Core strategy Green Belt Site Allocations, Landscape and Visual Assessment Updates
Keynsham

Keynsham South
Addendum to Original Report Re-Assessing Modified Options 1 and 2

Option 1

Summary

No change to original assessment. The overall significance of development effects is high and negative for both the main Option 1 site and the proposed SGL site for reasons previously set out in main report.

Option 2

Summary

No change to original assessment. The overall significance of development effects is high and negative for both parts of Option 2 site for reasons previously set out in main report.

Suggested Modification to Allocation Site (Option 3 Proposal)

Plan 1 (Keynsham South: Green Belt Site Allocations: Option 3 Proposal) attached shows a modified layout which significantly decreases the negative effects of development in relation to the landscape and views. This retains and slightly builds on the existing treed buffer along Parkhouse Lane which is provided by the existing gardens of the large properties along the lane. The depth of tree cover gained, on slightly rising land provides an effective screen to any 2 storey development behind which could not be provided by the vegetation along Parkhouse Lane alone.

The area shown in dark green on Plan 1 should be included in the allocation to be planted with trees to form a copse alongside Parkhouse Lane.

In this proposal the overall significance of Option 3 land is medium negative. Development is likely to be acceptable with appropriate mitigation assuming 2 storey development only. Plan 1 shows important mitigation measures.

Keynsham East
Addendum to Original Report Re-Assessing Modified Options 1 and 2

Summary for Both Options

There is no change to the original assessment of the parcels of land in the options. Overall the significance of development effects is medium and negative for the land south of the A4 and low / medium negative for the employment land between the railway and the A4. Development is therefore acceptable with appropriate design and mitigation measures. Some principles for these are suggested below and on attached plan 2 (Greenbelt Allocations: Landscape and Visual Assessment – Mitigation Principles)

Mitigation Principles

Residential Building heights

2 storey generally, some element of 3 storey likely to be acceptable

Greenbelt - Maintaining Separation between Keynsham and Saltford

No exceptional landscaping measures required as the proposed options leave significant agricultural land between the two settlement edges. Existing hedgerows bordering eastern boundary of Option 1 SGL would need to be protected and should not become garden boundaries. For Option 2 there is currently no significant hedgerow boundary to eastern edge of site. It would be important to create some form of tree belt/ hedgerow to soften any development edge and this should not become garden boundary.

Maintaining Pedestrian Access Routes to School

There is a well used pedestrian route into the adjacent school along the western boundary of both Option 1 and 2 (hatched red on Plan 2). This should be protected and enhanced alongside the improvements in management that should be made to the vegetation and stream which forms part of the route

Relationship of housing to the Existing Woodland

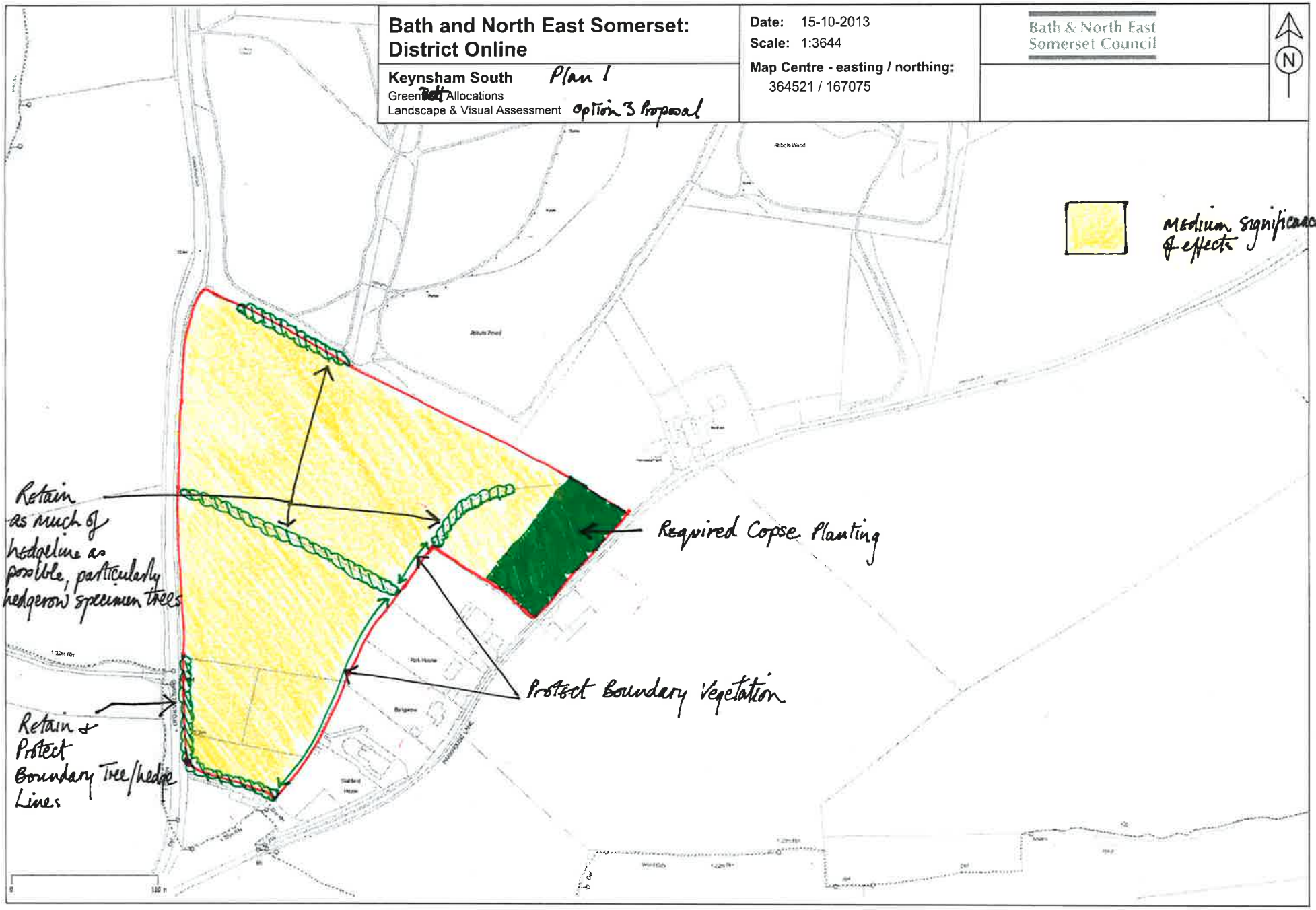
Careful design required to avoid the woodland also forming garden boundaries or lying immediately adjacent to gardens. There are potentially problems with vandalism and tipping of garden and other waste into the woodland where it lies immediately adjacent to gardens.

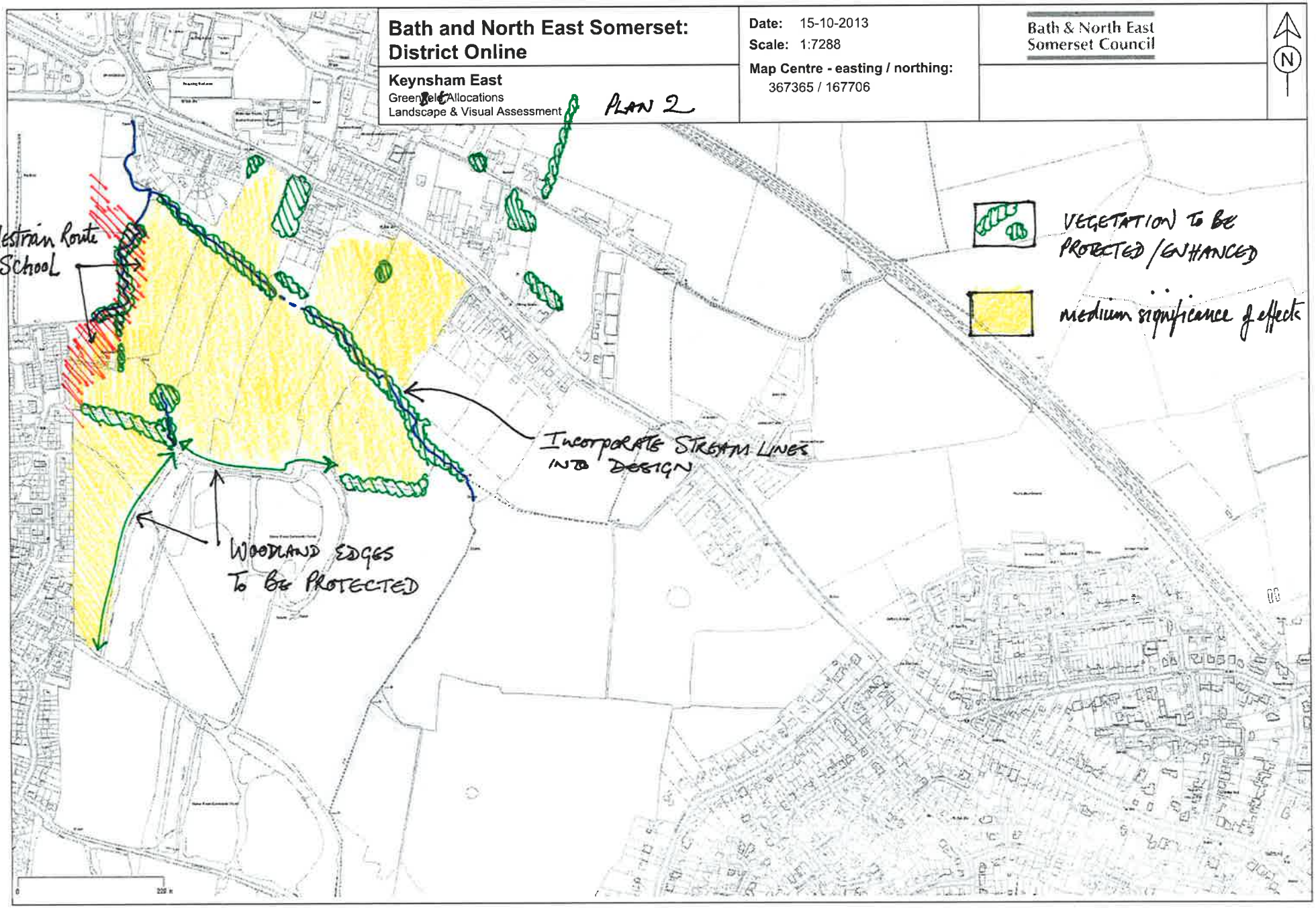
Retention of vegetated stream lines

Stream lines are an important aspect of the landscape character of this site. The two key lines where there is normally surface water are illustrated on Plan 2. Where possible these lines and their associated vegetation should be protected and incorporated positively into designs

Retention of key specimen trees and tree groups

Plan 2 shows key hedgerows and tree groups which should be retained


Bath and North East Somerset: District Online
Keynsham South Plan 1
Green Belt Allocations
Landscape & Visual Assessment option 3 Proposal
Date: 15-10-2013
Scale: 1:3644
Map Centre - easting / northing:
364521 / 167075
Bath & North East Somerset Council
N
Medium significance of effects
Retain as much of hedgeline as possible, particularly hedgerow specimen trees
Required Copse Planting
Protect Boundary Vegetation
Retain & Protect Boundary Tree/hedge Lines


Bath and North East Somerset: District Online
Keynsham East
Green Belt Allocations
Landscape & Visual Assessment
PLAN 2
Date: 15-10-2013
Scale: 1:7288
Map Centre - easting / northing:
367365 / 167706
Bath & North East Somerset Council
N
Pedestrian Route to School
INCORPORATE STREAM LINES INTO DESIGN
WOODLAND EDGES TO BE PROTECTED
VEGETATION TO BE PROTECTED / ENHANCED
MEDIUM SIGNIFICANCE OF EFFECTS