

**Keynsham South
Landscape and Visual Assessment**
August 2013

Keynsham South Landscape and Visual Assessment

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Keynsham South Landscape and Visual Assessment Summary

1.0 Introduction

1.0.1 Refer to Map KS1 – Keynsham South: Location of Assessment Areas

1.1 Methodology

1.1.1 This assessment has been carried out in accordance with the Guide to Landscape and Visual Impact Assessment, 3rd Edition. The assessment is necessarily general given the hypothetical nature of any development at this early stage of assessment and the broad areas of search. Scoring for sensitivity, magnitude and significance of effects is based on a simple scale of low, low to medium, medium, medium to high and high; and negative, neutral and positive. Where areas are particularly large and complex it has not been possible to assess each and every landscape element and visual receptor individually. Where appropriate representative views have been assessed and landscape elements grouped. The full assessment for each area A1, A2 and B is included in Appendix 1

1.2 Nature of possible development:

1.2.1 The development assessed residential development. Since there is currently no detailed information available, this assessment has assumed a hypothetical 2 Storey, medium to high density housing development in order to gauge development effects.

2.0 Assessment Summary

2.1 The impact of development on the landscape itself and on views to and from the areas assessed is measured as significance using the GLVIA methodology. Therefore a highly negative impact is therefore of high negative significance. The following table summarises the significance scores for landscape and visual impacts as well as giving a combined impact for each area. Combined scores reflects the higher significance scores where these vary slightly

Keynsham South Areas	Landscape Significance Score	Visual Significance Score	Combined Significance Score
A1	High Negative	High Negative	High Negative
A2	High Negative	High Negative	High Negative
B	High Negative	High Negative	High Negative

2.2 Areas scoring high negative significance are those where development is considered inappropriate in terms of impacts on landscape and visual factors. Development is unlikely to be able to be mitigated to effectively improve its acceptability in these areas.

2.3 The areas are shown on Map KS 2 – Keynsham South: Landscape & visual Assessment; Summary

Appendix 1
Keynsham South Landscape and Visual Assessment

Keynsham South Landscape and Visual Assessment

Introduction

This assessment has been carried out in accordance with the Guide to Landscape and Visual Impact Assessment, 3rd Edition. The assessment is necessarily general given the hypothetical nature of any development at this early stage of assessment and the broad areas of search. Scoring for sensitivity, magnitude and significance of effects is based on a simple scale of low, low to medium, medium, medium to high and high.

Nature of possible development:

Residential development. Since there is currently no detailed information available, this assessment has assumed a hypothetical 2 Storey, medium to high density housing development in order to gauge development effects.

Limitations to Assessment

It has not been possible at this stage to assess fully all the landscape and visual receptors as would be done for a specific site and known development. Representative visual receptors have been selected and landscape receptors have been assessed in detail as far as possible

Area A – Land between Charlton Road and Parkhouse Lane to the South of Abbots Wood

Area A is subdivided into Areas A1 and A2 – refer to Map KS1 (Keynsham South, Area A).

Area A1

Landscape Assessment

Baseline Description

Area A lies within the Dundry Plateau Character Area as defined in the Rural Landscapes of Bath and North East Somerset ; A landscape Character Assessment SPD.

In Some ways this area whilst distinctively plateau land, is atypical of the general description of the Dundry Plateau as a whole which is generally very open with relatively few trees and woodland. In contrast area A1 is enclosed and unusually well treed with tall hedgerows, the tree lined Parkhouse Lane, adjacent woodland created in recent times and including well treed properties which taken together also appear to be woodland. The overall landscape is in good condition, rural countryside in nature. The urban edge of Keynsham whilst relatively close, is not visible from within the site, the properties contained within the site are also well hidden within vegetation. There is little evidence of urban fringe problems although the field land use is mainly horse grazing.

Landscape Receptors (character and landscape elements)

1. The Landscape Character itself
2. Parkhouse Lane
3. Hedgerows and Woodland Edge
4. Large Individual Properties along Parkhouse Lane, set in Large Well Treed /Wooded Gardens

Sensitivity of Landscape Receptors (combination of value of receptor and its susceptibility to the change caused by the development effect)

1. Landscape Character

Value

The landscape quality overall is good, the unusually well treed countryside contributes a positive variation to the overall open Dundry character and acts as a useful buffer to the urban edge of Keynsham. The value is medium to high

Susceptibility to change

If the development area was to actually include the properties along Parkhouse lane the trees and woodland contained within them would be largely lost. Overall the area is very much separated from the Keynsham settlement edge and development would be incongruous in the wider rural plateau landscape. The susceptibility to landscape character change from development is high

Sensitivity (value + susceptibility)

The sensitivity to the effects of housing development is high

2. Tree Lined Parkhouse lane

Value

This green lane is a well-known, well used landscape feature. It is single track, enclosed and very rural in nature even with the group of adjacent properties. These are themselves set back behind trees and mostly barely visible. The value overall is medium to high.

Susceptibility to change

Housing development would require significantly improved road access and it is possible the lane would need to be utilised for car access. If so there would be inevitable loss of attractive rural character. Its susceptibility to change is therefore considered to be high

Sensitivity

Sensitivity to the effects of housing development is medium to high overall

Hedgerows and Woodland Edge

Value

The hedgerows are all tall with many trees in moderately good condition. There is one key field boundary hedge. Most are associated with property boundaries. They are a distinctive landscape feature. The Woodland edge runs along a relatively small part of the site. It contributes overall to the strong visual containment which the trees and hedgerows give to Area A1. The value is medium to high

Susceptibility to Change

Development could significantly reduce the hedgerows and trees here although no doubt some could be retained through mitigation. Overall however the susceptibility to change is medium to high

Sensitivity

Sensitivity to the effects of housing development is medium to high

Large Properties along Parkhouse Lane, set in Large Well Treed /Wooded Gardens

Value

Together these form a distinctive wooded landscape with some very big trees including ornamental specimens such as Cedar. They effectively extend the Community Woodland landscape south west along Parkhouse Lane. The value is high

Susceptibility to Change

This landscape is very susceptible to development effects and the score is high **Sensitivity**

Sensitivity to the effects of housing development is high

Overall Landscape Sensitivity score for Area A1

Receptors	Sensitivity
Landscape Character	High
Tree Lined Parkhouse Lane	Medium to High
Hedgerows and Woodland Edge	Medium to High
Large Properties along Parkhouse Lane, set in Large Well Treed /Wooded Gardens	High

Overall the **Sensitivity of Area A1 to residential development is high**

Magnitude of development Effects (function of geographical extent of change caused by development and the scale / size of change)

1. Landscape Character

This is a fairly large site with a very distinctive character of its own on the Dundry Plateau. Both in terms of geographical extent and scale of change the magnitude of effect of development would be high and negative in nature of effect

2. Tree-lined Parkhouse Lane

Parkhouse Lane is an important and well used local landscape feature which is prominent in the landscape. All along its length, beyond Area A1 there is possible development change either from removal or possible deterioration quality and context. Therefore it cannot be looked at in isolation. Overall both geographical extent and scale of change are potentially medium to high and therefore magnitude of effects is medium to high and negative in nature of effect

3. Hedgerows and Woodland Edge

Bordering and crossing the site, hedgerows etc. are vulnerable to loss, deterioration, fragmentation and loss of context throughout. The magnitude is therefore high and negative in nature of effect

4. Large Individual Properties along Parkhouse Lane, set in Large Well Treed /Wooded Gardens

Both potential geographical extent and scale of change are high and negative in nature of effect

The overall Magnitude of Effects of residential development change to landscape character and elements in Area A1 is high and negative in nature of effect.

Significance of Development Effects (combination of Sensitivity and Magnitude) on Landscape Character and Elements for Area A1

Overall the significance score is high and negative

Visual Impact Assessment

Refer to Appendix 2: Keynsham South Photographic Viewpoints

Baseline Visual Descriptions for principal receptors

Visual Receptors:

1. Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellsway
2. Views from residents, walkers and horse riders using Parkhouse Lane
3. Views from Drivers using Charlton Road and Redlynch Lane
4. Views from public open space adjoining the site to the north

Sensitivity of Visual Receptors (combination of value of receptor and its susceptibility to the change caused by the development effect)

1. **Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellsway**

Value

These are important views over a very attractive rural valley landscape, regularly seen by drivers, walkers and residents of Keynsham and which is part of the distinctive visual character of Keynsham with attractive valley landscapes penetrating into the town and separating development into fingers. The value is high

Susceptibility to Change

These receptors are many and varied in nature. Development change would occur on the skyline across the valley which is currently well treed through the combination of Parkhouse Lane and its adjacent landscaped properties. At minimum rooflines would become visible, at worst, trees would be lost and the housing edge would become prominent apparently some distance from the existing settlement of Keynsham in an otherwise attractive rural landscape. Susceptibility is high

Sensitivity

Sensitivity to the effects of housing development is high overall

2. **Views from residents, walkers and horse riders using Parkhouse Lane**

Value

These receptors are likely to be mostly regular users with views of significant duration which are currently of an enclosed wooded landscape with occasional glimpses of properties. Their value is medium to high

Susceptibility to Change

The effect of development is to change the wooded rural view to uncharacteristic glimpses of dense housing through trees or much more. The score is high

Sensitivity

The sensitivity is high

3. **Views from Drivers using Charlton Road and Redlynch Lane**

Value

Views from Charlton Road into the site are currently quite open for much of its length and close to. The road is very busy and regularly used as a commuter route. Views are relatively fleeting but regular. Currently the view is to an attractive enclosed rural landscape surrounded by trees. In contrast views from Redlynch lane are very occasional and glimpses to the middle distance through gateways and the lane is quiet generally. Given the greater importance of the receptors on Charlton Road the value reflects them and is medium

Susceptibility to Change

The susceptibility of the Charlton Road receptors to development change is medium to high – principally due to the discordant change to urbanised view in a rural landscape visually separated from the existing Keynsham edge

Sensitivity

The sensitivity is medium to high

4. Views from public open space adjoining the site to the north

Value

Views are currently low key through a hedgerow and gate and likely to be occasional. However they are far from the existing settlement edge at the other end of the field and currently look over pasture to trees.

The value is low to medium

Susceptibility to Change

Medium

Sensitivity

Medium

Overall Visual Sensitivity score for Area A1

The overall visual sensitivity is weighted towards the more important receptors particularly the views from the east and south east and the views from Parkhouse Lane. The overall sensitivity is therefore high

Magnitude of development Effects (combination of geographical extent of development and the scale / magnitude of change) on visual receptors

1. Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellway

The geographical extent and scale of development in the view experienced by these receptors is medium to high and negative in nature of effect depending on distance and proportion of overall view likely to change

2. Views from residents, walkers and horse riders using Parkhouse Lane

The geographical extent and scale of development in the view experienced by these receptors is high and negative in nature of effect

3. Views from Drivers using Charlton Road and Redlynch Lane

The geographical extent and scale of development in the view experienced by these receptors is medium and negative in nature of effect

4. Views from public open space adjoining the site to the north

The geographical extent and scale of development in the view experienced by these receptors is low to medium and negative in nature of effect

Overall Magnitude of Visual Effects Score

The overall score again weighted towards the most important receptors and therefore is medium to high and negative in nature of effect

Significance of Development Effects (combination of Sensitivity and Magnitude) on Visual Receptors

The Overall Significance of development Effects on visual receptors for Area A1 is high and negative in nature

Area A2

Landscape Assessment

Baseline Description

Area A2 lies within the Dundry Plateau Character Area as defined in the Rural Landscapes of Bath and North East Somerset ; A landscape Character Assessment SPD.

Area A2 is a small, level, very enclosed pasture field. As for Area A1 it is atypical of the general description of the Dundry Plateau as a whole which is generally very open with relatively few

trees and woodland. In contrast area A2 is very enclosed by trees, the tree lined Parkhouse Lane and adjacent woodland more or less surrounds this small field with the adjacent farm buildings only partly visible. It is very isolated from the current settlement edge of Keynsham, isolated and very rural in nature. The surrounding woodland coupled with its small size give the field more of a woodland glade character than an open field.

Landscape Receptors (character and landscape elements)

1. The Landscape Character itself
2. Parkhouse Lane
3. Woodland Edge

Sensitivity of Landscape Receptors (combination of value of receptor and its susceptibility to the change caused by the development effect)

1. Landscape Character

Value

The landscape quality overall is good, the unusually well treed countryside contributes a positive variation to the overall open Dundry character and acts as a useful buffer to the urban edge of Keynsham. The value is medium to high

Susceptibility to change

This is a small very isolated field very much dominated by the surrounding woodland. Overall the area is very much separated from the Keynsham settlement edge and development would be very incongruous in the wider rural plateau landscape even with increasing development to the east along Parkhouse Lane.

The susceptibility to landscape character change from development is high

Sensitivity (value + susceptibility)

The sensitivity to the effects of housing development is high

2. Tree Lined Parkhouse lane

Value

This green lane is a well-known, well used landscape feature. It is single track, enclosed and very rural in nature. The value overall is high.

Susceptibility to change

Housing development would require significantly improved road access and it is very possible the lane would need to be utilised for car access. If so there would be inevitable loss of attractive rural character which is already to an extent happening to the east. Its susceptibility to change is therefore considered to be high

Sensitivity

Although the site is small, the susceptibility of Parkhouse Lane to development effects cannot be considered in isolation. Its sensitivity to the effects of housing development is high overall

3. Woodland Edge

Value

Woodland runs around most of this small field giving it more of a woodland glade character than a field. The woodland is owned by the Woodland Trust and managed by the local community. It is in early maturity and clearly well used. The value is medium to high

Susceptibility to Change

Development in such a small field which is so surrounded by woodland edge, could result in significant vandalism and deterioration in quality of the woodland. The susceptibility to change is medium to high

Sensitivity

Sensitivity to the effects of housing development is medium to high

Overall Landscape Sensitivity score for Area A2

Receptors	Sensitivity
Landscape Character	High
Tree Lined Parkhouse Lane	High
Woodland Edge	Medium to High

Overall the **Sensitivity of Area A2 to residential development is high**

Magnitude of development Effects (function of geographical extent of change caused by development and the scale / size of change)

1. Landscape Character

This is a very small site and taken on its own both geographical extent and scale of change is small in the context of area A as a whole. However, development is very unlikely to occur in A2 alone. If both A1 and A2 were to be developed the magnitude of effect of development would be high and negative in nature of effect and the magnitude for A2 is considered as such.

2. Tree-lined Parkhouse Lane

Parkhouse Lane is an important and well used local landscape feature which is prominent in the landscape. All along its length, beyond Area A2 there is possible development change either from removal or possible deterioration quality and context. Therefore it cannot be looked at in isolation. Overall both geographical extent and scale of change are potentially medium to high and therefore magnitude of effects is medium to high and negative in nature of effect

3. Woodland Edge

Bordering such a site, it is very vulnerable to, deterioration and vandalism along its whole length. The magnitude is therefore medium to high and negative in nature of effect

The overall Magnitude of Effects of residential development change to landscape character and elements in **Area A2 is medium to high and negative in nature of effect.**

Significance of Development Effects (combination of Sensitivity and Magnitude) on Landscape Character and Elements for Area A2

Overall the significance score is high and negative

Visual Impact Assessment

Refer to Appendix 2: Keynsham South Photographic Viewpoints

Baseline Visual Descriptions for principal receptors

Visual Receptors:

1. Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellsway
2. Views from residents, walkers and horse riders using Parkhouse Lane

Sensitivity of Visual Receptors (combination of value of receptor and its susceptibility to the change caused by the development effect)

1. **Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellsway**

Value

These are important views over a very attractive rural valley landscape, regularly seen by drivers, walkers and residents of Keynsham and which is part of the distinctive visual character of Keynsham with attractive valley landscapes penetrating into the town and separating development into fingers. The value is high

Susceptibility to Change

These receptors are many and varied in nature. Development change in field A2 would occur on the skyline across the valley which is currently well treed because of the tree lined Parkhouse Lane and the surrounding woodland. At minimum rooflines would become visible, at worst, trees would be lost and the housing edge would become prominent apparently some distance from the existing settlement of Keynsham in an otherwise attractive rural landscape. Taken on its own the change in field A2 would be small. However development is unlikely to take place in field A2 alone. It acts potentially as a bridge between the site to the east which is already being developed and Field A1 to the west. Thus overall there is potential to urbanise an extensive area of skyline view in a very attractive rural landscape. Susceptibility is therefore high

Sensitivity

Sensitivity to the effects of housing development is high overall

2. Views from residents, walkers and horse riders using Parkhouse Lane

Value

These receptors are likely to be mostly regular users with views of significant duration which are currently of an enclosed wooded landscape with occasional glimpses of properties. Their value is medium to high

Susceptibility to Change

The effect of development is to change the wooded rural view to uncharacteristic glimpses of dense housing. The score is high

Sensitivity

The sensitivity is high

Overall Visual Sensitivity score for Area A2

The overall visual sensitivity is high

Magnitude of development Effects (combination of geographical extent of development and the scale / magnitude of change) on visual receptors

1. Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellsway

If Field A2 is taken on its own the geographical extent and scale of development in the view experienced by these receptors is low to medium depending on distance and proportion of overall view likely to change. However as discussed above, it is not possible to consider it in isolation and therefore the magnitude of effect is considered cumulatively with A1 and is high and negative in nature of effect

2. Views from residents, walkers and horse riders using Parkhouse Lane

The geographical extent and scale of development in the view experienced by these receptors again needs to be considered cumulatively and is therefore high and negative in nature of effect

Overall Magnitude of Visual Effects Score

The overall score is high and negative in nature of effect

Significance of Development Effects (combination of Sensitivity and Magnitude) on Visual Receptors

The Overall Significance of development Effects on visual receptors for Area A2 is high and negative in nature

Area B – Land South of Parkhouse Lane

Landscape Assessment

Baseline Description

Area B lies within the Dundry Plateau Character Area as defined in the Rural Landscapes of Bath and North East Somerset ; A landscape Character Assessment SPD. It is very close to the Chew Valley Character Area which is potentially affected by any development occurring within it. The area comprises three medium to large very open fields currently grazing, close to the edge of the River Chew valley. They are typical of the open plateau landscape character with clipped hedges apart from those along the northern Parkhouse Lane boundary. The landscape is good quality and well managed.

Landscape Receptors (character and landscape elements)

1. The Landscape Character itself
2. Tree-lined Parkhouse Lane
3. Hedges

Sensitivity of Landscape Receptors (combination of value of receptor and its susceptibility to the change caused by the development effect)

1. Landscape Character

Value

This is good quality, very rural, plateau landscape typical of the Dundry plateau, prominent in views also relating to the Chew Valley Character area being set on the skyline close to the valley side and visible from across the valley. The value is medium to high

Susceptibility to change

The character here is very rural and relating to two Landscape Character areas both high quality rural landscapes, visually attractive and in good condition. Development here would be very incongruous in relation to both areas. The susceptibility is therefore high

Sensitivity (value + susceptibility)

High

2. Tree Lined Parkhouse Lane

Value

The lane provides a treed backdrop to the fields which is clear even against the trees behind the lane. The value is medium to high

Susceptibility to change

Development potentially either side of the Lane would put a lot of pressure on its retention and integrity. The susceptibility to development effect is medium to high

Sensitivity

The sensitivity is medium to high

3. Hedges

Value

These are clipped and appear generally in moderately good condition. The value is medium

Susceptibility to Change

The susceptibility to development change is medium to high – it is unlikely that all would be retained.

Sensitivity

Sensitivity to the effects of housing development is medium to high overall

Overall Landscape Sensitivity score for Area B

Receptors	Sensitivity
Landscape Character	High
Tree Lined Lane	Medium to high
Hedges	Medium to high

Overall the landscape sensitivity of Area B considered to be high as significantly greater weight is given to the effects of development in relation to landscape character here

Magnitude of development Effects (function of geographical extent of change caused by development and the scale / size of change)

1. Landscape Character

Development would change a significant area of land in a prominent position affecting two character areas. Both geographical extent of change and scale is significant in the landscape small. Overall the magnitude is high and negative in nature of effect

2. Tree-lined Parkhouse Lane

The Lane is considered in the context of overall development potential along it. Both geographical extent and scale of change are potentially high and therefore magnitude of effects is high and negative in nature of effect

3. Hedges

Magnitude is medium and negative in nature of effect

The overall Magnitude of Effects of residential development change to landscape character and elements in Area B is high and negative in nature of effect

Significance of Development Effects (combination of Sensitivity and Magnitude) on Landscape Character and Elements for Area B is high and negative

Visual Impact Assessment

Refer to Appendix 2: Keynsham South Photographic Viewpoints

Baseline Visual Descriptions for principal receptors

Visual Receptors:

1. Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellsway
2. Views from residents, walkers and horse riders using Parkhouse Lane

Sensitivity of Visual Receptors (combination of value of receptor and its susceptibility to the change caused by the development effect)

1. Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellsway

Value

These are important views over a very attractive rural valley landscape, regularly seen by drivers, walkers and residents of Keynsham and which is part of the distinctive visual character of Keynsham with attractive valley landscapes penetrating into the town and separating development into fingers. The value is high

Susceptibility to Change

These receptors are many and varied in nature. Development change would occur prominently on the skyline across the valley over an extensive area. This would introduce a discordant urban form poorly related to Keynsham itself, into a very rural and attractive landscape. Susceptibility is high

Sensitivity

Sensitivity to the effects of housing development is high overall

2. Views from residents, walkers and horse riders using Parkhouse Lane

Value

These receptors are likely to be mostly regular users with views of significant duration which are currently of a tall hedgerow punctuated by views to the open fields and beyond through gaps and gateways. Their value is medium to high

Susceptibility to Change

The effect of development is to change the filtered but highly rural and extensive views to uncharacteristic views of dense housing blocking the views out to the wider hills beyond. The score is high

Sensitivity

The sensitivity is high

Overall Visual Sensitivity score for Area B

High

Magnitude of development Effects (combination of geographical extent of development and the scale / magnitude of change) on visual receptors

1. Medium to Long distance views from housing, PROWs and viewpoints to the east and south east, particularly along the B3116 Wellsway

These are important views and development would affect a significant part of the skyline in the view. The magnitude is high and negative in nature of effect

2. Views from residents, walkers and horse riders using Parkhouse Lane

A significant length of the Lane is affected and the magnitude is high and negative in nature of effect

Overall Magnitude score for Area B

The overall score is high and negative in nature of effect

Significance of Development Effects (combination of Sensitivity and Magnitude) on Visual Receptors

The Overall Significance of development Effects on visual receptors for Area B is high and negative in nature

Appendix 2
Keynsham South
Photographic Viewpoints
(All photographs taken August 2013)

Refer to Map KS3

Viewpoint 1



View along Parkhouse Lane at western end looking north east

Viewpoint B2



Panorama looking south over Area B from junction of Charlton Road with Parkhouse Lane

Viewpoint A3



View from Parkhouse Lane looking west into Area A1

Viewpoint A4



Panorama from Parkhouse Lane looking west Area A1

Viewpoint B5



Panorama from Parkhouse Lane looking east into Area B

Viewpoint B6



View from Parkhouse Lane looking north east over Area B

Viewpoint A7



Panorama from Parkhouse Lane looking north into Area A2

Viewpoint A8



Panorama from Public Open Space looking south into Area A1

Viewpoint A9



Panorama from Charlton Road looking east into Area A1

Viewpoint A10



Panorama from Charlton Road looking East in Area A1

Viewpoint 11



Panorama from Redlynch Lane looking North West into Area B

Viewpoint 12



Panorama from Redlynch Lane at Chewton Keynsham looking North West into Area B

Viewpoint 13



Panorama from B3116 close to Highfield Road looking west to Area B in middle distance

Viewpoint 14



Panorama from B3116 close to junction with Chewton Road looking west towards Area B just below skyline to left of photo





