

**Core strategy Green Belt Site Allocations, Bath
WHS Setting and AONB Updates**

November 2013

Addendum to Landscape & Visual Impact Assessment: Whitchurch (October 2013)
supplements previous Landscape and Visual Impact Assessments, in particular CD9/LV/6

Whitchurch

Summary

1. Area to the south West of the A37

The original assessment for this area remains unchanged and the significance of development effects is high and negative

2. Horseworld Area

A more detailed assessment has resulted in some changes to the original assessment as shown on **Plan 3** (Whitchurch Greenbelt Site Allocations: Landscape & Visual Assessment and Mitigation). The changes are primarily a reflection of the importance of the collective tree and hedgerow cover across the site. Viewed from Maes Knoll this overall area is perceived as wooded because of this density of trees. In part the tree and shrub cover is contributed by large mature gardens. Elsewhere excellent old hedgerows with large specimen trees form boundaries to long narrow mediaeval fields.

The new assessment is broken down into smaller areas (numbered 1-5 on Plan 3) as described below:

1. Largest area and newly assessed as having medium negative significance of effects. This incorporates land previously assessed as either medium or medium to high. Includes significant hedgerows and specimen trees plus pond which should be retained and enhanced.
2. Two small areas assessed as medium to high negative. The more northerly area has significant vegetation which requires assessment in detail. It is currently unclear how much if any is worthy of retention. The area adjacent to Queen Charlton Lane has an excellent large specimen Oak in the field which would need to be protected.
3. This area comprises a number of individual large houses in large gardens with significant large trees and hedgerows throughout forming a high quality open woodland landscape when seen as a whole. Development here would inevitably result in loss of most of this vegetation. Hence the new designation as having high negative significance.
4. Area comprising three mediaeval fields and a large house plot. The fields are bounded by very large hedgerows / tree belts and the garden has significant trees again perceived in the landscape overall as open woodland and of high landscape quality especially with the mediaeval field pattern. Hence the new designation as having high negative significance.
5. Area comprising two / three mediaeval fields bounded by very large hedgerows / tree belts and a pond. The new assessment is as for Area 4. It is possible that this area would be suitable to be designated as public open space.
6. Queen Charlton Lane
Queen Charlton Lane is a valuable landscape feature – narrow and lined with good trees and hedgerows which coalesce as one canopy across the road. It is difficult to see how the creation of a new road access onto the lane could be achieved without significant damage to this important local landscape feature. Any proposal involving such an access would need to be designed with exceptional sensitivity into this landscape

3. Area to the north west of Stockwood Lane

This site has now been reassessed with particular attention to the need to maintain separation between Stockwood and Whitchurch. **Plan 4** shows the revised assessment significance scores.

Area 2 on the plan has been assessed as having high negative significance of effects. This area left undeveloped would help to maintain the vital separation between the settlements whilst also having the potential for contributing to the strategic green infrastructure corridor.

Area 1 on the plan has been assessed as having medium negative significance as before. With retention of the significant vegetation as indicated, this area could be suitable for an extension to Whitchurch village.

Area 3 on the plan has been assessed as having medium to high negative significance of effects. This area would be unsuitable for housing itself but could be incorporated into any design proposals as green infrastructure public open space and supporting an attractive route for the public footpath which runs along the hedgeline. The combination of area 2 and 3 on the plan give a reasonable degree of separation between the settlements of Whitchurch and Stockwood

Whitchurch

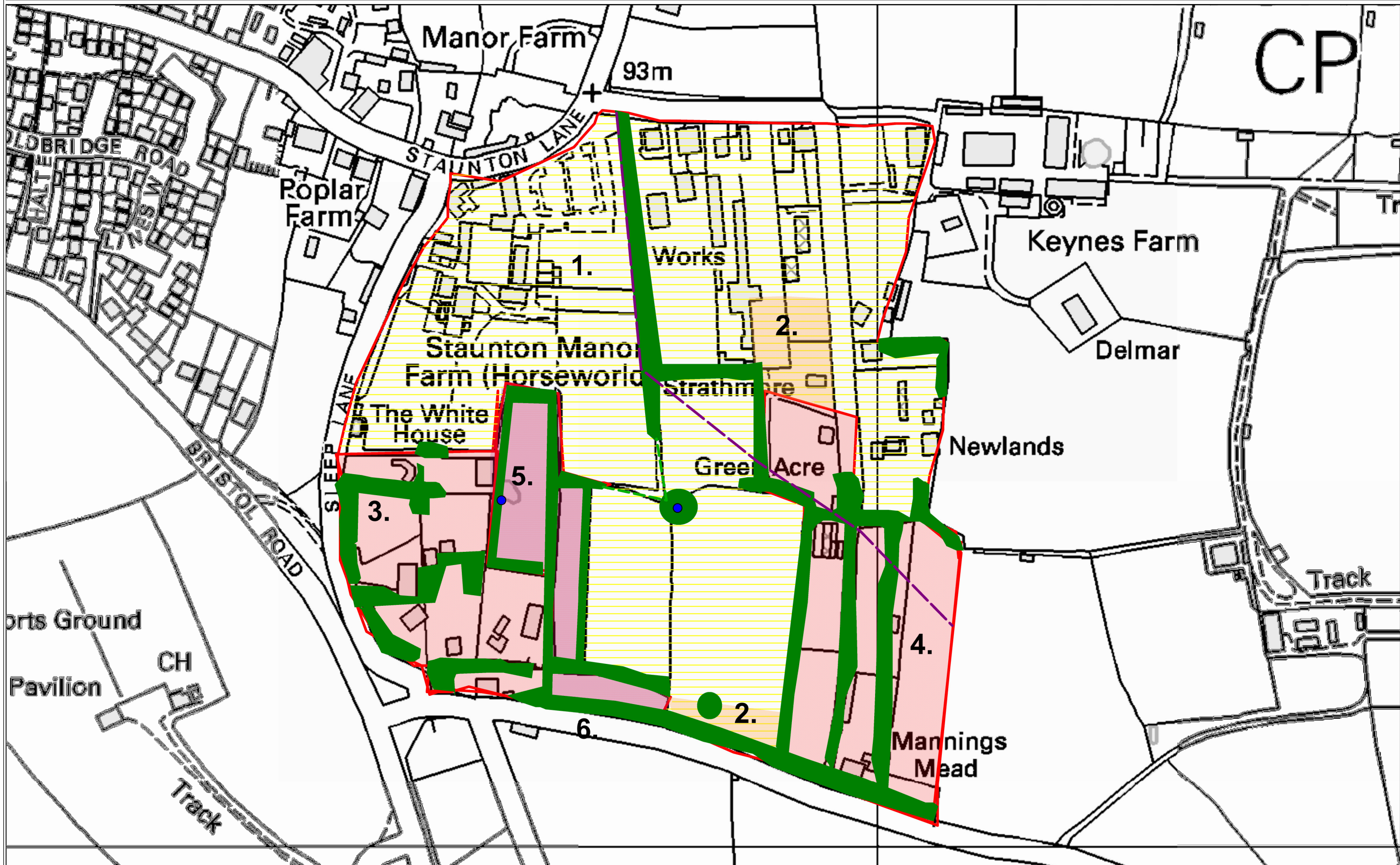
Greenfield Site Allocations
Landscape and Visual Assessment Plan 3

Scale : 1cm = 0.03752km

Date : 04/11/2013



**Bath & North East
Somerset Council**



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Whitchurch Greenbelt Site Allocations Landscape and Visual Assessment

PLAN 4

Date: 8-10-2013
Scale: 1:3211
Map Centre - easting / northing:
361645 / 167775

Bath & North East Somerset Council

