landscape or view.
<b>High</b>	Change resulting in a high degree of deterioration or improvement, or introduction of recognisable new components that may be prominent within a landscape or view.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a noticeable change within a landscape or view.
<b>Low</b>	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
<b>No Change</b>	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

**Significance Threshold**

1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Substantial, Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

**Table 4: Significance of Effect**

Significance	Threshold Definition
<b>Substantial</b>	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no susceptibility to change.
<b>Major</b>	A high magnitude of change that materially affects a landscape or view that has limited susceptibility to change. Positive effects will typically occur in a damaged landscape or view.
<b>Moderate</b>	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
<b>Minor</b>	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
<b>Negligible</b>	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
<b>None</b>	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.

**Table 5: Measuring Significance of Effect**

		Sensitivity of Receptors				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
	Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
	Negligible	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible

**Capacity Definitions**

**Low capacity** – New development would have a significant and adverse impact on the landscape character. Occasional, very small scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

**Low/ Medium capacity** – Limited development could be accommodated although it would be severely constrained by the need to avoid any adverse impact on the landscape character, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

**Medium capacity** - The site could accommodate new development in some areas, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

**Medium/ High capacity** – The site could accommodate development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. Certain landscape and visual features in the area may require protection.

**High capacity** – The majority of the area could accommodate significant areas of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

**Assessing Capacity**

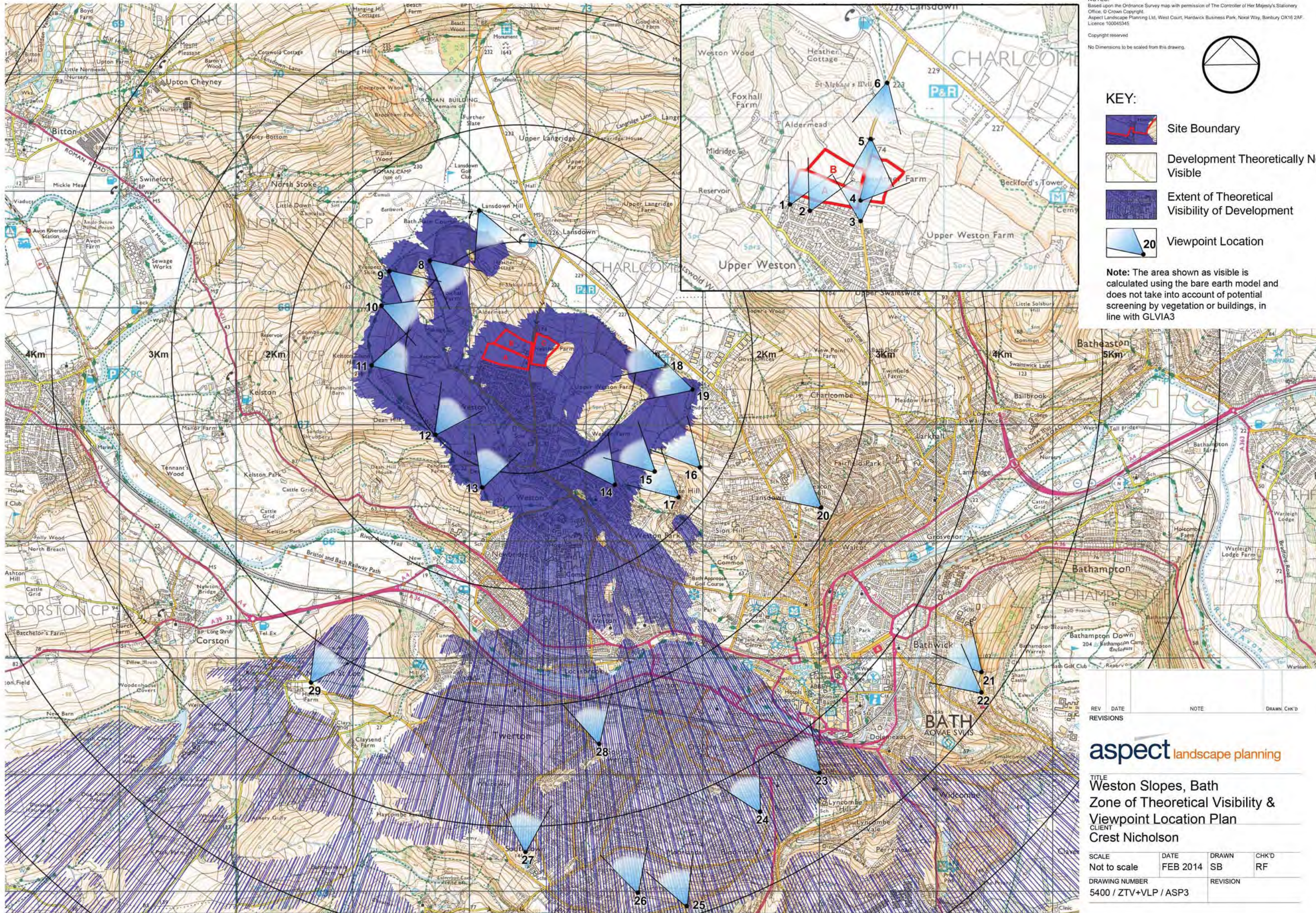
The assessment of a sites capacity to accommodate development is based on the professional judgement of the assessor, taking on board the quality of the landscape/townscape setting, its visual sensitivity and the presence of any landscape and heritage designations. In areas noted for their particular landscape quality such as AONB's or World Heritage Sites the capacity of any site to accommodate development is weighed against the designation and would typically result in a lower capacity being recorded.

- 1.9. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.10. Landscape and visual effects that are Substantial, Major or Major/Moderate are considered to be **significant**.
- 1.11. A final written statement summarising the significant effects is provided, supported by the tables and matrices. This conclusion relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

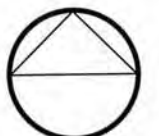
Assessing cumulative effects (EIA only)

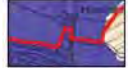



- 1.12. Additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

**ENCLOSURE 2 - VISUAL ASSESSMENT**



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.  
 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.  
 Licence 100045345  
 Copyright reserved  
 No Dimensions to be scaled from this drawing.



- KEY:**
-  Site Boundary
  -  Development Theoretically Not Visible
  -  Extent of Theoretical Visibility of Development
  -  Viewpoint Location

**Note:** The area shown as visible is calculated using the bare earth model and does not take into account of potential screening by vegetation or buildings, in line with GLVIA3

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

**TITLE**  
 Weston Slopes, Bath  
 Zone of Theoretical Visibility &  
 Viewpoint Location Plan  
**CLIENT**  
 Crest Nicholson

SCALE	DATE	DRAWN	CHK'D
Not to scale	FEB 2014	SB	RF
DRAWING NUMBER		REVISION	
5400 / ZTV+VLP / ASP3			



**Viewpoint 1**

**Location:** Napier Road, Weston Slopes, Bath

**Distance to Site:** 65m (to nearest site boundary)

**Elevation:** 100m (AOD)

**Description:**

View from Napier Road to the south of site A, within the World Heritage Site Designation. The view looks north and illustrates the degree of intervisibility between the site and the existing urban edge. The topography of the site and its immediate setting is also apparent with the view. The existing built form that characterises Napier Road affords a high degree of visual containment to site A, framing and filtering views into the site.

The principle receptors are identified as users of the road corridor and residents of the adjoining residential properties. The sensitivity of the receptor has been recorded as Very High to take account of the viewpoints location within the World Heritage Site.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 01	-	





**Viewpoint 2**

**Location:** Falconer Road, Weston Slopes, Bath

**Distance to Site:** 72m (to nearest site boundary)

**Elevation:** 100m (AOD)

**Description:**

View from Falconer Road to the south of site A, within the World Heritage Site Designation. The view looks north and illustrates the degree of intervisibility between the site and the existing urban edge. The topography of the site and its immediate setting is also apparent with the view, with the existing built form associated with Napier Road affording a strong degree of containment to the site.

The principle receptors are identified as users of the road corridor and residents of the adjoining residential properties. The sensitivity of the receptor has been recorded as Very High to take account of the viewpoints location within the World Heritage Site.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.02	-	



**Viewpoint 3**

**Location:** Lansdown Lane, Weston Slopes, Bath

**Distance to Site:** 117m (to nearest site boundary)

**Elevation:** 100m (AOD)

**Description:**

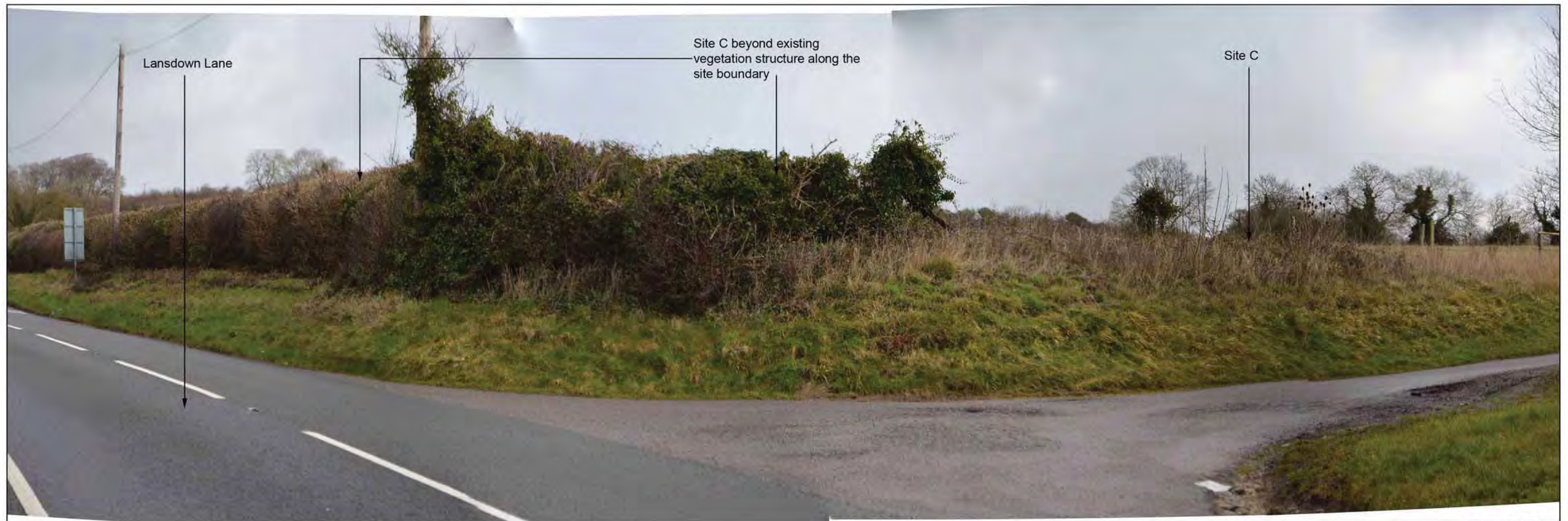
View from Lansdown Lane to the south of the sites, within the World Heritage Site Designation. The view looks north along the road corridor and highlights the existing urban edge and vegetation upon the approach to the sites. The topography of the site and its immediate setting is also apparent with the view.

The principal receptors are identified as being residents on Napier Road and Lansdown Lane and users of the road corridor, and as such would normally be recorded as high sensitivity receptors, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.03	-	



**Viewpoint 4**

**Location:** Lansdown Lane, Weston Slopes, Bath

**Distance to Site:** 13m (to nearest site boundary)

**Elevation:** 100m (AOD)

**Description:**

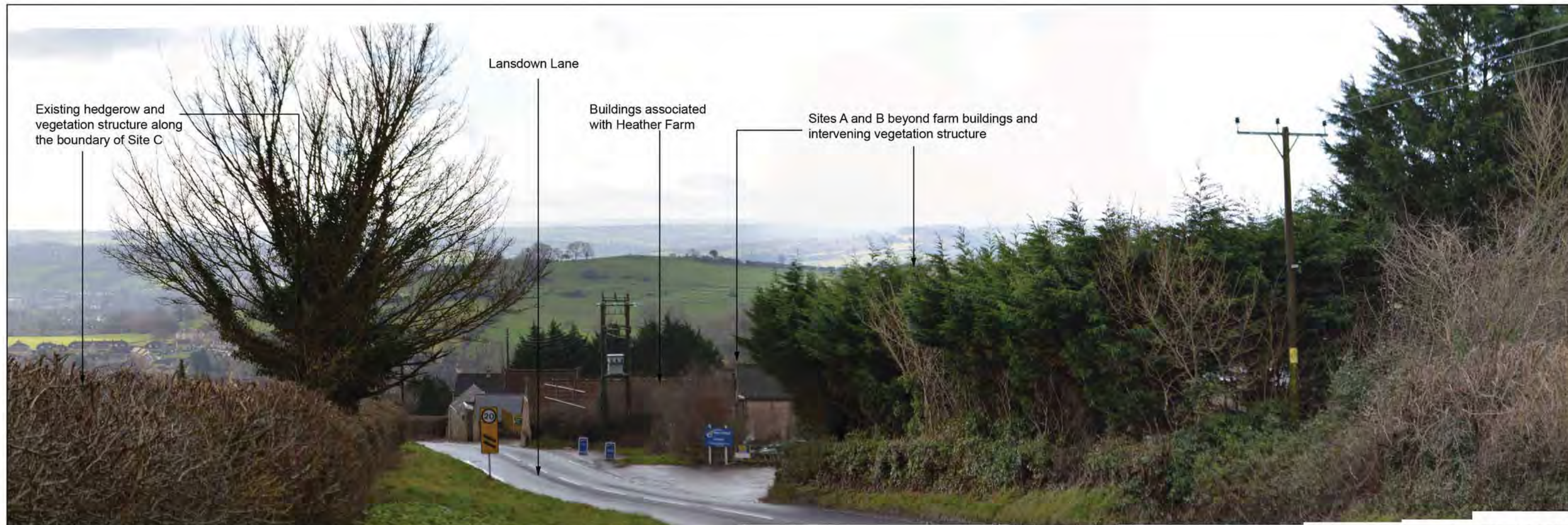
View from Lansdown Lane to the south of site C, within the World Heritage Site Designation. The view looks north and illustrates the existing vegetation along the boundary of site C. The topography of the site and its immediate setting is also apparent with the view, with the open nature of the southern site boundary allowing clear views of the site.

The principal receptors are identified as being users of the road corridor and to lesser extent residents of Heather Grange and Heather Farm which line the western edge of Lansdown Lane, and which would normally be assessed as high sensitivity receptors. However given the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.04	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 5**

**Location:** Lansdown Lane, Upper Weston, Bath

**Distance to Site:** 8m (to nearest site boundary)

**Elevation:** 205m (AOD)

**Description:**

View from Lansdown Lane to the north of the sites A & B and adjacent to site C. The view looks southwards along the road corridor and illustrates the degree of visual containment afforded to sites A and B. The more open nature of the western boundary of site C is also apparent. The existing built form associated with Heather Farm and Heather Grange forms a prominent feature within the view.

The principal receptors are identified as being users of the road corridor which would normally be assessed as a low sensitivity receptor. However given the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.

**aspect** landscape planning

TITLE  
Weston Slopes. Bath  
Landscape & Visual Capacity Assessment

CLIENT  
Crest Nicholson

SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.05	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 6**

**Location:** Lansdown Lane, Upper Weston, Bath

**Distance to Site:** 415m (to nearest site boundary)

**Elevation:** 223m (AOD)

**Description:**

View from Lansdown Lane to the north of the assessment sites, within Cotswolds AONB. Views of the assessment sites are not available from this location with the intervening vegetation structure and topography affording a strong degree of visual containment.

The principal receptors are identified as being users of the road corridor which would normally be assessed as a low sensitivity receptor. However given the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.06	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 7**

**Location:** Bath Race Course, Lansdown Hill, Bath

**Distance to Site:** 1km (to nearest site boundary)

**Elevation:** 236m (above sea level)

**Description:**

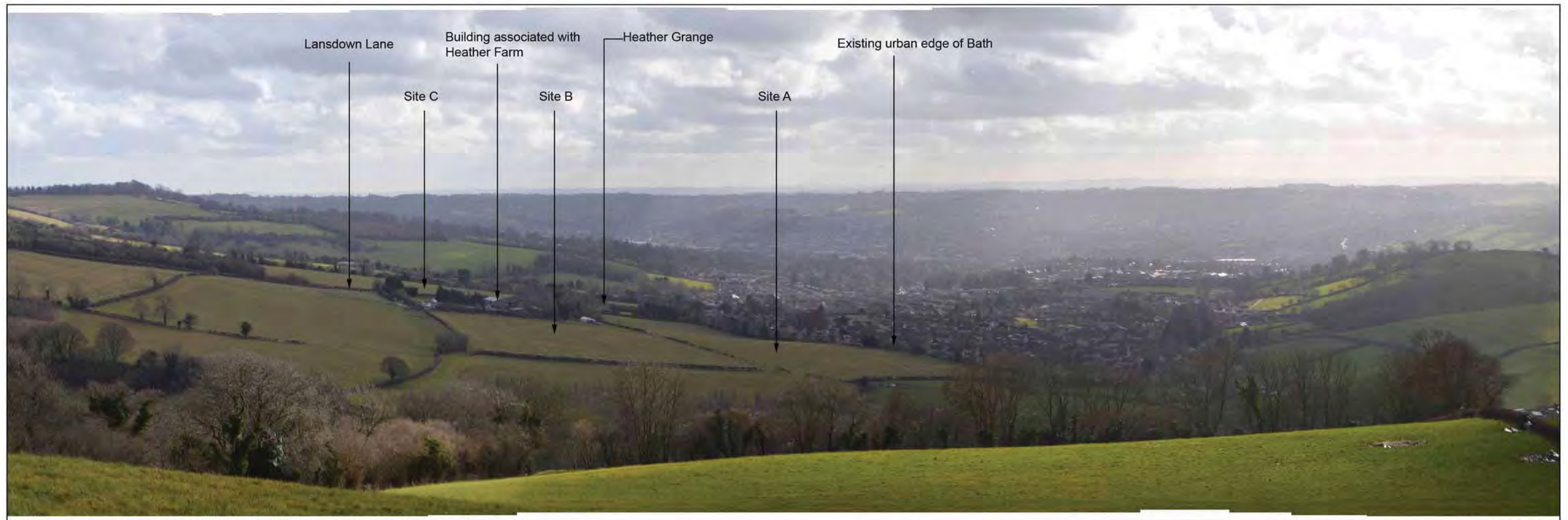
View from the public right of way on Bath Race Course to the north of the sites, within the Cotswolds AONB. Views of the assessment sites are restricted with the intervening vegetation structure and the topography of the located ridgeline preventing views towards the site.

The principal receptors are identified as being users of the public footpath and patrons of the Bath Race Course and which would typically be accorded Medium sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.07	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 8**

**Location:** Public Right of Way on the north eastern edge of Weston Wood

**Distance to Site:** 0.8km (to nearest site boundary)

**Elevation:** 115m (AOD)

**Description:**

View from the public right of way on the north eastern edge of Weston Wood to the north of the assessment sites, within the Cotswold AONB. The view looks south east and illustrates the assessment sites within the wider urban context of Bath. The elevated position of the viewpoint allows for wide ranging views over the assessment sites. Residential built form associated with Weston forms a prominent feature with the view.

The principal receptors are identified as being users of the public footpath which would typically accorded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.08	-	



**Viewpoint 9**

**Location:** Prospect Stile Viewpoint

**Distance to Site:** 1.36km (to nearest site boundary)

**Elevation:** 225m (AOD)

**Description:**

View from the public right of way at Prospect Stile to the north east of the sites, within the Cotswolds AONB. The view looks south east and illustrates the degree of intervisibility between the assessment sites and Prospect Stile. Views of sites A & B are seen within the context of the wider urban area to the south. The intervening vegetation structure to the left of the view restricts views of site C.

The principal receptors are identified as being users of the public footpath which would typically accorded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.09	-	





**Viewpoint 10**

**Location:** Junction of Cotswold Long Distance Route and public right of way, north west of site

**Distance to Site:** 1km (to nearest site boundary)

**Elevation:** 180m (AOD)

**Description:**

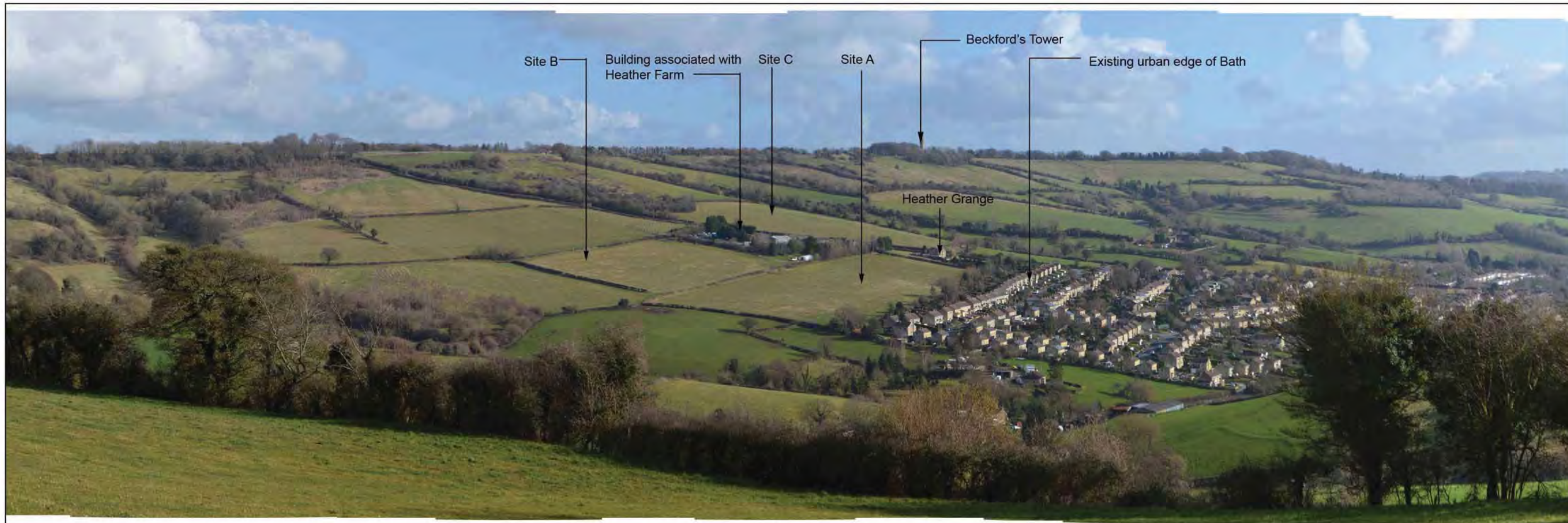
View from the Cotswold Long Distance Route to the north west of the assessment sites. The view looks east and illustrates the degree of visual containment afforded by the intervening topography at this point. The wider urban area of Bath is also evident within the view.

The principal receptors are identified as being users of the Cotswold Way Long Distance Route which would typically accorded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 10	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 11**

**Location:** Cotswold Long Distance Route passing Kelston Round Hill, north west of site

**Distance to Site:** 1km (to nearest site boundary)

**Elevation:** 180m (AOD)

**Description:**

View from the Cotswold Long Distance Route passing Kelston Round Hill to the north west of site, within the Cotswolds Area of Outstanding Natural Beauty. Sites A, B and C are clearly visible within the view, seen within the context of the existing urban edge and the wider AONB setting to the north. The extent of the existing built form and vegetation associated with Heather Farm and Heather Grange is also apparent within the view.

The principal receptors are identified as being users of the Cotswold Way Long Distance Route which would typically accorded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 11	-	



**Viewpoint 12**

**Location:** Cotswold Long Distance Route, south west of site

**Distance to Site:** 0.8km (to nearest site boundary)

**Elevation:** 150m (AOD)

**Description:**

View from the Cotswold Way Long Distance Route to the south west of site, within the Cotswold Area of Outstanding Natural Beauty. The view looks north and illustrates the degree of intervisibility between the long distance route and the assessment sites. The elevated location of the viewpoint and the topography of the wider landform to the north mean that views of the assessment sites are widely available. The assessment sites are seen within the context of the existing urban edge which characterises the visual environment at this point. Glimpsed views of Beckford's Tower are also available in this view.

The principal receptors are identified as being users of the Cotswold Way Long Distance Route which would typically accorded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 12	-	



**Viewpoint 13**

**Location:** Cotswold Long Distance Route, south of site

**Distance to Site:** 0.9km (to nearest site boundary)

**Elevation:** 134m (AOD)

**Description:**

View from the Cotswold Way Long Distance Route to the south of site, within the Cotswold Area of Outstanding Natural Beauty. The view looks north and illustrates the assessment sites and their relationship with the existing urban edge. The development associated with Heather Grange and Heather Farm to the west of Lansdown Lane extends the influence of the urban edge into sites A and B. The more elevated position of site C and the presence of the field to the south ensure that site C appears detached from the existing urban edge.

The principal receptors are identified as being users of the Cotswold Way Long Distance Route which would typically accorded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 13	-	



Viewpoint 14

**Location:** Purlewent Drive, Upper Weston, Bath

**Distance to Site:** 1.2km (to nearest site boundary)

**Elevation:** 100m (AOD)

**Description:**

View from Purlewent Drive, Upper Weston to the south of site within the World Heritage Site Designation. The view looks north towards the assessment sites and illustrates the degree of visual containment afforded by the intervening built form associated with Purlewent Drive. Kelston Round Hill is also apparent within the view.

The principal receptors are identified as being users of the road corridor and residents of the adjoining properties, which would typically be recorded as being high sensitivity receptors, however owing to the viewpoints located within the World Heritage Site the sensitivity has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 14	-	



**Viewpoint 15**

**Location:** Public Open Space north of Primrose Hill, near to Fonthill Road

**Distance to Site:** 1.6km (to nearest site boundary)

**Elevation:** 126m (AOD)

**Description:**

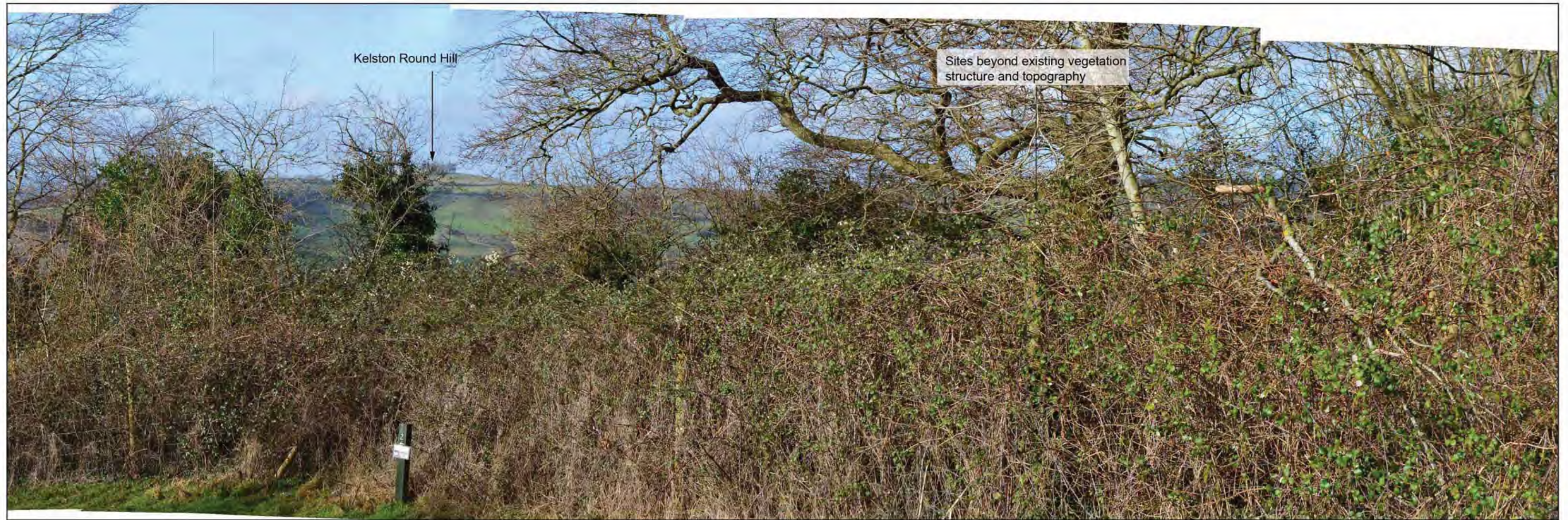
View from Public Open Space north of Primrose Hill, near to Fonthill Road, south of the site. The view looks north and illustrates the degree of visual containment created by the intervening vegetation structure and landform. Views of Kelston Round Hill are also apparent within the view.

The principal receptors are identified as being users of the public footpath which would typically be recorded as high sensitivity, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 15	-	



**Viewpoint 16**

**Location:** Primrose Hill

**Distance to Site:** 1.6km (to nearest site boundary)

**Elevation:** 126m (AOD)

**Description:**

View from Public Open Space north of Primrose Hill, near to Fonthill Road, south of the site within the World Heritage Site Designation. The established vegetation structure associated with Primrose Hill restricts views of the assessment sites. Kelston Round Hill is also apparent within the view.

The principal receptors are identified as being users of the public footpath which would typically be recorded as high sensitivity, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 16	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 17**

**Location:** Primrose Hill, Bath

**Distance to Site:** 1.6km (to nearest site boundary)

**Elevation:** 126m (AOD)

**Description:**

View from the road corridor of Primrose Hill, south of the site within the World Heritage Site Designation. The intervening topography and established vegetation structure ensure that views of the assessment sites are unavailable when viewed from this location.

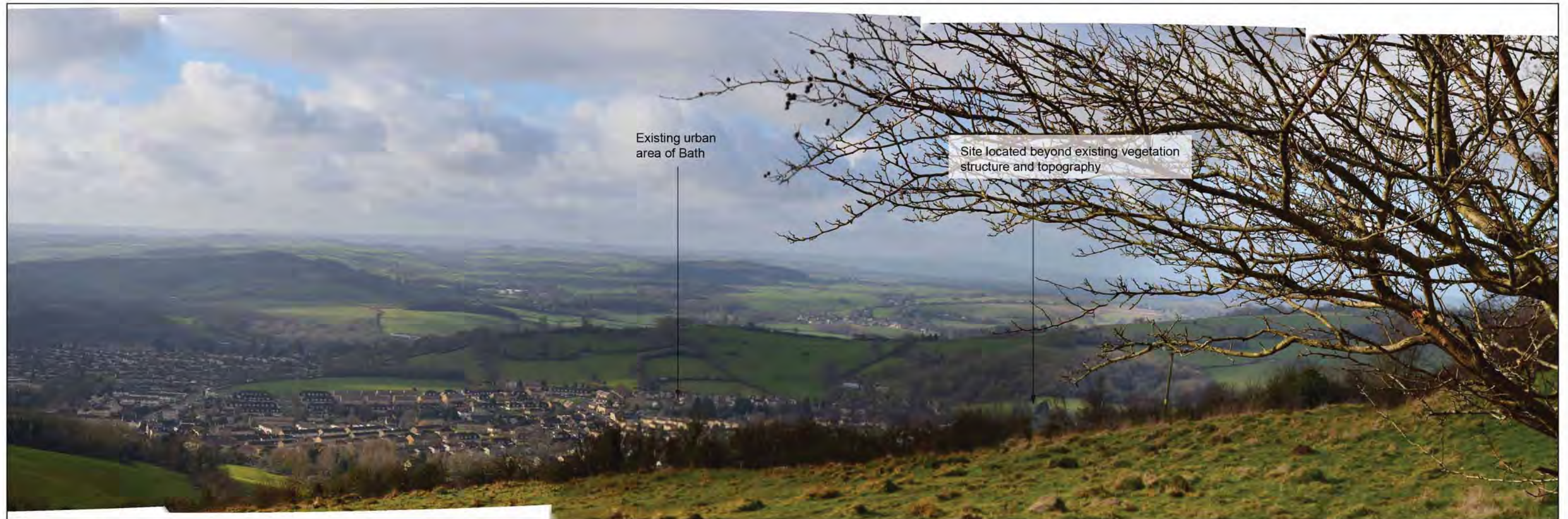
The principal receptors are identified as being users of the road corridor, and residents of the adjoining properties which would typically be recorded as a high sensitivity receptor, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 17	-	





**Viewpoint 18**

**Location:** Beckford's Tower, Upper Weston, Bath

**Distance to Site:** 1km (to nearest site boundary)

**Elevation:** 223m (AOD)

**Description:**

View from Beckford's Tower, east of the site within the World Heritage Site Designation and Cotswolds AONB. The view illustrates the character of the existing urban area of Bath and the setting of the World Heritage Site and Cotswold Area of Outstanding Natural Beauty. Views of the assessment site are unavailable with the intervening topography containing views from the East.

It should be noted that at the time the visual assessment was undertaken Beckford's Tower was closed to the public as such the view was taken from the nearest appropriate location.

The principal receptors are identified as being visitors to Beckford's Tower and the adjoining cemetery. The sensitivity of these receptors has been recorded as very high to take account of the viewpoints location within the Cotswolds AONB and World Heritage Site.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 18	-	



**Viewpoint 19**

**Location:** Public Right of Way off Lansdown Road, Lansdown Park, Bath

**Distance to Site:** 1.2km (to nearest site boundary)

**Elevation:** 223m (AOD)

**Description:**

View from the Public Right of Way to the south of Beckford's Tower. Glimpsed views of sites A & B are available when viewed from this location, albeit seen within the context of the existing urban edge and the built form associated with Heather farm and Heather Grange. Views of site C are restricted by the existing vegetation structure associated with the eastern site boundary. Kelston Round Hill is also apparent within the view.

The principal receptors are identified as being uses of the public right of way. The sensitivity of the receptor has been raised to Very High to account for the viewpoints location within the Cotswolds AONB and World Heritage Site.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 18	-	



**Viewpoint 20**

**Location:** Richmond Hill, Bath

**Distance to Site:** 2.7km (to nearest site boundary)

**Elevation:** 135m (AOD)

**Description:**

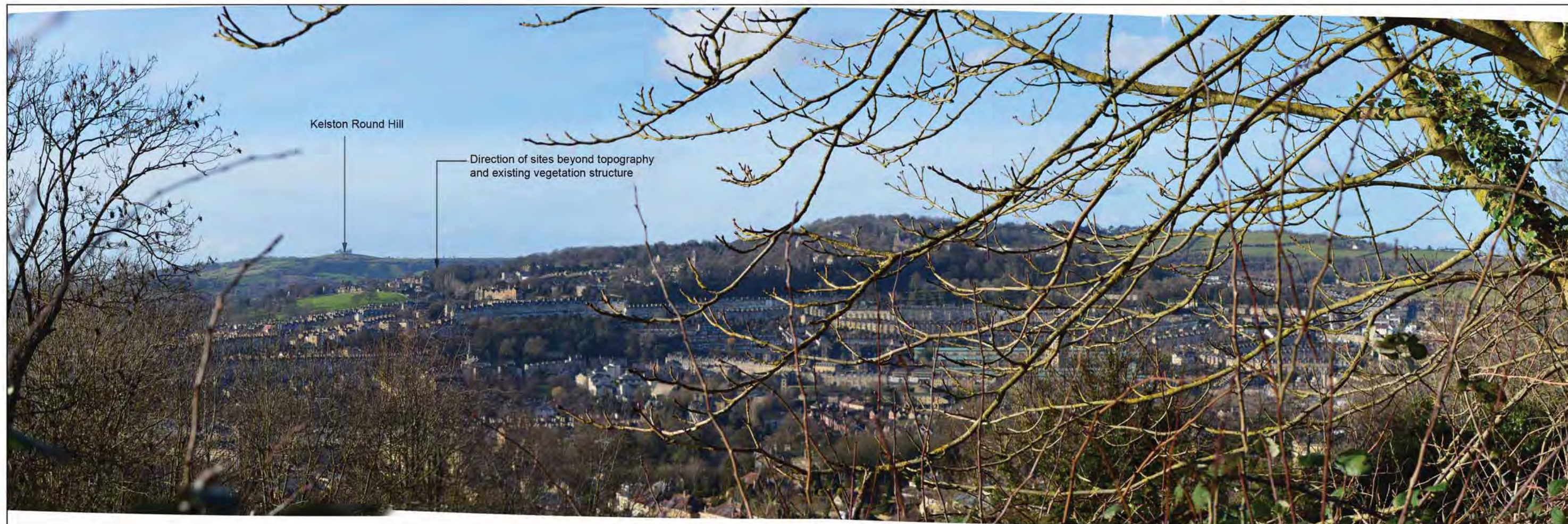
View from Richmond Hill, adjacent to Lansdown Crescent to the south east of the site. The intervening topography, built form and vegetation structure combine to ensure that views of the assessment site are unavailable.

The principal receptors are identified as being users of the road corridor, and residents of Lansdown Crescent and adjoining properties which would typically be recorded as a high sensitivity receptor, however owing to the viewpoints location within the World Heritage Site the sensitivity and the heritage value of Lansdown Crescent, has been raised to Very High



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 20	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 21**

**Location:** North Road, Bath

**Distance to Site:** 4.6km (to nearest site boundary)

**Elevation:** 110m (AOD)

**Description:**

View from North Road, to the south east of the site. The view illustrates the character of the urban area of Bath and the World Heritage Site. Views of the assessment site are unavailable when viewed from this location with the intervening topography affording a high degree of containment to the site. Kelston Round Hill is also visible within the view.

The principal receptors are identified as being users of the road corridor. To take account of the viewpoints location within the World Heritage Site the sensitivity of the receptor has been raised to Very High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 21	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 22**

**Location:** North Road, Bath

**Distance to Site:** 4.7km (to nearest site boundary)

**Elevation:** 110m (AOD)

**Description:**

View from North Road, north of Viewpoint 21. The view illustrates the enclosed nature of the North Road corridor at this point, when despite its more elevated location, views of the assessment site are unavailable from this location. This degree of visual containment is further enhanced by the intervening topography and vegetation structure.

The principal receptors are identified as being users of the road corridor and to lesser extent residents of the adjoining residential properties. To take account of the viewpoints location within the World Heritage Site the sensitivity of the receptor has been raised to Very High.

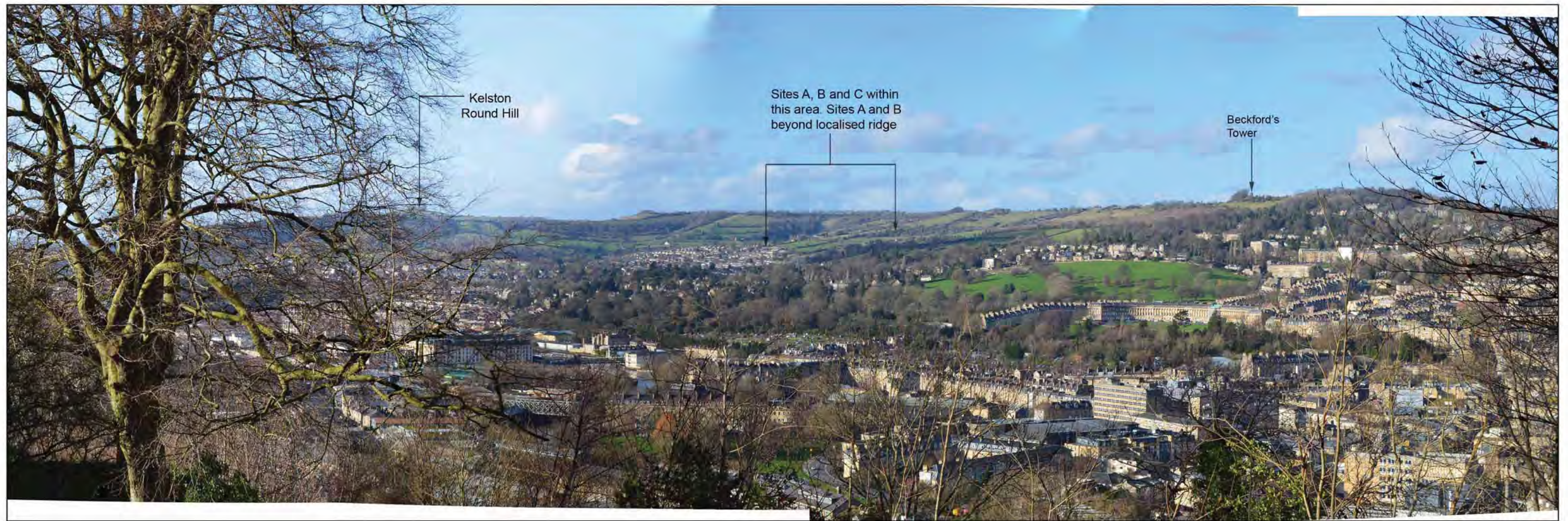
**aspect** landscape planning

TITLE  
Weston Slopes. Bath  
Landscape & Visual Capacity Assessment

CLIENT  
Crest Nicholson

SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 22	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 23**

**Location:** Alexandra Park, Bath

**Distance to Site:** 4.3km (to nearest site boundary)

**Elevation:** 105m (AOD)

**Description:**

View from Alexandra Park, south of the site east of the assessment sites. Glimpsed views of the assessment site are apparent. However these area seen within the context of the wider urban area and World Heritage Site. The more elevated position of site C makes views of this land parcel more apparent when viewed from this location.

The principal receptors are identified as being users of Alexandra Park the significance of which would typically be assessed as High, however to take account of the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 23	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 24**

**Location:** Public Open Space adjacent to Bloomfield Road, Bath

**Distance to Site:** 4.3km (to nearest site boundary)

**Elevation:** 70m (AOD)

**Description:**

View from the Public Open Space adjacent to Bloomfield Road, south east of the site. The view looks northwards with glimpsed views of the assessment site visible from this location. Sites B and C benefit from a degree of visual containment afforded by the established vegetation structure and built form that abuts the eastern site boundaries. Site C is more apparent with the topography of the site and its more open aspect allowing a greater degree of intervisibility. Kelston Round Hill is also visible within the view.

The principal receptors are identified as being users of the road corridor and public open space. The sensitivity of these receptors has been raised to Very High to account for the viewpoints location within the World Heritage Site.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 24	-	



**Viewpoint 25**

**Location:** Bloomfield Road, Bath

**Distance to Site:** 4.7km (to nearest site boundary)

**Elevation:** 169m (AOD)

**Description:**

View from Bloomfield Road, to the south of the site. The view looks north towards the assessment sites illustrating the visibility of the assessment sites when viewed from the wider context to the south, Sites A & B benefit from a strong degree of visual containment. However, the more prominent position of site C render views of this land parcel more widely available. This views are however seen within the context of the wider urban area and Cotswold AONB beyond.

The principal receptors are identified as being users of the road corridor, and residents of the adjoining properties which would typically be recorded as a high sensitivity receptor, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 25	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.





**Viewpoint 26**

**Location:** Public Open Space off Corston View, Bath

**Distance to Site:** 4.6km (to nearest site boundary)

**Elevation:** 130m (AOD)

**Description:**

View from the Public Open Space off Corston View to the south of the site. The view looks north and illustrates the degree of visual containment afforded to site A and to the lesser extent of site B. The existing urban edge and established vegetation structure associated with the eastern boundaries of sites A and B limit the visibility of these sites from this location. The more prominent position of site C further up the ridgeline and its distance from the existing urban edge makes view of site C more widely available when viewed from this context. Beckford's Tower forms a prominent feature within the view, characterising the horizon.

The principal receptors are identified as users of the public open space and residents of the surrounding properties. The sensitivity of the receptor has been identified as being Very High to account for the viewpoints location within the World Heritage Site.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 26	-	



**Viewpoint 27**

**Location:** Public Open Space adjacent to Mount Road, Southdown, Bath

**Distance to Site:** 4.2km (to nearest site boundary)

**Elevation:** 141m (AOD)

**Description:**

View from the Public Open Space adjacent to Mount Road, to south of the site. The view looks north and illustrates the visibility of the assessment sites when viewed from this location. While views of all three sites are apparent within the view, these are seen within the context of the wider urban area. Site C appears more prominent within the view. Kelston Round Hill and Beckford's Tower are also visible within the view.

The principal receptors are identified as users of the Public Open Space and residents of the surrounding properties. The sensitivity of the receptor has been recorded as Very High to take account of the viewpoints location within the World Heritage Site



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.27	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 28**

**Location:** Public Open Space near Lymore Avenue, South Twerton, Bath

**Distance to Site:** 3.4km (to nearest site boundary)

**Elevation:** 142m (AOD)

**Description:**

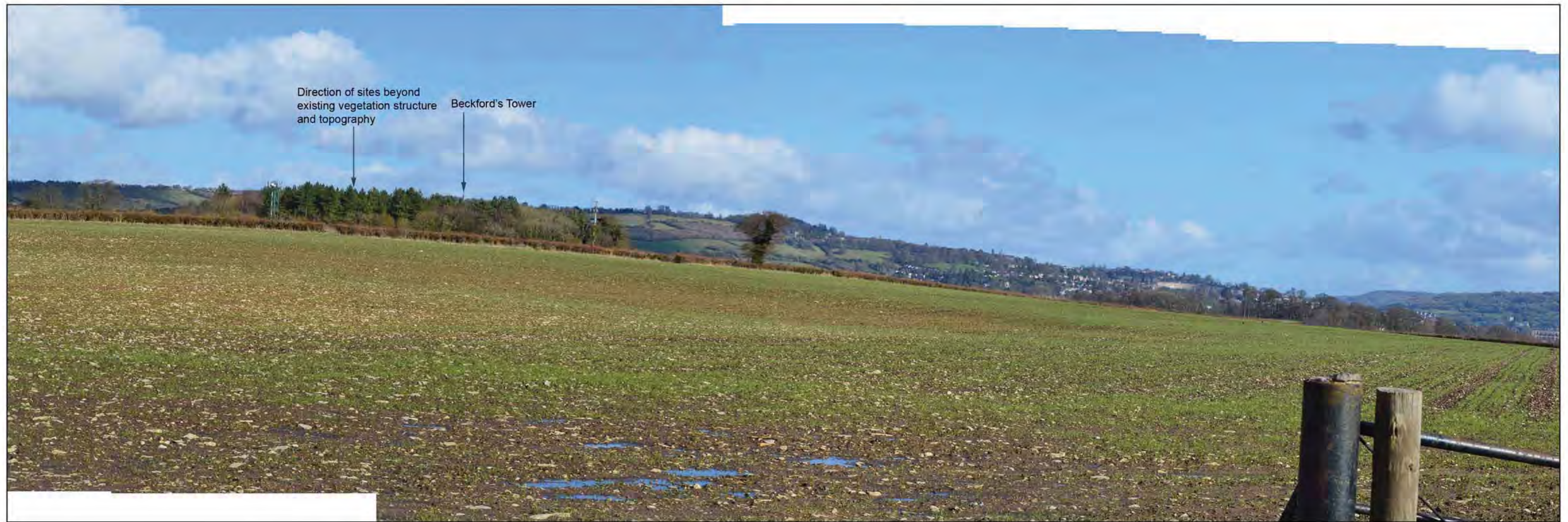
View from the Public Open Space near Lymore Avenue to the south of the site. The view looks north and illustrates the degree of visual containment enjoyed by sites A and B. When viewed from this location, with the existing urban edge filtering views into these land parcels. Views into site C are more apparent with the elevated position of the site and the open nature of its southern site boundaries allowing a heightened degree of intervisibility. Again Beckford's Tower forms a prominent feature within the view.

The principal receptors are identified as users of the Public Open Space, the sensitivity of which has been raised to Very High to account for the viewpoints location within the World Heritage Site.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP. 28	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



**Viewpoint 29**

**Location:** Pennyquick, Newton St Loe, Bath

**Distance to Site:** 3.3km (to nearest site boundary)

**Elevation:** 55m (AOD)

**Description:**

View from the Pennyquick road corridor to the south west of the site. The localised pocket of woodland prevents views towards the assessment sites. Beckford's Tower is however visible on the ridgeline beyond the woodland block.

The principal receptors are identified as users of the road corridor, and users of the public right of way, and as such the sensitivity of the receptor is considered to be High.



TITLE		
Weston Slopes. Bath Landscape & Visual Capacity Assessment		
CLIENT		
Crest Nicholson		
SCALE	DATE	DRAWN
Not Applicable	FEB 2014	JC
DRAWING NUMBER	REVISION	
5400.VP.29	-	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

**ENCLOSURE 3 - VISUAL IMPACT & CAPACITY MATRIX**

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
Viewpoint 1	65m	100m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as users of the road corridor and residents of the adjoining residential properties. The sensitivity of the receptor has been recorded as Very High to take account of the viewpoints location within the World Heritage Site.</p> <p>The development of Site A would be apparent when viewed from this location, with glimpsed views of the proposed residential built form being seen within the context of the existing properties on Napier Road and intervening vegetation structure. It is considered however that the development of this Site would be seen to be compatible with the character of the visual environment, introducing element which are already present within the view. Furthermore, the degree of visual containment afforded to the Site By the intervening built form and the topography of the intervening Site Context will ensure that views of the future development beyond would be glimpsed, seen within the context of the existing built form, vegetation structure and topography.</p> <p>It is likely that views from second storey rooms within the adjoining properties would be available. However GLVIA 3 guidance places greater weight to views from rooms occupied within waking/daylight hours and as such the significance of these views is diminished. It is therefore considered that Site A has a Medium/ Low capacity to accommodate residential development. The development of Sites B &amp; C would not be apparent when viewed from this location and as such it is considered that they have a medium capacity to accommodate development. The development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
Viewpoint 2	72m	100m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as users of the road corridor and residents of the adjoining residential properties. The sensitivity of the receptor has been recorded as Very High to take account of the viewpoints location within the World Heritage Site.</p> <p>The development of Site A would be apparent when viewed from this location with glimpsed views of the proposed residential built form being seen within the context of the existing properties on Napier Road and intervening vegetation structure. It is considered however that the development of this Site would be seen to be compatible with the character of the visual environment, introducing element which are already present within the view. Furthermore, the degree of visual containment afforded to the Site By the intervening built form and the topography of the intervening Site Context will ensure that views of the future development beyond would be glimpsed, seen within the context of the existing built form, vegetation structure and topography.</p> <p>It is therefore considered that Site A has a Medium/ Low capacity to accommodate residential development. The development of Sites B &amp; C would not be apparent when viewed from this location and as such it is considered that they have a medium capacity to accommodate development in the context of this view. The development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.
<b>Viewpoint 3</b>	117m	100m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as being residents on Napier Road and Lansdown Lane and users of the road corridor, and as such would normally be recorded as high sensitivity receptors, however, owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to very high.</p> <p>When viewed from this location the development of Site A would be apparent albeit seen within the context of the existing residential built form associated with Napier Road and Lansdown Lane. Furthermore, the topography of the Site And the extent of the existing vegetation structure associated with the Site Boundaries would create a strong degree of visual containment, ensuring that views of the proposed development would be glimpsed. The introduction of residential development within Site A would also be compatible with that which exists at present, introducing only elements that presently characterise the existing visual environment. The character of the visual environment at this point is considered to be urban, and the presence of the road signs denoting the edge of the urban area offer the only significant evidence that the viewer are leaving the urban area.</p> <p>Therefore when considering the capacity of Sites A, B &amp; C to accommodate development when viewed from this location, it is considered that Sites A &amp; B have a medium capacity to accommodate development. The development of Site C would not be visible when viewed from this location and as such its capacity to accommodate development is considered to be medium/high.</p>
<b>Viewpoint 4</b>	13m	100m AOD	Very High	Adverse	Medium	Major/Moderate	<p>The principle receptors are identified as being users of the road corridor and to lesser extent residents of Heather Grange and Heather Farm which line the western edge of Lansdown Lane, and which would normally be assessed as high sensitivity receptors. However given the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.</p> <p>When viewed within the context of Viewpoint 4 the introduction of residential development into Site C would be apparent, with the open nature of the southern boundary enabling views. The introduction of residential built form would mark a substantial change to that which exists at present, and while residential built form characterises the immediate setting to the south and south west of the Site, it's introduction into Site C would result in a noticeable degree of change to that which exists at present.</p> <p>Therefore, when considering the capacity of Sites A, B &amp; C to accommodate development when viewed from this location, it is considered that Site C has a low capacity to accommodate development. However it is likely that limited development could be accommodated although it would be constrained by the need to avoid any adverse impact on the landscape/ visual</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							<p>environment. Any development would also need to have regard to the setting and form of the existing settlement and the character and sensitivity of the wider countryside setting and AONB.</p> <p>The development of Sites A &amp; B would not be apparent when viewed from this location and as such their capacity to accommodate development is considered to be medium/high.</p>
Viewpoint 5	8m	205m AOD	Very High	Adverse	Low/Medium	Major/Moderate	<p>The principle receptors are identified as being users of the road corridor which would normally be assessed as a low sensitivity receptor. However given the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.</p> <p>When viewed from this location the introduction of the proposals into Sites A and B would be largely imperceptible, with the existing vegetation associated with eastern site boundaries onto Lansdown Lane and the existing built form associated with Heather Grange and Heather Farm ensuring that any views would be glimpsed. Within these glimpsed views the development of the site would be compatible with the character of the visual environment, introducing elements that are already a component of the view. The capacity of Sites A and B to accommodate residential development when viewed from this location is therefore considered to be high.</p> <p>The development of Site C would however be more apparent when viewed from this location, with the topography of the site, and its immediate context, and the nature of the existing vegetation structure associated with boundary with Lansdown Lane allowing for clear views into the Site. However, while the development of the Site would result in a noticeable degree of change to that which exists at present, the introduction of residential built form into would be in keeping with the character of the view. Residential built form forms a prominent feature within the view and as such a sensitive and considered development approach and the inclusion of a robust landscape mitigation strategy would help integrate the proposals into the site.</p> <p>It is therefore considered that Site C has a low capacity to accommodate residential development. However it is likely that limited development could be accommodated although it would be constrained by the need to avoid any adverse impact on the landscape/ visual environment. Any development would also need to have regard to the setting and form of the existing settlement and the character and sensitivity of the wider countryside setting and AONB.</p>
Viewpoint 6	415m	223m AOD	Very High	Neutral	Negligible	Moderate/Minor	<p>The principle receptors are identified as being users of the road corridor which would normally be assessed as a low sensitivity receptor. However given the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to Very High.</p> <p>When viewed from this location the development of Sites A, B &amp; C would be largely imperceptible, with the topography of the northern Site Context and the extent of the existing vegetation structure affording a high degree of visual containment to the Site.</p> <p>When considering the capacity of Sites A, B &amp; C to accommodate residential development within</p>



Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							the context of viewpoint 6, it is considered that Sites A, B, C have a medium/high capacity to accommodate development. Any development would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape/ visual environment, AONB and WHS.
Viewpoint 7	1km	236m AOD	Very High	Neutral	Negligible	Moderate/Minor	<p>The principle receptors are identified as being users of the public footpath and patrons of the Bath Race Course and which would typically be afforded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to very high.</p> <p>When viewed from this location the development of Sites A, B &amp; C would be imperceptible owing to the distance of the receptor from the Sites , the intervening topography and vegetation structure.</p> <p>Therefore, it is considered that the capacity of Sites A, B &amp; C to accommodate development, when viewed from this location is medium/high. However, any development would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape/ visual environment, AONB and WHS.</p>
Viewpoint 8	0.8km	115m AOD	Very High	Adverse	Medium	Major/Moderate	<p>The principle receptors are identified as being users of the public footpath which would typically afforded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to very high.</p> <p>When viewed from this location the development of Sites A, B &amp; C would represent a noticeable degree of change to that which exists at present, with the elevated position of the viewpoint allowing for wide ranging views across the valley and wider urban area of Bath. The development of all three Sites would result in medium magnitude of change, defined as a change resulting in a <i>“moderate degree of deterioration or improvement to a landscape or view, or constitutes a noticeable change within a landscape or view”</i>. It is clear therefore that the development of the Site would result in a degree of change to that which exists at present, however it is considered that this change can be accommodated. The introduction of residential built form is in keeping with the character of the view, with the existing urban edge of Weston and the wider urban area forming existing components within the view. The development of Sites A, B &amp; C would not change this, representing a logical and natural extension to the urban area. This is particularly true for Sites A &amp; B where development would benefit from a tangible visual link with the existing urban edge and a heightened level of visual continuity.</p> <p>When considering the capacity of Sites A, B &amp; C to accommodate residential development, Sites A and B are considered to have a medium capacity to accommodate development. Development in Sites A and B could be accommodated in some areas, provided it has regard to the setting and form of the existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							Site C is considered to have a low/medium capacity to accommodate development. This is considered to be lower than that of Sites A and B owing to the more elevated position of the Site And its distance from the existing urban edge. However it is considered that limited development could be accommodated although it would be constrained by the need to avoid/reduce any adverse impact on the landscape character, visual environment and landscape designations.
<b>Viewpoint 9</b>	1.36km	225m AOD	Very High	Adverse	Medium	Major/Moderate	<p>The principle receptors are identified as being users of the public footpath which would typically be afforded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to very high.</p> <p>When viewed from this location the development of Site A, and to a lesser extent Site B, would be apparent, with the development of Site A representing a noticeable degree of change to that which exists at present. The elevated position of the viewpoint allows for wide views across the valley and urban area. However, the existing vegetation associated with Prospect's Stile frames the view, restricting views of Sites B and C. It is acknowledged that the development of Sites A would result in a degree of change to that which exists at present, however it is considered that this change can be accommodated. The introduction of residential built form is in keeping with the character of the view, with the existing urban edge of Weston and the wider urban area forming prominent features within the view. The development of Sites A &amp; B would not change this, representing a logical and natural extension to the urban area. This is particularly true for Site A where development would benefit from a tangible visual link with the existing urban edge and a heightened level of visual continuity.</p> <p>In considering the capacity of the three Sites to accommodate residential development, when viewed from this location, Sites A and B are considered to have a medium capacity to accommodate development. Development in Sites A and B could be accommodated in some areas, provided it has regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p> <p>The development of Site C would be largely imperceptible, when viewed within the context of viewpoint 9, and as such the capacity of the Site to accommodate development is considered to be High.</p>
<b>Viewpoint 10</b>	1.36m	180m AOD	Very High	Neutral	Negligible	Moderate/Minor	<p>The principle receptors are identified as being users of the Cotswold Way Long Distance Route which would typically afforded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to very high.</p> <p>When viewed from this location the development of Sites A, B &amp; C would be imperceptible with the intervening topography affording a strong degree of visual containment to the Site. When considering the capacity of Sites A, B, C to accommodate development in the context of this view. It is considered that all three Sites have a medium/high capacity to accommodate development. The development of the Sites would need to have regard to the setting and form</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							of the existing settlement, the surrounding landscape character & visual environment, Cotswolds AONB and the World Heritage Site And its setting.
<b>Viewpoint 11</b>	1.36km	220m AOD	Very High	Adverse	Medium	Major/Moderate	<p>The principle receptors are identified as being users of the Cotswold Way Long Distance Route which would typically afforded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to very high.</p> <p>The elevated position of the viewpoint, and the topography of the wider valley below, ensure that the development of Sites A, B and C would result in a significant noticeable degree of change to that which exists at present. The introduction of residential built form is, however, considered to be compatible with that which exists at present. The development of the Sites would not introduce new or alien elements into the view, indeed the development of Sites A and B would be seen as a logical and natural extension to the existing urban edge. Furthermore, the inclusion of robust and appropriate landscape mitigation measures and a sensitive development approach would ensure that the appropriate level of development could be achieved which maintain and where possible enhance the character of the urban edge at this point.</p> <p>In considering the capacity of Sites A, B and C to accommodate residential development when viewed from this location, it is considered that Sites A and B have a medium capacity to accommodate development. Subject to the agreement of a sensitive and appropriate level of development and landscape mitigation measures.</p> <p>Site C is considered to have a low/medium capacity owing to it more elevated position within the landscape and the degree of separation between the Site And the existing urban edge. As such the introduction of new development into the Site would be more apparent. However if the development of Sites A &amp; B occurred then it is considered that the phased development of Site C could be accommodated at a later date.</p>
<b>Viewpoint 12</b>	1.36km	150m AOD	Very High	Adverse	Medium	Major/Moderate	<p>The principle receptors are identified as being users of the Cotswold Way Long Distance Route which would typically accorded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to very high.</p> <p>When viewed within the context of viewpoint 12 the development of Sites A, B and C would represent a noticeable degree of change to that which exists at present. However, as noted for viewpoint 11, residential built form already forms prominent feature within the view, characterising the visual environment at this point. The phased development of Sites A and B would form a logical extension to the existing urban edge, and while the extension of the existing urban edge would result in a marked change to that which exist at present, the existing built form associated with Napier Road and Lansdown Lane would help to integrate the development into the fabric of the localised setting. The development of Site C would represent a more</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							<p>noticeable change within the landscape, with development being visually separated from the existing urban edge. However, the future development of Site C could be better integrated into the landscape should Sites A &amp; B be developed.</p> <p>It is therefore considered that Sites A &amp; B demonstrate a medium capacity to accommodate residential development, while Site C is has a low/medium capacity. Any development would however need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 13</b>	1.21km	134m AOD	Very High	Adverse	Medium	Major/Moderate	<p>The principle receptors are identified as being users of the Cotswold Way Long Distance Route which would typically afforded high sensitivity, however owing to the viewpoints location within the Cotswolds AONB the sensitivity of the receptor has been raised to very high.</p> <p>When viewed with the context of viewpoint 13, the development of Sites A, B and C would represent a noticeable degree of change to that which exists at present. However, as noted for viewpoint 11 &amp; 12, residential built form already forms prominent feature within the view, characterising the visual environment at this point. The phased development of Sites A and B would form a logical extension to the existing urban edge, and while the extension of the existing urban edge would result in a marked change to that which exist at present, the existing built form associated with Napier Road and Lansdown Lane would help to integrate the development into the fabric of the localised setting. The development of Site C would represent a more noticeable change within the landscape, with the proposed development being visually separated from the existing urban edge. However, the future development of Site C could be better integrated into the landscape should the development of Sites A &amp; B come forward.</p> <p>It is therefore considered that Site A has a medium/high capacity to accommodate development owing to its proximity to the existing urban edge and the level of visual integration that would be provided by the existing built form and vegetation that lines Lansdown Lane. Site B is considered to have a medium capacity to accommodate development, particularly when considered alongside the development of Site A. The capacity of Site C is considered to be low/medium, owing to its topography, the more open nature of the Site Boundaries.</p> <p>The development of all three Sites would however need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 14</b>	1.28km	95m AOD	Very High	Neutral	Negligible	Moderate/Minor	<p>The principle receptors are identified as being users of the road corridor and residents of the adjoining properties, which would typically be recorded as being high sensitivity receptors, however owing to the viewpoints located within the World Heritage Site the sensitivity has been raised to Very High.</p> <p>The development of Sites A, B &amp; C would be largely imperceptible when viewed from this location with the intervening built form restricting views towards the Sites . It is likely that views</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							<p>from second storey rooms within the adjoining properties would be available. However GLVIA 3 guidance places greater weight to views from rooms occupied within waking/daylight hours and as such the significance of these views is diminished. However, it is likely that any views of the development within Sites A, B &amp; C when viewed from second storey rooms would be seen within the context of the wider urban area and would be seen to be in keeping with the character of the surrounding visual environment.</p> <p>It is therefore considered that Sites A, B &amp; C have a medium/high capacity to accommodate residential development, when viewed from this location. Again the development of all three Sites would however need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 15</b>	1.6km	1.26 AOD	Very High	Neutral	Negligible	Moderate/Minor	<p>The principle receptors are identified as being users of the public footpath which would typically be recorded as high sensitivity, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.</p> <p>The development of Sites A, B &amp; C would be largely imperceptible when viewed from this location with the intervening built form, vegetation structure and topography restricting views towards the Sites . Where glimpsed views are available, these will be seen within the context of the wider urban area and as such will be seen to be in keeping with the character of wider visual environment.</p> <p>It is therefore considered that Sites A, B &amp; C have a medium/high capacity to accommodate residential development, when viewed from this location. Again the development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 16</b>	1.6km	126m AOD	Very High	Neutral	Negligible	Moderate/Minor	<p>The principle receptors are identified as being users of the public footpath which would typically be recorded as high sensitivity, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.</p> <p>The development of Sites A, B and C will be largely imperceptible when viewed from this location owing to the degree of visual containment formed by the intervening vegetation structure and topography.</p> <p>It is therefore considered that Sites A, B &amp; C have a medium/high capacity to accommodate residential development, when viewed from this location. Again the development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
<b>Viewpoint 17</b>	1.6km	126m AOD	Very High	Neutral	No Change	None	<p>The principle receptors are identified as being users of the road corridor, and residents of the adjoining properties which would typically be recorded as a high sensitivity receptor, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.</p> <p>When viewed from this location the development of the Site would be imperceptible due to intervening topography and vegetation structure which curtails views towards the Site.</p> <p>It is therefore considered that Sites A, B &amp; C have a medium/high capacity to accommodate residential development, when viewed from this location. Again the development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 18</b>	1km	223m AOD	Very High	Neutral	Negligible	Moderate/Minor	<p>The principle receptors are identified as being visitors to Beckford's Tower and the adjoining cemetery. The sensitivity of these receptors has been recorded as very high to take account of the viewpoints location within the Cotswolds AONB and World Heritage Site.</p> <p>It should be noted that at the time the visual assessment was undertaken Beckford's Tower was closed to the public, as such the view was taken from the nearest appropriate location.</p> <p>When viewed from this location the development of Sites A, B &amp; C will be largely imperceptible with the intervening vegetation structure and topography of the intervening landform combining to afford a strong degree of visual containment to the Site. It is considered however that elevated views of the Site from Beckford's Tower may provide additional views of this development. It is considered however that these views will be seen within the context of the wider urban area and as such will be seen as in keeping with the character of the wider visual environment.</p> <p>It is therefore considered that Sites A, B &amp; C have a medium/high capacity to accommodate residential development, when viewed from this location. Again the development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 19</b>	1.2km	223m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as being users of the public right of way. The sensitivity of the receptor has been raised to Very High to account for the viewpoints location within the Cotswolds AONB and World Heritage Site.</p> <p>When viewed from this location the development of Sites A, B &amp; C would be apparent with glimpsed views of the proposed built form being seen within the context of the existing urban edge and the existing built form and vegetation structure associated with Lansdown Road. Sites A &amp; B are subject to a high degree of visual containment and as such their development, whilst noticeable, could be integrated into the visual environment without detriment.</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							<p>Development within Site C would also benefit from a strong degree of visual containment and integration provided by the established vegetation structure that lines its eastern boundary. These would ensure that views of the development would be limited to glimpsed views of taller elements of the residential built form within the southern portion of Site C.</p> <p>Where development is visible within all three Sites this will be not be seen as out of keeping with the character of the view.</p> <p>It is therefore considered that Sites A and B have a medium/high capacity to accommodate residential development when viewed from this location. Site C is considered to have a medium capacity to accommodate development owing to its perceived distance from the urban edge and its visual separation from the wider urban area.</p> <p>Development within all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 20</b>	2.7km	135m AOD	Very High	Neutral	No Change	None	<p>The principle receptors are identified as being users of the road corridor, and residents of Lansdown Crescent and adjoining properties which would typically be recorded as a high sensitivity receptor, however owing to the viewpoints location within the World Heritage Site the sensitivity and the heritage value of Lansdown Crescent, has been raised to Very High.</p> <p>When viewed from this location the development of all three Sites would be imperceptible due to intervening built form, topography and vegetation structure.</p> <p>It is therefore considered that Sites A, B &amp; C have a medium/high capacity to accommodate residential development, when viewed from this location.</p>
<b>Viewpoint 21</b>	4.6km	110m AOD	Very High	Neutral	No Change	None	<p>The principle receptors are identified as being users of the road corridor. To take account of the viewpoints location within the World Heritage Site the sensitivity of the receptor has been raised to Very High.</p> <p>When viewed from this location the development of the Assessment Sites would be imperceptible due to intervening built form, topography and vegetation structure.</p> <p>It is therefore considered that Sites A, B &amp; C have a medium/high capacity to accommodate residential development, when viewed from this location.</p>
<b>Viewpoint 22</b>	4.7km	110m AOD	Very High	Neutral	No Change	None	<p>The principle receptors are identified as being users of the road corridor and to lesser extent residents of the adjoining residential properties. To take account of the viewpoints location within the World Heritage Site the sensitivity of the receptor has been raised to Very High.</p> <p>When viewed from this location the development of the Site would be imperceptible due to intervening built form, topography and vegetation structure which curtails views towards the Site.</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							It is therefore considered that Sites A, B & C have a medium/high capacity to accommodate residential development, when viewed from this location.
<b>Viewpoint 23</b>	4.3km	105m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as being users of Alexandra Park the significance of which would typically be assessed as High, however to take account of the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.</p> <p>When viewed from this location the development of Sites A &amp; B would largely hidden with the localised ridgeline that defines Lansdown Lane and the existing vegetation structure associated the eastern Site Boundaries further limiting views into the Site. The development of Site C would be more apparent when viewed from this viewpoint representing a noticeable degree of change to that which exists at present. The development of the Site would appear detached from the existing urban edge, however when viewing from this distance the impact of this development upon the wider visual environment would be low, with the residential built form appearing as a minor component within the view.</p> <p>It is therefore considered that Sites A &amp; B have a medium/high capacity to accommodate residential development, when viewed from this location. Site C is considered to have a low/medium capacity to accommodate development due to the heightened degree of intervisibility between the Site And viewpoint 23.</p> <p>The development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 24</b>	4.3Km	70m AOD	Very high	Neutral	Low	Moderate	<p>The principle receptors are identified as being users of the road corridor and public open space. The sensitivity of these receptors has been raised to Very High to account for the viewpoints location within the World Heritage Site.</p> <p>When viewed from this location the development of Sites A and B would be subject to a strong degree of visual containment, limiting views to glimpsed views of taller elements of residential built form. These glimpsed views would be seen within the context of the existing urban edge and existing vegetation structure associated with the eastern Site Boundaries to Lansdown Road and would be seen as visually recessive and as such compatible with the character of the wider visual environment. Again, the development of Site C would be more apparent when viewed from this context representing a noticeable change to that which exists at present. The development of the Site would appear detached from the existing urban edge, however when viewing from this distance the impact of this development upon the wider visual environment would be low, with the residential built form appearing as a minor component within the view.</p> <p>It is therefore considered that Sites A &amp; B have a medium/high capacity to accommodate residential development, when viewed from this location. Site C is considered to have a</p>



Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							<p>low/medium capacity to accommodate development due to the heightened degree of intervisibility between the Site And viewpoint 24.</p> <p>The development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 25</b>	4.7km	169m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as being users of the road corridor, and residents of the adjoining properties which would typically be recorded as a high sensitivity receptor, however owing to the viewpoints location within the World Heritage Site the sensitivity has been raised to Very High.</p> <p>When viewed from this location the development of Sites A &amp; B would largely hidden with the localised ridgeline that defines Lansdown Lane and the existing vegetation structure associated the eastern Site Boundaries further limiting views into the Site.</p> <p>The development of Site C would be more apparent with the topography of the Site And its position higher up ridgeline rendering views of the Site more widely available. As with viewpoint 24 the development of the Site would appear detached from the existing urban edge, however when viewing from this distance the impact of this development upon the wider visual environment would be low, with the residential built form appearing as a minor component within the view.</p> <p>It is therefore considered that Sites A &amp; B have a medium/high capacity to accommodate residential development, when viewed from this location. Site C is considered to have a low capacity to accommodate development due to the heightened degree of intervisibility between the Site And viewpoint 25.</p> <p>The development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 26</b>	4.6km	130m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as users of the public open space and residents of the surrounding properties. The sensitivity of the receptor has been identified as being Very High to account for the viewpoints location within the World Heritage Site.</p> <p>When viewed from this location and distance the development of Sites A and B will be visually recessive, seen within the context of the existing urban edge and the established vegetation that defines the eastern boundary with Heather Grange and Heather Farm. As such it is considered that the development of Sites A &amp; B could be accommodated without harm, and would be compatible with the character of the wider visual environment.</p> <p>The introduction of development into Site C would be more apparent when viewed from this location, with the introduction of residential built form constituting a noticeable degree of change to that which exists at present. Furthermore the more elevated location of Site C and its</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
							<p>more open aspect will make views of the proposed built form appear prominent within the view. Again the distance between Site C and the existing urban edge will also be emphasised with the development appearing detached from the existing urban edge.</p> <p>It is therefore considered that Sites A &amp; B have a medium/high capacity to accommodate residential development, when viewed from this location. Site C is considered to have a low/medium capacity to accommodate development due to the heightened degree of intervisibility between the Site And viewpoint 26. The development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 27</b>	4.2km	141m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as users of the Public Open Space and residents of the surrounding properties. The sensitivity of the receptor has been recorded as Very High to take account of the viewpoints location within the World Heritage Site.</p> <p>The development of all three Sites would be apparent when viewed from this location representing a noticeable change to that which exists at present. The introduction of residential built form is, however, considered to be compatible with that which exists at present, and the development of the Sites would not introduce new or alien elements into the view. Indeed the development of Sites A and B would be seen as a logical and appropriate extension to the existing urban edge. Furthermore, the inclusion of robust and appropriate landscape mitigation measures and a sensitive development approach would further ensure that the development of these Sites could be integrated into the wider visual environment without harm.</p> <p>Again, the more prominent position of Site C, further up the slope, and its more open aspect would make development within this Site appear more prominent, reducing the capacity of Site C to accommodate development.</p> <p>It is therefore considered that Sites A &amp; B have a medium/ high capacity to accommodate development when viewed within the context of viewpoint 27. Site C is considered to a have a reduced capacity of low as a result of its increased prominence within the landscape and wider visual environment.</p> <p>The development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>

Viewpoint	Distance from Site	Elevation	Sensitivity of Receptor	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
<b>Viewpoint 28</b>	3.4km	142m AOD	Very High	Neutral	Low	Moderate	<p>The principle receptors are identified as users of the Public Open Space, the sensitivity of which has been raised to Very High to account for the viewpoints location within the World Heritage Site.</p> <p>When viewed from this context the development of Sites A &amp; B would be seen as a minor component within the wider landscape setting and visual environment. The existing vegetation structure and the existing built form associated with Napier Road and Lansdown Lane would afford a strong degree of visual containment to the Site, filtering views of the proposed built form and ensure that the residential development could be integrated into this context without harm.</p> <p>As with viewpoint 27 the development of Site C would be more apparent when viewed from this location due to its increased prominence within the view and the more open aspect of the Site. It is likely therefore that the introduction of residential development into Site C would result in a noticeable degree of change which, while compatible with the character of the visual environment, would appear as a prominent urban feature within the rural setting of Bath.</p> <p>It is therefore considered that Sites A &amp; B have a medium/high capacity to accommodate development. While Site C is considered to have a reduced capacity of low.</p> <p>The development of all three Sites would need to have regard to the setting and form of existing settlement and the character and sensitivity of the surrounding landscape character, visual environment, Cotswolds AONB and the World Heritage Site And its setting.</p>
<b>Viewpoint 29</b>	3.3km	55m AOD	High	Neutral	No Change	None	<p>The principle receptors are identified as users of the road corridor, and users of the public right of way, and as such the sensitivity of the receptor is considered to be High.</p> <p>When viewed from this location the development of Sites A, B &amp; C would be imperceptible with the intervening woodland preventing views towards the Site.</p> <p>When considering the capacity of the Sites to accommodate development when viewed within the context of viewpoint 29, it is considered that Sites A, B &amp; C have a medium/high capacity to accommodate development.</p>

**ENCLOSURE 4 - LANDSCAPE CAPACITY MATRIX**

Landscape Character Type	Landscape Description	Sensitivity	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
Cotswolds AONB	<p>Sites A, B and C lie within the Cotswolds Area of Outstanding Natural Beauty (AONB) designation which extends north to cover much of the wider landscape setting of Bath. The Cotswolds AONB Partnership has undertaken a Landscape Character Assessment of the AONB which identifies broad character types and zones within the AONB. The sites are identified as being located within the Cotswold Escarpment Character Area 2A – Bath to Beach Farm.</p> <p>The escarpment between Beach Farm and Bath is high and wide, and much indented with coombes and gullies, adding significantly to the landscape character. Steep slopes are also evident, particularly below Kelston Round Hill and Beckford’s Tower where they rise dramatically from the outer limits of Bath. The gentle slopes have allowed more intensive agriculture and much of the scarp has been cleared of woodland in favour of improved grassland. Small copses and woodlands do survive, however, particularly on steep slopes and lining gullies draining the slopes westwards into the vale. On westward facing slopes above Upper Weston fields are extensive, with hedged boundaries following strong landform features. Significant local landscape features are Kelston Round hill, a wooded knoll to the east of Kelston and Beckford’s Tower, and impressive stone monument on the southern edge of Lansdown Hill.</p> <p>While this assessment is considered to be broadly accurate and representative of the immediate AONB setting, there are a number of features which influence the character of the immediate site context. In particular the presence of the existing urban edge constitutes a significant feature within the immediate site context, influencing the character of the site and AONB designation at this point. Furthermore the topography of the immediate landscape context affords degree of separation between the sites, the existing urban edge/rural fringe and the wider AONB designation to the north, ensuring that the influence of the urban area is limited to the immediate setting.</p>	Very High	Neutral	Low	Moderate	<p>When considering the capacity of Sites A, B &amp; C to accommodate residential development in the context of the Cotswolds AONB and Cotswolds Escarpment Character Area 2A – Bath to Beach Farm, it is considered that Sites A, B &amp; C have a low/medium capacity to accommodate development.</p> <p>The presence of the AONB designation denotes that the landscape, and indeed the site/ sites immediate context, is considered to be of very high landscape value. However the presence of the existing urban edge and its influence upon the character of the immediate site context diminishes the quality of the localised landscape character. Furthermore, the topography of the surrounding context and in particular the ridgeline to the north and west, affords a strong degree of visual containment and separation between the localised context and the wider AONB to the north. This is demonstrated on plan ASP 02 Landform Plan.</p> <p>These factors are considered to be significant and as such while a landscape of this type would normally be considered have a low capacity to accommodate development it is considered that this capacity should be increased.</p> <p>It is therefore considered that development could be accommodated within Sites A, B and C providing it has regard to the setting and form of existing settlement and the character and sensitivity of Cotswold AONB designation.</p>

Landscape Character Type	Landscape Description	Sensitivity	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
<b>City of Bath World Heritage Site</b>	<p>The World Heritage Site extends to cover much of the urban area and immediate context of Bath recognising the special character and quality of the townscape/ landscape character of the settlement. Site A lies within the defined WHS boundary and sites B &amp; C adjoin the boundary, and as such the capacity of these sites to accommodate development has been considered in relation to the presence within and their proximity to the World Heritage Site.</p> <p>The City of Bath WHS Setting SPD (August 2013) Outlines the requirement for protecting the setting of the WHS to ensure the protection of the WHS, namely the Outstanding Universal Value, including: the sites integrity; the sites authenticity; and the sites significance; To ensure that the setting is appropriately protected and properly managed, and; To enable the significance of the WHS to be revealed and appreciated.</p> <p>While the special qualities and character of the City of Bath World Heritage Site and the importance of its rural setting are noted. It is considered that the quality and character immediate urban edge and neighbouring urban area of Weston are considered to be somewhat diminished. The modern built form that characterises Napier Road is of limited architectural value and quality, and while this built form reference the palette of materials utilised within the historic centre of Bath, its contribution to the wider World Heritage Site is considered to be minimal. Of far greater value is the rural fringe and wider countryside setting to the north which is a prominent and visible feature within the localised and wider landscape. However the presence of the urban edge and the existing built form that adjoins Lansdown Lane extends the influence of the urban edge creating an urban fringe sub-character area which is considered to be a reduced quality and value that that of the wider setting to the north.</p>	Very High	Neutral	Low	Moderate	<p>When considering the capacity of Sites A, B &amp; C to accommodate residential development when considered against the Bath World Heritage Site designation, to accommodate residential development, it is considered that Sites A &amp; B have a low/medium capacity to accommodate development. Site C is considered to have a reduced capacity of low owing to its more prominent position within the landscape and its more open aspect.</p> <p>The introduction of residential development into the Assessment Sites would represent a noticeable change to that which exists at present, extending the urban edge into what is at present open countryside. The rural fringe and wider countryside setting beyond perform an important role within the setting of the WHS framing views across the City and forming a strong green backdrop. However, from much of the wider context the development of the Assessment Sites would form a minor change, a change which is considered to be compatible with the character of the existing urban fringe. As identified above, the more prominent position of Site C above the urban area would constitute a more noticeable degree of change and, while in keeping with the character of the view, would encroach beyond the urban edge into the rural setting of the WHS.</p> <p>It is therefore considered that development could be accommodated within Sites A, B and C providing it has regard to the setting and form of existing settlement and the character and sensitivity of the City of Bath World Heritage Site.</p>
<b>Cotswold Plateaux &amp; Valleys Zone</b>	<p>Sites A, B and C are located within the Cotswold Plateaux &amp; Valleys Zone which extends northwards beyond the urban edge. Within the Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment SPD, the character area is described as, one of the larger character types/zones surrounding Baths at 41.6sq km and is located at the north-eastern side of the area. It comprises the southernmost part of the Cotswolds, a much-celebrated landscape that is recognised both nationally and internationally. It is divided into four separate parts by the presence of the Avon Valley which cuts through the area, and the City of Bath which has developed up onto parts of the Cotswold plateau and</p>	Very High	Neutral	Low	Moderate	<p>When considering the capacity of Sites A, B &amp; C to accommodate residential development in the context of the Cotswold Plateaux &amp; Valleys Zone, it is considered that the influence of the existing urban edge creates an urban fringe sub-character area which is particularly prevalent within Sites A and B. Within Site C the agricultural character of the site and its relationship with the wider rural fringe is more dominant.</p> <p>It is therefore considered that Sites A and B have a medium capacity to accommodate an appropriate and sensitive level of</p>

Landscape Character Type	Landscape Description	Sensitivity	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
	<p>along the valleys over the centuries.</p> <p>The landscape comprises a series of Oolitic Limestone plateau areas divided by steep sided valleys and a scarp slope down to the River Avon. It has an intimate relationship with the city of Bath and much of the distinctive character of the city is derived from this relationship.</p> <p>There are expansive views over the wider countryside and over the city of Bath from the plateaux and the scarp that give an open exposed character while the smaller valleys are more enclosed and can feel quite cut off from surrounding areas. The overall character area is unified by the common occurrence of the broadleaf woodlands, the frequent dry stone walls and the building style in the local Oolitic Limestone.</p> <p>The settlement pattern and form is dictated by the landform. The villages run along the valley sides frequently close to the spring line. Other settlements are isolated farms and hamlets that are evenly spread along</p> <p>The slopes closely associated with the springs. The plateau areas have no natural water bodies and consequently settlements here are much less common. One of the major unifying elements of this landscape is the use of the local Oolitic Limestone in buildings and walls. The traditional building style has many features that are also very characteristic. These include steep-sided roofs using limestone tiles and the detailing around windows and doors designed to shed water away from the stonework are typical of the 'Cotswold style'.</p> <p>While it is considered that this assessment provides a fair and accurate representation of the character of the wider Cotswolds Plateaux and Valleys Zone it does not necessarily account for localised landscape features and characterising elements associated with the immediate site area. In particular the presence of the urban edge should be considered, with the existing built form associated with the northern edge of Weston and the residential/ agricultural built form which adjoins Lansdown Lane and defines the eastern extent of Sites A &amp; B influencing the character of these sites, and creating an urban fringe sub-character area.</p> <p>Secondly, the presence of the existing vegetation structure associated with the site boundaries, the Lansdown Lane streetscene and intervening vegetation structure, creates a compartmentalised and contained character type. With the influence of potential new development being predominantly confined to views from the wider landscape/ townscape.</p>					<p>residential development which both reflects and enhances the character of the neighbouring urban edge and wider landscape/townscape character of Weston.</p> <p>The capacity of site C to accommodate development is considered to be medium/low. However it is likely that sensitive, low density residential development could be accommodated within the southern site area closer to the urban edge.</p>

Landscape Character Type	Landscape Description	Sensitivity	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
<b>Rural Fringe: North of Bath</b>	<p>The northern rural fringe of Bath lies beyond the city boundary but is considered to contribute significantly to the setting and character of the city. Sites A, B &amp; C are located within the rural fringe close to the City boundary. However the topography of the assessment sites and their immediate context. The character of the Rural Fringe is accurately described by the aforementioned Cotswolds AONB and Cotswold Plateaux &amp; Valleys Zone.</p> <p>As identified within the assessment of these character areas/designations, the influence of the existing urban edge should be considered, with the existing built form associated with the northern edge of Weston and the existing built form which lines Lansdown Road forming a strong influencing feature within the immediate landscape character. The presence of the urban edge promotes an urban fringe sub-character area within which Sites A, B &amp; C sit and which, influences the quality and character of the sites and their immediate context.</p>	Very High	Neutral	Low	Moderate	<p>When considering the capacity of Sites A, B &amp; C to accommodate residential development in the context of the Rural Fringe, it is considered that the influence of the existing urban edge creates an urban fringe sub-character area which is particularly prevalent within Sites A and B. Within Site C the agricultural character of the site and its relationship with the wider rural fringe is more dominant.</p> <p>It is therefore considered that Sites A and B have a medium capacity to accommodate an appropriate and sensitive level of residential development which both reflects and enhances the character of the neighbouring urban edge and wider landscape/townscape character of Weston.</p> <p>The capacity of Site C to accommodate development is considered to be medium/low. However it is likely that sensitive, low density residential development could be accommodated within the southern site area closer to the urban edge.</p>
<b>Area 1: Weston</b>	<p>Sites A, B &amp; C adjoin the northern edge of the Area 1: Weston character area, as identified within the Bath City Wide Character Appraisal. The area is set within a valley running south east, with the historic core of Weston located at the bottom of the valley. Post-war development extends up the north side of the valley towards the assessment sites. This development is typical of the period, demonstrating a variety of styles including Cornish type prefabricated houses and standard house types that pay little or no regard to their context. The vernacular buildings of the historic core are predominantly of coursed Bath stone. Materials for the mid to late C20th housing include render, ore-fabricated panels and reconstituted stone. Many of the pre-fabricated dwellings along Eastfield Avenue have been rendered in a variety of pastel shades, adding an element of colour that forms an interesting change from the uniformity of much of Bath.</p> <p>Within the immediate site context, and in particular that of Site A the existing urban edge is defined by two storey detached and semi-detached properties of varying quality and architectural merit. The existing urban edge influences the character of sites A, B and C and the relationship between the site and the urban edge is strong. The residential and agricultural built form associated with Heather Farm and which lines the western edge of Lansdown Lane extends this urban influence beyond the existing urban edge, reinforcing an urban fringe</p>	Very High	Neutral	Low	Moderate	<p>When considering the capacity of Sites A, B &amp; C to accommodate residential development in the context of the Area 1: Weston Character Area, it is considered that the influence of the existing urban edge creates an urban fringe sub-character area which is particularly prevalent within sites A and B. Within Site C the agricultural character of the site and its relationship with the wider rural fringe is more dominant.</p> <p>It is therefore considered that Sites A and B have a medium capacity to accommodate an appropriate and sensitive level of residential development which both reflects and enhances the character of the neighbouring urban edge and wider landscape/townscape character of Weston.</p> <p>The capacity of Site C to accommodate development is considered to be medium/low. However it is likely that sensitive, low density residential development could be accommodated within the southern site area closer to the urban edge.</p>



Landscape Character Type	Landscape Description	Sensitivity	Nature of Effect	Magnitude	Significance	Professional Judgement/ Notes
	<p>sub-character area which is particularly evident within Sites A and B.</p> <p>The location of site C to the east of Lansdown Lane and the topography at this point further separates the site from the existing urban edge, and while the urbanising elements that line the western edge of Lansdown Road influence the character of Site C this influence is diminished by the existing vegetation structure which lines the road corridor and the distance from the wider urban area to the south. The agricultural character of site C is more prevalent and its relationship with the wider rural fringe is strong.</p>					

landscape planning • ecology • arboriculture

aspect

Aspect Landscape Planning Ltd  
West Court  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire OX16 2AF

T: 01295 276066  
F: 01295 265072  
E: [info@aspect-landscape.com](mailto:info@aspect-landscape.com)  
W: [www.aspect-landscape.com](http://www.aspect-landscape.com)