

Ensleigh MOD Site, Bath

MOD Site Concept Statement: Evidence Base

Report including the findings of a:

- **Landscape and Visual Appraisal**
- **Arboriculture Survey**
- **Ecological Appraisal**

Prepared on behalf of Bath and North East Somerset Council

February 2012

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1.0 INTRODUCTION

1.1 Nicholas Pearson Associates was appointed by Bath and North East Somerset Council to undertake a series of baseline studies as part an evidence base for the proposed redevelopment of the Ensligh MOD site, Lansdown, Bath. The baseline studies comprised:

- Landscape and visual appraisal
- Arboriculture survey (BS.5837) – full report provided as Appendix A1
- Ecological survey (Extended Phase I Habitat survey) – full report provided as Appendix A2

1.2 Following these studies, a series of recommendations and considerations are provided to inform the evolution of design proposals for the site. These studies and their findings, will be used, together with other parts of the evidence base to inform the assessment of spatial options for each of the sites (to be undertaken by the Bath and North East Somerset).

1.3 These baseline studies have been prepared by specialists in each of the subject areas and have not included public consultation, at this stage. Consultation and stakeholder events will form part of the next phase of the preparation of the MOD site Concept statements.

1.4 The landscape and visual appraisal process draws upon a range of guidance and methodologies:

- 'Landscape Character Assessment Guidance for England and Scotland 2002' prepared for the former Countryside Agency (now Natural England) and Scottish Natural Heritage;
- The 'Guidelines for Landscape and Visual Impact Assessment', produced by the Landscape Institute and Institute of Environmental Management and Assessment, in 2002;
- Natural England LCA Topic Paper 6 Techniques and criteria for judging sensitivity and capacity produced by Swanwick. C (2003);
- Carried out with reference to Stage A of the Assessment Framework Methodology included within the Bath World Heritage Site Setting Study Oct 2009 but only followed at a high level given the terms of reference for this appraisal;

- Landscape Institute (LI)¹ Advice Note 01/2011: Photography and photomontage in landscape and visual assessment;
- A detailed 'History in the view Assessment has not been carried out as part of the terms of reference for this appraisal, however, developers and their consultants carrying out formal impact assessments for EIA may have to submit this type of assessment subsequently in support of a planning application.

1.5 Desk study information was gained from:

- Natural England
- Cotswold AONB
- BRERC
- Bath and North East Somerset Council
- Ordnance Survey.

1.6 Field survey work was undertaken in December 2011 and January 2012.

2.0 LANDSCAPE PLANNING CONTEXT

2.1 The planning context that is of specific relevance to the site and matters of landscape/ townscape character and visual amenity is outlined below. A future concept statement for the site will need to demonstrate that it is responsive to the local planning policies and designations.

Local Planning Context

2.2 In landscape and visual terms, the following planning context and local planning policies are of relevance to the Foxhill MOD Site: At an International and National Level these include: The European Landscape Convention, UNESCO Bath World Heritage Site, PPS 1, PPS2 (visual setting only), PPS5, Circular on the Protection of World Heritage Sites 07/2009, PPS 7, PPG17, the Localism Bill and the emerging National Planning Policy Framework.

¹ Advice Note 01/2011: Photography and photomontage in landscape and visual assessment, published March 2011.

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- 2.3 Relevant Bath and North East Somerset Local Plan 2007 Saved Policies include: D.2, D.4, GB.2, SR.3, SR.9, NE.1, NE.2, NE.3, NE.4, N.12, NE.13A, BH.1, BH.2, BH.6, BH.8, BH.9, BH.11, BH.14, BH.15, BH.22, T.1, T.3, T.14, T.15, T.16 and T.24.
- 2.4 Relevant emerging Bath and North East Somerset Council Draft Core Strategy Policies with proposed changes currently going through Examination in Public include: B1, B4, CP6, CP7, CP8 (visual setting only) and CPI3.
- 2.5 A full listing and summary implications of the relevant International, National and Local planning context and policy associated with landscape and visual matters, is included in **Appendix A3i**.
- 2.6 The above listed elements of the development plan provide the landscape planning context for this site in combination with the designated areas that are summarised next.

Built Heritage and Landscape Designations Associated with the Site

- 2.7 **Figures 1a and b** show the Planning and Landscape Designation Context for the Ensligh MOD Site.
- 2.8 In summary:

- The Site is located inside the Bath World Heritage Site (WHS);

There are World Heritage Site and Setting Issues (Useful Ref. Bath World Heritage Setting Study Oct 2009). The Outstanding Universal Value of a WHS are a key material consideration (Ref. 'Circular on the Protection of World Heritage Sites 07/2009').

A copy of the Statement of the OUV's for Bath is included at **Appendix A3ii**. This has been extracted from 'The City of Bath World Heritage Site Management Plan 2010- 2016 (Dec 2010)' which provides further details on the assets, significance and protection of the World Heritage Site.

Key considerations/extracts from the Setting Study include guiding site appraisals include:

The Landscape and topographic setting (Characteristics of importance and aspects of the landscape setting of particular significance for appraisal):

- *‘Strong landform features giving rise to distinctive landscape character zones around the city which reinforce the containment of the city within its landscape hollow and its predominantly hidden nature with respect to the wider countryside;*
- *‘High quality landscape in all the surrounding landscape character zones’;*
- *‘Abrupt edge between built development and the rural countryside with minimal urban fringe activity’;*
- *‘Individual character areas within the city combine harmoniously to produce the distinct character of Bath incorporating three main components 1) Georgian townscape, 2) green open spaces, undeveloped tracts of land and treed townscape and 3) later development from the Victorian period;*
- *‘Aspects of landscape setting of particular significance include Roman features and remains associated with specific landscape features, character areas and those that have influenced the present morphology, the relationship of the landscape and Georgian architecture, the significance given to the picturesque qualities of the landscape setting of Bath, the open countryside outside the hollow in the hills and the undeveloped landscape both within and outside the WHS’.*

Figure 2 shows the topographic setting for the Ensligh MOD Site.

Visual setting (Three key components for appraisal):

- *‘The approach to the city’ using historic routes -Visual blocks from the wider countryside (See Map 1);*
- *‘Views out from the city’- Important Green Hillside and Skyline (Map 6);*
- *‘Key views into the city’ including from Georgian recreational routes;*

Historic Setting (Key characteristics important to the historic setting of Bath as a WHS for appraisal):

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- *'Sites of known historic significance relevant to the OUV of the WHS'.*
 - *'Areas viewed from the city and key Georgian buildings'.*
 - *'Areas viewed from key viewing points and areas used by residents and visitors in Georgian times'.*
 - *'Key Georgian attractions including industrial sites and pleasure gardens'.*
 - *'Roman occupation and activities including Roman Roads, burials, cemeteries, camps, villas and other buildings that related to the Roman town and its hinterland'.*(Shown on Map 7)
 - *'The Georgian town, and Georgian buildings and structures and their relationship to the wider townscape and Landscape'.*
 - *'Routes to and from the city in used in the 18th century and still in use'.*
 - *'Stone quarrying or mining in the local area (of Bath stone)and associated settlements and facilities/Infrastructure, both Roman and 18 and 19th century'.*
 - *'Key viewpoints overlooking the city as known from recent history, literature or art'.*
 - *'Key views from within the city or its immediate environs out to the surrounding landscape as known from written history, literature or art'.*

A methodology to be used for assessing Impacts on landscape, visual and heritage assets and their significance with respect to the Outstanding Universal Value of the World Heritage site, is provided for those proposing any change in the World Heritage Site or its wider setting, in part 2 of the Bath World Heritage Site Setting Study, October 2009.

This document is also a key reference source for understanding the World Heritage site and its components.

- All of the Site is set outside the Bath Conservation Area;
- All of the Site is outside of the the Cotswolds AONB but to the west, east and partially to the south, is alongside its boundaries;
- The Green Belt runs to the edge of the Site to the east and west;
- There are no listed buildings within the site. Enslough House, Beckford's Tower and the Lansdown Cemetery Gate and associated structures, are listed and are in close proximity;
- There is a Registered Historic Park and Garden including a cemetery to the west of Lansdown Road opposite the site. This area is also included in the Bath

Conservation Area. This includes a line of mature Lime trees, stone walling and a number of listed structures and Beckford's Tower alongside the site that were all part of the important Georgian assemblage of Beckford's Ride, created circa 1823;

- Nationally important Historic Battlefield at Lansdown Hill, 1.3km to the north of the main Site;
- Solsbury Hill Fort is a Scheduled Monument – Late prehistoric hill fort off-site east of Swainswick;
- There is Ancient Woodland at Charlcombe/Sopers Wood, off-site to the east;
- There are Public Rights of Way to the north-west, on the east and south-east boundaries;
- There are Tree Preservation Orders covering trees off-site around Enslough House and through Conservation Area protection in the Lansdown Cemetery to the west of Lansdown Road;
- Site of Nature Conservation Importance (SNCI) for its grassland, in playing fields off-site to the north.

2.9 Other notable non-designated Heritage features in the local setting:

- The Lansdown Road is thought to be a pre historic track way (later adopted by the Romans) and is an historic, principal route into Bath. It has been a busy thoroughfare for a long time particularly during race meetings and for the ancient Lansdown fair. Lansdown House or the 'Fox and Hounds', Sopers Farmhouse, Chelscombe Farm, are the oldest surviving buildings that remain at the top of Lansdown;
- There was another prehistoric route shown on the 1810-1815 one inch map running along the eastern boundary of the Enslough MOD Site which was called Colliers Lane. This route was stopped up in the 19th century;
- Granville Road was introduced in the 19th century and replaced another old lane to Sopers farm that ran from close to the Hare and Hounds Inn along the Parish Boundary and around the Crest of the down linking to Sopers Farm. This route ran through the smaller part of the Enslough MOD Site;
- There is an ancient right of way, west of the Lansdown Road, opposite the Granville Road entrance that connects to Chelscombe Farm;
- Historically, the Enslough Site was rough grazing land which was later enclosed by walls and managed as sheep summer pasture ground or 'sleight' over a long period,

as part of the 'Sopers' Estate. The broad grass roadside verges are the main element of the former downland, before enclosure, that still survive today;

- The summer pasture that used to occupy the Enslleigh MOD Site, was a detached part of the Parish of Walcot and a parish boundary followed the south-eastern boundary of the small part of the Enslleigh MOD Site to the east of the Granville Road;
- Sports fields have occupied Lansdown since the 1840's and the racecourse has been used since the late 18th Century;
- There is a milestone opposite the site on the Lansdown Road;

Note: Many of the above historic features have been derived from maps and information provided within the Historic Landscape Assessment (February 2012), prepared for the Foxhill Site, by Mike Chapman.

Existing Landscape Character Assessments

- 2.10 The following paragraphs summarise the landscape character context for the Enslleigh MOD Site, before the next section appraises the landscape and historic assets of the site, itself. Any concept statement for the Enslleigh Site should be shaped and informed by an understanding of the local landscape/townscape character context and locally distinctive characteristics.

Landscape Character Context

- 2.11 **Figure 3** shows the Landscape Character Area context for the Enslleigh MOD Site.
- 2.12 The landscape character context for the Enslleigh MOD Site is provided by the following published Landscape Character Assessments. At a national level the Enslleigh MOD Site is located within Landscape Character Area JCA 107 Cotswolds. To the north of the Site there is a visual relationship with the Cotswold Area of Outstanding Natural Beauty (AONB) Landscape Character Area 9C Lansdown. To the east is the AONB Landscape Character Area 4C Lam Brook and St Catherine Brook Valleys. The small parts of the site, to the south of the Granville Road and the eastern edge of the main site, have some intervisibility with this area. The Site itself falls within the Bath City-Wide Landscape Character Appraisal Area termed Rural Fringe: North of Bath and is also within the Bath and

North East Somerset Rural landscapes, Character Area 16 Cotswold Plateaux and Valleys. The site immediately adjoins the Bath City-Wide Landscape Character Appraisal landscape/townscape Area 2 Weston Park, Sion Hill, Upper Lansdown, to the south.

- 2.13 The details of the key landscape characteristics of each of the Landscape Character Areas, listed above, have been extracted and included in **Appendix A3iii** and any implications have been considered in the appraisal of the Enleigh MOD Site. These assessments will also be a valuable reference as proposals for this site are taken forward.

Bath Building Heights Strategy (September 2010)

- 2.14 The relevant, Height Strategy Zone, associated with the site is as follows:
- The main part of the Site north of the Granville Road is located in Zone 5, the Plateaux and is located outside the city and immediate setting of the city.
 - The small part of the site, south of Granville Road is a transitional area of plateaux Zone 5, edged by Hill Slopes Zone 4, with some scattered tree cover to the south, and is located outside the city.
 - The small part of the site, south of Granville Road, also has a middle distance and distant visual relationship with parts of the city Zone 1 and the Intermediate setting of the city, Zone 2, to the south.
- 2.15 Selected extracts from the page 6 Executive Summary, include the following, with respect to Zone 5 (these would appear to apply to the main site west of the Granville Road in this instance):

Under the heading 'Context' for Zone 5, it states the following:

- *'Development on the plateaux is not usually visible in views from locations in the valley, on hill slopes or even plateaux. This reinforces the Outstanding Universal Value and character of Bath as a city contained by the countryside and hidden in the valley.'*

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- *'Development that would be high enough to be visible above tree cover or too close to the edge of the plateaux, would be detrimental to the Outstanding Universal Value'.*

2.16 Recommendations in the strategy for this Zone include the following:

- *'Building shoulder height of 2 storeys';*
- *'One additional setback storey generally acceptable';*
- *'One additional storey could be acceptable where it aids legibility, for example local centres, creates better enclosure or provides regeneration benefits and does not intrude into views onto the plateaux by exceeding the height of the tree cover.'*

2.17 The nature of the eastern, smaller part of the site, south of Granville Road would suggest that Zone 4 and not Zone 5 recommendations should apply given it's transitional edge location, its visibility and its visual relationship with the city Zone 1.

2.18 Selected extracts from the page 6 Executive Summary include the following with respect to Zone 4 (which would appear to be applicable in combination with some aspects of the Zone 5, to the smaller part of the site, east of the Granville Road, in this instance):

Under the heading 'Context' for Zone 4 states the following:

- *'Hillslopes are visually present from within the city, including the city and form the backdrop to many views';*
- *'Character is defined by built form interspersed with large areas of open land and with significant tree coverage with open countryside prevailing on the upper halves of hill slopes';*
- *'Development on the plateaux is not usually visible in views from locations in the valley, on hill slopes or even plateaux. This reinforces the Outstanding Universal Value and character of Bath as a city contained by the countryside and hidden in the valley'.*
- *'Development that would be high enough to be visible above tree cover or too close to the edge of the plateaux, would be detrimental to the Outstanding Universal Value'.*

2.19 Recommendations in the strategy for this Zone include the following:

- *'Building height should not exceed prevailing building height in the area';*
- *'The overall height should not exceed the prevailing overall height in the area';*

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- *'It may be necessary for the height to be less than the shoulder height of nearby buildings in response to heritage assets and to prevent intrusion in views'.*

2.20 This Enleigh Site itself currently comprises a mix of 1 and 2 storey buildings and buildings around are generally single storey to the east and up to 3 storey further west along Granville Road.

2.21 Pages 57 and 55 of the Bath Building Heights Strategy provide further specific design recommendations.

3.0 SITE LANDSCAPE

3.1 This section focuses on an appraisal of the Enleigh MOD Site Landscape and Historic Assets. The appraisal of the site landscape and historic assets will determine which features or areas are worthy of retention and will inform their future management and will identify particular site sensitivities and opportunities in the context of future housing and employment development on the site.

3.2 **Figure 4** indicates the main Landscape features of the Enleigh MOD site. In addition to this, **Figures 5a to c** include photo viewpoints selected to show many of these, in context.

Landscape and Historic Receptors

3.3 The Enleigh site is 10.35Ha in size and located approximately 2.75km to the north of Bath city centre. The smaller site area to the east is 1.66Ha in extent.

3.4 The main part of the site is located on a gently sloping plateau area on the southern edge of the Cotswolds High Wold Dip Slope. The elevation of the site ranges from around 228m AOD to the north to 221m AOD on the edge of the eastern site. The edges to the plateau are located to the east including running through the smaller part of the site and also to the west on the edge of the adjacent Lansdown Cemetery. Predominantly open valley slopes descend beyond these edges toward Bath and Bristol. The upper parts of the valley to the east are more steeply sloping and are more wooded in places. To the north the land continues generally as a plateau area with some shallow undulations.

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- 3.5 The site is bounded to the west by the Lansdown Road a principal route into Bath from the south and to the east by the Granville Road, which is the location of the main site access.

Immediate Surroundings

- 3.6 The surrounding land use to the east comprises a strip of residential land, including the listed Enleigh House, running along Granville Road and beyond this there are open meadow areas on the upper valley slopes and to the west of this area the residential area, of Upper Lansdown. There are expansive views from the edge of the plateaux toward the Avon and By-Brook Valleys, Brown's Folly and over the western part of the city of Bath, across to Prior Park. Alongside the western boundary of the main site, there is a designated Grade 2 Historic Park and Garden. This is now the Lansdown Cemetery and the grounds to Beckford's Tower, an important local landmark since 1825. The Lansdown Cemetery was formerly part of Lansdown Park and there historically was a ride passing through this land, linking the tower to Lansdown Crescent, the home of a famous Bath resident, Thomas Beckford. The Registered Park and Garden is also within the Bath Conservation Area. This area too, has wide reaching views due to its plateaux edge location over the western edges of Bath and towards Bristol.
- 3.7 Immediately to the north of the site the land uses comprise formal tennis courts and sports pitches which form part of Kingswood School. Access to these private sports facilities is from the Lansdown Road. Further north of the site the land use is pasture, a local site of nature conservation importance for its limestone grassland on the edge of further playing fields. Beyond this, mixed Pine and beech shelterbelts are regularly found along the Lansdown Road and intersecting with it. The land becomes more open and exposed further north-west and comprises mixed farmland with low hedgerow boundaries. The land to the north-east, south and west of the combined site is within the Cotswolds Area of Outstanding Natural Beauty and with the exception of a piece of land to the north of the main site, is also within the Green Belt. Although there are some areas of development on this fringe of Bath, including the Lansdown Park and Ride, this edge of the City still has a clear area of countryside and a sense of openness maintained between it and the nearest rural settlement at Lansdown Village.
- 3.8 Historic Maps show Beckford's Tower as a mortuary chapel, the Lansdown Cemetery Lansdown Road (of Roman origin), Enleigh House with an access road following the

alignment of the current Granville Road and Rockfield House and Charlecombe Grove at the top of the valley to the east. The network of footpaths around the site is similar to that today except that a footpath (now diverted) used to run in a direct diagonal course from the upper valley to the east, across the smaller eastern part of the site, to the toward Rockfield House. The Charcombe /Sopers Wood east of Rockfield House is ancient woodland and is connected by hedgerows, hedgerow trees and tree belts to the wider area down the valley sides. To the south there was and remains a number of large villas and houses following the Lansdown Road and connecting it with the plateaux area. Some houses shown on the 1890 Maps, including a former Hamilton House adjacent to the Site, has since been demolished, and replaced with a three storey residential block of the same name. A mixture of post war detached houses and bungalows have been introduced between the villas and houses that remain.

The Enisleigh Site Landscape

- 3.9 The geology of the gently sloping site is formed from Greater Oolitic Limestone, which has layers of Lias Clay and Fuller's Earth below them. The soils over the limestone are thin brashy fine loams which are free draining and can support calcareous grassland.
- 3.10 The buildings on the Enisleigh site itself are predominantly single storey (up to 4m in height), there are some ancillary buildings There are some more modern one and half pitched roof and two storey office buildings (Up to 7m with flat roofs), located on the plateaux and set back from the plateaux edge. The single storey buildings were previously designed for use as a military hospital during the Second World War. The typical geometric connected H-block configuration was practical and efficient for this purpose. The buildings are predominantly red brick and have little relation to the form or materials of buildings which are distinctive in their local surroundings. The more modern buildings on the site include some coloured metal cladding panels and roofs, some render and timber cladding. Some of the modern buildings could be worthy of retention, if they provide useful functions, which continue to be of value to future users of the site. Shallow rise buildings at the top of the site are typically cut into the existing slope by a metre and buildings on the lower land further east in places project on made ground by the same amount. There is distinct lowered area on the site, shown on Photographs 17 and 18 on **Figure 5b**, where buildings are set approximately 3m below existing levels. The buildings on the site and associated parking areas are generally set back from adjacent roads to maintain wide grass verges which are a positive feature on

roadsides in the area. The secure nature of MOD sites has required the inclusion of unobstructed views out through security fences which detract in the scene from passing roads and public footpaths. Orange security lighting along the fence lines is also intrusive in many views at night and contributes to sky glow in this area of the plateaux.

3.11 The main areas of mature trees on and around the Site are the rows of trees on the Lansdown Road frontage, alongside the eastern part of Granville Road, in mature tree belts off-site to the north and west and in groups and rows around the Lansdown cemetery and Enisleigh House. There is also a mixed scattered pine and deciduous tree group on part of the far eastern boundary on the site area east of Granville Road. Other Tree and shrub planting is ornamental in nature and clustered in courtyard areas between buildings and has some but limited amenity value given its scale. Short mown grass predominates otherwise between buildings and areas of hard standing. There is one area of beech hedging on site on part of the eastern boundary; otherwise, beech hedging is found offsite providing privacy to the frontages of bungalows on Granville Road and between the site and the tennis courts on the Kingsbridge School playing fields to the north-west. Surrounding valley field boundary hedge lines with trees tend to end at the site boundaries, where security has been the overriding issue. The dominant land cover on the site is short mown grass which makes a positive contribution in greening and providing a sense of spaciousness combined with the building set backs at the Granville Road/Lansdown Road junction and as roadside verges. The other key open green space area on the site is the area on the edge of plateaux strip to the east, which is south facing and has outstanding panoramic views out and excellent potential for linkages to the wider public right of way network. Some shelter and enclosure to the site from the north is provided by mature off-site tree belts however this is currently inadequate and would benefit from enhancement to enhance the external spaces in a future living environment. At a more detailed level, positive and distinctive forms of boundary enclosure are provided by stone walls off-site along Lansdown and the Granville Road.

3.12 Enisleigh House and the mature group of trees around are a notable local feature/ landmark on Granville Road in near views on the Lansdown Road approach to the city and from opposite on the Enisleigh main site. The building is listed and its setting is poorly respected by the current assemblage of buildings and green spaces on the Enisleigh Site. The Beckford's Tower is a key local landmark and reference point that can be seen from miles around along main roads approaching Bath, from the city and the wider countryside. However, there are opportunities to view it from within the Enisleigh Site as well and to restore a visual link

between Enleigh House and the Tower which has been eroded, through time. There are connecting vistas between Beckford Tower and Little Solsbury Hill and on the same alignment potential for visual links at a site level between the eastern part of the site and Beckford's Tower. The plateau edge in the east provides a place for obtaining panoramic views out to some city landmarks including Brown's Folly, Prior Park and the Spires of Churches and Schools in Lansdown. Existing off-site hedges and walls frame distinctive distant intermittent view corridors, to Bathford Hill, along private access routes, looking over the edge of the plateau between some existing properties on Granville Road. There are also outstanding views from the tranquil environment within the Lansdown Cemetery, off-Site, towards Kelston and to distant landmarks in Bristol, beyond.

- 3.13 The main cultural influences affecting the Enleigh Site would have included passing visitors to the city and travellers leaving the city, processions up to the gates of the cemetery to celebrate the lives of the famous residents of Bath buried there. Also farming and some small scale quarrying activities would have occurred on site prior to the occupation by the military. The Site was formerly divided by hedges into medium sized fields. These hedge lines have since been removed.

Overall Value, Condition and Sensitivity of Assets

- 3.14 The Enleigh site is set inside the Bath World Heritage Site , which is an international designation, the site is set adjacent to the nationally designated and valued landscape of the Cotswolds Area of Outstanding Natural Beauty and forms part of its setting, the site is in the visual setting of the nationally designated Scheduled Ancient Monument at Little Solsbury Hill and it is adjacent to a Grade 2 Registered Historic Park and Garden and the Bath Conservation Area and will have influences on the setting of these places. The overall sensitivity of the site and its setting in landscape terms is very high. The most sensitive landscape features including TPO trees, important green space, wide verges, mixed shelter belts are generally on the edges of the site or are part of its surrounding local context. The landscape features on the site are generally of low inherent value, but are well managed, The contribution the site makes to the Outstanding Universal Value of the World Heritage Site and the effect the proposals have on the highly sensitive setting and how suitable integration can be achieved are going to be the key issues effecting future change on this Site.

3.15 In summary, the buildings and fabric of the Enleigh Site currently poorly integrate with the surrounding area. The site itself is asset poor in landscape and historic terms with a number of detracting features. There is no evidence of a network of walls or hedges on the current site and the management regimes on the site are not particularly favourable to wildlife in their current form. However, there are some positive areas of green space with attributes that are worthy of consideration for retention, strengthening and enhancement, particularly, where they contribute positively to the local surroundings or could potentially provide assets that could be shared with the wider community. These include site trees and verges on the Lansdown Road frontage and the open spaces that enable vistas and connections to be established with local landmarks and the city. On the edges of the site, valued features include belts of trees to the north and south-west that provide shelter or could be strengthened to enhance the comfort of users of the Site.

Significance of the Site's Landscape Assets in terms of Outstanding Universal Value of the World Heritage Site

3.16 Below is a summary appraisal of the significance of Site landscape and historic landscape assets, in terms their contribution to the Outstanding Universal Value of the WHS. The appraisal is organised under the headings identified in the Bath World Heritage Site Setting Study (October 2009), listed below:

(Visual setting is dealt with under the visual appraisal section):

- Landscape character and topography
- Historic context and setting
- Other setting aspects (if relevant)

The Site's Significance in Terms of Landscape and Topography

3.17 The Sites significance in terms of landscape and topography is presented below in the form of commentary on the characteristics of importance and aspects of the landscape setting of particular significance for appraisal- taken from the Bath WHS Setting Study 2009:

-
- *'High quality landscape in all the surrounding landscape character zones';*

Comment

The Ensleigh site sits within a high quality landscape setting. Any proposed redevelopment of the Ensleigh site should be responsive to the Cotswolds AONB's identified sensitivities for adjoining character areas including *'Avoiding development in highly visible landscapes on the upper slopes of the valleys'*. The same requirement applies to the setting of the World Heritage Site.

- *'Abrupt edge between built development and the rural countryside with minimal urban fringe activity';*

Comment

Lansdown does already have more activity of the fringe than other parts of the city, however, any proposed development should mitigate against this. Particular attention should be given to sensitive highway improvements, the edge design of the development, the siting of main accesses and strict control of lighting.

- *'Individual character areas within the city combine harmoniously to produce the distinct character of Bath incorporating three main components 1) Georgian townscape, 2) green open spaces, undeveloped tracts of land and treed townscape and 3) later development from the Victorian period;*

Comment

The Georgian townscape components in the vicinity and their character and assemblage, including the Lansdown Cemetery, Beckford's Tower and Ensleigh House are significant and should to be protected in the context of any redevelopment of the Site.

- *'Aspects of landscape setting of particular significance include Roman features and remains associated with specific landscape features, character areas and those that have influenced the present morphology, the relationship of the landscape and Georgian architecture, the significance given to the picturesque qualities of the landscape setting of Bath, the open countryside outside the hollow in the hills and the undeveloped landscape both within and outside the WHS'.*

Comment

The key Roman feature alongside the Enleigh Site is the Lansdown Road. Impacts upon the road's alignment should be avoided or minimised to maintain the integrity of this route. The sequence of views of Beckford's Tower on approached to Bath is significant and reinforces the picturesque qualities of Bath from outside the city. A strong and appropriately defined limit and edge to the Site and the extent of redevelopment should be set out, including areas to be avoided and a site specific building height and building line strategy developed. Significant benefits to the WHS could arise from taking opportunities to restore detracting existing built areas in key strategic locations back to green space. Green space should be concentrated where it will achieve multiple benefits to the WHS and to other designated areas, as part of the efficient use of Site land.

The Site's Significance in Terms of Historic Setting

3.18 The Sites significance in terms of Historic Setting is presented below in the form of commentary on the key characteristics important to the historic setting of Bath as a WHS for appraisal- taken from the Bath WHS Setting Study 2009):

- *'Sites of known historic significance relevant to the OUV of the WHS'.*

Comment

The Lansdown Road approach to the city has been there from prehistoric times and was used by the Romans and therefore is an identified in the Bath WHS Setting Study as a principal historic route. The integrity of this route should be conserved. The Historic Park and Garden at Lansdown Cemetery, including Beckford's Tower and its use by Thomas Beckford, adds significance to protecting the setting of this area to the west of the site. The views to and from Beckford's tower since 1825, are significant to the World Heritage Site and its history and the setting of the cemetery should be respected by the form of the development occurring opposite this site.

- *'Areas viewed from the city and key Georgian buildings'.*

Comment

The assemblage of buildings at the Lansdown Cemetery and the setting of these buildings should be conserved and enhanced. This should include sensitive built development, green space planning and highway works.

Views toward the countryside, plateau edge and the upper slopes of the hills enclosing the city including from the Grade I listed Prior Park, from the Alice Park Pleasure Ground and from other places in the northern and western parts of the city, are significant. The small eastern part of the Site already contains buildings on the skyline which currently detract in these views. Tree cover on the edge of the plateau is relatively sparse. Proposals should aim to improve upon the current situation. Maintaining the quality of the views out to Beckford's Tower from the city is also significant including the view from Twerton Roundhill and Bloomfield Road from the west and Alexandra Gardens and Prior Park to the north. The treatment of the western part of the site should respect these views.

- *'Key Georgian attractions including industrial sites and pleasure gardens'.*

Comment

The journey up to Beckford's Tower and views out from the tower over the Site and the wider countryside and back to the city are significant. Development proposals should reflect this in their character and consider how such views will be affected.

- *'Roman occupation and activities including Roman Roads, burials, cemeteries, camps, villas and other buildings that related to the Roman town and its hinterland'. (Shown on Map 7)*

Comment

The Enslough Site is not on a currently recognised site of Roman occupation or remains as identified on Map 7 of the Bath WHS Setting Study 2009. Lansdown Road is a Roman Road, and therefore a significant feature. Any alteration to the route should seek to avoid or minimise impacts.

-
- *'The Georgian town, and Georgian buildings and structures and their relationship to the wider townscape and Landscape'.*

Comment

The eastern part of the site will form part of the distant skyline backdrop to views out over the city from Prior Park which is a significant Georgian building. Views to and from the city to Beckfords Tower are also significant. Development should seek to avoid or minimise adverse effects upon these views.

- *'Routes to and from the city in used in the 18th century and still in use'.*

Comment

The Lansdown Road is significant in this category. Recommendations as above.

- *'Stone quarrying or mining in the local area (of Bath stone) and associated settlements and facilities/Infrastructure, both Roman and 18 and 19th century'.*

Comment

The scale of mining on or adjacent to the site is of low significance.

- *'Key viewpoints overlooking the city as known from recent history, literature or art'.*

Comment

The view from Little Solsbury Hill back towards the city is significant in this category. Development should seek to protect the positive characteristics of the view over the City and the cities landscape setting

- *'Key views from within the city or its immediate environs out to the surrounding landscape as known from written history, literature or art'.*

Comment

The view from Alice Park, Bloomfield Road, Warminster Road and out from Prior Park Mansion, is significant in this category.

4.0 VISUAL CONTEXT

- 4.1 This section describes and appraises the visual context of the Enisleigh MOD Site and in particular, focuses on the nature of views into the Enisleigh Site, historic and current.
- 4.2 **Figure 6** indicates the zone of theoretical visibility for the Enisleigh MOD site based upon a scenario of buildings of 10m, to ridge, in height and on topography alone. The visual envelope of the site was then checked and verified in the field and the description of the visual envelope and the selection of viewpoints, identified, reflects this appraisal. The viewpoints are not intended to be a comprehensive set of representative views but have been identified to give an indication of the potential visual sensitivities associated with site.
- 4.3 **Figures 7a to i** include photo viewpoints selected to identify some of the historic views and current views into and across the Enisleigh Site.

Visual Envelope

- 4.4 To the north the extent of places from where the site can be viewed extends as far as the A420 beyond this distance the site makes up too small a component in the view. Closer to the site from the north views are intermittent due to the rolling topography and presence of Woodland Blocks until there are partial views from the Lansdown Battlefield in a corridor to the east of Beckford's Tower. Near views to the main site are possible between trees and over the northern boundary hedge and these will be experienced by walkers on a public footpath and users of the sports pitches. From the east the visual envelope is limited to Solsbury Hill by the upper valley slope woodland, at Charlcombe Wood, even in winter. Otherwise there are near views into the eastern half of the site from walkers on the neighbouring Public Footpath and from residents in one property. To the south the visual envelope for the small eastern part of the site is extensive including the opposite valleys side and Prior Park and down the Avon and By-Brook valleys.
- 4.5 The visual envelope for other parts of the site is significantly more limited and includes views on the other side of the valley that are on a level with the site and not obstructed by the existing buildings on Granville Road. The degree of obstruction to distant views from existing buildings on Granville Road increases for the western half of the site. There are near views from resident's upper storey windows and the users of the Granville Road to the

south. The visual envelope for the Ensligh site extends to include distant views from Odd Down and Twerton Roundhill in the west. Otherwise, near views are restricted to over the wall from the Lansdown Cemetery and from road users and residents at Hamilton Court on the Lansdown Road.

List of Visual Receptors

4.5 The following selected viewpoints are suggested as some of the main views worthy of consideration in assessing levels of visual sensitivity. The selected views include historically significant views and current viewpoints and this is not intended to be an exhaustive list.

4.6 **Figures 7a to i** show the locations of photo viewpoints 1 to 15 selected below to identify some of the historic views and current views into and across the Ensligh MOD Site. Note: wherever possible viewpoints from the Bath WHS Setting Study have been referenced to avoid repetition of information.

- Historically significant views
 1. Beckford's Tower
Map 13 Figure 2 Appendix 11 Bath WHS Setting Study
(with NPA Photograph inset for different orientation)
 2. Little Solsbury Hill
Map 13 Figure 10 Appendix 11 Bath WHS Setting Study
(with NPA Photograph inset for different orientation)
 3. Alexandra Park Looking North
Map 13 Figure 12a Appendix 11 Bath WHS Setting Study
 4. Twerton Roundhill
Map 13 Figure 13 Appendix 11 Bath WHS Setting Study
 5. Bloomfield Road
Map 13 Figure 14 Appendix 11 Bath WHS Setting Study
 6. Widcombe Hill/ Macaulay Buildings
Map 13 Figure 16 Appendix 11 Bath WHS Setting Study
(with NPA Photograph inset for different orientation)
 7. Prior Park Grade I Listed
Map 13 Figure 17 Appendix 11 Bath WHS Setting Study

- Current views

In

8. Middle Distant View from visitors to the Lansdown Battlefield looking south in the Cotswolds AONB
9. Distant view from walkers on a Public Footpath/Road users stopping at the layby on the A420 in the Cotswolds AONB
10. Near view from users of the Lansdown Cemetery in a Registered Park and Garden, inside the Bath Conservation Area and in the Cotswolds AONB
11. Middle distance view from the people driving on the A46 looking west
12. View from the people driving on the A363 Bradford Road looking north-west
13. View from people involved in recreation in Alice Park looking north-west
14. Near view from walkers on the public footpath on the eastern boundary of the site within the Cotswold Area of Outstanding Beauty
15. View from a vantage point on the Warminster Road in the World Heritage Site.

Others Views in

From Residents on Granville Road

From Ensleigh House

From the Lansdown Road – sequential near view looking east

From the Public Footpaths to the north

Key views across

Between Ensleigh House and Beckford's Tower

Between Lansdown Road and Ensleigh House

Between Beckford's Tower and Little Solsbury Hill

The Nature of Views

- 4.7 Generally, when the Ensleigh Site is viewed from the south from historic views including the Widcombe Valley, Prior Park, Alexandra Gardens it is only the eastern part of the site and the southern edge of plateaux with its existing single storey buildings which is seen on a

relatively open skyline with only patchy foreground trees and a limited tree backdrop. Existing buildings currently detract on this part of the cities 'important green hillside and skyline' as defined in the Bath WHS Setting Study 2009. In historic views from the west at Twerton Roundhill and from Bloomfield Road, Beckford's Tower can be seen on the western edge of the plateaux and the cemetery seen on the plateaux top, currently the single storey buildings on the Enslough site are barely perceptible above the cemetery in winter and currently do not detract in views toward Beckford's Tower and an otherwise undeveloped skyline. In near views from the west from the Lansdown Cemetery the boundary wall conceals the presence of existing single storey buildings on the western edge of the site, all but from the entrance gate. This arrangement currently conserves the character and appearance of this important historic asset. Views from Beckford's Tower are currently over and include overlooking views of the existing buildings across the Enslough site. These are partially filtered by foreground trees. Existing Buildings partially interrupt views to Enslough House. Views alongside the listed gate to the Cemetery toward the site are through the current security fence and are largely limited to the set back single storey row of buildings on the western boundary. The wide verge in the foreground and the mature tree belt around Enslough House are positive features in this view, together with the retained straight Roman Road alignment of the route. Busy traffic interrupts generally interrupts this view.

- 4.8 The historic view from Little Solsbury Hill toward the Enslough site from the east is characterised by some existing off site visible skyline development arising with views of the Enslough site limited to the tops of some buildings on the western part of the site with the lower parts filtered by existing hedgerow tree planting. This part of the site is seen against a treed backdrop.
- 4.9 On the Lansdown Road approach from the north, cut-in single storey buildings on the northern boundary of the site and some associated Chimney Stacks are visible in silhouette against the sky to the east of Beckford's Tower from the Lansdown Battlefield. Closer to the site on the Lansdown Road the site is screened by mixed shelterbelts around some fields until the road starts to run alongside the Kingsbridge School Playing Fields where there are views once again across to the roof tops of existing buildings on the northern edge of the site. Further south alongside the western edge of the Enslough Site is open to view. The existing building set back, height and treed frontage prevents the site from appearing too urban at it is at the Granville Road where a gateway entrance into the city is

currently experienced. An increase in building height could reduce this sense of spaciousness and could lead to a greater visible presence of an urban edge extending outside the bowl of the city. Any loss of verge in combination with this could have further detrimental effects.

- 4.10 Other views, including those from the Public Right of Way to the north include views of the site of a similar nature to those from the Lansdown approach at the point alongside the sports fields. From the public footpath route to the east there are relatively open views into the site toward an existing white metal clad two storey building. There is currently no current existing mitigation incorporated with respect to the effects of the buildings on this view.
- 4.11 In the historic views and with respect to the sequential approach view to the city along Lansdown Road, there is potential for greater adverse impact on the Worlds Heritage Site if measures are not incorporated into the planning and design to avoid this. There are also opportunities to make changes that could improve upon the current situation for the benefit of the World Heritage Site.

Sensitivity of Receptors

- 4.12 The receptors listed under historic views are all very highly sensitive as they constitute views from key Georgian buildings, recreation areas from within areas designated at an International and national level for their landscape or historic value. These views would be vulnerable to small adverse changes. The view from Prior Park is likely to be the most sensitive given it is also a Grade I listed building. With respect to other views, the view from the setting of listed Ensleigh House, will be of high Sensitivity, together near views from footpaths within the AONB to the east and south. The footpath to the north will be of moderate sensitivity as it is outside of the nationally designated landscape of the Cotswolds AONB. Views from the upper stories of residential properties on Granville Road that generally have living room ground storey rooms shielded from view by hedges or walls are considered to be of moderate sensitivity.

Statement of Significance of Views

4.13 The significance of the selected views in terms of the visual setting to the Bath World Heritage Site is summarized as follows: (in the form of commentary on the three key components for appraisal taken from the Bath WHS Setting Study 2009)

- *'The approach to the city'* using historic routes -Visual blocks from the wider countryside (See Map 1);

Comment

The sequential approach along the Lansdown Road is highly significant as it is a principal and historic route to the City.

- *'Views out from the city'*- Important Green Hillside and Skyline (Map 6 Bath WHS Setting Study 2009);

Comment

The effects on the views experienced from Prior Park, from Alexandra Park and Alice Park in Lambridge are likely to be significant. Development should avoid or minimise adverse effects in these views and should seek enhancements where possible.

- *'Key views into the city'* including from Georgian recreational routes;

Comment

Views from Beckford's Tower, Alexandra Park, Prior Park and Little Solsbury Hill are significant. Development should avoid or minimise adverse effects in these views and should seek enhancements where possible.

5.0 RECOMMENDATIONS AND DESIGN CONSIDERATIONS

5.1 This section draws together the findings of the technical baseline reports for Ensligh, covering landscape/visual, arboriculture and ecological issues and presents a series of

recommendations and design considerations to inform the preparation of a Concept Statement for this site.

- 5.2 The intention of this section is to identify key issues and considerations to inform the design team involved in the preparation of the Enslleigh Site Concept Statement. However, this information needs to be considered in the context of other planning Issues/considerations identified, for other subject areas, which combine to form the overall evidence base. There are a number of ways in which the issues and considerations that are identified, could be addressed and therefore it has been the intention of this section, to avoid overtly prescriptive recommendations. The conclusions reached to date will also be subject, to further scrutiny through the public consultation process. The findings of recommended further ecological surveys will also need to inform emerging proposals.

Planning Policy/Designation Issues/Considerations

- 5.3 The Enslleigh MOD site is within the Bath World Heritage Site and any proposals should avoid harm to the Outstanding Universal Value for which it has been designated. In addition to this, any proposals should demonstrate how the proposals will conserve and enhance the adjacent Area of Outstanding Natural Beauty, the Bath Conservation Area and the setting of Beckford's Tower and the Registered Park and Garden at Lansdown Cemetery to the west. In addition, proposals for the site should be responsive to the positive characteristics of the Urban Fringe – North landscape character area and the identified site and surrounding landscape and historic assets identified on **Figure 4**.
- 5.4 The Bath World Heritage Setting Study Oct 2009 and the Bath Building Heights Strategy provide a framework for understanding what matters in respect of the world heritage site and how to approach impact assessments on the World Heritage Site.
- 5.5 The Development Plan landscape policy framework for the site requires the protection of the World Heritage Site and that any proposals which would harm the WHS should be avoided. There is protection in Emerging Policy BI of the Draft Core Strategy for listed buildings and Conservation Areas, together with their settings and for networks of green spaces. Policy CP6 Requires high quality design, preservation and enhancement of the Historic Environment and the distinctive landscape character of Bath and North East Somerset. Policy CP7 stresses the importance of incorporating green infrastructure into

new developments. This protection is equally present in the saved policies of the adopted development plan. Any proposals for the site should be responsive to this context.

Site Landscape and Historic Asset Considerations

5.6 At the broad scale, the key sensitivities for this site relate to the landscape and topographic and historic setting of the Bath World Heritage Site, the high value open high wold dip slope and valley, rural landscape, which is within the Cotswolds AONB and which forms the local setting to the this Site. Key issues relate to:

- Addressing the WHS and AONB sensitivities associated with visible development on the upper valley slopes and skyline plateaux areas, particularly associated with the small part of the site to the east and also a slightly lower degree, the plateaux edge west of the Lansdown Road;
- Conserving and /or enhancing the qualities of the Lansdown Road approach to Bath in line with the Cotswold AONB identified landscape sensitivities for the High Wold Dip Slope landscape. These specifically are associated with open panoramic views and intervisibility to large scale development of former military sites. These should be considered alongside the World Heritage Site OUV considerations;
- The treatment of the Lansdown Road frontage which adjoins the Bath Conservation Area and the Registered Park and Garden of Lansdown Cemetery. Proposals will need to sensitively consider the location and design of appropriate vehicle access arrangements;
- Conserving and enhancing the setting of the listed Ensligh House; development should consider the setting and avoid adverse effects, seeking enhancements where possible.

5.7 The following are key site considerations in terms of landscape character and historic assets:

Theme I - Protecting the green wooded and undeveloped skyline setting of Bath

- Key considerations include:

-
- Further Street tree planting could be considered along the eastern end of Granville Road.
 - Consideration should be given to the creation of areas of public open space or natural green space, located where beneficial effects are maximised in terms of landscape character and visual impact.
 - Reinstatement of historic alignment of the Public Footpath running up to the eastern part of the site from the valley; restoring the opportunity for a view point back to the city.
 - Provision of tree belts reflecting the width and species of those that are found and are a distinctive feature on the plateaux in the vicinity. As stated above these would be best located on the northern and north-eastern edges of the site to provide long term integration, shelter and enhance habitat connectivity.

Taking account of these measures will assist in protecting and enhancing the character and green and tree covered appearance of the plateaux and undeveloped skyline, valued in the context of the World Heritage Site.

Theme 2 – Conserving and enhancing the qualities of the Lansdown Road approach to the city

Key considerations include:

- Development should seek to avoid built form which detracts from, and competes, in views with Beckford's Tower. Development should avoid or minimise an increased perception of development extending out across the plateaux and should seek to maintain the buffer between the city and Lansdown Village. Proposals should also seek to provide new shelterbelt boundary treatments to the northern boundary and sensitive building set back and locally distinctive wide verge and walled boundary treatments to avoid unacceptable effects upon openness in near views. Sports fields will maintain an open setting beyond shelterbelts to the north, where there are currently views toward the Site from the Lansdown battlefield.

With the above measures incorporated the setting of the Cotswold AONB can be safeguarded and potential sensitivities addressed.

Note: See the Visual Amenity section for consideration of the visual issues on the edge of the plateaux and the conservation of Lansdown Road approach;

Theme 3 - Treatment of the Lansdown Road frontage

- The key consideration on the Lansdown Road frontage is the building height and building set back position, which need to be sensitively handled to maintain wide verges and avoid buildings overshadowing/overbearing the Lansdown Cemetery Garden, opposite. The set back is also important in views toward the Beckford's Tower and Cemetery from the west including from Kelston Round Hill and Twerton Roundhill. There is potential for buildings to intrude on the skyline if they are not sensitively scaled.

- Considerations for the Lansdown Road Frontage, to respect, reinforce local landscape character, are as follows:
 - Removal of the detracting site security fence
 - Conservation and reinforcement of the scattered trees on road frontages.
 - Construction of stone walling, to an appropriate height, to Lansdown Road and along the frontage of Granville Road at the back of a wide grass verge to reflect local character and retain this reference back to the former downland past of this area.
 - Considered approach to planting of trees and or shrubs local to the boundary.
 - Careful consideration of any road access from Lansdown Road and any changes to alignments.

With the above measures in place the setting of the Registered Park and Garden of Lansdown Cemetery, Beckford's Tower and the Bath Conservation Area can be protected and enhanced.

Theme 4 – The setting of Ensleigh House

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- In terms of the setting of Enslleigh House, a considered approach to the treatment of the local landscape and a buffer should be taken forward on the Site side of the road. The creation of/or enhancement to views of Beckford's Tower across to and from Enslleigh House, within the site, should be considered, to reinstate a positive visual link, which would have existed prior to the MOD occupation of the Site;
 - Consideration should be given to incorporating positive views across toward Enslleigh House and the mature trees in its grounds from the Lansdown Road (see **Figure 4**), to enhance the arrival/ gateway into the city.

Other Potential Mitigation and Enhancement Measures

5.8 Below is a list of further mitigation and enhancement considerations:

New Planting

- Strengthened visual and physical containment to north and north-eastern boundaries. This could be achieved through additional planting to the existing trees belts off site. This would also provide improved shelter for the site and assist in landscape and visual integration in views from the Lansdown Battlefield and beyond with the potential to enhance the sequential approach views from the north;

Internal Roads

- Inclusion of straight/ angular internal roads/ routes such that they follow local patterns on the plateaux;

Green Infrastructure

- The enhancement of the green infrastructure networks and wildlife corridors on the site could be achieved through; the planting of linear tree planting belts along the eastern edge of the site; by extending the areas of calcareous grassland, where feasible and practicable; and through the incorporation of improved grassland/ verge management regimes. The eastern boundary of the site appears to have the most potential for improved connectivity and new habitat, whilst also providing improved shelter and visual containment.

Site Visual Considerations

- 5.9 The key visual issues to be addressed are the protection and enhancement of the historic approach and sequential views to Beckford's Tower and visual perception of the city along Lansdown Road from the north. The conservation and enhancement of historic views out from the city, by reinstating a green and tree covered and undeveloped appearance to the southern plateau edge. Also, the potential effects of the proposals on views into the city, historic and current need to be addressed.

Theme 1 – The visual approach to the city

- Development should seek to avoid built form which detracts from, and competes, in views with Beckford's Tower. Development should avoid or minimise an increased perception of development extending out across the plateau and should seek to maintain the buffer between the city and Lansdown Village. Proposals should also seek to provide new shelterbelt boundary treatments to supplement hedges on the northern boundary and sensitive building set back and locally distinctive wide verge and walled boundary treatments should be considered to maintain openness and a positive character and appearance in near views. Sports fields will maintain an open setting beyond shelterbelts to the north, where there are currently views toward the Site from the Lansdown battlefield and a local footpath.

:

By incorporating the measures identified above the positive appearance of the approach to the Bath on the historic Lansdown Road can be conserved and views of development will continue to be concealed in views from the wider countryside.

Theme 2 - Preventing visual intrusion from new buildings into views out to the hills from the city

- Development should avoid or minimise adverse effects on views from Prior Park, from Alexandra Park and Alice Park in Lambridge and should seek enhancements where possible by adopting the following approach:
 - Development proposals should test building heights and site layout against policy background and be able to demonstrate the effects upon views,

including those where the development will be on the skyline. Consultations should be undertaken to establish where such effects may be considered unacceptable. Specific opportunities for location of open space, reduced building heights, incorporation of planting, and sensitive use of colour of building materials should be taken and/ or explored.

With the suggested measures above, visual intrusion into views from the urban fabric out towards the hills can be avoided.

Theme 3 - Preventing visual intrusion from new buildings into views into the city from the hills and plateaux

- Views from Beckford's Tower, Alexandra Park, Prior Park, and Little Solsbury Hill are highly significant. Development should avoid or minimise adverse effects in these views and should seek enhancements where possible;
- To enhance views into the city development proposals should consider realignment of the public footpath to the east ascending the valley and should seek other opportunities for publically accessible viewpoints along the eastern boundary.

With incorporation of the measures above visual intrusion of development into views from Hills and plateaux onto the City and wider Bath and its setting can be avoided.

Other Potential Mitigation and Enhancement Measures

5.10 Below is a list of further mitigation and enhancement considerations:

Building heights

- A key consideration regarding heights of buildings on this site is the following extracted from the Bath Building Heights Strategy *'Development on the plateaux is not usually visible in views from locations in the valley, on hill slopes or even plateaux. This reinforces the Outstanding Universal Value and character of Bath as a city contained by the countryside and hidden in the valley'*.

-
- Paragraphs 2.16 to 2.21 in this report provide an indication of the approach to be building heights that would need to be considered, on this site, to avoid harmful effects of the World Heritage Site.

Building orientation

- Building frontages should be orientated toward the Lansdown Road, albeit set back behind a new frontage stone wall and retained wide grass verge. Buildings should also front onto the Granville Road and the playing field to the north;

Lighting

- Lighting measures should be carefully considered throughout the site to avoid sky glow and spillage. Consideration should be given to early consultation with highways with regard for reductions in lux levels, where at all possible,

Summary of Arboriculture Issues and Considerations

- 5.11 The section is to be read in conjunction with **Figures 8a-b**. The following summary of arboriculture issues and considerations has been derived from the technical report included in **Appendix A1**.
- 5.12 The tree cover on site is generally good, with a predominance of early mature amenity specimens which have been under consistent good and regular management. The secure nature of the facility with little outside influence or internal usage pressures has resulted in a relatively uniform and benign landscape.
- 5.13 A dominant compartment of trees of note comprises a row of mature Copper Beech along the south/south western boundary with Lansdown Road.
- 5.14 Off site trees may impact future on site development in several areas:
- The off site Lime trees to the south T101 to T109 still have future potential to grow significantly further (but are buffered from the site by the mature Beech on site, which should be retained in future design).

-
- G35, G37, G40, T4I and G42 also lie significantly close to the site boundary to be a consideration in design terms, due to their maturity and remaining longevity. However, they are suitable for pruning back near or to the site boundary providing guidance given in British Standard BS3990-2010 are followed ("Tree Work - Recommendations").
- 5.15 There is excellent opportunity, with careful design for future development on site to take advantage of the well managed established early mature tree stock to contribute a valuable amenity component to post-development landscape.
- 5.16 It is assessed that the off site trees, overall, do not pose a significant design constraint to potential future development. However the off site groups G35, G37 and G42 should be considered, with respect to their potential shade casting and RPAs which may encroach on to site.
- 5.17 Also the nominal shade patterns shown on the Tree Constraints Plan should be considered to prevent shade conflict with future site occupiers. The shadow cast areas shown on the Arboriculture **Figures 8c and d** show the anticipated effects from existing trees, if they were to grow to their maximum height. Those preparing the Concept Statements should be aware that some trees may not reach this size for a variety of reasons and that the shadow casts represent a worse case situation.
- 5.18 It is recommended that once a detailed topographic survey has been completed the results of this survey are ground-truthed with spatial tree data for completeness.

Summary of Ecological Issues and Considerations

- 5.19 The following section has been prepared following a review of the draft Entec Ecological Report provided in **Appendix A2** and should be read in conjunction with the Phase I Habitat Plan **Figure 9**.

Designated Sites

Statutory Nature Conservation Sites - Constraints

5.20 The Bath and Bradford-on-Avon SAC designated for its population of Greater Horseshoe Bat and small numbers of Bechstein's Bat during hibernation is within 5km of the Site.

5.21 The two SSSI components of the SAC within 5km are:

Combe Down & Bathampton Down Mines SSSI (3.9km south east), and
Brown's Folly SSSI (4.9km south east).

5.22 The Site is also partly with the "Bat Feeding Zone" as identified by Diagram 11 of the B&NES Local Plan 2007. These zones highlight the feeding grounds for the bats present within the SAC, which extend roughly 4km from the roosting and maternity sites. Such feeding zones, as well as other suitable habitat for these species is protected under Policy NE.10 of the Local Plan which states:

POLICY NE.10

Development that would adversely affect, directly or indirectly, species which are internationally or nationally protected or the habitat of such species will not be permitted.

5.23 Development of the Site could affect the habitat of bats present on Site (e.g. tree removal, increased lighting), resulting in suitability of the Site for foraging and commuting bats being reduced in the long term. Any proposals for the Site should be informed by bat surveys in accordance with best practice guidance to ensure they are compliant with current legislation. It is likely that any proposal will need to include a sensitive lighting strategy so as to avoid potential negative impacts associated with bats and lighting.

5.24 The other statutory nature conservation sites are located in excess of 2km from the Site and are designated for their botanical interest and riparian fauna. Provided best practice pollution controls are employed it is highly unlikely that these statutory nature conservation sites will be impacted by any future development at this Site and therefore do not impose a constraint on the development.

Opportunities

-
- 5.25 In accordance with national and local policy (including PPS9 and Policy CP7 of the Draft B&NES Core Strategy) opportunities should be sought to enhance the Site. This could be achieved by improving the foraging habitat through habitat creation. Habitats that would be beneficial to bat species include species-rich grassland, species-rich hedgerows, native trees and scrub as well as some ornamental species that are night-scented and attract night-flying invertebrates which bats can feed upon.

Further work

- 5.26 Bat surveys in accordance with best practice guidance to inform Site proposals at the concept design stage.

Non-statutory Nature Conservation Sites - Constraints

- 5.27 There are three SNCIs within 100m of the Site, including Kingswood School Playing Fields SNCI which falls immediately adjacent and to the north of the Site. All three sites are designated for their botanical interest including unimproved calcareous grasslands and broadleaved woodland.
- 5.28 All SNCIs receive protection from UK and local planning policy. This is outlined in Policy NE.9 of the B&NES Local Plan 2007, as follows:
- 5.29 Development which would adversely affect, either directly or indirectly the nature conservation value of, Sites of Nature Conservation Importance, Local Nature Reserves or Regionally Important Geological and Geomorphological Sites, as shown on the Proposals Map, or any other sites of equivalent nature conservation value, will not be permitted unless:
- i. material factors are sufficient to override the local biological geological / geomorphological and community/amenity value of the site; and
 - ii. any harm to the nature conservation value of the site is minimised; and
 - iii. compensatory provision of at least equal nature conservation value is made.
- 5.30 Whilst no direct impacts to any of the SNCIs found within 100m are predicted, it is recommended that measures designed to protect the 3 SNCIs from indirect effects arising

during the construction and operational phases of development (e.g. construction dust smothering) are included within the scheme design, with a view to ensuring their integrity is maintained. Depending on the scheme design, effects associated with, for example, increased recreational pressure on the SNCIs as a result of residential development on Site, may need to be considered.

- 5.31 The remaining SNCIs are in excess of 100m from the Site boundary. Provided best practice pollution control measures are employed it is unlikely these SNCIs will be impacted by future development of the Site and therefore do not pose a constraint.

Opportunities

- 5.32 Opportunities should be sought to improve habitat connections between the surrounding SNCIs through enhancement of the Site. This could be achieved through creation of unimproved calcareous grassland within the Site proposals (using the adjacent SNCI sites as a potential seed source – see further detail under habitats below). Planting lists could also be based on the flora present within the SNCIs, to provide additional future seed banks for these sites.

Further work

- 5.33 Further work to consider the potential indirect effects as well opportunities of the proposed development on the three SNCIs within 100m of the Site will be required at the concept design stage.

Habitats - Constraints

- 5.34 None of the areas of habitat within the Site are of notable nature conservation value, and therefore they do not impose a constraint on any proposed development. However collectively the broad-leaved scattered trees offer potential habitat for protected species (e.g. nesting birds and foraging bats) and should be retained within any scheme design wherever practicable. If this is not possible, replacement planting would be appropriate.

Opportunities

5.35 Under Section 74 of the Countryside and Rights of Way Act 2000, duties are placed on local authorities to promote the taking of steps by others to further the conservation of the habitat types and species of principal importance for biodiversity. In addition, in Planning Policy Statement 9 (PPS9), the Government has indicated that local authorities should take steps to further the conservation of habitats and species of principal importance through their planning function. This list comprises the list of species and habitats identified as priorities under the UK Biodiversity Action Plan. In addition, under local planning policy (including Policy CP7 of the Draft B&NES Core Strategy) opportunities should be sought to enhance habitats present on Site.

5.36 There is therefore an opportunity to significantly enhance the biodiversity value of the site through habitat creation and / or reversion within any future development scheme, to include the following local BAP habitats:

- i. species-rich grassland – in particular, lowland calcareous grassland;
- ii. species-rich hedgerows;
- iii. broadleaf woodland.

Further work

5.37 No further survey/assessment work is likely to be required. However, further evaluation of potential opportunities to enhance the habitats present within the Site should be undertaken as part of the concept design stage.

Fauna

Badger - Constraints

5.38 No setts or other evidence of Badger activity were recorded on or within 30m of the Site boundary. Access to the Site for Badgers is extremely restricted by the boundary security fence.

Opportunities

-
- 5.39 The removal of the security fencing with a boundary which would allow Badger movement would benefit Badgers and other wildlife.

Further work

- 5.40 Re-survey the Site and adjacent area 3 months prior to construction.

Reptiles - Constraints

- 5.41 The intensely managed grassland and lack of refuge habitat (i.e. no stone walls, fallen wood, no large cracks or crevices around tree/shrub bases) make the site sub-optimal for reptile species. However the surrounding habitats present (including rank grassland, stone walls) do offer optimal habitat for common reptile species and as such where the Site borders these habitats common reptiles may be present. Assuming current management of the Site is maintained up until the point of construction, it is considered that reptiles do not pose a constraint to development.

Opportunities

- 5.42 Given the suitable adjacent habitat for reptiles, opportunities to enhance reptile habitat on site should be sought (e.g. inclusion of dry stone walls, enhanced grassland habitats).

Further work

- 5.43 Assuming intensive management of the grassland habitats within the Site continues, no further survey/assessment work is likely to be required. However, further evaluation of potential opportunities to enhance the habitats present within the Site should be undertaken as part of the concept design stage.

Birds - Constraints

- 5.44 The several bird boxes (10-15) present on scattered trees and on the northern fence line, the scattered trees, shrub and buildings provide potential habitat for nesting birds. Removal of any habitat suitable for nesting birds should where practicable be undertaken outside the bird nesting season (avoiding March-August inclusive). Where vegetation clearance or

building demolition outside this period is unavoidable, the vegetation/building should be checked by an ecologist for active birds' nests prior to their removal. If any active nests are present, it will be necessary to delay their removal until after the young have fledged.

Opportunities

- 5.45 In accordance with national and local policy (including PPS9 and Policy CP7 of the Draft B&NES Core Strategy) opportunities should be sought to enhance for bird species. This could be achieved through provision of built in nest boxes for swifts, berry producing shrubs for over-wintering birds (such as Redwing *Turdus iliacus* and Fieldfare *Turdus pilaris* which have been recorded with 1km) and increase invertebrate prey availability through species-rich grassland creation.

Further work

- 5.46 There is limited semi-natural habitat located on Site and suitable habitat for notable and Schedule I-listed species is lacking therefore no further survey work in relation to birds is required. However, if vegetation clearance or building demolition is to occur during the bird nesting season they should be first checked for active nests by an ecologist. Further evaluation of potential opportunities to enhance the habitats present within the Site should be undertaken as part of the concept design stage.

Invertebrates - Constraints

- 5.47 The intensively managed habitats present are considered sub-optimal for invertebrates.

Opportunities

- 5.48 The creation of unimproved calcareous grassland and dry stone walls, as have been suggested above, would enhance the Site for nectar-feeding invertebrates.

Further work

- 5.49 No further survey/assessment work is likely to be required. However, further evaluation of potential opportunities to enhance the habitats present within the Site should be undertaken as part of the concept design stage.

Other Priority Species - Constraints

- 5.50 The Site does provide limited habitat that could support a small population of other priority species, including for example Hedgehog *Erinaceus europaeus* and Common Toad.

Opportunities

- 5.51 Less intensively managed habitats (e.g. around the Site periphery) would benefit Hedgehog and Common Toad by providing increased cover in the form of long grassland and additional planting.

Further work

- 5.52 No further survey/assessment work is likely to be required. However, further evaluation of potential opportunities to enhance the habitats present within the Site should be undertaken as part of the concept design stage.

REFERENCES

Relevant documents applicable to Bath and North East Somerset include:

Rural Landscapes of Bath and North East Somerset – A Landscape Character Assessment 2003

<http://www.bathnes.gov.uk/environmentandplanning/naturalenvironment/Landscape/Pages/rurallandscapepdf.aspx>

Bath City-wide Character Appraisal Supplementary Planning Document 2005;

<http://www.bathnes.gov.uk/environmentandplanning/planning/planningpolicy/localdevelopmentscheme/Pages/Bath%20City-Wide%20Character%20Appraisal.aspx>

Draft World Heritage Site Setting Study 2009

<http://www.bathnes.gov.uk/environmentandplanning/worldheritagesite/Pages/worldheritagesitesettingstudy.aspx>

Bath Building Heights Strategy 2010

<http://www.bathnes.gov.uk/SiteCollectionDocuments/Environment%20and%20Planning/Bath%20Building%20Heights%20Strategy%20Part%201%20Exec%20Summary%20and%20Into-%20low%20res.pdf>

The Cotswold AONB Landscape Character Assessment 2004:

<http://www.cotswoldsaonb.org.uk/?page=LandscapeCharacter>

The Cotswold AONB Landscape Strategy and Guidelines 2004

<http://www.cotswoldsaonb.org.uk/?page=LandscapeStrategy>

Local Distinctiveness and Landscape Change. This identified important features of the AONB, many of which are characteristic of distinct parts of the AONB.

<http://www.cotswoldsaonb.org.uk/?page=Distinctiveness>

Cotswolds AONB Management Plan 2008-2013 and its policies.

http://www.cotswoldsaonb.org.uk/management_plan/

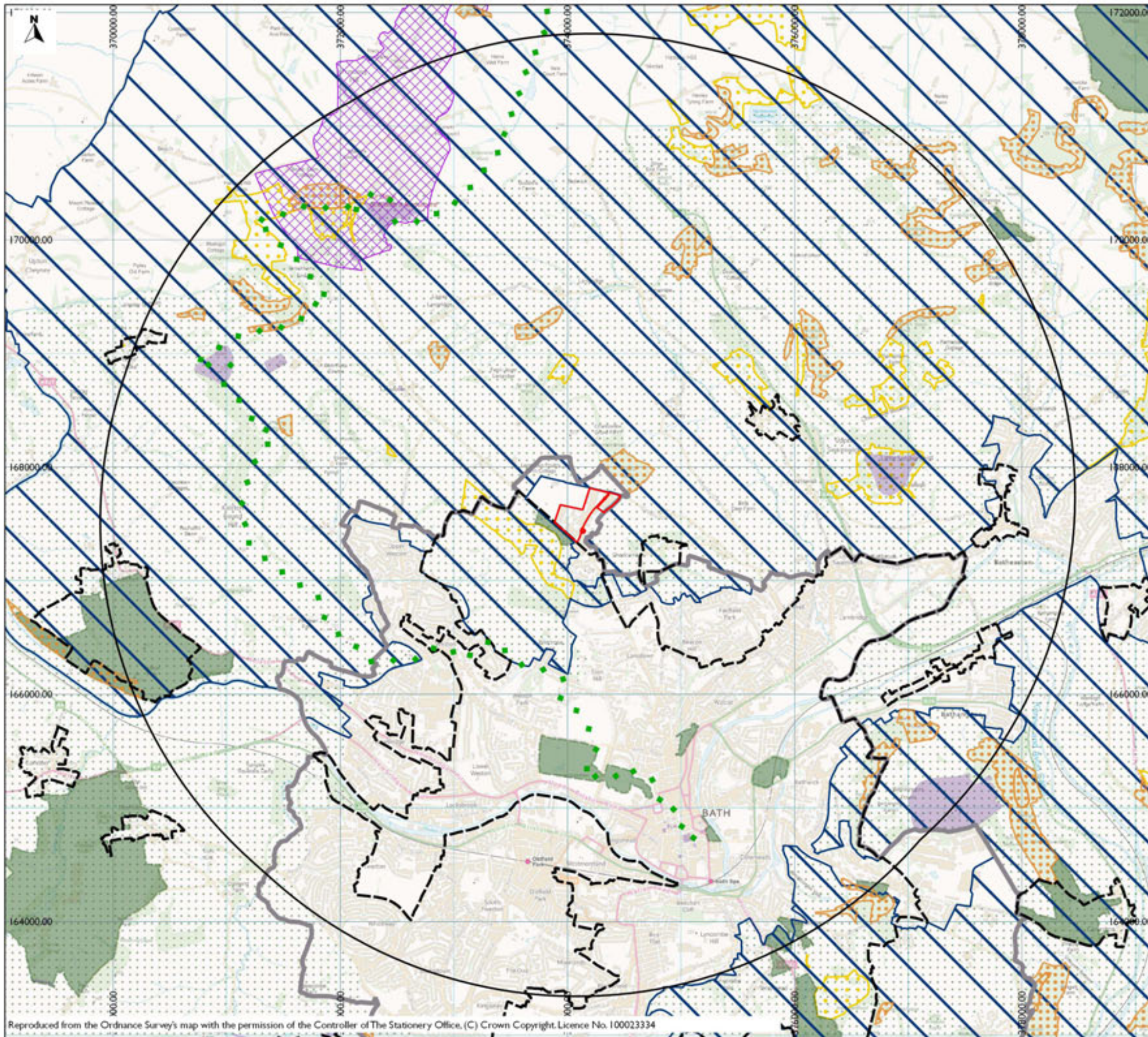
The City of Bath World Heritage Site Management Plan 2010- 2016 (Dec 2010)

<http://www.bathnes.gov.uk/SiteCollectionDocuments/Environment%20and%20Planning/WHS%20endorsed%20plan%20Feb%202011.pdf>

Green Spaces Strategy (March 2007)

<http://www.bathnes.gov.uk/environmentandplanning/parksandopenspaces/Pages/consult.aspx>

Enleigh Site, Historic Landscape Assessment (February 2012) Mike Chapman



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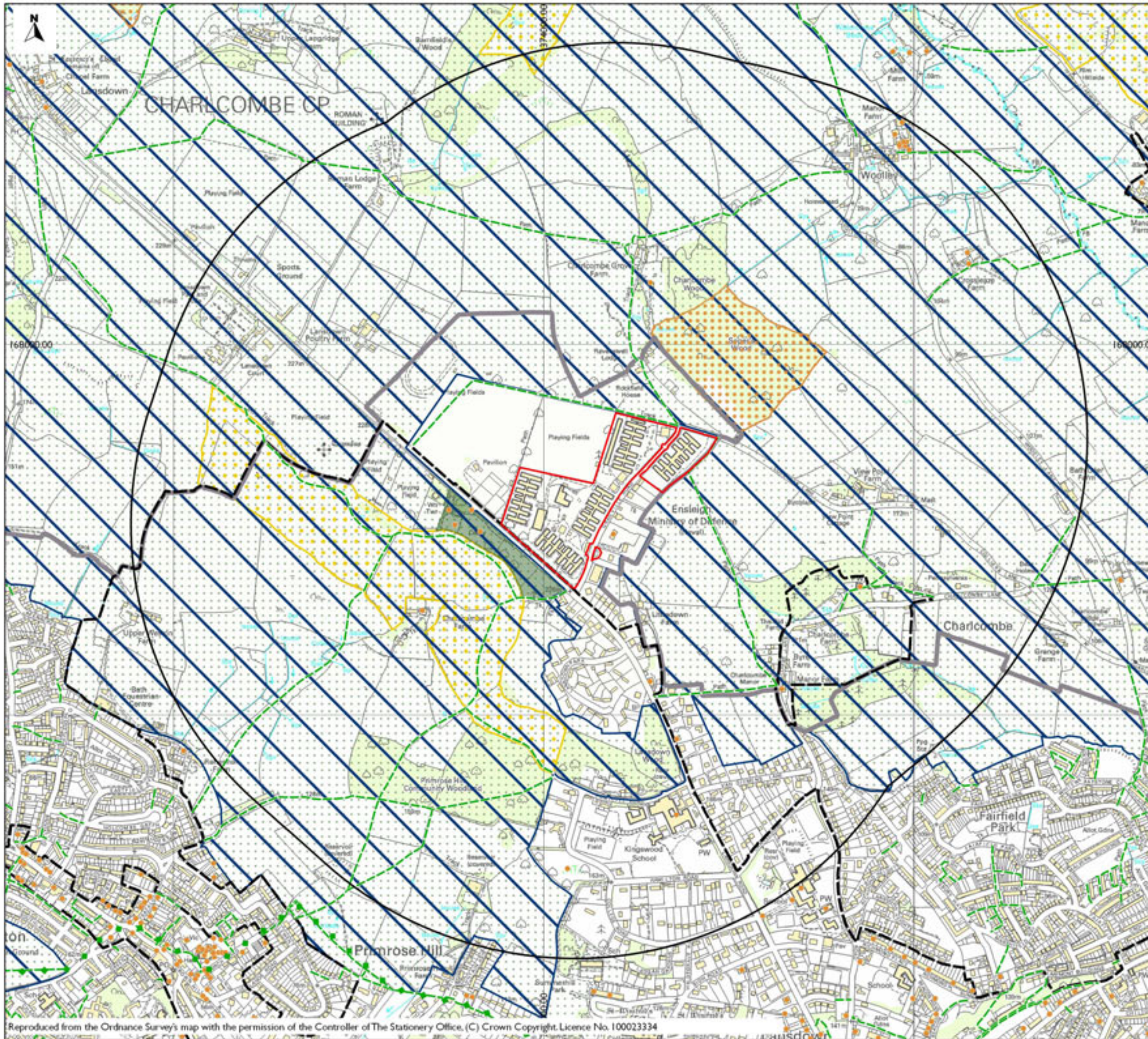
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Bath and North East Somerset

ENSLIGH MOD SITE, BATH
 MOD CONCEPT STATEMENT:
 EVIDENCE BASE

Figure 1a - Landscape Planning Context

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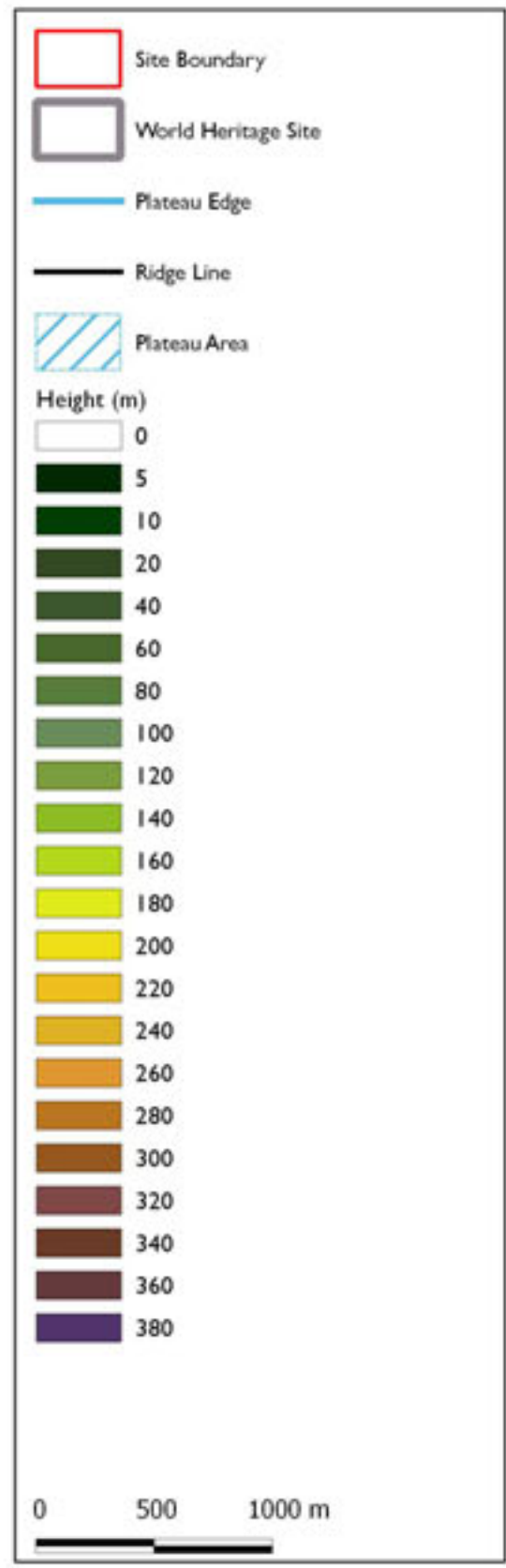
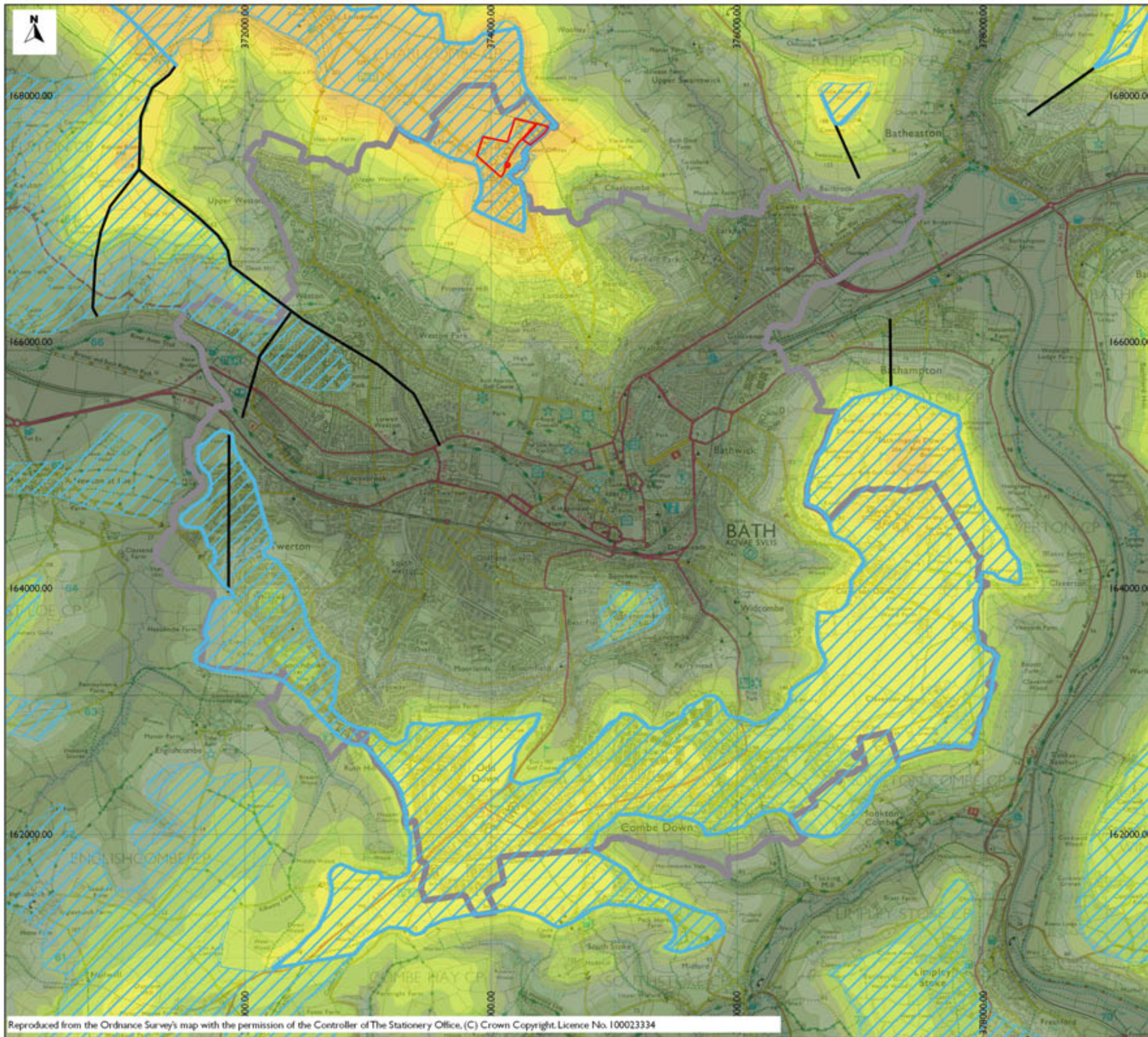
Bath and North East Somerset

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 MOD CONCEPT STATEMENT:
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Figure 1b - Landscape Planning Context

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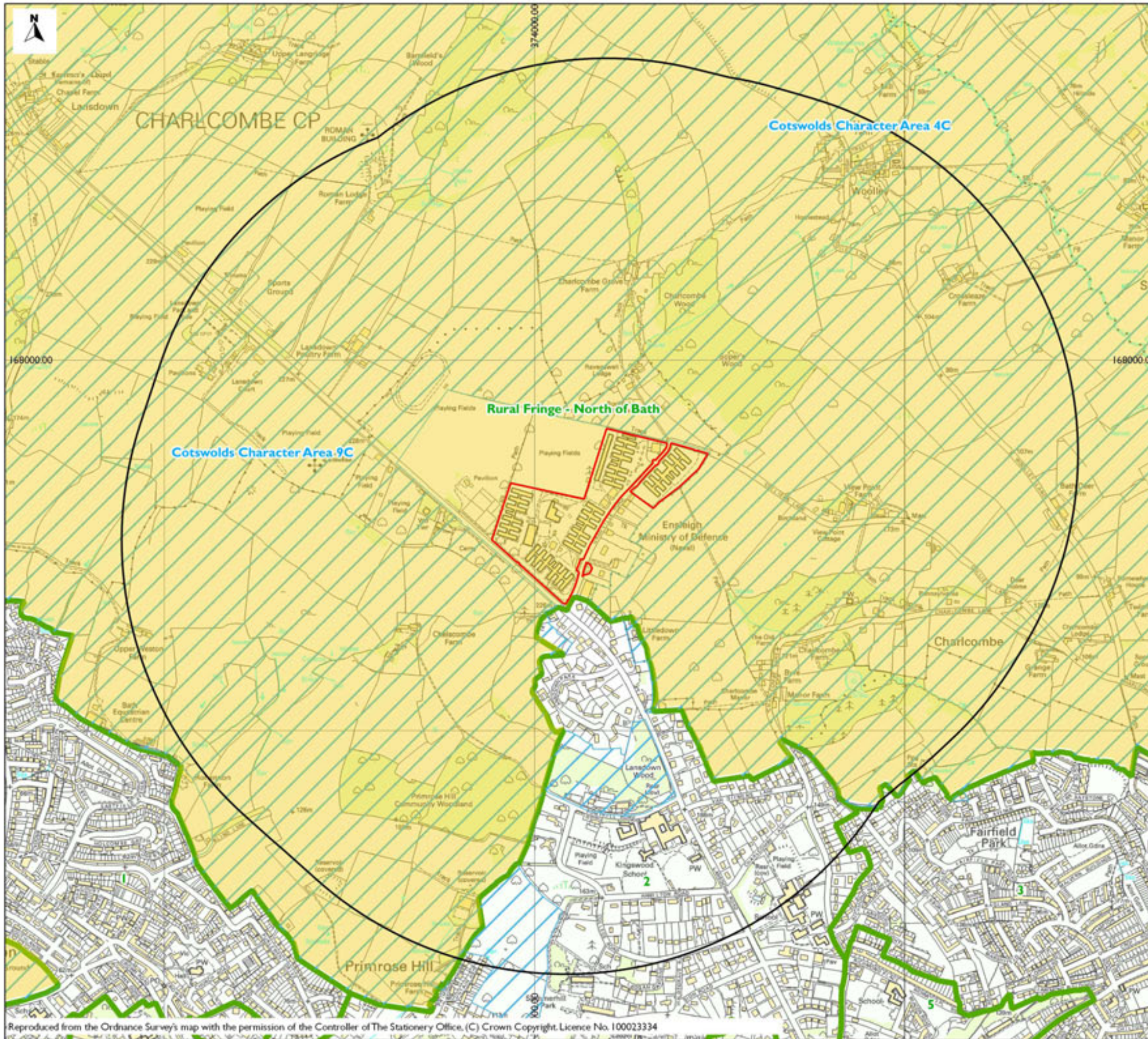
Bath and North East Somerset

ENSLEIGH MOD SITE, BATH
 MOD CONCEPT STATEMENT:
 EVIDENCE BASE

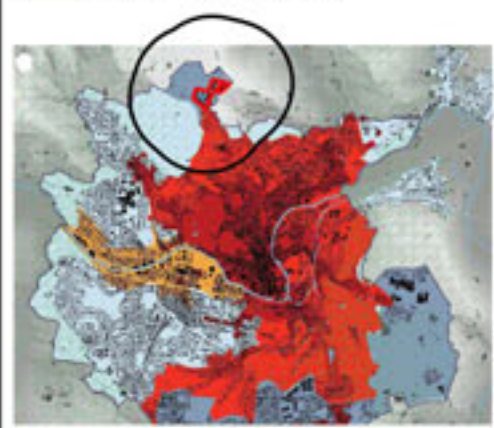
Figure 2 - Topographic Context

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Site Boundary
 1km Buffer
 JCA 107 - Cotswolds National Character
 Cotswolds AONB
 Cotswolds AONB Character Areas
 Site falls to the east of AONB landscape character type High Wold Dip Slope and Character Area 9C - Lansdown
 To the north is Character Area 4C - Lambrook and St. Catherine Brook Valleys
 B&NES Rural Landscapes Character Areas
 16 - Cotswold Plateau and Valleys
 Bath City-wide Landscape Character Areas
 Site Falls Within Rural Fringe - North of Bath
 Site is North of 2 - Weston Park, Sion Hill and Upper Lansdown
 0 2000 4000 m
 Z1 - Georgian city
 Z2 - Immediate setting of the Georgian city
 Z3 - Valley floor outside Z1 and Z2
 Z4 - Hill slopes outside Z1 and Z2
 Z5 - Plateau outside Z1 and Z2
 Green belt
 Boundary of World Heritage site



Source: Bath's Heights Strategy Sept 2010

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ENSLEIGH MOD SITE, BATH
MOD CONCEPT STATEMENT:
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Figure 3 - Landscape Character Context
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Site Boundary

Key Views

- A Bathford Hill
- B Bathampton Down
- C Little Solsbury Hill
- D Enleigh House
- E Cemetery To Site
- F Enleigh House to Beckfords Tower
- G Panoramic Views
- H Brown's Folly and Valleys

Site Landscape and Historic Assets

- 1 Beckford's Tower
- 2 Lansdown Cemetery
- 3 Stone Walls
- 4 Wide Grass Verges
- 5 Rows of Trees
- 6 Enleigh House
- 7 TPO Trees
- 8 Historic Route
- 9 Historic Route
- 10 Public Footpath Route
- 11 Former Footpath Alignment
- 12 Mature Tree Belts
- 13 Charlcombe / Sopers Wood Ancient Woodland
- 14 Playing Pitches
- 15 Mixed Scattered Trees
- 16 Valley Slope
- 17 Edge of Plateau
- 18 Hedges with Trees
- 19 Mixed Beech and Pine Shelterbelts
- 20 Beech Hedges
- 21 Private Access Routes with Views
- 22 Building Worthy of Retention

0 100 200 m

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Figure 4 - Site Landscape and Historic Assets

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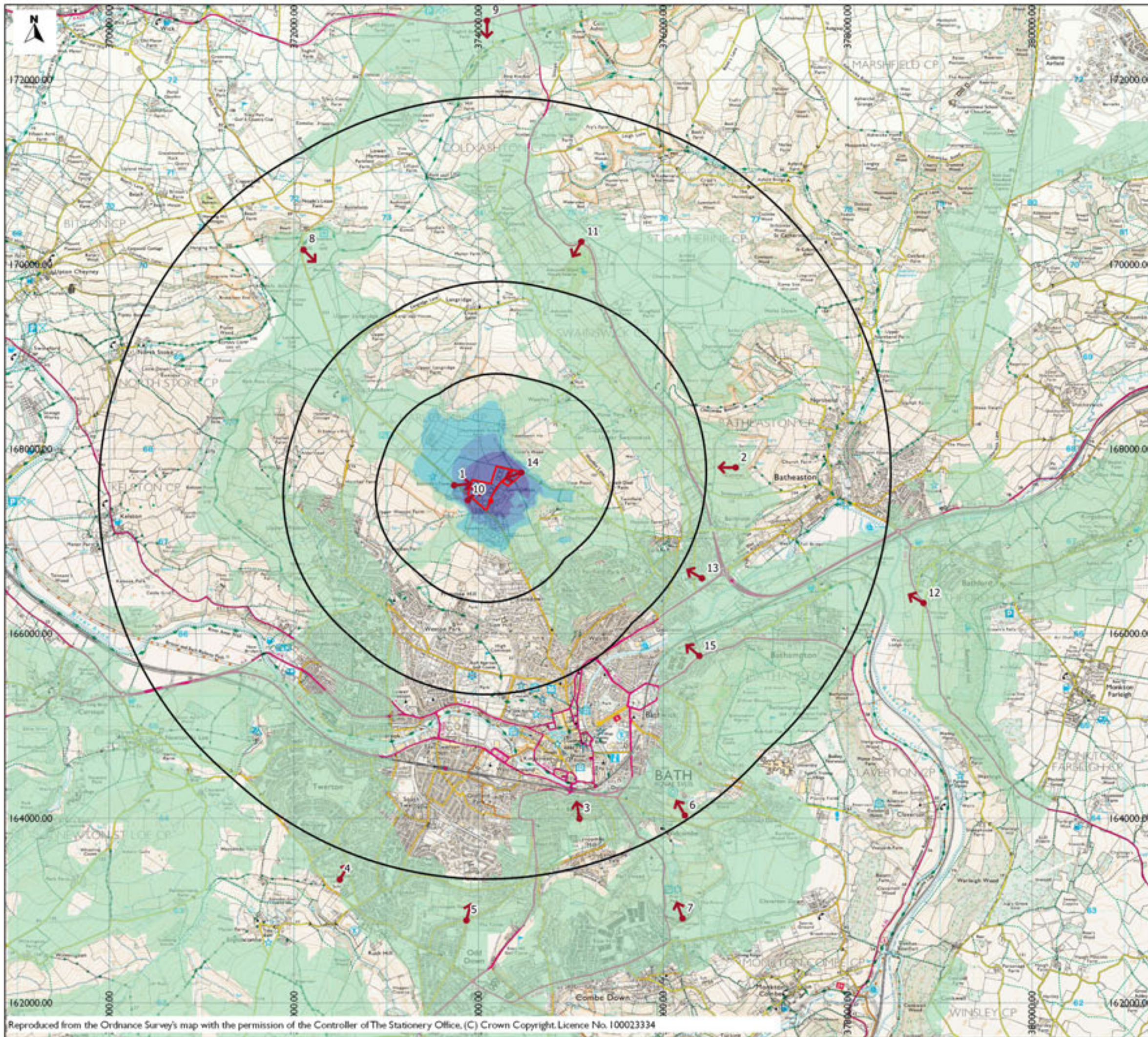
33



34



35



Site Boundary
 1 km, 2 km and 4 km Buffers
 The horizontal extent of site visible within the view

0-30deg
 30-60deg
 60-90deg
 90+deg

Viewpoint Locations

Note : Figure 6 indicates the zone of theoretical visibility (ZTV) for the Enleigh MOD Site based upon buildings of 10m to ridge, in height and on topography, alone. The visual envelope of the site was then specifically checked and verified in the field and the description of the visual envelope and the selection of viewpoints, identified, reflects this appraisal. The viewpoints are not intended to be a comprehensive set of representative views but have been identified to give an indication of the potential visual sensitivities associated with site.

0 500 1000 m

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Figure 6 – Site Visibility and Photo viewpoint Location Plan
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Significance of Viewpoint

Beckford's Tower was designed by Henry Goodridge for William Beckford and completed in 1827. It was built to take advantage of the panoramic views of Bath and the surrounding countryside. A pleasure garden known as Beckford's Ride was built around the tower and connected to Beckford's residence at Lansdown Crescent.

Description of View

There are commanding views of Bath both from the tower and at ground level from Lansdown Cemetery (once part of the pleasure garden) showing its setting and containment within the surrounding hills and open landscape and the characteristic of trees and open landscape extending into the built area from the surrounding landscape.

Historic Built Features

There are only glimpsed views to the Georgian city which is largely concealed by the topography and vegetation. The later Brown's Folly is visible in the distance.

Landscape and Topographical Features

Views include the Lansdown Cemetery and the south western slopes of Lansdown Hill in the near distance. Dean Hill forms a major part of the view in the middle distance. Long distance views extend to Little Solsbury Hill, Bannerdown, Odd Down plateau, Padley Bottom western slopes, Newton Brook valley and undulating plateau, the southern slopes of the River Avon valley between Newton St. Loe and Twerton, distant Somerset hills, Salisbury Plain and the Westbury White Horse, Kelston Round Hill, Prospect Stile and Bath racecourse. Views to green spaces within the city include Beechen Cliff, St James Cemetery, Stirlingale Farm, The Tumps, Brickfields, Locksbrook Cemetery, Bath City Farm, Carrswood and the well treed corridor of the River Avon.

Other Built Features

Ensleigh Ministry of Defence offices, Bathford, Weston Park housing, Royal United Hospital, Weston, Western Riverside gas holders, Oldfield Park, Moorlands, Twerton and Whiteway housing, Brickfields and Lymore Avenue.



Note an additional angle of view has been added to The Bath World Heritage Setting photograph in this instance.

Modification of the description of this view is required to reflect the different orientation.

Extract from: The Bath World Heritage Site Setting Study October 2009

Significance of Viewpoint

Little Solsbury Hill is an Iron Age hill fort which would have existed in Roman times and has significance in the historical development and setting of Roman Bath. It is a strong topographical feature and a popular public viewing point which shows Georgian buildings in the context of the surrounding hills.

Description of View

Extensive panoramic view of the built city, down the Avon valley and of the surrounding countryside of woods, trees and greenery.

Historic Built Features

Camden Crescent in middle distance. Both the upper and lower town of the Georgian city including the Paragon, terraces along Lansdown Hill and Bath Abbey.

Landscape and Topographical Features

Near views of grazed hillsides. Beacon Hill in middle distance. Avon valley, Bathampton Down slopes, Perrymead, Widcombe fields, parks, gardens and woodland, Stirtingale Farm and Carrs Wood with ridge above Conygre and Newton Brooks beyond.

Other Built Features

19th century and later housing at Larkhall and Fairfield Park in middle distance and Twerton housing in the distance. Individual buildings such as the Empire Hotel, the Podium and flats at Snow Hill stand out from the surrounding built areas.

Note an additional angle of view has been added to The Bath World Heritage Setting photograph in this instance.

Modification of the description of this view is required to reflect the different orientation.



Charmy Down Farm near Bath Thomas Robins

Extract from: The Bath World Heritage Site Setting Study October 2009



Significance of Viewpoint

This was an important viewing point during the Georgian period forming part of a series of routes referred to by John Wood and Jane Austen. A summer house was built at the top of Beechen Cliff in the 1750s as a useful viewing point which is thought to be the point where Catherine Morland commented on the landscape in Jane Austen's *Northanger Abbey*. The location is now marked by a park bench.

Description of View

Commanding views into and across Bath City centre and to undeveloped wooded and grassland slopes beyond framed by trees growing on Beechen Cliff below.

Historic Built Features

The lower Georgian town in the near distance including St. James's Parade, the Roman Baths, Bath Abbey, the Parades, the upper Georgian town beyond including Royal Avenue, Queen Square, the Circus, the Royal Crescent, Lansdown Crescent, the Paragon and around to Camden Crescent, Prospect Place and Great Pulteney Street.

Landscape and Topographical Features

Steep wooded slopes of Beechen Cliff in foreground. Trees in near to middle distance at Royal Victoria Park, Queen Square and the Circus, Parade Gardens, Henrietta Park and Sydney Gardens and beside the River Avon and railway line. Open space at the recreation ground and cricket ground. Distant views to High Common, Beacon Hill woodland, hills above Charlcombe, Charmy Down, Little Solsbury Hill, Bannerdown and Bathampton Down slopes.

Other Built Features

Bath City College, Carpenter House, Kingsmead, the new Southgate development, the Empire Hotel, Berkeley House, Snowhill housing and the Dolemeads. In the foreground the Great Western railway built in 1840 lies along the Avon valley.



Insert historic illustration 1d Robins A Southwest Prospect of the city of Bath 1723

Extract from: The Bath World Heritage Site Setting Study October 2009



Significance of Viewpoint

Twerton Roundhill is a strong topographical feature. It provides a popular public viewpoint on the south side of the city which shows the Georgian city in the context of the surrounding hills. Great Pulteney Street is thought to have been designed to line up with the hill seen from the Holburne Museum end.

Description of View

Panoramic 360 degree view including the Newton Brook valley and open undulating rural landscape to the south and west and over Bath looking north taking in the Bristol Channel and Wales in the far distance to the west and Claverton Down to the east.

Historic Built Features

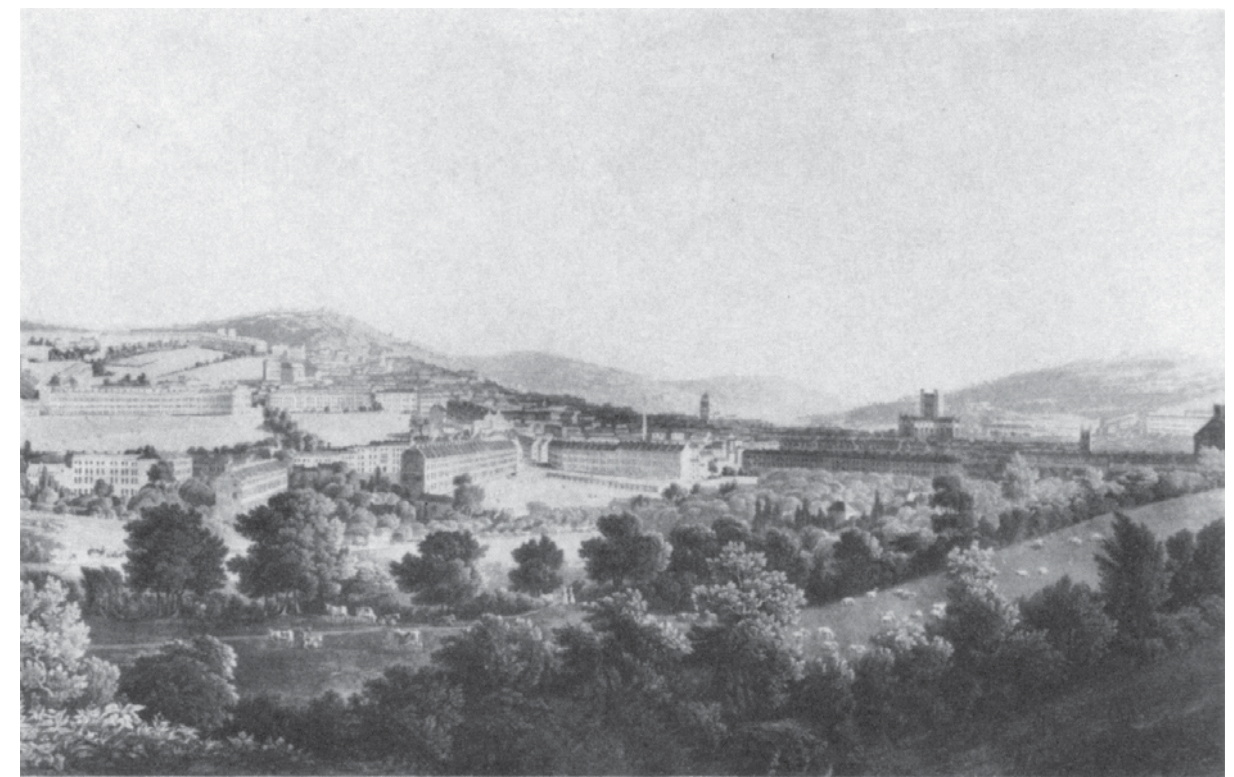
Kelston Manor, Beckford’s Tower, Cavendish Crescent, Somerset Place, Lansdown Crescent, Marlborough Buildings, Marlborough Street, Park Street, Park Place, Doric House, Royal Crescent, Brock Street, Nelson Place West, Norfolk Crescent, the Circus, Lansdown Road, and Lansdown Grove Hotel, Great Pulteney Street and the Holburne Museum, the Abbey, the Roman Baths and Pump Room, St Michael’s Church, Bathwick Hill, Darlington Place and Sydney Buildings.

Landscape and Topographical Features

Near views of wooded slopes and ridge of Claverton Down, Brickfields, Stirlingale Farm, Rush Hill, Englishcombe village and views to the south. Middle distance views of Royal Victoria Park and allotments. Distant views of Kelston Roundhill, Prospect Stile, the Lansdown ridge, High Common (Approach Golf Course), Little Solsbury Hill and Bannerdown.

Other Built Features

Post 19th century housing including Southdown Estate, Waterside Court student accomodation, Western Riverside, Kingswood School, St Stephen’s Church, Balance Street flats, Bath City College, Empire Hotel, MOD offices on Warminster Road and modern housing at Rush Hill.



1826

The City of Bath T Clark 1826

Extract from: The Bath World Heritage Site Setting Study October 2009



Significance of Viewpoint

Upper Bloomfield Road was one of the routes from the south into Bath which entered the city across the historic St Lawrence's Bridge at Widcombe. The road passed Cottage Crescent (now known as Bloomfield Crescent) and the descent into the city would have had far reaching views to the east and west.

Description of View

The view from Bloomfield Crescent across Stirtingale Farm of fields and trees, extends across the city to the south facing slopes. The view includes large areas of the Georgian city on the south facing slopes of Lansdown. Far views along the Avon valley extend west and east.

Historic Built Features

The view includes large areas of the Georgian city on the south facing slopes of Lansdown. The view includes The Abbey, Royal Crescent, Lower Common, Lansdown Crescent and Sion Hill crowned by Kingswood School and Beckford's Tower. To the west, the view down the Avon Valley includes Kelston Park and to the far east Alexandra Park.

Landscape and Topographical Features

Bloomfield Road twists down into the city from the southern rim into the hollow in which Bath sits. The view includes the built and developed city and the green hills of the Cotswolds Area of Outstanding Beauty to the north. To the west, the view down the Avon Valley includes Kelston Park, Kelston Round Hill, and to the far west Twerton Round Hill (High Barrow Hill). In the far distance the valley opens out towards Bristol. To the far east Alexandra Park and to the north Little Solsbury Hill and Charmy Down beyond.

Other Built Features

The lower slopes below Bloomfield Crescent are dominated by post 18th century development as Bath extended up the southern slopes of the city. Dominating the river valley view is the industrial Western Riverside gas holders. The proposed Western Riverside Development includes several high rise residential blocks which will change the view yet again. To the east, the parallel street pattern of pre war residential development at Bear Flat climbs the hill towards Alexandra Park. Beechen Cliff School and playing fields are visible on the southern slopes of the hill. In the valley to the east the copper roofs of the Snowhill flats are visible.

Extract from: The Bath World Heritage Site Setting Study October 2009

Note an additional angle of view has been added to The Bath World Heritage Setting photograph in this instance.

Modification of the description of this view is required to reflect the different orientation.



Significance of Viewpoint

In the 18th century Widcombe Hill provided, and still does today, some of the best panoramic views to the west and north of the city seen from the east. Georgian buildings are seen in the context of the surrounding hills and the green River Avon valley.

Description of View

View of the Georgian city within the hollow of the surrounding hills with distant views west along the River Avon valley.

Historic Built Features

Distant view of Kelston Park and Beckford's Tower. The Georgian city including The Circus, the Royal Crescent, Lansdown Crescent, Camden Crescent and the Abbey.

Landscape and Topographical Features

Near views of Perrymead, the lower slopes of Widcombe and the Lyncombe Vale terraces, Abbey cemetery, Alexandra Park and allotments and Beechen Cliff woodland. Middle distance views of the Approach Golf Course, the route of the Cotswold Way, trees in The Circus, woodland areas below Lansdown Crescent, Royal Victoria Park and Locksbrook cemetery. Distant view to the north and west of the city in a hollow, along the Lansdown ridge including Kelston Round Hill and hills above Corston and very distant views of ridges west of Bristol.

Other Built Features

Near view of St Matthew's Church (Widcombe), Churchill Bridge with the riverside warehouses, Kingsmead housing, Western Riverside and gas holders and post 19th century housing to the west of city. Snow Hill housing and terraces below Beacon Hill in the middle distance.



1792

Extract from: The Bath World Heritage Site Setting Study October 2009

Significance of Viewpoint

Ralph Allen’s mansion was built in 1733-1750 at a prominent location at the head of a tributary valley above Widcombe village. It was designed by John Wood the Elder and provides spectacular views of Bath and conversely there are many views of the mansion from the Georgian city. Many famous guests were invited and on certain days of the week the grounds were accessible to the public as they are today through the National Trust.

Description of View

Spectacular view down the open grassland valley enclosed by trees on the side slopes framing views to Bath.

Historic Built Features

Palladian Bridge and Crowe Hall in near to middle distance. Beckford’s Tower, Lansdown Hill, the Royal Crescent, Lansdown Crescent, Camden Crescent, Lower and Upper Camden Place and Prospect Place in the distance.

Landscape and Topographical Features

Prior Park landscape garden in the near distance. In the middle distance views to Upper Common (Approach Golf Course), Kelston Roundhill, Lansdown Hill and Beacon Hill. In the distance the hills above Charlcombe and Charmy Down.

Other Built Features

St. Stephen’s Church, St. Thomas a Beckett at Widcombe, Snow Hill housing, Camden and Larkhall housing.



c.1837

Hollway

Extract from: The Bath World Heritage Site Setting Study October 2009



Current Photo Viewpoint 8



Current Photo Viewpoint 9



Current Photo Viewpoint 10



Current Photo Viewpoint 11



Current Photo Viewpoint 12



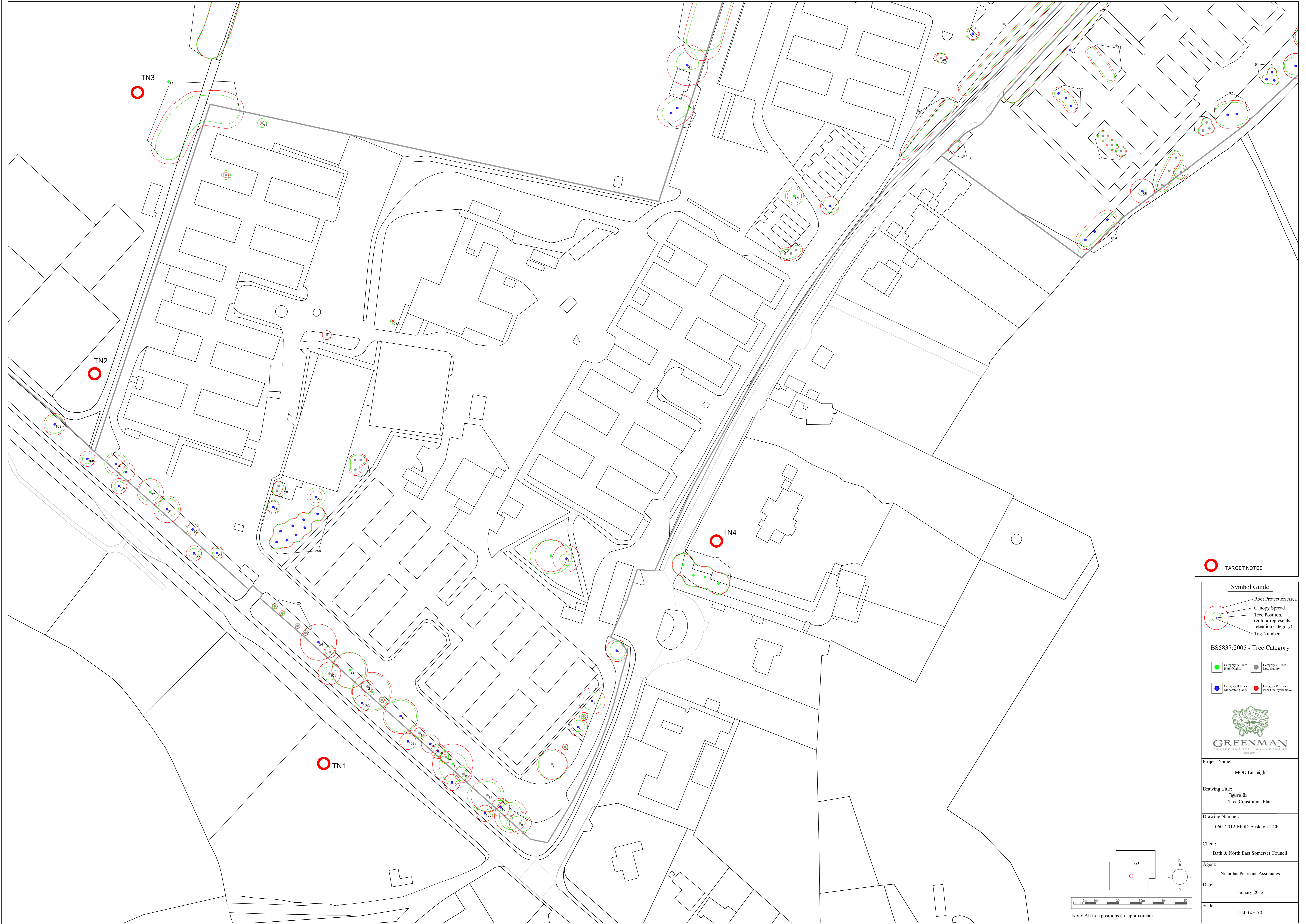
Current Photo Viewpoint 13



Current Photo Viewpoint 14



Current Photo Viewpoint 15



○ TARGET NOTES

Symbol Guide

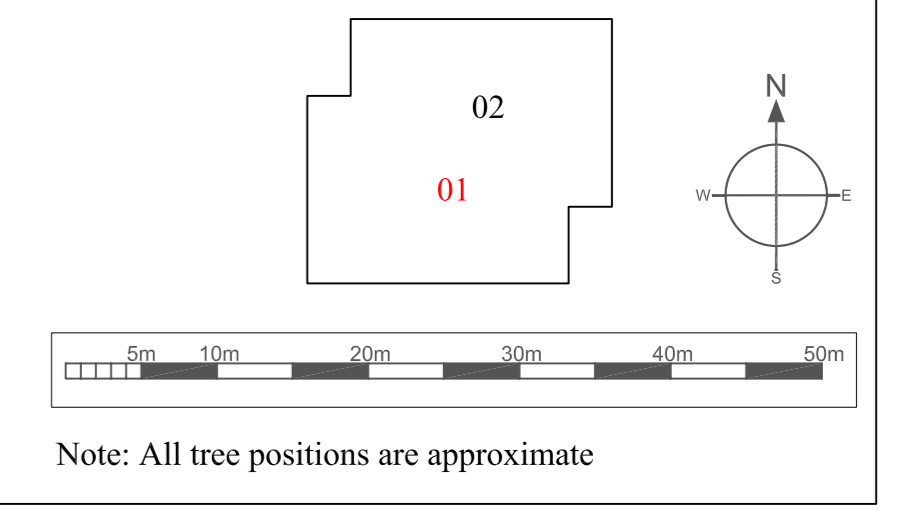
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- Canopy Spread
- Tree Position, (colour represents retention category)
- Tag Number

BS5837:2005 - Tree Category

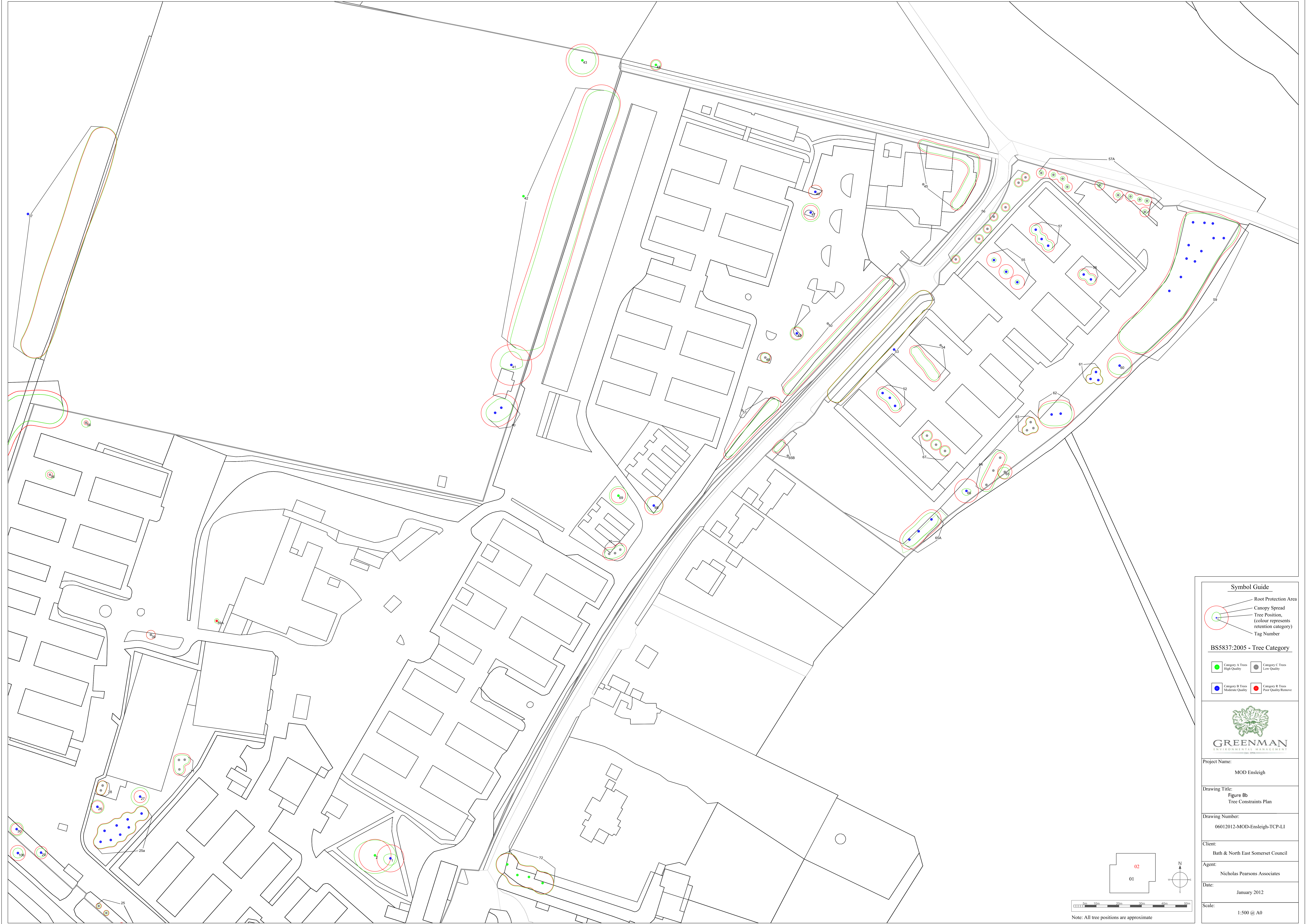
- Category A Trees High Quality
- Category B Trees Moderate Quality
- Category C Trees Low Quality
- Category D Trees Poor Quality/Remove



| | |
|-----------------|------------------------------------|
| Project Name: | MOD Ensleigh |
| Drawing Title: | Figure 8a Tree Constraints Plan |
| Drawing Number: | 06012012-MOD-Ensleigh-TCP-L1 |
| Client: | Bath & North East Somerset Council |
| Agent: | Nicholas Pearsons Associates |
| Date: | January 2012 |
| Scale: | 1:500 @ A0 |



Note: All tree positions are approximate




Symbol Guide

- Root Protection Area
- Canopy Spread
- Tree Position, (colour represents retention category)
- Tag Number

BS5837:2005 - Tree Category

| | |
|--------------------------------------|---|
| Category A Trees High Quality | Category C Trees Low Quality |
| Category B Trees Moderate Quality | Category R Trees Poor Quality/Remove |



GREENMAN
ENVIRONMENTAL MANAGEMENT
EST. 1994

Project Name:
MOD Ensleigh

Drawing Title:
Figure 8b
Tree Constraints Plan

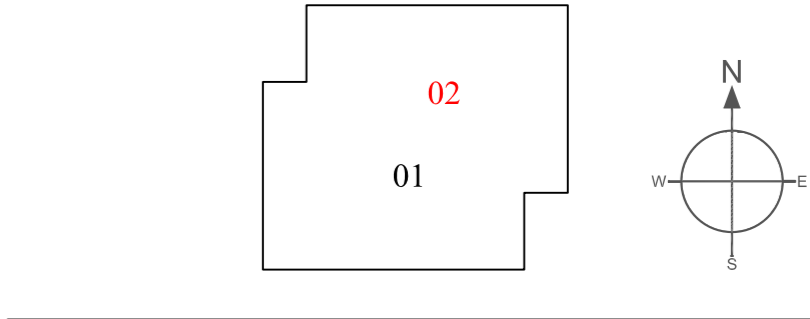
Drawing Number:
06012012-MOD-Ensleigh-TCP-L1

Client:
Bath & North East Somerset Council

Agent:
Nicholas Pearsons Associates

Date:
January 2012

Scale:
1:500 @ A0



02
01

Note: All tree positions are approximate



- ### Legend
- Site Boundary
 - Broad-leaved Scattered Tree
 - Species Poor Intact Hedgerow
 - A Amenity Grassland
 - Buildings
 - Hard Standing
 - Introduced Shrub



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Bath and North East Somerset

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 MOD CONCEPT STATEMENT:
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Figure 9 – Extended Phase I Survey Map

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APPENDIX AI: ARBORICULTURE REPORT

Ai - Main Site Tree Survey Report

APPENDIX A2: ECOLOGICAL SURVEY REPORT

A2i - Ecological Extended Phase I Report

A2ii - Ecological Survey Report

APPENDIX A3: EXISTING LANDSCAPE CHARACTER ASSESSMENTS

A3i - Relevant landscape planning context and policy extracts

A3ii - Statement of Outstanding Universal Value for the Bath World Heritage Site

A3iii - Relevant landscape character assessment extracts

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Document Title: Ensleigh MOD site, Bath. MOD Site Concept Statement: Evidence Base – Report covering Landscape and Visual, Arboriculture and Ecological Matters

Project No: B&NES/NPA/10545

This document: Original Revision Rev Letter:

| | Name | Signature | Position | Date |
|--------------|--------------------|---|---------------------------|-----------------|
| Prepared by: | <u>A. Cooper</u> |  | <u>Associate</u> | <u>2.2.2012</u> |
| Checked by: | <u>S. Metcalfe</u> | <u></u> | <u>Associate Director</u> | <u>2.2.2012</u> |
| Approved by: | <u>S. Kale</u> |  | <u>Managing Director</u> | <u>2.2.2012</u> |

DOCUMENT CONTROL

REVISION RECORD

| Rev Letter | Date Prepared | Prepared by | Checker/ Approver | Description of changes |
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