

# Greyfield Road, **High Littleton**

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## Landscape and Visual Appraisal

December 2018



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# 1.0 Introduction

The introduction to this report provides background to the project, identification of the purpose of the report, an explanation of the guidelines followed in undertaking the landscape visual appraisal and a general overview of key findings.

## 1.1 Background

Clifton Emery design has been commissioned by CBRE for Land at Greyfield Road, High Littleton to produce a Landscape and Visual Appraisal in support of a Call for Sites submission as part of the Local Plan consultation process. The appraisal has been prepared in accordance with guidance set out in 'Guidelines for Landscape Visual Impact Assessment', third edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013). This report, supporting diagrams and plans are intended to form a Landscape and Visual Appraisal of the proposed site and the immediate surrounding landscape. It identifies and appraises the potential landscape and visual impacts of development on the site.

## 1.2 Purpose of the report

The aim of the report is to establish baseline assessment criteria, environmental conditions, visual receptors and to use this to assess the significance of any potential strategic effects of development on the landscape, consider the site's appropriateness for development and identify mitigation measures and enhancements that could be designed into and form an integral part of the development.

The appraisal provides an objective analysis of the site and identifies what the potential effects of the proposed development might be on the landscape and users of the surrounding area. It identifies the landscape setting and wider context of the site - defining this in terms of landscape and visual character, and identifying key elements that contribute to the composition of that character defining local distinctiveness and 'sense of place'.

The approach ensures iteration between the design of the development and an understanding of specific landscape and visual impact considerations. It is anticipated that identified recommendations to mitigate perceived strategic impacts of development should be followed through into the illustrative masterplan in support of a Call for Sites submission as part of the Local Plan consultation Process

## 1.3 The site and study area

The site is defined by two separate fields located in the west of High Littleton; with the site lying adjacent to Greyfield Road. The site itself is currently utilised as pasture land for grazing animals.

The site is bound to the north by existing residential development situated on Greyfield Road and Greyfield Common. Presently there is a designated access route to the site off of Greyfield Road; however it is significantly overgrown and unusable in its current state.

The eastern boundary of the site is lined with existing vegetation in the form of mature tree species and hedgerows, acting as a separation between the site and adjoining private agricultural pasture land.

The southern boundary meets Greyfield Wood, an area owned by the Woodland trust and used predominantly as an area for recreational walking for the public. The wood is made up of a mix of ancient woodland and conifer plantation; and a prime area for thriving wildlife.

Existing access is located along the western boundary, which is predominantly made up of existing mature hedgerow. This creates a separation between the site and a secondary vehicular road that bounds the site on the western boundary. This vehicular road doubles as a Public Right of Way, and continues to service Greyfield Wood and accompanying existing dwellings.

The site itself is clear undulation within its landform; however, it has a consistent southerly fall. There is a direct drop in site level from Greyfield Road to the north, with the boundary hedgerow consuming the level change. The southern boundary of the site adjacent to Greyfield Wood currently houses an existing watercourse, and acts as present site attenuation.

The study area is within a 4 km radius of the site. Further examination of the topography and aspect of the area focussed the study on the immediate environs and higher land to the south and west of the site, from the villages of Clutton and Farrington Gurney; However, existing landform and dense woodland inhibit views of the site.

## 1.4 Guidelines

The appraisal generally follows the structure recommended in the Guidelines for Landscape and Visual Impact Assessment (GLVIA), but stops short of the full process and seeks to establish an overview of the key aspects of landscape and visual impacts at a strategic level that will help inform the emerging framework plan. The appraisal has been designed to then form the basis of the full landscape and visual impact assessments that will be then associated with the Call for Sites process.

The appraisal considers the following issues in relation to the site and the potential development in order that the landscape and visual impacts of the development can be appraised:

A) Planning designations (section 2)- a review of landscape designations

governing the site and its setting are identified. Issues including Tree Preservation Orders (TPOs), Public Rights Of Way (PROWs) and other areas of conservation value are identified;

B) Landscape setting (section 2)– an overview of the existing site context which reviews the location of the site, prevailing land uses, settlement form, scale and geophysical features such as topography, watercourses and vegetation;

C) Site features (section 2) – Site features including topography, drainage, vegetation, access, rights of way and views are identified;

D) Visual appraisal (section 2) – The visual prominence of the potential development is assessed. This is achieved from a desk-based assessment to identify where the site might be visible from in theory. Field work then identifies specific representative viewpoints to the site where they exist. These findings will enable assessment of the relative visibility of different points of the site and appropriateness for development.

E) Landscape and Visual Appraisal Summary (section 2) - The key findings of the baseline appraisal are summarised;

F) Landscape and visual appraisal (section 3) – This considers the degree and significance of impacts of the development on the landscape when viewed from the representative viewpoints;

G) Design Recommendations (Mitigation section 4) – this section identifies how attention to the design of the development could be introduced in order to improve landscape and visual impact where they exist. This section also offers a landscape strategy that provides the structure for the conceptual layout for the proposed development.

### 1.5 An overview of findings

The appraisal concludes that development of the site for a scheme of up to 170 residential units, public open space and associated infrastructure will have only have a low impact upon the close range landscape and visual character, with no impact on the wider area. This appraisal provides general principles and establishes design guidance to minimise adverse impacts.

The illustrative masterplan reflects the findings and recommendations of this appraisal. As a result the sensitive approach to design that has retained and enhanced the existing green infrastructure of the site will allow the structure of the landscape to remain and absorb the development and help preserve the strong and distinct landscape character of the area. In addition, the proposal creates large areas of public open space and woodland that connects into the surrounding green infrastructure and provides much needed connections to the local area and designated woodland.









Above: The site in context. Red line highlights site boundary

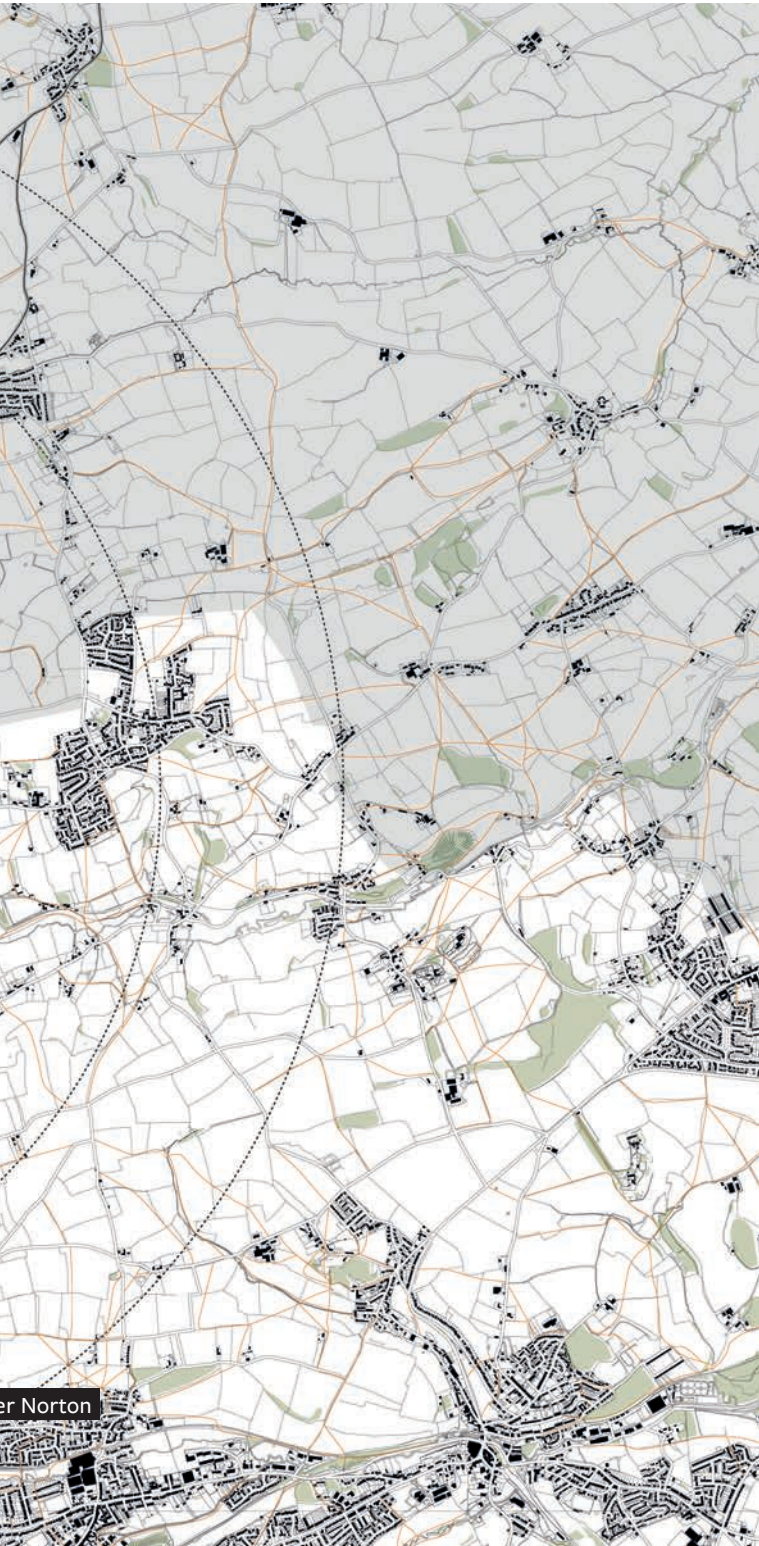


## 2.1 Baseline Appraisal : Landscape Designations





*The baseline appraisal section of this report describes the key considerations that need to be considered when reviewing the landscape and visual impact of the development. The baseline identifies landscape designations, landscape character considerations, site characteristics and visual analysis issues. It establishes the existing situation against which potential impacts will be judged*








Within the study area there are no statutory landscape designations.

Within the study area, there are two different significant non-statutory designations that lie within close proximity of the site.

Bounding the site to the south east is Greyfield Wood, which has been highlighted as an area of Priority Habitat (Deciduous Woodland).

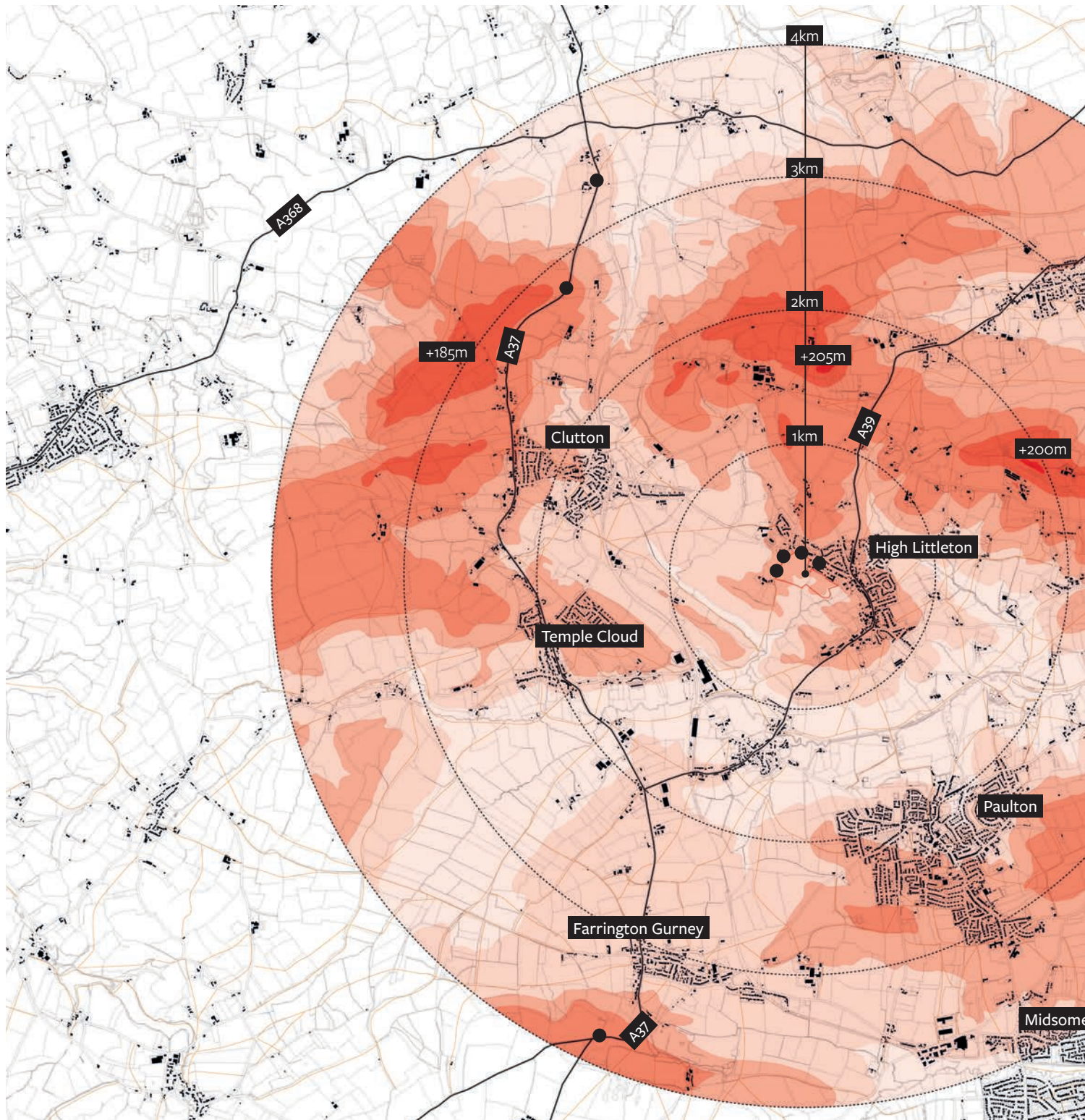
In close proximity to the north of the site is an area of designated Green Belt.

#### Key

-  Existing Woodland
-  Green Belt Designation
-  Priority Habitat (Greyfield Wood)
-  Road Network
-  Public Right of Way
-  Site

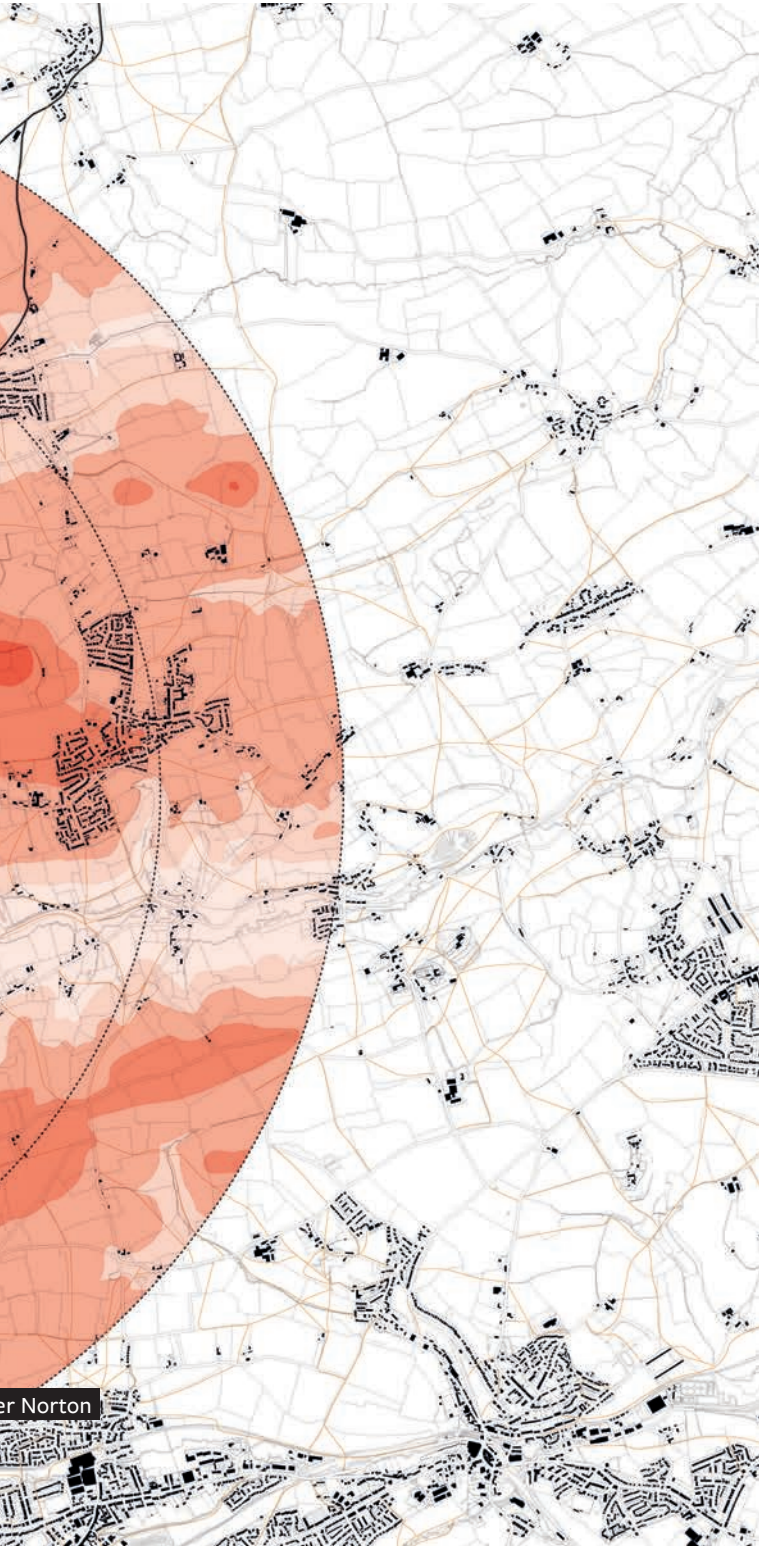


## 2.2 Baseline Appraisal : Topography



Above: The site in context. Topographical Plan





The work to identify the zone of theoretical visual influence pointed to a number of surrounding viewpoints. The middle to long range viewpoints were highlighted where the surrounding land rises up to a number of distinct hilltops to the north, north-east, north-west and south-east; creating a well rounded visual envelope surrounding the site, reaching highs of 205m to the north.

Although mid-long range viewpoints have been highlighted throughout this process, once further study was undertaken, it was apparent that landform, settlements and existing vegetation mitigate any mid-long range views of the site.

Prominent short range views have been highlighted on particular site boundaries. There are existing residential dwellings and accompanying vehicular access road (Greyfield Road) running along the northern boundary with direct views into the site.

Adjacent to the western boundary is an existing secondary vehicular road, primarily used for individual dwelling access, but also a designated vehicular and pedestrian route (Public Right of Way) for accessing Greyfield Wood (Priority Habitat and Woodland trust site).

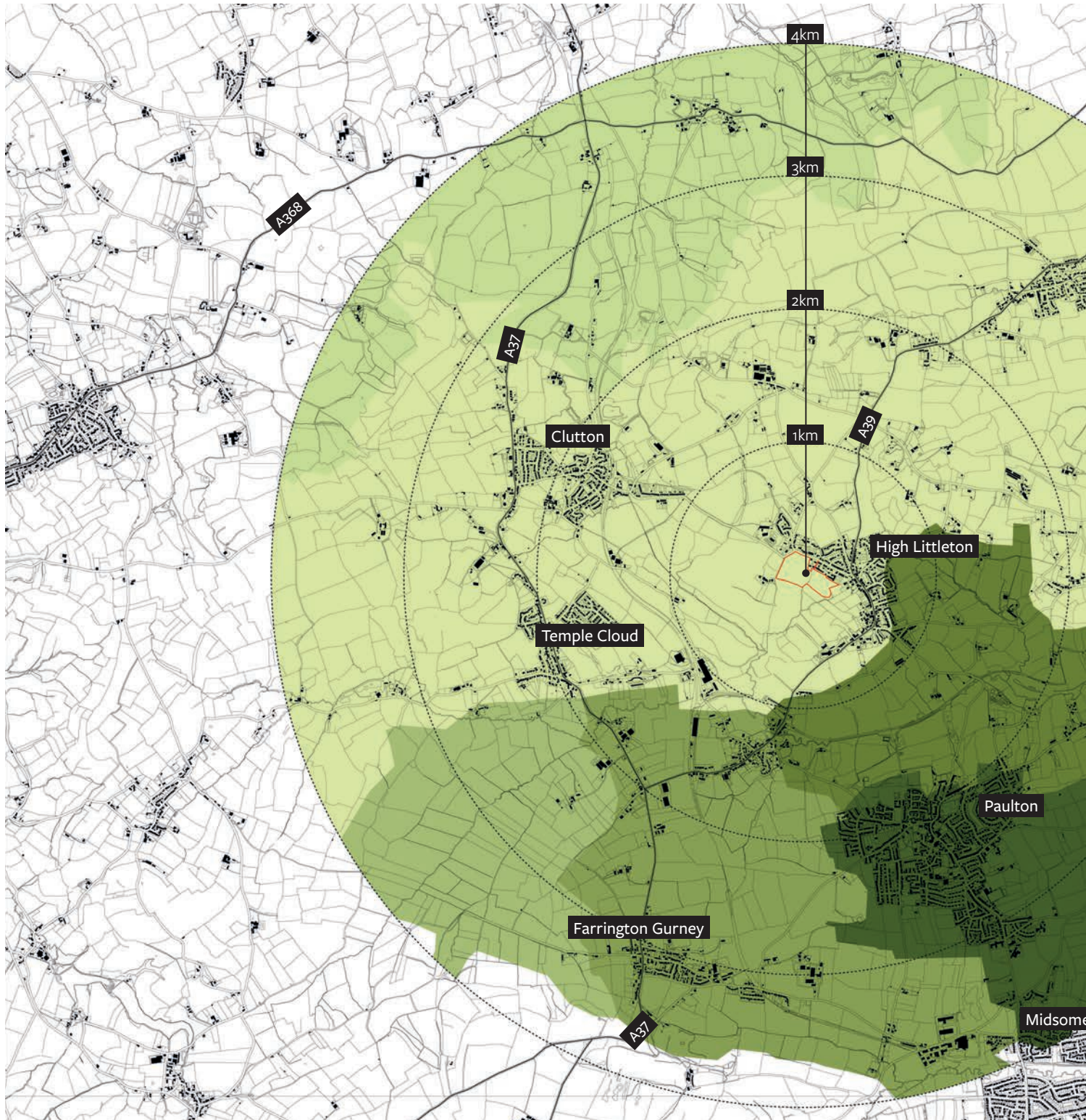
All of the other boundaries to the site lie adjacent to privately owned agricultural land (Primarily pasture land), resulting in no publicly accessible short range views.

#### Key

- Potential Viewpoints
- 200+m
- 175-200m
- 150-175m
- 125-150m
- 0-125m
- Site



## 2.3 Baseline Appraisal : Landscape Character







The site falls within the National Landscape Character Area 118 Bristol, Avon Valleys and Ridges (NE400)








*The Bristol, Avon Valleys and Ridges National Character Area (NCA) encompasses the City of Bristol with its historic port, and the surrounding area including the Chew and Yeo valleys, Keynsham, Clevedon, Portishead and parts of the Cotswolds and Mendip Hills Areas of Outstanding Natural Beauty (AONB). The area is characterised by alternating ridges and broad valleys, with some steep, wooded slopes and open rolling farmland. It is flanked by the Somerset Levels and Moors and the Mendip Hills to the south, the Cotswolds to the east and the Severn and Avon vales to the west, which largely separates it from the Severn Estuary except for a small stretch of coastline between Clevedon and Portishead. It has a complex geology, being rich in geomorphological features such as the dramatic Avon Gorge, and there are many designated exposures and rich fossil beds. The varied settlement pattern has been influenced by the geology and geomorphology and the expansion of the City of Bristol at its centre. The M5 motorway runs up the western edge and the M4 skirts across the north of Bristol, with Bristol Airport to the south. Although the urban area covering this NCA is significant at over 21 per cent, much of the surrounding rural landscape is farmed.*

The study area includes 6 different Landscape Character Types based on the Bath & North East Somerset Council's LCA; with the whole of the site falling under Landscape Character Type - Hinton Blewett and Newton St Loe Plateau Lands.

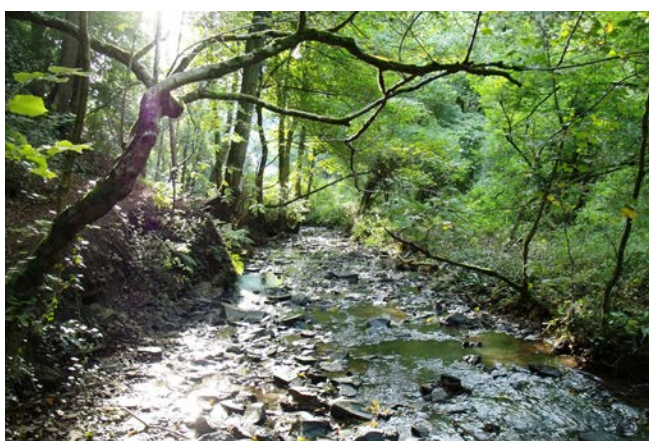
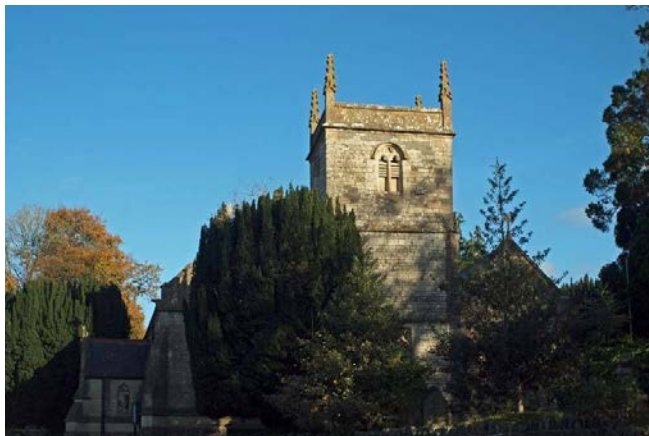
The key characteristics of this character type are;

- Undulating open valley and plateau landscape
- Well trimmed hedges

#### Key

-  Paulton Peasdown St John Ridge
-  Cam and Wellow Brook Valleys
-  Farrington Gurney Farmlands
-  Hollow Marsh
-  Chew Valley
-  Hinton Blewett and Newton St Loe Plateau Lands
-  Site

## 2.4 Baseline Appraisal : Landscape Character Setting



- *Narrow enclosed lanes/green lanes*
- *Rounded hills as at Farmborough Common, Priest Barrow, Nap Hill, The Sleight and Mearns Hill*
- *Tree lined Cam, Newton, Conygre and Corston Brooks*
- *Extensive areas of arable farmland*
- *Newton Park and other historic parks*
- *Small batches and other evidence of past coal mining*
- *Walls within and at edges of villages and hamlets*
- *Villages generally located within valleys*
- *Traditional buildings constructed of Oolitic or Lias Limestone and many houses rendered or painted*
- *Wansdyke - well preserved at Englishcombe*
- *Stantonbury Hill*
- *Priston Mill*
- *Earthworks of Culverhay Castle at Englishcombe*

Above: Photos highlighting the character of the local area



## 2.5 Baseline Appraisal : Site Character

The site itself exhibits a number of the Bath & North East Somerset Council's LCA; Hinton Blewett and Newton St Loe Plateau Lands characteristics, such as:

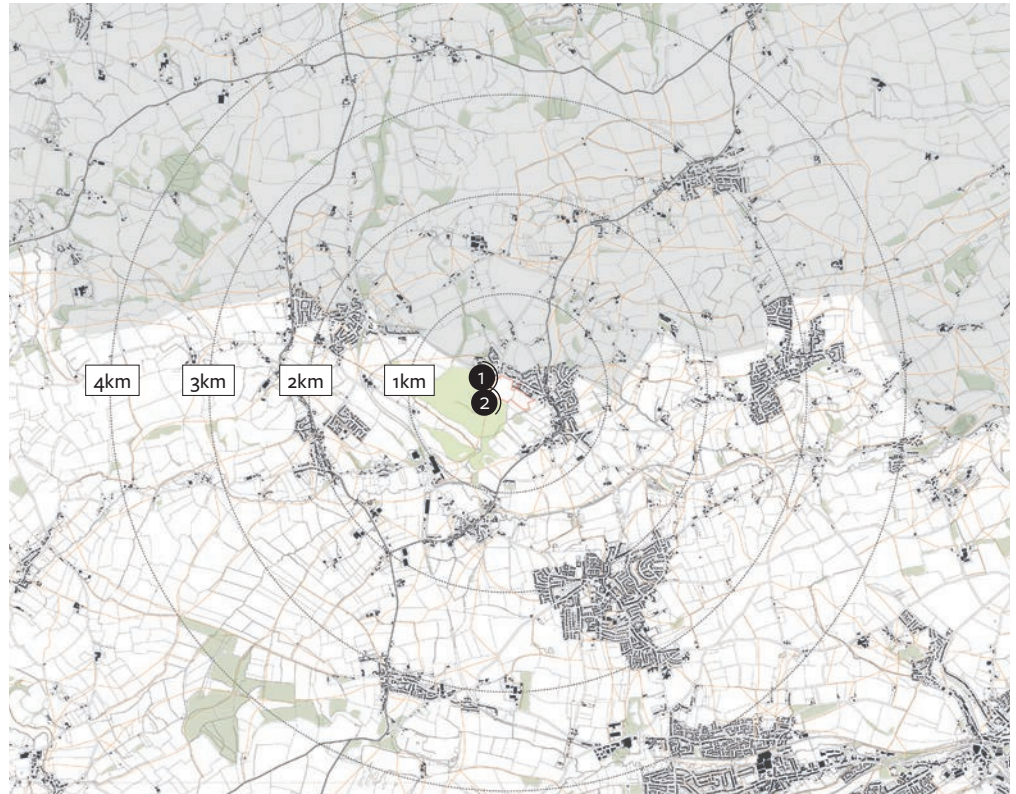
- Varying areas of undulating and plateaued landscape
- Well trimmed and defining boundary and internal hedgerows
- Currently used as pasture farming, but surrounded by areas of mixed pasture and arable farming.



Above: Photos highlighting the landscape character of the site

## 2.6 Baseline Appraisal : Visual Appraisal

The following section provides a series of representative viewpoints and provides some commentary on the composition of the view and likely visual impacts and offers some potential mitigation.



**Photograph 1 : Views east into the site from the Public Right of Way**

*Baseline*

*Distance:* Short range adjacent to site (<1km - X=363931 Y=158511)  
*Description:* Views south into the site through/over existing mature boundary hedgerows from the existing Public Right of Way.

*Existing Contribution to local character :* Mature hedgerows bounding the site creating narrow enclosed green lanes.

*Visual Impact:* High perceptibility to change the composition of view

*Impacts and Recommendations*

should development be proposed adjacent to the boundary.

*Potential Mitigation:* Retention and enhancement of existing vegetation, with the potential addition of an enhanced woodland/vegetated buffer to be included adjacent to the existing hedgerow.

**Photograph 2 : Views east into the site from the Public Right of Way through an existing site access**

*Baseline*

*Distance:* Short range adjacent to the site (<1km - X=363901 Y=158448)  
*Description:* Direct views east into the site from the existing Public Right of Way.

*Existing Contribution to local character :* Mature hedgerows bounding the site creating narrow enclosed green lanes.

*Impacts and Recommendations*

*Visual Impacts:* Indefinite/high perceptibility to change the composition of view

*Potential Mitigation:* Retention and enhancement of existing tree and hedgerow species along the eastern boundary, with the possibility of extending Greyfield Wood North to mitigate all views into the site from the receptor.



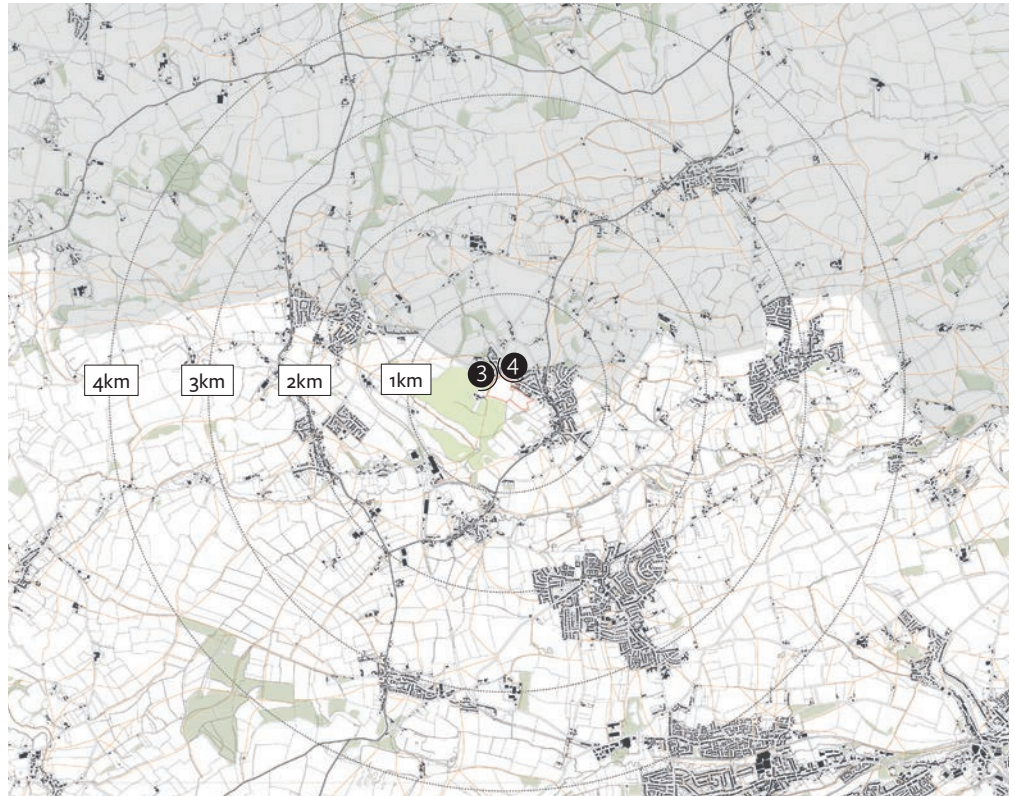


*View 1: Views east into the site from designated Public Right of Way*



*View 2: Views east into the site from designated Public Right of Way*

## 2.6 Baseline Appraisal : Visual Appraisal



**Photograph 3 : View East into the site from vehicular road through existing site access**

*Baseline*

*Distance:* Short range adjacent to site (<1km - X=363966 Y=158592)  
*Description:* Direct and sensitive views into the site off of a vehicular road looking East, over existing hedgerows and through existing site access.

*Existing Contribution to local character:* Mature hedgerows bounding the site creating narrow enclosed green lanes.

*Impacts and Recommendations*

Visual Impacts: **Moderately open views into the site.**

*Potential Mitigation:* Retention and enhancement in height of existing hedgerows, with the possible option of infilling the gap for existing access with additional vegetation to mitigate moderate views on the receptor, reducing the impact to minimal/non-existent.

**Photograph 4 : View south into the site off of Greyfield Road over the existing boundary hedgerow**

*Baseline*

*Distance:* Short range adjacent to site (<1km - X=364075 Y=158633)  
*Description:* Sensitive and open views directly into the site looking south off of Greyfield Road, looking over the existing mature hedgerow.

*Existing Contribution to local character:* Clear views on undulating and plateau land with additional mature hedgerows.

*Impacts and Recommendations*

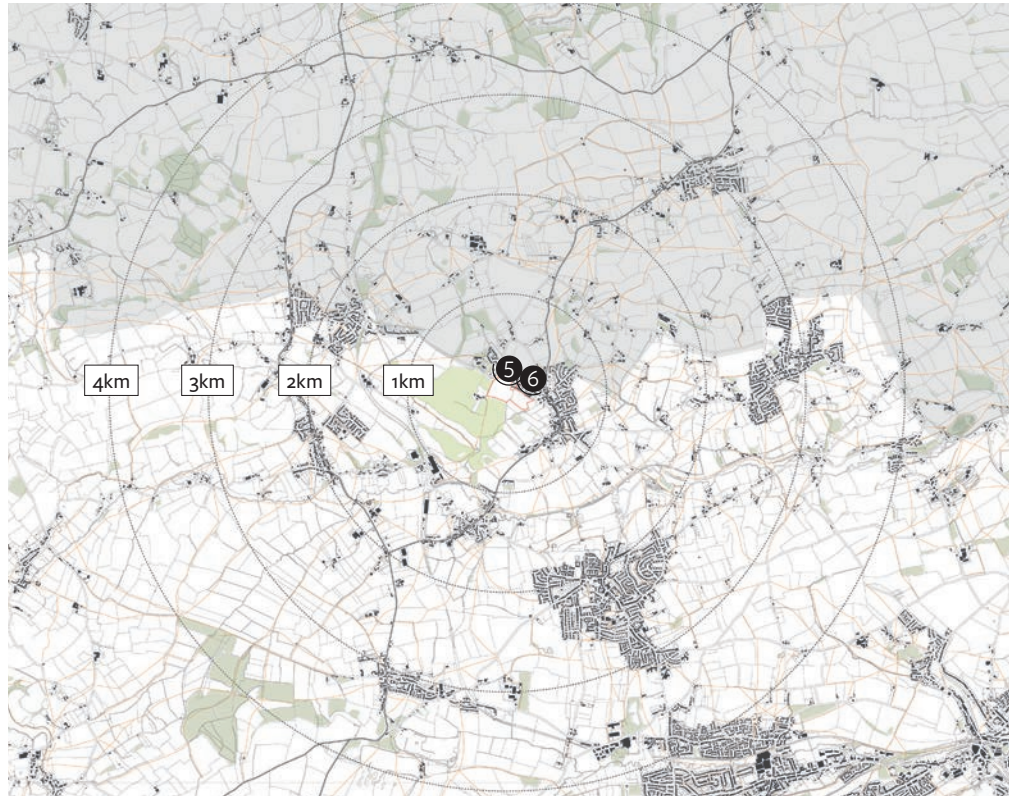
Visual Impacts: **Large open views to the site, creating a large impact on the receptor, and high perceptibility to change.**

*Potential Mitigation:* Retention and enhancement of existing northern boundary hedgerow, allowing the hedgerow to be maintained and a larger height will mitigate any potential views into the site.





## 2.6 Baseline Appraisal : Visual Appraisal



**Photograph 5 : View south into the site off of Greyfield Road through an existing gap in the hedgerow**

*Baseline*

*Distance:* Short Range adjacent to site (<1km - X=364157 Y=158600)  
*Description:* Highly sensitive open view south directly into the site through a significant gap in the hedgerow off of Greyfield Road.  
*Existing Contribution to local character :* Direct views of undulating and plateau landform, with views of existing boundary hedgerow in the east.  
*Visual Impacts:* Highly perceptible change to composition of view. No

*Impacts and Recommendations*

vegetation creates direct and unmitigated views onto the site.  
*Potential Mitigation:* Extend the existing hedgerow and fill the gap that currently exists, mitigating any views into the site, taking the impact from a high level to non-existent.

**Photograph 6 : View south into site off of Greyfield Road an existing site access point**

*Baseline*

*Distance:* Short Range adjacent to site (<1km - X=364223 Y=158573)  
*Description:* Open views south from Greyfield Road onto an existing access point to the site.  
*Existing Contribution to local character :* None

*Impacts and Recommendations*

Visual Impacts: Minimal change to composition of view, due to the area of visible land being unsuitable for development, and likely to be retained as a pedestrian access point.  
*Potential Mitigation:* Planting of native vegetation to in keep with the local character, as per the guidelines set out by Bath & North East Somerset County Council.





## 2.7 Baseline Appraisal : Summary of Visual Appraisal

The visual analysis of the site over the 6 different viewpoints has highlighted the visibility of the site.

Within the wider context the site has revealed itself to not be visible from any of the mid/long range viewpoints that were highlighted as having potential.

Within the direct context the site has revealed itself to be highly visible from varying surrounding viewpoints on the north and west boundary of the site.

### Short Range

From the North:

- Due to Greyfield Road existing at a higher level to the site, there are direct views over the existing boundary hedgerow and onto the southern lower level segment of the site.
- Due to significant gaps within the northern boundary hedgerow adjacent to Greyfield road there are open and direct views into the site, that will have high impact on receptors using Greyfield Road.

From the east:

- The eastern border is bound by privately owned agricultural pasture land with no public accessibility.

From the south:

- There are no publicly accessible viewpoints into the site due to Greyfield wood acting as a visual barrier and shielding any direct views
- The south east border of the site is bound by privately owned agricultural pasture land.

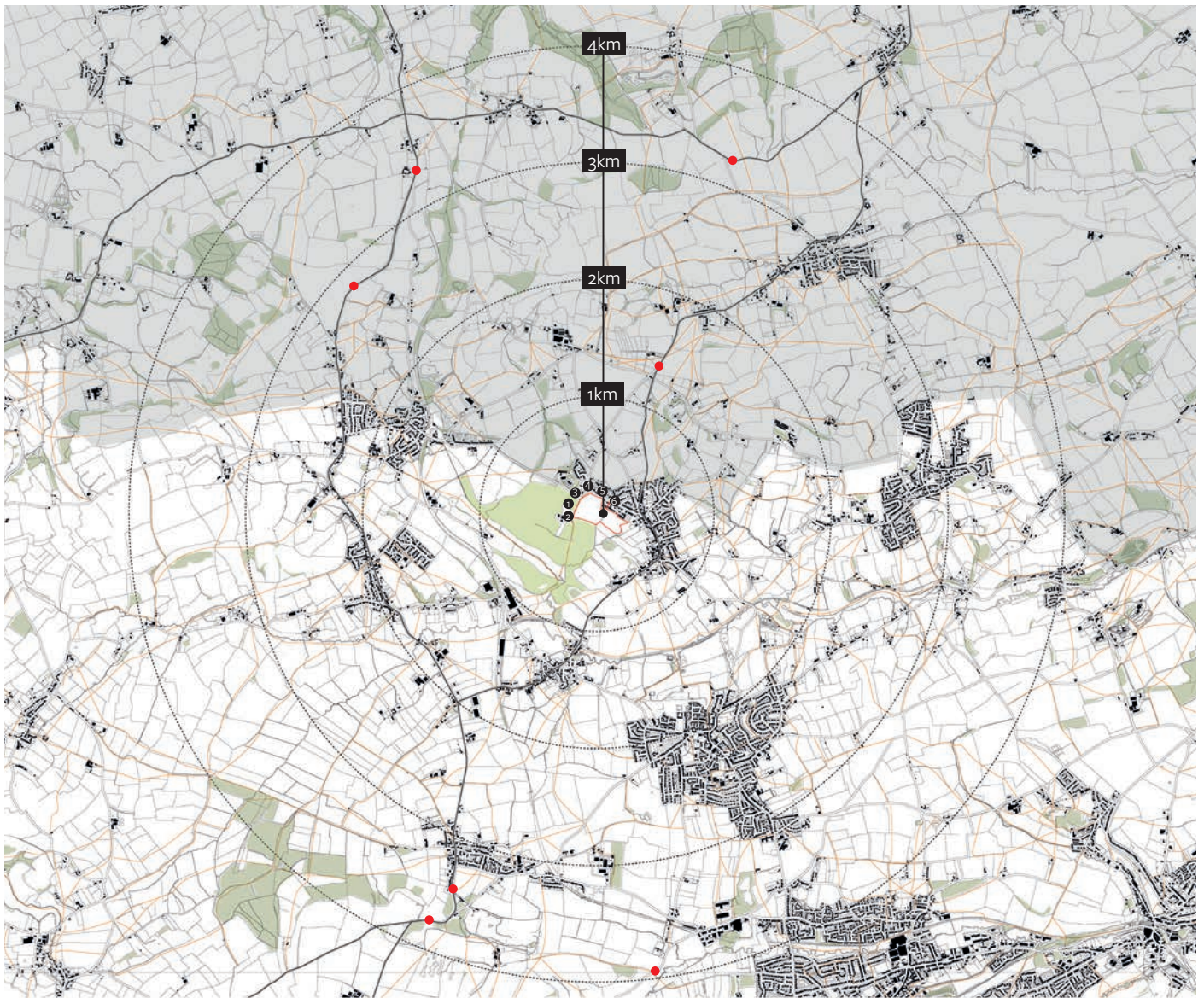
From the west:

- Due to low level boundary hedgerow, and substantial development adjacent to the western boundary would have a high impact on receptors utilising the Public Right of Way on the western boundary
- Due to existing access points onto the site on the western boundary, there are significant gaps in the existing hedgerow, allowing clear and direct views to the site.

### Mid-Long Range

- A variety of Mid-Long range views have been tested based on the information gathered within the ZTV Mapping (Zone of theoretical visibility) However, when tested there were no views apparent of the site due to mitigating landform, settlement and existing mature vegetation.





- Site
- Green Belt Designation
- Visual barrier : Woodland
- Visual barrier : main roads
- 1 Viewpoints
- Existing Settlement
- Public Right of Way
- Viewpoint (no views visible)

Above: Summary diagram of the Landscape Appraisal in the wider context

## 3.0 Landscape and Visual Appraisal

The landscape and visual appraisal section of this report considers the landscape and visual effects of the proposed development in relation to the baseline analysis in section 2.

### The proposed development

The Call for Sites exercise seeks to promote the site as being suitable for the following development:

- Up to 170 residential units
- Public open space
- Associated infrastructure
- Woodland Extension

Development will predominantly be in the form of two storey houses with associated vehicular access.

### Landscape Effects

Development will involve the construction of up to 170 residential units and associated infrastructure on a greenfield site, resulting in a likely rise to landscape and visual impacts.

This document seeks to identify how these effects can be minimised by a number of measures, highlighted in the landscape strategy and how to maximise the benefits to the site.

Existing trees and hedgerows on site are to be retained and enhanced where possible, with further areas of enhancement to marginal habitats including a substantial extension to Greyfield Wood boosting ecological and habitat value.

The scheme will include areas of designated Public Open Space that will create high quality pedestrian links throughout the site and to the wider context of High Littleton. These link will be associated with the proposed woodland extension, creating a large extension to the existing woodland walks that exist within Greyfield Wood.

Attenuation features will be proposed throughout the scheme, adding necessary sustainable drainage features, whilst simultaneously giving aesthetic and ecological benefits to the site.

Landscape proposals include;

- Proposed attenuation features
- Extension and enhancement to the Existing Greyfield Wood
- Retained and enhanced boundary vegetation
- Woodland buffer planting to existing residential dwellings
- Integrated existing and proposed vegetation
- Permeable footpath network and designated woodland walk

These could be designed to reflect the local landscape character by using locally native trees to reinforce boundaries and areas of public open space. In addition, by retaining the existing hedgerows and reinforcing them with new native tree planting, and by incorporating north - south green infrastructure breaks in the scheme, it breaks up the development plots, whilst also reinforcing vegetated links to the residential development on the northern boundary, and Woodland trust site of Greyfield Wood to the south.

Whilst there will be an obvious character and development change to the site, the overall impact on the wider and direct character; the objective is to ensure that any perceived impacts can be minimised to a state of minimal impact.



## Visual Effects

Examination of the baseline photographic study suggests that whilst the site can be viewed locally, it occupies a discrete location in the wider landscape. This reduced amount of inward visibility is likely to result in the development of the site having even less of an impact upon longer range views and related receptors due to the specific land form and surrounding topography. Therefore, there are no visual implications for the surrounding wider countryside.

As a result, the effect of development change on the landscape will be contained to a localised area around the site. Visual receptor groups are limited to:

- Residents that overlook the site from Greyfield Road
- Road users of Greyfield Road
- Residents that overlook the site from Greyfield Common
- Users of the designated Public Right of Way on the Western boundary

Residents who have a clear view over the site will experience a change in character to the site. The addition of new planting will soften the appearance of the development.

- Residents and road users of Greyfield road will be mitigated through the inclusion of extensive hedgerow retention and enhancement where necessary. With the development proposal sitting at a lower level than Greyfield Road, it should result in a minimal impact.
- Residents of Greyfield Common will be mitigated through the inclusion of proposed vegetated buffering along the northern boundary of the site, minimising the impact of the receptor.

- Users of the Public Right of Way on the Western boundary will be mitigated through the retention and enhancement of the existing boundary hedgerow, along with the proposed woodland extension. This will mitigate any potential impacts on the receptor, resulting in a minimal to no change.

## Summary

The Landscape and Visual appraisal has shown that the site can be developed in a manner that has limited landscape and visual effect on the wider landscape and will not have adverse impacts upon the wider intrinsic landscape character of the local area.

Generally the site is well contained visually and although some parts of the site can be seen from a number of close range viewpoints north and west of the site, this assessment has demonstrated that there are generally minimal views into the site, and potential receptors can be mitigated accordingly. With the addition of high quality green infrastructure throughout the site, along with the existing densely vegetated backdrop, this ensures that the site is seen in context with the woodland behind it and the site will retain its character.

In summary, the landscape and visual effects of the proposal are expected to have a limited localised impact and a neutral effect on the wider landscape. Moreover by retaining and enhancing the existing hedgerows, proposing mature woodland trees an infilling any breaks in the boundary vegetation, the distinct and high quality of the landscape character can be preserved successfully.

## 4.0 Design Recommendations

This section of the report describes how through mitigation the proposed scheme can address issues identified within the landscape and visual appraisal. It also presents illustrative concept plan and master plans that have been informed by these recommendations.

The illustrative concept plan opposite shows how these recommendations might be incorporated and guide the development layout.

### Design recommendations

The site has positive landscape assets and these will assist in further improving the way that the residential development sits within its local context. Opportunities for landscape enhancement should be explored through the evolution of the scheme design and into implementation. They include:

- Keep higher density development in the northern section of the development site, respecting the sensitivity of the landscape character of Greyfield Wood in the south.
- Minimise the impact of access roads and associated infrastructure through the introduction of avenues of tree planting, simultaneously reinforcing north-south green infrastructure links
- Infrastructure must respond to its location on the hillside and contours to minimise cut and fill and ensure that built form sits appropriately in relation the site levels.
- Building heights should not exceed heights that impact on the views of existing residential development of Greyfield Road
- Retention and enhancement of the existing boundary hedgerows and tree planting through maintenance and enhancement planting. Retention of the dense mature hedgerows with frequent mature trees will allow the structure of the landscape to remain and absorb the development and help preserve the strong and distinct woodland character.
- Creating areas of designated public open space in the form of woodland/country park to the south and west of the site to mitigate the impact on prominent short range visual receptors; whilst also retaining and expanding on the woodland character.
- Retention of the existing attenuation features and enhancement into self sustaining wetland habitats.
- Incorporation of ecological hedgerow buffers extensively following the site boundary to mitigate close range views.
- Inclusion of areas of kept village green to incorporate usable public open space and a more formal habit.

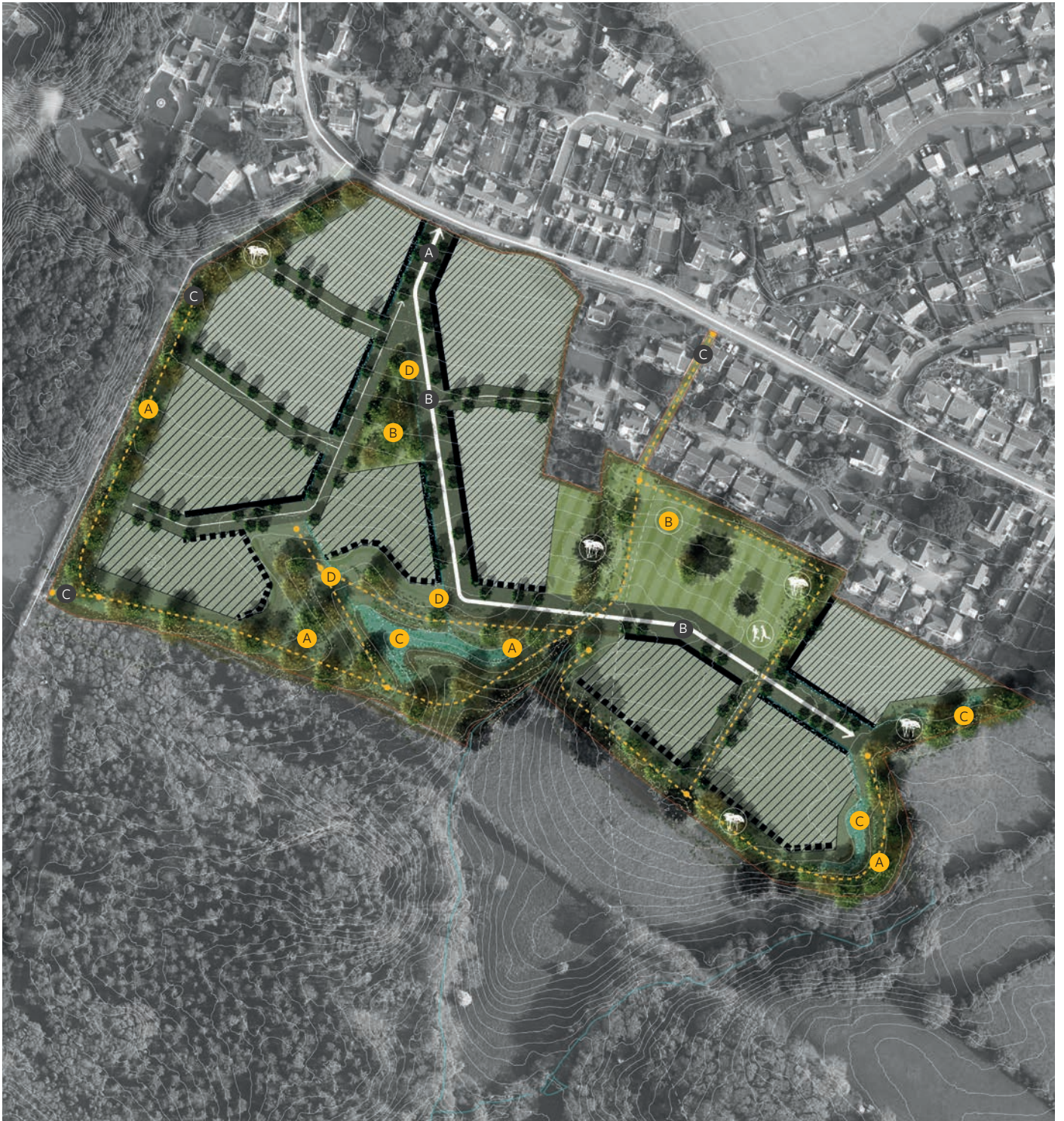




Above: Masterplan highlighting design recommendations

- |   |                      |   |                              |     |                             |
|---|----------------------|---|------------------------------|-----|-----------------------------|
| 1 | Proposed Site Access | 5 | Pedestrian/Cycle Links       | ●   | Proposed Trees              |
| 2 | Woodland Extension   | ● | Proposed Development         | ●   | Existing Trees              |
| 3 | Village Green        | ● | Green Infrastructure         | ▨   | Retained/Enhanced Hedgerows |
| 4 | Primary Route        | ● | Attenuation/Wetland habitats | --- | Pedestrian Links            |


















Above: Framework Masterplan






## 5.0 Conclusion

### Legend

-  Site boundary - 7.1ha
-  Primary road network
-  Secondary road network
-  Proposed Footpaths
-  Higher density development
-  Lower density development
-  Proposed tree species
-  Existing tree species
-  SUDS Feature
-  Green infrastructure
-  Woodland
-  POS / Play
-  Play

### Urban Intervention

-  Primary vehicular access
-  Primary route
-  Pedestrian/cycle access

### Landscape Intervention

-  Woodland
-  Village Green
-  Attenuation feature
-  Swale

This landscape and visual appraisal has been undertaken in accordance with guidelines for landscape and visual impact assessments. In order to understand the baseline situation with regard to landscape and visual considerations, the work has reviewed relevant landscape designations, appraised the character of the local landscape, understood how site features relate to that landscape: This is supported and illustrated by a photographic visual appraisal of the site within the landscape.

This baseline conditions were then assessed in order to understand the potential landscape and visual impacts that could arise as a result of developing the site. Using this knowledge, an illustrative concept plan and illustrative framework plan have been designed with a series of recommendations to ensure that the proposed development sits comfortably with the local landscape.

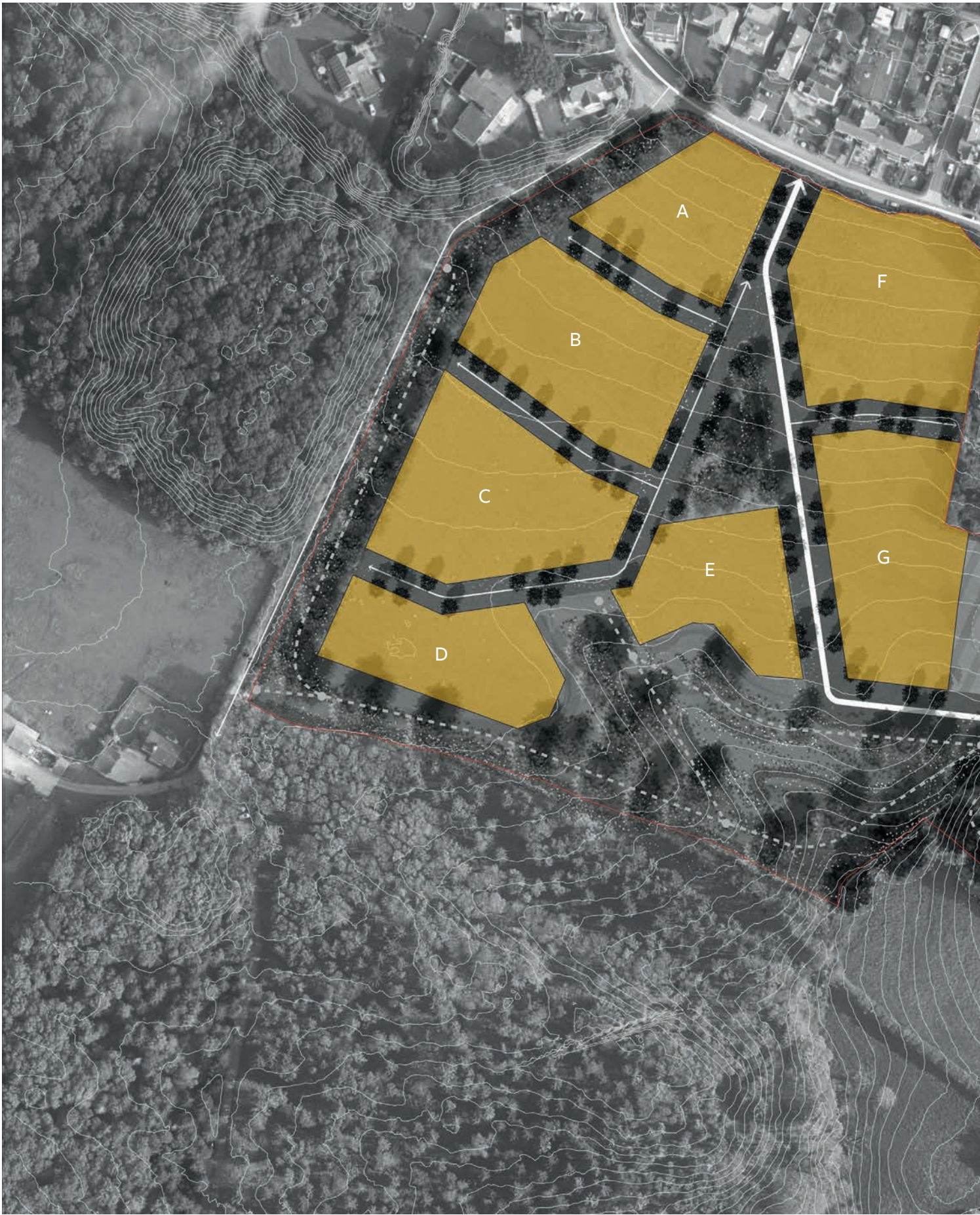
The appraisal of the representative viewpoints shows that the site is visually well contained within the wider landscape setting, with no visual prominence in the wider landscape setting. Although there are a number of viewpoints from the south and west, the wider topography and land-form limit views onto the application site.

The appraisal has highlighted that in viewpoints at close range in the north and west where the application site is visible, that it is seen in the context of the existing woodland, and remaining impacts can be successfully mitigated through landscape proposals and design recommendations, preserving and enhancing the local character effectively.

Consequently the appraisal concludes that development of the site for a scheme of up to 170 residential units, public open space and associated infrastructure will have no impact upon the landscape and visual character of the wider area. This appraisal provides general principles and establishes design guidance to minimise adverse impacts.

The illustrative masterplan reflects the findings and recommendations of this appraisal. As a result the sensitive approach to design that has retained and enhanced the existing green infrastructure of the site will allow the structure of the landscape to remain and absorb the development and help preserve the strong and distinct landscape character of the area. In addition, the proposal creates large areas of public open space and woodland that connects into the surrounding green infrastructure and provides much needed connections to the local area and designated woodland.







## Framework Areas Plan

Densities and dwelling numbers displayed are indicative and subject to change.

	Area	Density	Dwellings No.
A	0.30ha	45dph	14
B	0.47ha	35dph	16
C	0.49ha	30dph	15
D	0.28ha	25dph	7
E	0.29ha	30dph	9
F	0.47ha	45dph	21
G	0.59ha	35dph	21
H	0.40ha	35dph	14
I	0.34ha	40dph	14
J	0.42ha	35dph	15
Total:			146



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