

Foxhill 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 Foxhill MOD site, 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, key issues and considerations for each subject area 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, GDS.1, 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.7, BH.8, BH.9, BH.15, BH.22, T.1, T.3, T.14, 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 Foxhill 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 (OUV's) of a World Heritage Site is 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, guiding site appraisals, include:

The Landscape and topographic setting

(Characteristics of importance and aspects of the landscape setting of particular significance for appraisal of potential effects on the WHS)

- *‘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 Foxhill MOD Site.

Historic Setting

(Key characteristics important to the historic setting of Bath WHS for appraisal of potential effects on the WHS)

- *‘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)*

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- *'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'.*

Visual setting

(Three key components for appraisal of potential effects on the WHS)

- *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;*

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.

- A small part of the site at the southern end is located inside the Bath Conservation Area. Two mature beech trees in this area are afforded special protection under the Part 8 of the Town and Country Planning Act 1990. There are no other Tree Preservation Orders on the site;
- The Foxhill MOD Site is outside of the Green Belt and but bordering it and the Cotswolds AONB, on the northern boundary.
- The Registered Park and Garden of Prior Park is located to the east;
- No listed buildings are within the Site but some are concentrated opposite the main site entrance and in the north-east corner of the site;

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- There are public rights of way running along the eastern site boundary linking to Perrymead and Combe Down and off-site to the north and west linking to Bloomfield and Beechen Cliff;
 - There is a public open space/playing field, off-site to the south-east.

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

- Historic route of Hanginglands Lane (Pope's Walk not strictly the correct name) to the east and associated with the Bishops Great Park Boundary Features and walls;
- Historic drystone wall features on the edge of the Combe Down Boundary. Rows of trees or 'hege raewe' rather than hedges would have defined the boundary to the manor or Parish of Monkton Combe;
- Circa 1750, Ralph Allen's Estate former Carriage Drives (or 'coach roads' running along the plateaux edge and skyline to the south of Bath, with views back over the city and river;
- The large numbers of Firs originally and innovatively used by Ralph Allen in places around the skyline in the former long belt of 'Fir plantation' or 'forest' which was subsequently clear felled after 1820 when the Ralph Allen Estate was broken up.
- Historic Names for parts of the land now occupied by the Foxhill MOD Site including Green or East Down and Colethurst Down (to the north-east);
- The road called Foxhill was formerly a field way route providing historic access to the Common Fields of Widcombe, to the west of this road;
- 'Woodlands' or 'Fersfield' was built in 1839 at the top of the valley to the north;
- Combe Down Water Works Tower used to be sited close to the site of the southern main entrance;
- Greendown Place, Greendown House and Greendown Terrace, quarrymen's houses south of the Bradford Road;
- In the 20th Century the southern part of the Site was called the Ralph Allen Park, prior to the MOD taking over the site as a whole.

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 Foxhill MOD Site, before the next section appraises the landscape and historic assets of the site, itself. Any concept statement for the Foxhill 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 Foxhill MOD Site.
- 2.12 The landscape character context for the Foxhill MOD Site is provided by the following published Landscape Character Assessments. At a national level the Foxhill MOD Site is located within Landscape Character Area JCA 107 Cotswolds. Immediately to the north of the Site is the Cotswold Area of Outstanding Natural Beauty (AONB) Landscape Character Area 4E Perrymead. There is a distant visual relationship between the Site and AONB Landscape Character Area 9C Lansdown, to the north of Bath. At a more local level The Site falls within the Bath City-Wide Landscape Character Appraisal Area 21 Foxhill. The surrounding area off-site to the north is more specifically identified in the Bath City Wide Landscape Character Appraisal as Area 18 Entry Hill, Perrymead and Prior Park. To the south of the site is the local landscape/townscape Character Area 22 Combe Down.
- 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 Foxhill MOD Site that follows below. These assessments will continue to be a valuable reference as proposals for this site are taken forward.

Bath Building Heights Strategy (September 2010)

- 2.14 **Figure 3** shows the Bath Height Study Zone context for the Foxhill MOD Site.
- 2.15 The relevant extracted, Height Strategy Zone information, associated with the site, is as follows:

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- The Site is located in Zone 5, the Plateaux, outside the city and immediate setting of the city;
 - The area, bordering the Site to the north and east, is within the immediate setting of the city, Zone 2;
 - The railway tunnel opening to the south of the Bradford Road is classified as being within Zone 1 the city.

2.16 Selected extracts from the page 6 Executive Summary include the following, with respect to Zone 5:

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.'*
- *'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'*

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

- *'Building 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'*

2.18 The northern and far eastern edge of the site, form the edge of a plateaux and are located on the boundary of the Bath Building Height Strategy Zone 2. For this reason it would appear that the following Zone 2 recommendations would also be applicable to these parts of the site:

- *'Building shoulder height should not exceed that of the height of nearby buildings';*

- *'In suburban single storey residential areas 1 additional storey may be possible providing the resulting buildings does not intrude in views and should preserve and enhance the green character of the area;*
- *'It may be necessary for the building height to be less than the shoulder height of nearby buildings in response to heritage assets and to prevent intrusion into views.'*

2.19 This site currently comprises a mix of 1 and 2 storey buildings (1 storey alongside the plateau edge) and buildings around the site are generally two storey and up to 3 storey to the west along Foxhill Lane.

2.20 Page 57 of the Bath Building Heights Strategy provides further specific design recommendations and P49 recommendations may also have some relevance for the plateau edge to the north.

3.0 SITE LANDSCAPE

3.1 This section focuses on an appraisal of the Foxhill 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 and historic assets on the Foxhill 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 Foxhill site is 18.9 Ha in size and located approximately 2km to the south of Bath city Centre.

3.4 The site slopes gently from south to north between 165m AOD on the top of the plateau to 154m AOD and its northern boundary which is defined by mixed mature woodland which forms part of the city skyline and is on steep valley slopes running down toward Perrymead. There are distant panoramas out from the top of the plateau to the Cotswold Plateaux and outliers to the north-west of the city. The topography on the adjoining land beyond

Bramble Way to the east has been re shaped following a history of quarrying activity on this land.

- 3.5 The site is bounded to the south by the A3062 North/Bradford Road which provides the main vehicular access point although there is a secondary access on Foxhill to the west.

Immediate Surroundings

- 3.6 To the north the land use is woodland and then open with occasional dwellings, residential development encloses the site on the other three sides.
- 3.7 Historic Maps appear to show the wooded area on the plateaux edge/upper valley slopes as part of the Prior Park Estate with connections around the former Prior Park Farm to the east. Land between Prior Park and the Foxhill Site today, has now been developed, the farm is no longer present and this area is now occupied by the Priory Close twentieth century residential development.
- 3.8 The site falls within the Foxhill area of Bath on the edge of the village of Combe Down. To the north and east is the Cotswolds Area of Outstanding Natural Beauty and Green Belt land, including the highly valued historic landscapes of the Perrymead, Lyncombe and Widcombe Valleys and the Grade I Historic Park and Garden of Prior Park.
- 3.9 To the south and east, in areas that are now largely residential there has been a long history of Bath stone quarrying and prior to this Roman occupation. Although, visible evidence for these uses is today predominantly hidden, former quarrymen's cottages and buildings exist opposite the Bradford Road entrance to the Foxhill Site. These cottages include Greendown Place and Greendown Terrace, which is listed. These cottages and other infrastructure to the south are also included in the Bath Conservation Area that extends across the road into the southern part of the Foxhill site.
- 3.10 Immediately adjacent to the eastern edge of the site, to the rear of Priory Close, is Hanginglands Lane (also sometimes called Pope's Walk), a Public Right of Way and an historic walkway linking Combe Down with Perrymead and the Lyncombe Vale. Historic research carried out as part of the World Heritage setting study 2009 identified that one of Ralph Allen's former carriage drives, extending from his former estate, originally followed

the eastern and northern edge of the site on the plateau edge, although there is limited visible evidence for it on the ground, today. The same research identifies the Bradford Road to the south of the Foxhill Site, as having medieval origins, before being taken over by the Turnpike Trusts. Cotterell's Map of 1852 shows the turnpike building used to be at the end of Foxhill, on the Bradford Road.

- 3.11 On the site of the former quarry land on the south-eastern boundary there are post-war housing development frontages and two sports fields. These sports fields specifically include the Combe Down Rugby Football Club, with associated flood lights and the Backstones Playing Field.
- 3.12 To the west, the housing areas are of more recent origin and like the Foxhill Site itself occupy former grazed downland. The downland was subsequently farmed more intensively when it was associated with Fox Hill Farm (since demolished). The Site farmland previously comprised three medium to large sized enclosed fields which have not survived today. The residential street pattern to the west originates from Patrick Abercrombie's Plan for Bath, in 1945. Two storey buildings dominate and there is also more recent 20th century development which includes a three storey block of flats at Bradford Park which fronts onto and overlooks the Foxhill Site immediately from the west. Many of the buildings comprise pre fabricated panels or reconstituted Bath Stone with concrete tile or flat roofs. Prefabricated Cornish unit houses with their distinctive mansard roofs to the north-west of the site, contribute a distinctive architectural character to the area. The layout of surrounding streets to the west is formal and geometric and Queen's Drive is the main linking access route through this area. Foxhill Road itself changes to a sunken lane non-vehicular route, at its northern end, alongside an older property, West Lodge and this coincides with a change in slope, to valley side.

The Foxhill Site Landscape

- 3.13 The geology of the gently sloping site is of the lower and middle Jurassic period which has alternating layers of Oolitic Limestone and clay.
- 3.14 The land use of the Foxhill Site comprises nine single storey, some ancillary buildings and two storey office blocks (one at the southern entrance and the other at the northern end of the site). 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 some are timber clad, to the north of the site. The majority have a flat roof. The red brick does not compliment the generally unifying muted limestone colour finish of most of the surrounding buildings in Combe Down. Otherwise, the site comprises associated car parking, internal access roads and intervening areas of open space.

- 3.15 Boundary treatments on the plateaux in the urban area vary but the most positive are generally stone walling and hedges. There are some positive and distinctive garden walling treatments combined with hedge planting and/or shrubberies to the frontages of some properties on Foxhill. The grass verges with trees are also a positive feature of parts of Foxhill on the edge of the Site. Dry stone walling along the edge of the plateaux to the north and on surrounding property boundaries beyond the site security fences are in a poor state of repair in many places. However, the stone walls and remaining boundary features along the far eastern boundary and on the parish boundary around Combe Down are of considerable age and historic value. The security fencing around the site generally detracts in the scene and is associated with security lighting columns at regular intervals. Lighting columns internally are less frequent which limits existing levels of sky glow and visual intrusion. The potential for lighting to cause visual intrusion on elevated sites such as this is high.
- 3.16 The main blocks of vegetation on the site are concentrated along the edge of the plateaux to the north and far eastern boundaries, where there are mixed deciduous tree groups of varying ages, predominantly in good condition and adding to the off-site woodland plantation in defining the skyline in views from north. There is a mature line of Pines along a bank in the south-west of the site and a healthy mature tree group in the centre of the site north of Stonehouse Lane. There is a healthy maturing small groups of Pines half way down the western boundary alongside a row of Leyland Cypress, which although providing a greening and screening function could be beneficially replaced. There are other notable specimen trees including two mature beeches in the vicinity of the site entrance which are fine specimens and are afforded Conservation Area Protection.
- 3.17 The only site hedge is a beech hedge planted alongside the Bradford Road frontage, of recent origin, which softens the appearance of the adjacent parking area. The site open spaces are otherwise dominated by short mown grass with very occasional patches of

ornamental planting of some amenity, but otherwise low value. The open space area on the northern fringe of the Site positively visually connects with a network of green space in the adjacent housing development running through to Axbridge Road off-site to the north-west. There are further green corridors/connections provided by tree planting, hedges and walling off-site along the line of Hanginglands Lane (Pope's Walk) and to the west along Foxhill including off site rear garden tree planting to the rear of properties at the southern end of Foxhill. These planting corridors are gappy in places but could be strengthened to develop robust north-south and east-west multifunctional green corridors around the edges of the Foxhill site and could restore the connections previously made by previously removed downland hedgerows and tree lines.

- 3.18 The local landmarks visible from the site include the Foresters Arms alongside Greendown Terrace, opposite the site entrance, and distant views out to the north and north-west from the southern part of the site, including from the Backstones Playing Field, to Beckford's Tower and Kelston Round Hill. There are filtered views to varying degrees, in winter, from the northern edge of the site through the boundary tree lines toward Alexandra Park and toward Camden Crescent. Views toward the landmark of Priory Park are limited to occasional glimpse views from the eastern edge of the site through narrow gaps between properties at Priory Close. Vistas otherwise are terminated by surrounding tree belts or buildings. Beyond Prior Park the Bath University detracts in views to the skyline to the east.
- 3.19 The main cultural influences affecting the Foxhill site prior to the MOD occupation relate to the use of parts of the site by Ralph Allen as part of his 18th Century Estate parkland and farmland. A disused railway tunnel also passes under the site between the city and the former quarries. This now forms a key part of a designated Special Area of Conservation (SAC) for Bats and the Foxhill Site falls within the identified Bat foraging zone.

Overall Value, Condition and Sensitivity of Assets

- 3.20 The MOD site at Foxhill is located within the Bath World Heritage Site, is set outside the Cotswolds AONB and Green Belt (but adjoins their southern edge). A small part of the site including the main entrance building is located within the Bath Conservation Area. The Foxhill Site is outside the defined areas of the city and the immediate setting to the city but is positioned alongside these areas. In overall terms, the site comprises areas of High sensitivity on its northern, north-eastern and southern edges in character terms. Otherwise,

its inherent landscape sensitivity would appear to be moderate where there are mature trees and on site edges but low elsewhere, despite being within the WHS.

- 3.21 The buildings and built fabric of the Site poorly integrate with the surrounding positive residential and former quarry cottages, in form and materials and the value of these buildings in landscape/townscape terms is low. The open spaces of the site contain some healthy mature individual trees and tree groups that are worthy of retention and make positive contributions in terms of visual amenity, nature conservation and by creating a wooded backdrop that makes an important contribution to the 'Important Green Hillside and Skylines' of the World Heritage Site. The grassland on the site is of low inherent value in itself but it is located where it maintains valuable buffers to adjoining high quality and valued landscape including along northern and eastern edges of the plateaux, alongside Hanginglands Lane (Pope's Walk) and in the way it maintains greenway connectivity along the plateaux edge, on an alignment that keeps open the former carriage route of Ralph Allen and safeguards the potential for some views out from this area to the city to the north. Also, currently the building height distribution and distribution of open space maintains positive long distance views out to Beckford's Tower and Kelston Round Hill.
- 3.22 The most sensitive landscape and historic assets are the trees, the offsite woodland plantation to the north, the greenway and movement corridor on the northern edge of the site, the offsite Hanginglands Lane (Pope's Walk) route and its setting to the east and the mature beech and the setting of Greendown Place/Terrace, opposite the southern entrance which are inside the Bath Conservation Area and face the historic route of the North/Bradford Road. There are moderate levels of tranquillity on the site, however, the elevated and plateaux edge nature of the Site and the tranquillity present in adjacent areas of the Area of Outstanding Natural Beauty, to the north, make this site sensitive with respect to light pollution. This is further compounded by the potential for the use of the site by foraging Bats and given the proximity of the SAC to the south.

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

- 3.23 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

3.24 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

Building set back distance on the northern and north-eastern plateau edge boundary of the site and building height control and sensitive building roof colouring is critical to maintaining the high quality of the landscape character of the adjoining Perrymead, Lyncombe and Widcombe Valleys. Visible skyline buildings would erode the setting of this highly valued historic landscape. Further degradation of the off-site woodland cover needs to be countered with new planting in places on the plateau edge where it would not compromise the openness and some views out along the former Ralph Allen carriage Drive routes.

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

Comment

The rural countryside edge to the Foxhill site is to the north. The existing woodland plantation and the steep valley slope maintain an abrupt edge to existing built development, which should be protected and maintained.

- *'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 treatment of the northern edge of the plateaux which currently includes a tree defined skyline, without visible development, will need to be safeguarded to protect historic views out from Georgian townscape areas to the north and east and to maintain the positive landscape setting of city.

- *‘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 Foxhill site is close too but avoids identified Roman features or remains or their settings, as shown on Map 7 of the Bath World Heritage Setting Study. The picturesque qualities, as they relate to this site are the northern tree lined skyline visible from within the city and the views from the edge of the plateaux over the city from the former Ralph Allen carriage drives. An undeveloped appearance to the edge of the plateaux is again significant here in safeguarding the Outstanding Universal Value of the World Heritage Site.

The Site’s Significance in Terms of Historic Setting

3.25 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 Ralph Allen carriage drive route and potential to view the city in places from it, needs to be safeguarded. A positive character needs to be restored and maintained along the Bradford Road medieval/Turnpike road at the site entrance and to the local setting of the Georgian/Victorian assemblage of quarrymen’s cottages at

Greendown Place, including Greendown Terrace and not competed with, by the introduction of new visually dominant buildings, on that frontage. There is also a Georgian Jews' Burial Ground, east of Greendown Place,

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

Comment

The northern and eastern edge of the Foxhill Site are currently and were historically viewed from key parts of the city and Georgian Buildings including North Parade and Terrace Walk, Camden Crescent, Upper and lower Lansdown, and Macaulay Buildings and change that would adversely effect these views, is significant, in terms of the Outstanding Universal Value of the WHS.

- *'Areas viewed from key viewing points and areas used by residents and visitors in Georgian times'.*

Comment

The historic views listed in the bullet point above are significant. In addition, there are also views to and from Little Solsbury Hill and footpath near Ensleigh, from the northern wooded plateau edge of the Foxhill Site, places that would have been used and viewed by residents and visitors in Georgian times.

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

Comment

The routes of the former Ralph Allen Carriage Drives associated with the Prior Park Estate, on and off site to the north would have been a Georgian attraction and are of most significance in this case. The popular routes used to access the Combe Down quarries shown in the World Heritage Site Setting Study are generally set away from this site.

- *'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 Foxhill site is close to but avoids identified Roman sites or potential Roman villas or their settings, as shown on Map 7 of the Bath World Heritage Sites Study.

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

Comment

The Foxhill site is significant in that its northern and eastern edge was viewed from the Georgian Town and Buildings, as part of the countryside being drawn into the town. Viewpoints in the city included those from Terrace Walk near North Parade, from Alexandra Park and from Camden Crescent.

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

Comment

The Ralph Allen carriage drive, the Hanginglands Lane to the east and Foxhill itself would have been used in the 18th Century and pass through or alongside the Foxhill the site. Each of these is historically significant.

- *'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 Foxhill Site is close by but set on the edge of the former Combe Down mining area, the setting provided by the quarrymen's cottages at Greendown Place, including Greendown Terrace, opposite the site entrance, is significant as a reference to this mining past.

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

Comment

The historic views across the city from the Ralph Allen Carriage drive on the northern edge of the Foxhill Site are noted in historic research which formed part of the WHS setting study 2009.

- *'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 northern edge of the Foxhill Site historically formed a backdrop in the following key views from the city eg. Terrace Walk near North Parade and from Camden Crescent.

4.0 VISUAL CONTEXT

- 4.1 This section describes and appraises the visual context of the Foxhill MOD Site and in particular, focuses on the nature of views into the Foxhill Site, historic and current.
- 4.2 **Figure 6** indicates the zone of theoretical visibility for the Foxhill 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 h** include photo viewpoints selected to identify some of the historic views and current views into and across the Foxhill Site.

Visual Envelope

- 4.4 Current views to the site are limited to the south, west and east, by built development. Mature, predominantly deciduous tree belt enclosure on the northern edge of the Site filters views to and from the city centre, Alexandra Park, parts of Lansdown and Little Solsbury Hill, to the north and east. Views in from the near distance to the north are restricted to the northern edge of the site, by existing woodland and by the topography. Middle distance views toward the northern edge of the site from Alexandra Park, are possible, but are generally filtered through trees or have school buildings in the foreground of the view. Beechen Cliff and its tree planting, otherwise screen views from a significant part of the central and western part of the city Centre. There is distant intervisibility from the higher parts of the site toward the top of Beacon Hill including Beckford's Tower and the Kelston

Round Hill to the north-west and to and from, taller buildings at Bath University to the east. To the north-east there are middle distance views too from the Widcombe valley to the north-eastern edge of the Foxhill Site and more distant views to the site on the skyline, as a backdrop to the city, from the Little Solsbury Hill trig point.

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 but this is not intended to be an exhaustive list.

4.6 **Figures 7a to h** show the locations of photo viewpoints I to II selected below to identify some of the historic views and current views into and across the Foxhill MOD Site. Note: wherever possible viewpoints from the Bath WHS Setting Study have been referenced where they are applicable.

- Historically significant views
 1. Prospect Stile
(Representative of Kelston Round Hill and Beckfords Tower)
Map 13 Figure 1 Appendix II Bath WHS Setting Study
 2. North Parade/Terrace Walk
Map 13 Figure 8 Appendix II Bath WHS Setting Study
 3. Little Solsbury Hill
Map 13 Figure 10 Appendix II Bath WHS Setting Study
 4. Camden Crescent/Terrace
Map 13 Figure 11 Appendix II Bath WHS Setting Study
 5. Alexandra Park
Map 13 Figure 12c Appendix II Bath WHS Setting Study
 6. Widcombe Hill/ Macaulay Buildings
Map 13 Figure 16 Appendix II Bath WHS Setting Study
(with NPA Photograph inset for different orientation)

Other Potential Historic Views In (Not included here)

From Upper Lansdown on the Lansdown Road Approach and Lower Lansdown sequential views

Other Historic Views Out

Potential for views from the former Ralph Allen Carriage Drive over the city, out toward Lansdown/Ensleigh and to Little Solsbury Hill, if this route were restored and made publically accessible.

- Current Views
 7. From Greendown Place, Greendown Terrace, the Foresters Arms and footways on Bradford Road looking north
 8. From the Greenway to the west looking east
 9. From the Public Footpath in the valley to the north-west looking south and up towards the Foxhill Site
 10. From a Public Footpath at Ensleigh looking south
 11. Hanginglands Lane (Popes Walk) looking west

Other Views in

Near views, from residents in properties, facing the site to the west and south, outside the Bath Conservation Area.

Views Across and over the Foxhill Site

12. From the Backstones Playing Field toward Kelston Round Hill and Beckford's Tower

The Nature of Views

- 4.7 Generally, within identified historic views from the city to the north, the northern edge of the Foxhill MOD site is seen as a mature tree defined skyline with no clearly apparent existing Site buildings, seen through the tree cover of the existing woodland plantation. The tree cover is quite thin in places revealing the sky behind. Where the plantation woodland thins out, there is also potential for views out from the northern edge of the Site to parts of the city, particularly in winter. The Foxhill site forms one side of the valley that frames views from the historic city centre toward Prior Park, which is a key city landmark. The edge of the site is visually drawn into the urban setting in these views. The view from the Widcombe Valley is of a similar nature, from a low angle, but is more oblique, focusing on the north-east corner of the site, with much of the rest of the site hidden by woodland in combination with the Priory Close Housing development. The view is focused away from the city but is

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- likely to have been a popular view, as it focuses towards the house at Prior Park. The same overall appearance of the site is experienced from views further to the north-east, however, these are at a greater distance and the site is seen more on a level but makes up a smaller component of the view. These views are generally more focused on the intervening city townscape in the bowl and the site is seen as part of the wider backdrop.
- 4.8 Current views from residents at Greendown Terrace and from users of the Bradford Road are toward a two storey brick entrance building with a foreground parking area enclosed by security fencing. Some mature beech trees and beech hedging are positive elements in the view, which otherwise has a number of detracting features. The brick MOD site entrance building appears visually incongruous in form and materials. Properties either side of the brick Site entrance building frame longer views beyond the entrance building.
- 4.9 The view from walkers within the open space/greenway to the north-west of the Foxhill Site experience a framed view through security fencing to buildings on the Site edge. Foreground trees filter views, however, in winter, positive visual continuity of green space can be perceived running across Foxhill between this area and the northern part of the site. The sky otherwise is a dominant component in this view.
- 4.10 In near views from walkers on the public footpath on the valley side to the north-west there are some views into the north-west corner of the site but these are limited to the top 2m of three existing single storey buildings, in winter, with the topography and woodland on the upper slopes generally concealing any further views. Off-Site Buildings can be seen in the foreground of the view on lower ground.
- 4.11 Walkers on a public footpath in the Cotswold AONB near Ensleigh, which is at a similar level as the Foxhill Site, have views that are limited to the wooded skyline provided by the planting along the northern edge of the Site. Even in winter, this currently screens existing buildings on the site, from this distance and maintains an undeveloped skyline in the context of Prior Park to the east.
- 4.12 Current views of the Foxhill Site experienced by walkers on a section of the Hanginglands Lane (Pope's Walk) immediately to the east, are through a security fence, but otherwise are relatively open. The view is under the canopies of a line of trees and across short grass or parking areas toward buildings on the eastern edge of the site. A relatively open setting to
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the Lane is maintained to the west and an historic walled boundary is still in evidence to the east. The houses on Priory Close are otherwise prominent in the scene beyond the wall, which now forms a rear boundary to these properties.

- 4.13 Users of the Backstones Playing Field experience open views to Site buildings to the west, however, these are seen against a backdrop of mature Pines. Views to other parts of the existing Site and buildings are partial and limited to the upper parts of a few buildings, by boundary walls and vegetation and a combination of gently falling topography and single storey building heights. The view otherwise is generally positive, with open grassland in the foreground and Beacon Hill, Beckford's Tower and Kelston Round Hill, visible landmarks, in the distance.
- 4.14 Views from residents in properties adjacent to the boundaries of the Foxhill Site are from the rear upper stories from Priory Close, the rear of properties along Bradford Road and the rear of dwellings at the southern end of Foxhill are limited to the upper parts of existing buildings by rear boundary treatments which also maintain privacy to rear gardens. In many places mature garden boundary trees and trees on the periphery of the site also further filter views. Further north along Foxhill, views in from residents whose property faces the Site, to the west, are predominantly toward and beneath a maturing belt of conifers and across a wide verge. Views toward existing building groups are partial opposite the 3 storey flats at Bradford Park, open grassland and a maturing mixed tree group, on the site edge, provide a positive setting, in the foreground of the view. On the south-eastern boundary of the site, residents have views from properties that front on to the site. These views are filtered in places by garden vegetation, but are also open in places with views through the existing security fence and across adjacent areas of hard standing and parking areas, toward existing Site buildings (including two storey offices). Other residents to the east that back onto the Foxhill Site have sports fields as dominant components in the foreground of views, with existing site buildings forming part of the backdrop.
- 4.15 Views from passing road users on Bradford Road are currently limited to the site entrance building and its forecourt. Views from road users on Foxhill are partially screened, at present, by a maturing conifer belt but further north towards Queen's Drive, views into the site are more open through the boundary security fence, across short mown grass areas to existing buildings. The buildings are located close to the boundary fence line along this

stretch of the road. Further north, some trees on the site edge filter views to buildings more significantly.

Sensitivity of Receptors

- 4.16 The receptors listed under historic views are all very highly sensitive, as they constitute viewers within or alongside key Georgian buildings and 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. Walkers on the historic Hanginglands Lane (Pope's Walk) and residents, together with people walking through the Conservation Area, by the main site entrance, to the south, will also be highly sensitive receptors. Users of nearby public footpaths, engaged in recreation and enjoyment of the countryside, within the Cotswold AONB and on the Cotswold Way, further north, are also going to be highly sensitive receptors. Residents, in adjoining properties to the south, east and west, where they front onto and overlook the site, are also viewers with a high sensitivity. Users of the Backstones Playing Field and users of the adjacent Rugby ground, outside any designated area, will be largely engaged in the on field activities and will be of lower sensitivity, as will passing road users on adjacent roads, who will experience transient views.

Statement of Significance of Views

- 4.17 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

Not a relevant issue in the case of the Foxhill MOD Site.

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

Comment

The northern and eastern edges of the Foxhill site form part of the defined important Green Hillsides and Skyline in the city as defined on Map 6. Visible built form on the northern edge of the Foxhill Site could detract in these views. Historic viewpoints from Georgian Buildings, recreation areas, and views from notable locations for viewing the city in its setting have been identified in the Bath WHS Setting Study, as contributing to the Outstanding Universal Value of the World Heritage Site, and for the reasons set out in this report are considered highly significant and relevant for assessing any change proposed on the site. These recognised historic viewpoints have been included as selected viewpoints in this appraisal and include views from Prospect Stile, North Parade, Little Solsbury Hill, Camden Crescent and Terrace, Alexandra Park and Widcombe Hill/Macaulay Buildings.

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

Comment

The key historic recreational views from the Foxhill MoD Site to the city centre are the intermittent views that are possible from the line of the Former Ralph Allen carriage drive on the edge of the plateaux alongside woodland plantation, on the northern edge of the site. The carriage drives were a key part of the Ralph Allen Estate and were known in Georgian times for their scenic views.

At present, former historic views from the former Ralph Allen Carriage Drive on the plateaux edge are not currently accessible to the public.

The wooded undeveloped backdrop provided by the northern edge of the Foxhill site is also significant in views into the city from Little Solsbury Hill and Camden Terrace.

5.0 LANDSCAPE/VISUAL, ARBORICULTURE AND ECOLOGY ISSUES AND CONSIDERATIONS

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

considerations, under subject headings, 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 Foxhill 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.

Summary of Landscape and Visual Issues and Considerations

Planning Policy/Designation Issues/Considerations

- 5.3 The Foxhill 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 to the north and the Bath Conservation Area to the south. In addition, proposals for the site should be responsive to the positive characteristics of the Foxhill landscape character area and the identified site landscape and historic assets (see **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 Bath World Heritage Site and how to approach impact assessments in a 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 Local Plan. Any proposals for the site should be responsive to this context.

Site Landscape and Historic Asset Considerations

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

- At the broad scale, the key sensitivities for this Site relate to its interactions with the city and the high value valley landscape bordering the plateaux to the north. The reinstatement of Georgian and earlier historic assets including part of the former Ralph Allen carriage drive network and improving the settings of Hanginglands Lane to the east and Greendown Place/Terrace to the south present opportunities. Also, the treatment to the southern entrance requires sensitive treatment given that it is within the Bath Conservation Area; the entrance area is also in the setting of listed buildings, opposite and it is located alongside an historic route.

Theme I - Protecting the green wooded and undeveloped skyline

- In relation to the WHS and the adjacent area of Outstanding Natural Beauty the most important landscape feature/issue on this site is the protection of the green wooded and undeveloped skyline on the northern and north-eastern edge of the site. We recommend that consideration should be given to protecting and enhancing the undeveloped skyline and tree cover on the northern boundary of the Foxhill MOD Site. At the same time, achieving this should avoid the potential for adverse effects on the valuable historic landscape of the valley to the north and east which is designated as part of the Cotswolds Area of Outstanding Natural Beauty and is within the Bath Conservation Area;
- Consider setting back development further from the edge of the plateaux than currently found between existing buildings and the southern edge of the woodland plantation or alongside Hanginglands Lane, to enable a wider band of open green space to be maintained along these edges, which in turn can accommodate new tree planting of large stature, to partly restore the northern plantation and to restore part of the former Georgian carriage ride;

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- A greater width to the greenway along the north and eastern boundaries will enable some views out from the former Ralph Allen estate carriage drive, from the plateaux edge, without exposing new buildings to view;
 - Without ownership and management control of the trees on the sloping valley side alongside the plateaux, the incorporation of new planting along the plateaux edge is of increased significance in maintaining the green and tree covered appearance. If it were possible to enter into management agreements with the owners of the land on the top part of the valley slope incorporating the existing woodland plantation, this could be beneficial and would be preferable, in securing a favourable and sustainable management regime for the woodland in that area, over the long term. Arboriculture advice has confirmed, though, that if there were no intervention, the nature of this woodland area is such, that it would be self sustaining and would continue to regenerate over time;
 - Consider restricting building height along the northern edge of the site to single storey or set back new two storey buildings far enough, so that they maintain the current undeveloped appearance of this part of the southern skyline to the city and to maintain the green/tree covered appearance;

Giving consideration to these measures will assist in protecting and enhancing the green and tree covered appearance of the plateaux and undeveloped skyline valued in the context of the World Heritage Site.

Theme 2 – Preserving and/or enhancing the landscape setting of the city

- Consider the reinstatement of the Ralph Allen carriage drive as the principal green space and maintain connections with the wider historic network of green spaces including Hanginglands Lane (Pope's Walk) to the east and the green space through to Axbridge Road to the west;
- Consider retaining distant views out to the north-west from the Backstones Playing Field, the southern entrance to the site and along Foxhill Lane to maintain the sense of openness that once prevailed in the former downland landscape (**See Figure 4**);

Consideration of the incorporation of the measures listed above will assist in preserving and/or enhancing the landscape setting of the city in terms of degree and type of landscape features and openness;

Theme 3 - Respecting the assemblage of Georgian buildings in the vicinity

- The historic assemblage of quarrymen's cottages opposite the site entrance is important as it represents buildings associated with the Stone mining and Quarrying history of Combe Down in the 18th and 19th Centuries. These buildings are listed and are within the Bath Conservation Area. The Bradford Road is an historic route way and a Turnpike existed close to this location. We recommend that any new building or access proposals on the Bradford frontage should be sensitively handled and that any new buildings should avoid dominating this road frontage. There is also potential for the Foresters Arms and Greendown Terrace to be reinforced as a local landmark terminating a vista out from the site, to the south. Also, see related Theme 6;

Theme 4 - Preserving and enhancing the site's key landscape assets

- Besides some isolated peripheral tree blocks and some identified rows of tree cover on the site, the other landscape and historical assets are limited to walls on the boundary of adjoining properties, which are largely in a poor state of repair. Details of the condition and quality of trees and woodland and considerations for their protection are detailed further in the Arboriculture Survey in **Appendix AI** and in the recommendations summarised below. Consideration should be given to preserving and repairing stone walls where they are historically significant boundary features, where they are declining, or are alongside route ways, where land is within MOD ownership.

Theme 5 - Preserving and enhancing the site's key historic assets

- The line of an historic carriage ride created by Ralph Allen remains broadly undeveloped on the northern edge of the MOD site and from this route there used to be positive and picturesque views back to the city, over the River Avon and out toward Little Solsbury Hill. Therefore some historic integrity remains and there is

potential to reinstate this route and make it available to the experience again and available to the general public. There is degradation and some signs of neglect in the woodland area on the upper valley side to the north of the plateaux. We recommend that measures should be incorporated to secure the longevity of tree cover on the plateaux edge including new planting being undertaken on the northern edge of the plateaux. However this should be carried out in a manner that does not compromise the potential for views to the city, east of Alexandra Park, from a restored carriage drive route;

- Consideration should be given to the incorporation and integration of the Hanginglands Lane, to the east, into the movement network and green infrastructure framework for this site. An open setting to this historic route way should be conserved and removal of the MOD Site boundary fence will provide an opportunity to reinstate the Ralph Allen carriage drive on its former alignment to the west of the Lane (See **Figure 4**). This former route can then be reinstated and reconnected along the northern plateaux edge and beyond to the west within a new public open space network.

Theme 6 - Avoiding visually dominant buildings where they would interrupt the visual coherence of the city

- On this site, the site frontage facing the Bradford Road, within the Bath Conservation Area, is sensitive. We suggest that consideration is given to avoiding new visually dominant buildings directly opposite Greendown Terrace, as this could detract away from the Georgian/Victorian assemblage of quarrymen's cottages at Greendown Place. In addition, access improvements should be sensitively handled to preserve and enhance the positive elements of the character and/or appearance of the area, around these buildings, including the retention of the existing mature beech trees, near the site entrance. Consideration could be given to the removal of the existing two storey entrance building and boundary fencing that detract and to the reinstatement of an open green, landscape dominated frontage at this entrance point;
- In addition, site wide, consideration should be given to the proposed buildings on the site being designed to harmonise in scale and colour finish with the better

examples of the two storey buildings in the vicinity, to achieve improved visual coherence with the surrounding area, compared with the existing brick and metal clad buildings on the Foxhill Site;

By giving consideration to the measures identified above visually dominant buildings can be avoided where they already/or could potentially adversely affect the visual coherence of the city.

Other Potential Mitigation and Enhancement Measures

5.7 Below is a list of further landscape mitigation and enhancement considerations:

New Planting

- Consideration should be given to supplementing existing trees and woodland with new native planting on the site edges and with mixed planting, on the northern plateaux edge;

Boundary treatments

- Consideration should be given to the reinstatement of the dry stone wall on the northern boundary and the conservation and restoration of walls on the boundary to Combe Down and along Hanginglands Lane to maintain these positive assets and to restrict access and secure boundaries for adjacent residents and to protect adjacent protected nature conservation areas;

Green Infrastructure

- Consideration should be given to the enhancement of the green infrastructure networks and wildlife corridors on the site, through the planting of linear tree planting belts, conservation of grassland habitat and through the planting of nectar producing food plants for Bats. Suitable locations would be along the Hanginglands Lane, along the eastern edge of the Combe Down rugby pitch, in a wide verge along Foxhill, and potentially north- south through the core of the site taking the shortest route. The latter could coincide with the alignment of a former historic site boundary hedgerow between what was Green Down and Colethurst Down, Multi-functional green infrastructure corridors in these locations would assist in enhancing

habitat connectivity and would create a positive interface with adjoining development.

Site Visual Considerations

- 5.8 In the case of Foxhill, the key visual issues to be addressed relate to the World Heritage Site designation and include the conservation and enhancement of historic views out from and into the city, by maintaining a green and tree covered and undeveloped appearance to the northern plateau edge. In relation to current views, key issues include: the opportunity to enhance the southern site access in the context of listed buildings and the Bath Conservation Area. Also, the opportunity to enhance the overall appearance of the site and the desirability of maintaining and incorporating landscape dominated frontages on some site edges.
- 5.9 Considerations are presented under a series of themes which address the Key Visual issues identified above.

Theme 1 - Preventing visual intrusion from new buildings into views out to the hills from the city

- The Foxhill MOD site currently comprises a mix of 1 and 2 storey buildings (1 storey alongside the plateau edge) and buildings around the site are generally two storey and up to 3 storey in a cluster to the west, along Foxhill Lane;
- On the Foxhill MOD site we would advise that the following Zone 2 the 'Immediate setting of the city' recommendations, from the Bath Building Heights Strategy, are applied to the area of the site alongside the northern and eastern plateau edges, which is on the edge of the immediate setting to the city:
 - *'Building shoulder height should not exceed that of the height of nearby buildings';*
 - *'In suburban single storey residential areas 1 additional storey may be possible providing the resulting buildings does not intrude in views and should preserve and enhance the green character of the area;*
 - *'It may be necessary for the building height to be less than the shoulder height of nearby buildings in response to heritage assets and to prevent intrusion into views'.*

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- P49 of the Bath Building Heights Strategy 2010 is of relevance for the plateaux edge to the north;
 - Building heights away from the northern plateaux edge should generally reflect the recommendations of the Bath Building Heights Strategy for Zone 5, Plateaux Areas, as follows:
 - *'Building 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.'*
 - Page 57 of the Bath Building Heights Strategy 2010 provides further specific design recommendations;
 - The building height strategy for the plateaux area of this site, away from the plateaux edge, should also be shaped by other specific site constraints and opportunities. For example, on this site a strategy should be devised to maintain long distance views out to the north-west from the upper plateaux to retain this positive visual link between the site and its wider landscape setting and landmarks (See **Figure 4**). In this instance it may be better to retain the vistas through the incorporation height restrictions in the north-west corner of the site, as it may not be favourable to channel northerly winds down streets or a public green space on what is fairly exposed site. Maintaining views, shelter and building heights will need to be carefully integrated;
 - Consider setting back any new buildings by an appropriate distance for their height so that as far as possible, the landform alone conceals them from view, to avoid them being visually apparent from identified historic views, at a lower level, within city and current views from public footpaths in the adjacent valley to the north. These recognised historic viewpoints include views from Prospect Stile, North Parade, Camden Crescent and Prospect Walk, Alexandra Park and Widcombe Hill/Macaulay Buildings;

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- If buildings are any taller than existing buildings running alongside the plateaux edge consideration will need to be given to setting them back further than the existing site buildings, so that there is no intrusion into historic views from the city;
 - Consideration should be given to the incorporation of two storey building height restrictions, in combination with the sensitive design of rooflines and appropriate dark matt roof colouring, to limit any potential visual effects on longer distance views in from Beckford's Tower, Upper Lansdown, Little Solsbury Hill and public footpaths near Ensleigh. Vertical roof projections against the skyline and/or above the trees on the edge of the plateaux should be avoided;

These measures would contribute to preventing visual intrusion in views from the city out towards the Hills.

Theme 2 - Preventing visual intrusion of development into views from the hills and plateaux onto the city and wider Bath and its setting

- At present, former historic recreational views from the former Ralph Allen Carriage Drive on the plateaux edge over the city, the River Avon and toward Little Solsbury Hill are not currently accessible to the public. Reinstatement of access and the ability to experience some views over the city from the former Ralph Allen's 18th Century Estate Carriage Drive, on the edge of the plateaux, could be significantly beneficial. The best views out of the city from the former carriage drive are where trees are locally thinner in the north-eastern corner of the site. Consideration should be given to setting back buildings further in the vicinity of this viewing point on the former carriage drive route, so that buildings do not intrude into these views.
- Consideration should be given to maintaining positive key views out from the Foxhill Site and Combe Down, over and across the site north to Beckford's Tower, upper parts of Lansdown and out toward Prospect Stile and Kelston Round Hill to the north-west, from the more elevated southern part of the Foxhill Site, near the southern site entrance and from the adjacent Backstones Playing Field.

These measures will contribute to preventing visual intrusion from development into views from hills and plateaux onto the city and wider Bath and its setting.

Other Potential Mitigation and Enhancement Measures

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

Building Orientation

- Consideration should be given to orientating new building frontages toward existing building frontages that currently face the site on the south-eastern and western boundaries and also along the Hanginglands Lane (Pope's Walk). Frontages should also be orientated to face the greenway corridor incorporating a restored Ralph Allen Carriage Drive on the northern edge of the site. This would also provide passive surveillance and improve personal safety within these future greenways;

New Planting and Views

- Consideration should be given to strengthening the northern woodland tree cover, but in manner that still retains a corridor for a restored historic Ralph Allen Estate carriage drive, with some retained views out over the city and towards Little Solsbury Hill;
- A wide, new treed grass verge and replacement planting for the existing conifer belt, should be considered along the eastern edge of Foxhill Road. Further north on the western boundary of the site, existing mature tree groups should be retained, in larger grass areas, to maintain the positive appearance of this edge of the site and to conserve positive long distance views out to the north from Foxhill;

Lighting

- Consideration should be given to lighting measures that avoid sky glow and spillage given the sites location and sensitivities.

Summary of Arboriculture Issues and Considerations

5.11 The section is to be read in conjunction with **Figures 8a-d**. The following summary of arboriculture issues and considerations has been derived from the technical reports 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 Tree cover within the site is quite extensive, the majority of trees being early mature specimens situated close to the site peripheries. The tree cover can be broken down into the following:

- i) Two significant beech trees and a number of moderate and low value trees situated close to the entrance by Bradford Road. The two beech trees at the southern site entrance are protected under Conservation Area legislation.
- ii) A row of mature Scots Pine running in a row from east to west row in the southerly half of the site. While a number of these trees are low value when considered as individuals, the row as a collective has good landscape value.
- iii) A row of Leyland Cypress, and Leyland Cypress trees forming a row along the boundary with Fox Hill. These trees though probably originally planted as a hedge has matured and grown due to lack of management, though still provide some landscape value.
- iv) A group of generally moderate value early mature trees situated in and around the childrens nursery off Fox Hill.
- v) A Large group of mainly early mature trees of moderate value situated close to the northern boundary and partially along the upper eastern boundary of the site.
- vi) A group of mainly moderate value trees situated by the upper southern boundary, adjacent to a car-parking area.
- vii) Scattered individuals situated centrally within the site of predominantly low value.
- viii) A small number of neighbouring trees, mainly large mature specimens.
- ix) A neighbouring mature woodland situated along the northern boundary.

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- 5.14 Overall, the tree cover on the site is of good quality, though the better quality trees tend to be situated close to site boundaries. The full details of the trees are included within the tree survey schedule within section 9 of the TBA Arboriculture Report in **Appendix AI**, and both the survey and schedule should be read in conjunction with the tree survey drawing 3867.01 (**Figure 8a**).
- 5.15 The TBA and Greenman Arboriculture reports in **Appendix AI** is to act as an aid to layout by identifying the better trees, specifying protective measures and also any work that might be necessary to maintain the trees in an improved or safer condition.
- 5.16 The tree survey complies with British Standard 5837:2005 Trees in relation to construction – Recommendations. All significant trees or groups within the site have been inspected, identified and detailed. An assessment of condition is included and any work considered necessary to put the trees into a safer or improved condition. Also recorded is the minimum recommended area of protection for each tree, within which no activity should take place (this is generally the position for protective fencing to be erected before development starts).

Off-site Trees

- 5.17 It is assessed that the off site trees do not pose a significant design constraint to potential future development.
- 5.18 Where they occur in denser blocks such as to the south-west corner of the site (T1 - G10) they are sufficiently diffuse so as not to overwhelm the on site space. Also, despite a degree of overhang into the site in this area, and from the woodland blocks to the north (G11, G15), there is nothing which *cannot be reasonably pruned back (with the tree owner's permission)* to the boundary, without causing significant impacts to the intrinsic value of these groups.
- 5.19 Conflict may arise, however, if future development along this northern boundary were to create a desire for light and views north over Perrymead and Bath.
- 5.20 Consideration should be given to careful design of intended future land use areas along the northern edge of the site to reduce potential conflict with the presence of the maturing woodland blocks and the desire for light and views by future occupants/ users. This may be

mitigated to a degree by the presence in this area of a strip of on site amenity trees of reasonable form and maintenance of a buffer between built form and the adjacent woodland.

- 5.21 Below ground constraints may have a bearing on the location of future development with respect to off site trees. It is likely that some rooting into site has taken place in the period of the site's occupancy by the MOD.
- 5.22 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.
- 5.23 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

- 5.24 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

- 5.25 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 160m from the Site boundary.

Three SSSI components of the SAC are within 5km:

- Combe Down & Bathampton Down Mines SSSI (160m south),
- Brown's Folly SSSI (4.0km north east), and

- Winsley Mines SSSI (4.2km south east).

5.26 The Site is also within 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 are 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'.

5.27 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 retain likely commuting features (e.g. woodland edge) and include a sensitive lighting strategy, so as to avoid potential negative impacts associated with bats and lighting.

5.28 The remaining statutory nature conservation sites are designated as a result of their botanical interest and are situated in excess of 1.7km from the site boundary. 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

5.29 Informed by bat surveys (see 3.1.6) consideration should be given to enhancing habitat for bats species e.g. through providing unlit natural features (e.g. hedge, trees, woodland edge) to strengthen commuting routes north-south across the Site (i.e. between the designated sites). Consideration should also be given to enhancing feeding habitat through the creation of species-rich grassland, species-rich hedgerows and the planting of native trees and scrub. In addition to the planting of native species, ornamental species that are night-scented would also attract night-flying invertebrates, which bats can feed upon.

Further Work

- 5.30 Bat surveys, in accordance with best practice guidance, to inform Site proposals at the concept design stage. To include internal/external survey of all buildings and structures within Site and an assessment of on Site and adjacent trees potential to support roosting bats.

Non-Statutory Nature Conservation Sites - Constraints

- 5.31 There are seven SNCIs within 100m of the site boundary. All of these sites are designated for their botanical interest with Lyncombe Vale and Old Stone Mine also partly designated for their bat interest.
- 5.32 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:

'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'.*

- 5.33 Whilst no direct impacts to any of the SNCIs found within 100m designated solely for their botanical interest are predicted, it is recommended that measures designed to protect the 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.

-
- 5.34 For constraints relating to the two SNCIs within 100m partly designated for their bat interest, please see constraints relating to bats.
- 5.35 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

- 5.36 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 with the Site proposals (using the adjacent SNCI sites as a potential seed source – see further detail under habitats below). It would be preferable for new priority habitats to be created in places within the site that connect to adjacent SNCI sites. Planting lists could also be based on the flora present within the SNCIs, to provide additional future seed banks for these sites.
- 5.37 For opportunities relating to the two SNCIs within 100m partly designated for their bat interest please see opportunities relating to bats.

Further Work

- 5.38 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

- 5.39 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 native planting would be appropriate (please also note the recommendation for tree assessment in relation to bats identified elsewhere).

Opportunities

- 5.40 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.
- 5.41 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:
- species-rich grassland – in particular, lowland calcareous grassland;
 - species-rich hedgerows;
 - broadleaf woodland
- 5.42 The benefits of habitat creation/reversion would be enhanced if connected to existing adjacent habitat.

Further Work

- 5.43 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

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

Opportunities

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

Further Work

- 5.46 Re-survey the Site and adjacent area (including within the adjacent woodland if earthworks are proposed within 30m) 3 months prior to construction.

Bats - Constraints

- 5.47 There is a SAC, SSSI and SNCI within 200m designated for their bat populations. The buildings and mature trees (on and adjacent to Site) may provide roosting opportunities for bats. The trees, woodland edge, scrub, tall ruderal and grassland habitats provide commuting and feeding habitat. Development

Opportunities

- 5.48 Informed by bat surveys (see 3.3.5 & 3.1.6) consideration should be given to enhancing habitat for bats species e.g. through providing unlit natural features (e.g. hedge, trees, woodland edge) to strengthen commuting routes north-south across the Site (i.e. between the designated sites). Consideration should also be given to enhancing feeding habitat through the creation of species-rich grassland, species-rich hedgerows and the planting of native trees and scrub. In addition to the planting of native species, ornamental species that are night-scented would also attract night-flying invertebrates, which bats can feed upon.

Further Work

- 5.49 Bat surveys in accordance with best practice guidance to inform Site proposals at the concept design stage. To include internal/external survey of all buildings and structures within Site and an assessment of on Site and adjacent trees potential to support roosting bats.

Reptiles – Constraints

- 5.50 The intensely managed grassland and hard standing which covers the majority of the Site is sub-optimal for reptile species. However, small areas around the periphery of the Site where the grassland is adjacent to woodland edge are more suitable. Assuming current management of the Site is maintained up until the point of construction, it is considered that there would be no constraints in relation to reptiles within the intensely managed grassland and hard standing. If the small areas of periphery habitat were to be lost to development, this area should be managed sensitively ahead of development to ensure no killing or injury of reptiles.

Opportunities

- 5.51 Consideration should be given to enhancing reptile habitat on site (e.g. less intensively managed grassland habitats where the Site borders woodland edge).

Further Work

- 5.52 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.

Priority Birds - Constraints

- 5.53 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

- 5.54 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 habitats 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 Song Thrush *Turdus philomelos* which has been recorded with 1km) and increasing invertebrate prey availability through species-rich grassland creation.

Further Work

- 5.55 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

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

Opportunities

- 5.57 The creation of unimproved calcareous grassland and less intensively managed habitats, as have been suggested above, would enhance the Site for nectar-feeding invertebrates.

Further Work

- 5.58 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

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

Opportunities

- 5.60 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

- 5.61 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/

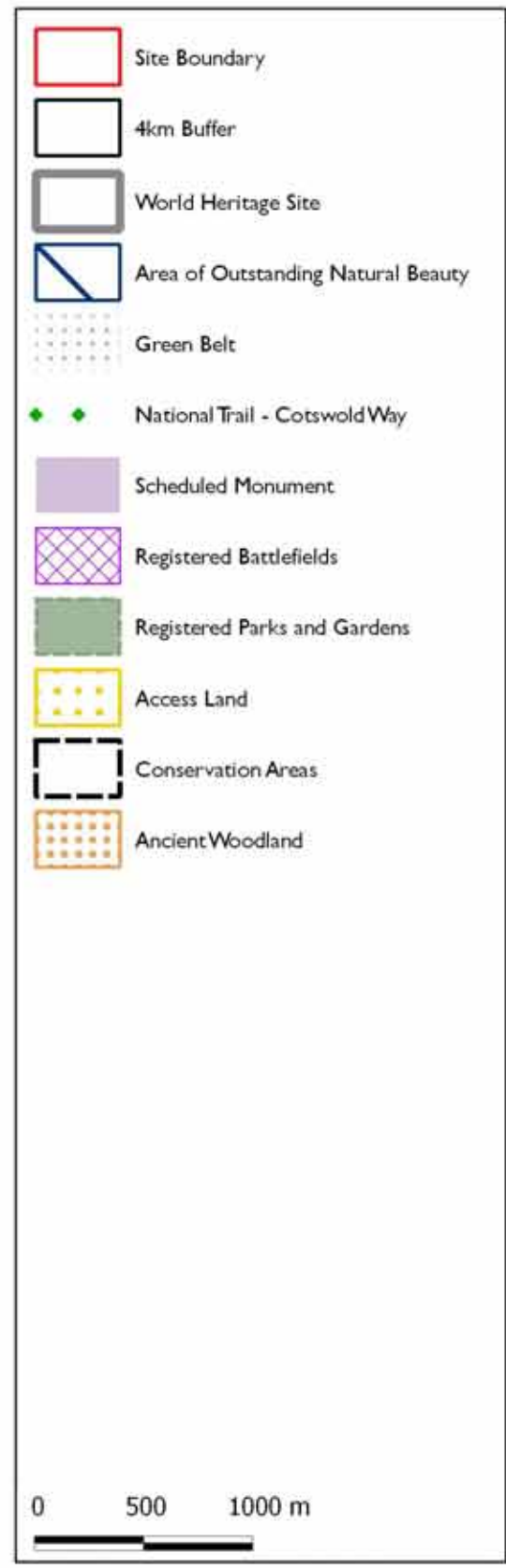
The City of Bath World Heritage Site Management Plan 2010- 2016 (Dec 2010)

<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>

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



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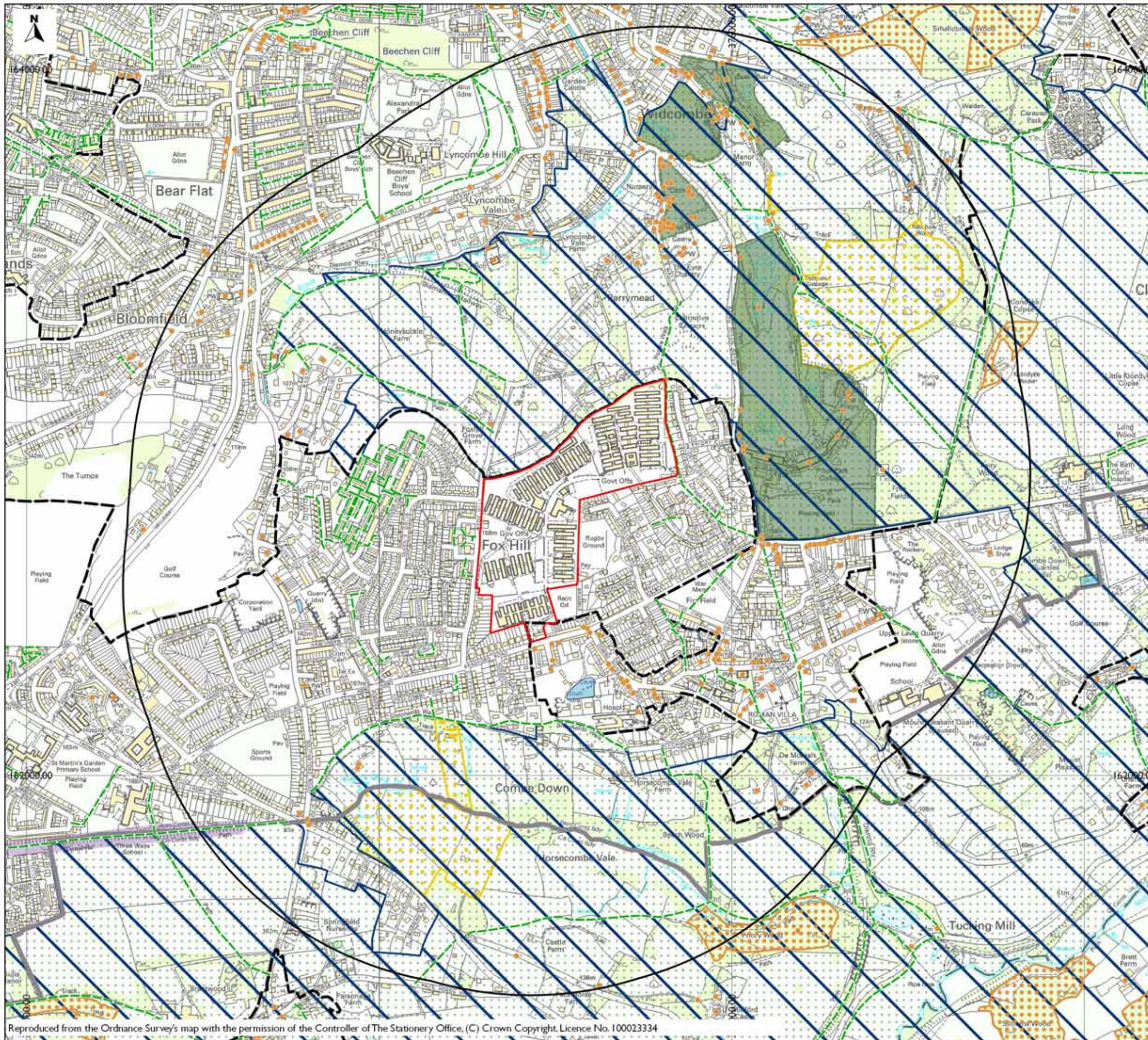
Bath and North East Somerset

FOXHILL MOD SITE, BATH
 MOD CONCEPT STATEMENT:
 EVIDENCE BASE

Figure 1a - Landscape Planning Context

January 2012 10545 BANES

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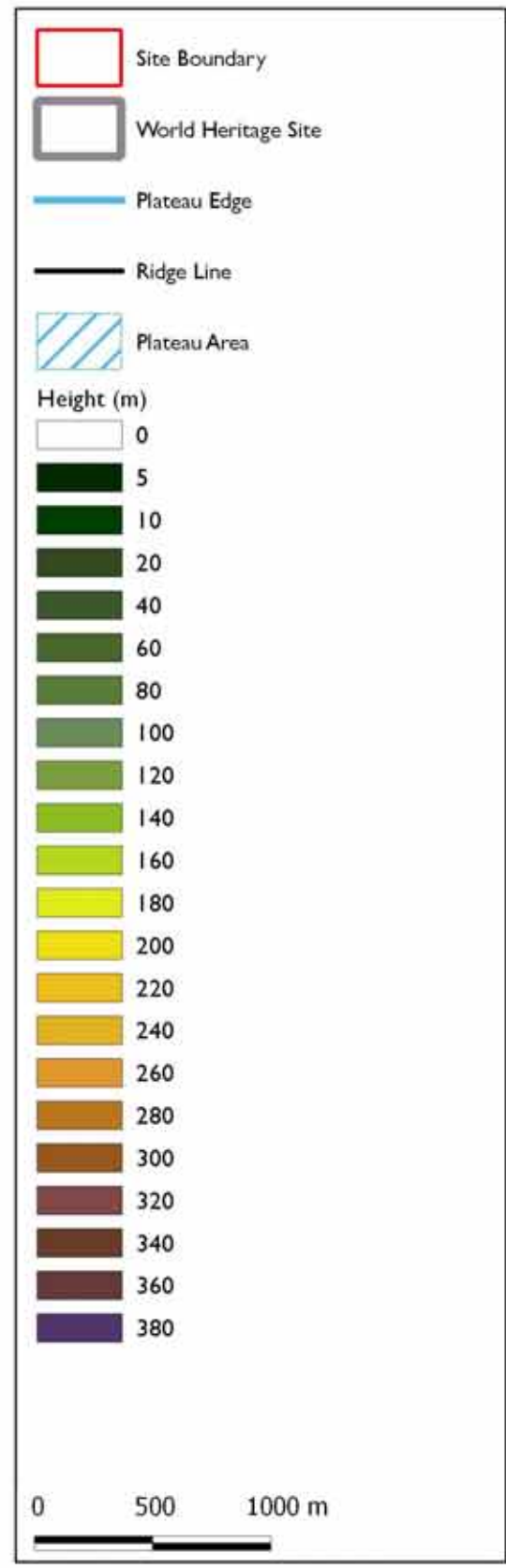
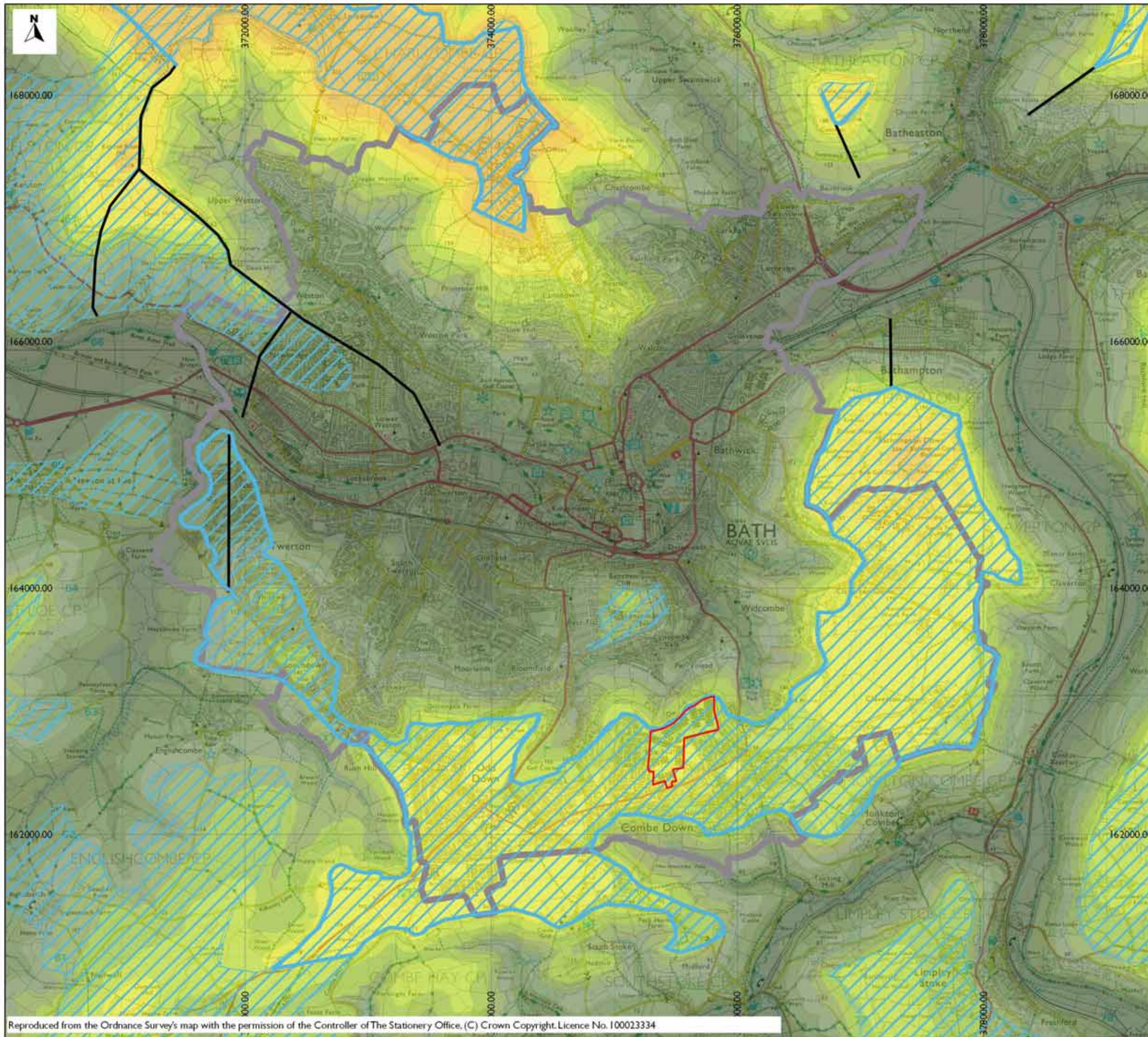
Bath and North East Somerset

FOXHILL MOD SITE, BATH
 MOD CONCEPT STATEMENT:
 EVIDENCE BASE

Figure 1b - Landscape Planning Context

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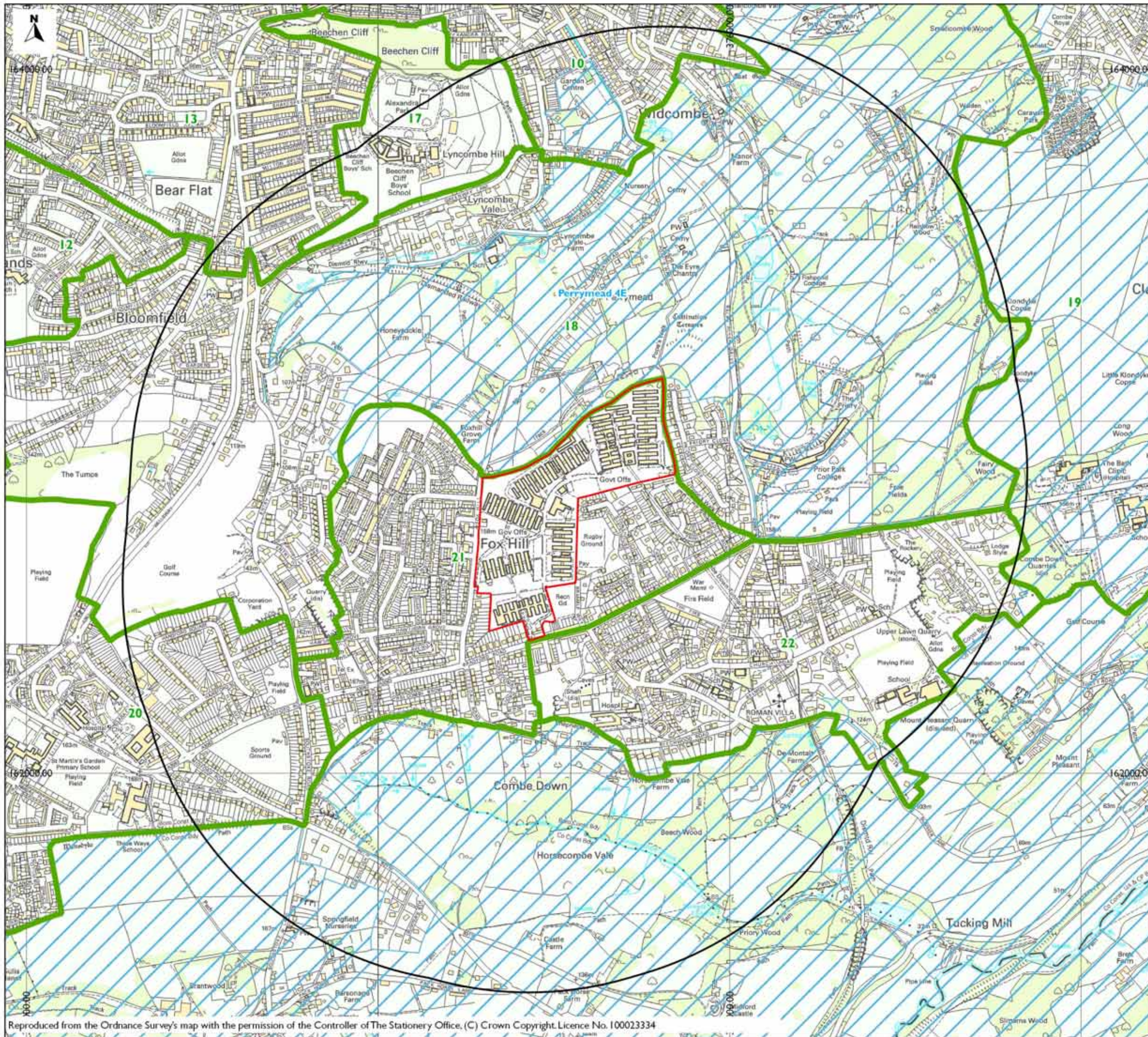
Bath and North East Somerset



FOXHILL 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

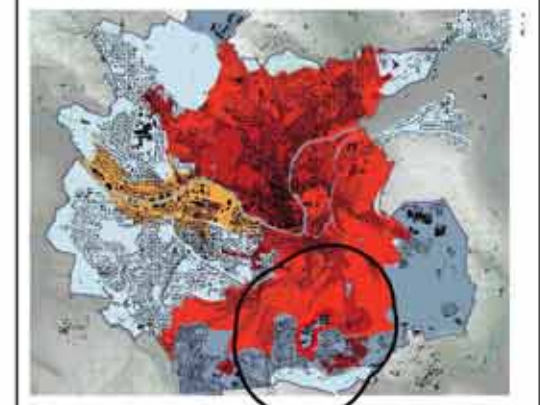
-  Cotswolds AONB
- Character Area 4E - Perrymead

Bath City Wide Landscape Character Areas

-  18 - Entry Hill, Perrymead and Prior Park
- 21 - Foxhill
- 22 - Combe Down



-  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 - Plateaux outside Z1 and Z2
-  Green belt
-  Boundary of World Heritage site



Source: Baths Heights Strategy Sept 2010

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 MOD CONCEPT STATEMENT:
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Figure 3 - Landscape Character Context

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- Site Boundary
 - ➔ KeyViews Over and Out
 - A Beckfords Tower
 - B Kelston Round Hill
 - C Foresters Arms
 - D City, Lansdown, Ensleigh and Little Solsbury Hill
- Views in are shown on Figure 6

- Site Landscape and Historic Assets
- 1 Abercrombie Development
 - 2 Offsite Greenway
 - 3 Specimen Tree Groups
 - 4 Ralph Allen's Former Carriage Drive
 - 5 Mixed Mature Woodland (Fir Plantation)
 - 6 Important Green Hillside and Skylines
 - 7 Disused Railway Tunnel
 - 8 Two Storey Buildings
 - 9 Pope's Walk (Hanginglands Lane)
 - 10 Single Storey Building
 - 11 Tightly Mown Grass
 - 12 Row of Pine Trees
 - 13 Greendown Terrace
 - 14 Foresters Arms
 - 15 Historic Bradford Road
 - 16 Backstone's Playing Field
- 4 - Ralph Allen's Former Carriage Drive



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Figure 4 - Site Landscape and Historic Assets

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20A



20B



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26A



26B



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28



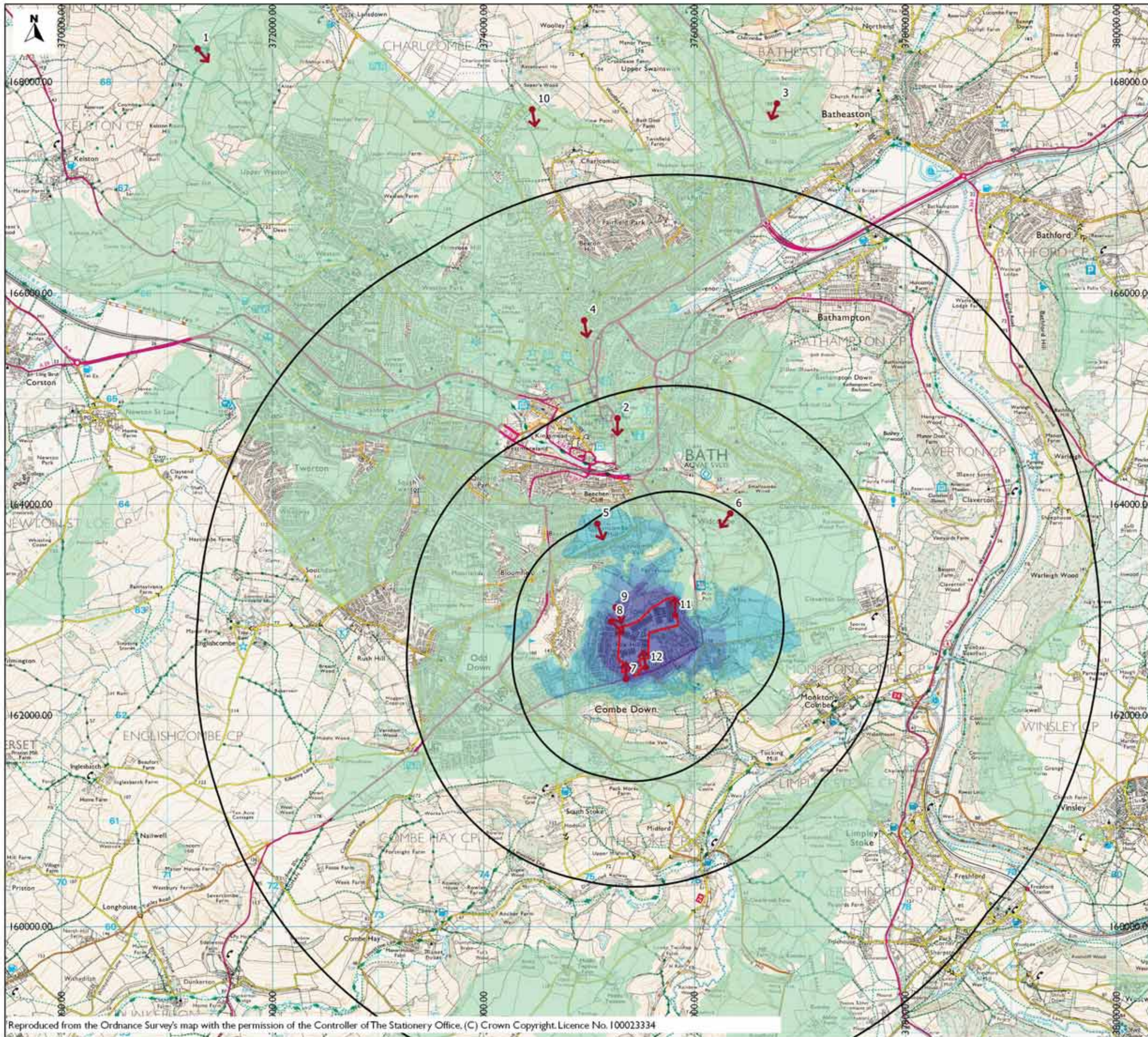
29



30



31



- Site Boundary
 - 1km, 2km and 4km 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 Foxhill 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.



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Figure 6 – Site Visibility and Photo viewpoint
Location Plan
February 2012

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Significance of Viewpoint

The viewpoint is one of only a few which shows the city in the context of the surrounding hills looking from the outside. The view to Prospect Stile and Kelston Round Hill was praised by John Wood seen from the south west corner of Queen Square soon after its construction. Only determined walkers in the 18th century would have ventured to Kelston Roundhill and Prospect Stile.

Description of View

Panorama of the landscape with distant views of the western edge of Bath, the Avon valley and settlements towards Bristol.

Historic Built Features

Distant views of the city including Prior Park Mansion and Beckford's Tower.

Landscape and Topographical Features

Bath is laid out to the south showing the city in a hollow surrounded by hills. Near views include fields, hedges and copses above Weston village and towards Kelston Roundhill. Middle distance views extend to the ridge of the Cotswold Way to the south. Distant views include the Avon Valley and the hills beyond to the south, the wooded slopes of Bathampton Down, Twerton Roundhill, the hills above Newton St. Loe, Stantonbury Hill and distant Somerset hills.

Other Built Features

Weston village and distant views of the development rising up the slopes of Baths hollow including Bathampton, The University of Bath, Widcombe, Southdown, Odd Down and Twerton.

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

North Parade Bridge towards Pulteney Bridge and Beacon Hill



North Parade Bridge towards Bathwick and Prior Park



Significance of Viewpoint

North Parade Bridge was built in 1835-36 by W Tierney Clark originally as a cast iron structure. This viewpoint would therefore not have been available during the Georgian period until this date. North and South Parade were fashionable promenades giving an elevated position with extensive views of the surrounding countryside in all directions and across the river. The bridge is a key viewing point towards Pulteney Bridge and also provides a significant view to Prior Park.

Description of View

Views across and along the River Avon across Georgian parts of Bath to wooded hillsides and skylines.

Historic Built Features

Views northwards of the southern elevation of Pulteney Bridge and the old mill race, the adjacent Argyle Buildings and the rear elevation of Johnson Street and Great Pulteney Street. Distant views of the rear elevation of the Paragon and Lansdown Road. To the south middle distant views of Prior Park and the rear elevation of Widcombe Crescent.

Landscape and Topographical Features

View north along the well treed River Avon and riverside walk, Pulteney Weir, Parade Gardens and the Recreation Ground. Middle distance views of Beacon Hill and to the south the wooded valley rising towards Prior Park Mansion.

Other Built Features

To the north there are city views of The Empire Hotel, St..Stephen's Church and the Podium and to the east the perimeter fence to the Recreation Ground. Looking south there are near views of the Cricket ground and 19th century housing at Dolemeads.



View from the River Avon towards Prior Park
Thomas Ross c 1740

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.



Charmy Down Farm near Bath Thomas Robins

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



Significance of Viewpoint

Camden Crescent was designed by John Eveleigh and was built in 1787-1794. It was never completed to its planned full extent. A landslide destroyed several buildings which were under construction at the north-eastern end. Panoramic views are afforded over the east side of Bath taking in Bathampton Down and Beechen Cliff. This area around Beacon Hill provided some of the most popular views of Bath during the 18th and 19th century. Prospect Walk which ran along the front of the crescent opened up a popular route for rambles which for the more energetic may have taken them to Charlcombe village; a walk described by Jane Austen.

Description of View

Views from Camden Crescent are largely dependent on the height at which the trees and shrubs below the crescent are maintained. Periodically the trees and shrubs are trimmed to reveal the panoramic view over the city to the northern facing slopes of Widcombe and Bathampton Down. Greenery dominates the view interspersed with distant linear post war housing.

Historic Built Features

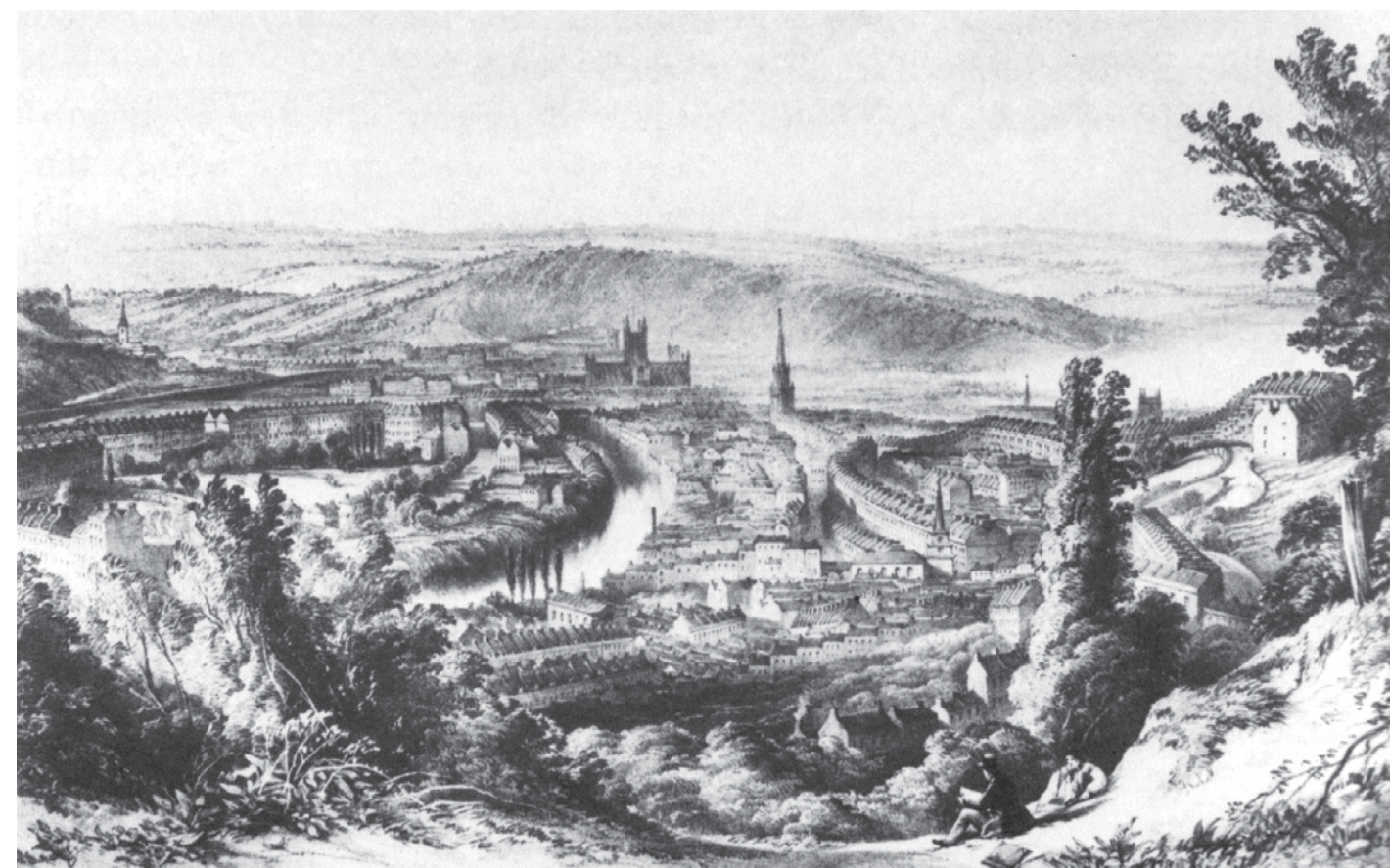
Prior Park Mansion and gardens.

Landscape and Topographical Features

Near views of the trees and shrubs below Camden Crescent Distant and middle views from the east to west of Bathampton Down and associated north facing slopes, Smallcombe Woods, Claverton Down and Rainbow Woods. Prior Park, Perrymead, Lyncombe Vale, Beechen Cliff, The Tumps and west to Stirlingale Farm. Distant view of woodland around Brown's Folly.

Other Built Features

The Empire Hotel and the roof lines of modern development in the lower city.



tinted lithograph after John Syer, 1850

Historic View 10 from Beacon Hill by John Syer

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



Excerpt from Panoramic View of Bath. Harvey Wood 1824

Significance of Viewpoint

This viewing point was part of an important series of routes during the Georgian period which provided views across the open countryside. Views are now partly restricted by the building of Beechen Cliff School.

Description of View

The view point on the crest of the hill looks south towards woodland and fields. Beechen Cliff School buildings dominate the foreground.

Historic Built Features

Views towards Prior Park.

Landscape and Topographical Features

The view south of the crest of the hills to the south including Lyncombe Vale fields and the eastern edges of Foxhill.

Other Built Features

Near and mid distant views of Beechen Cliff School and post 19th century housing at Foxhill.

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



1792

J Parker 1792

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.

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



Current Photo Viewpoint 7



Current Photo Viewpoint 8



Current Photo Viewpoint 9



Current Photo Viewpoint 10

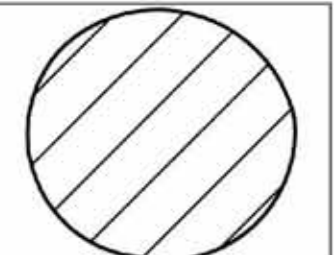
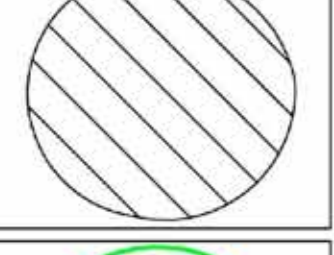
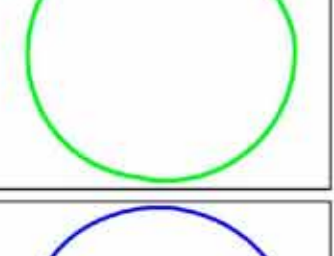
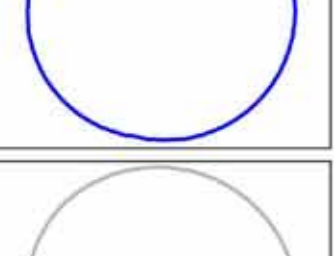
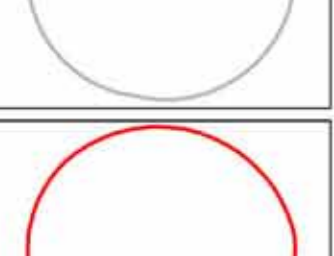
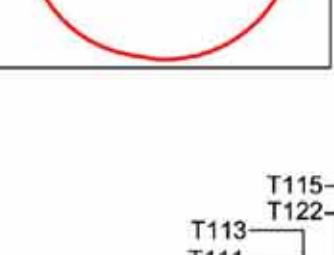


Current Photo Viewpoint 11



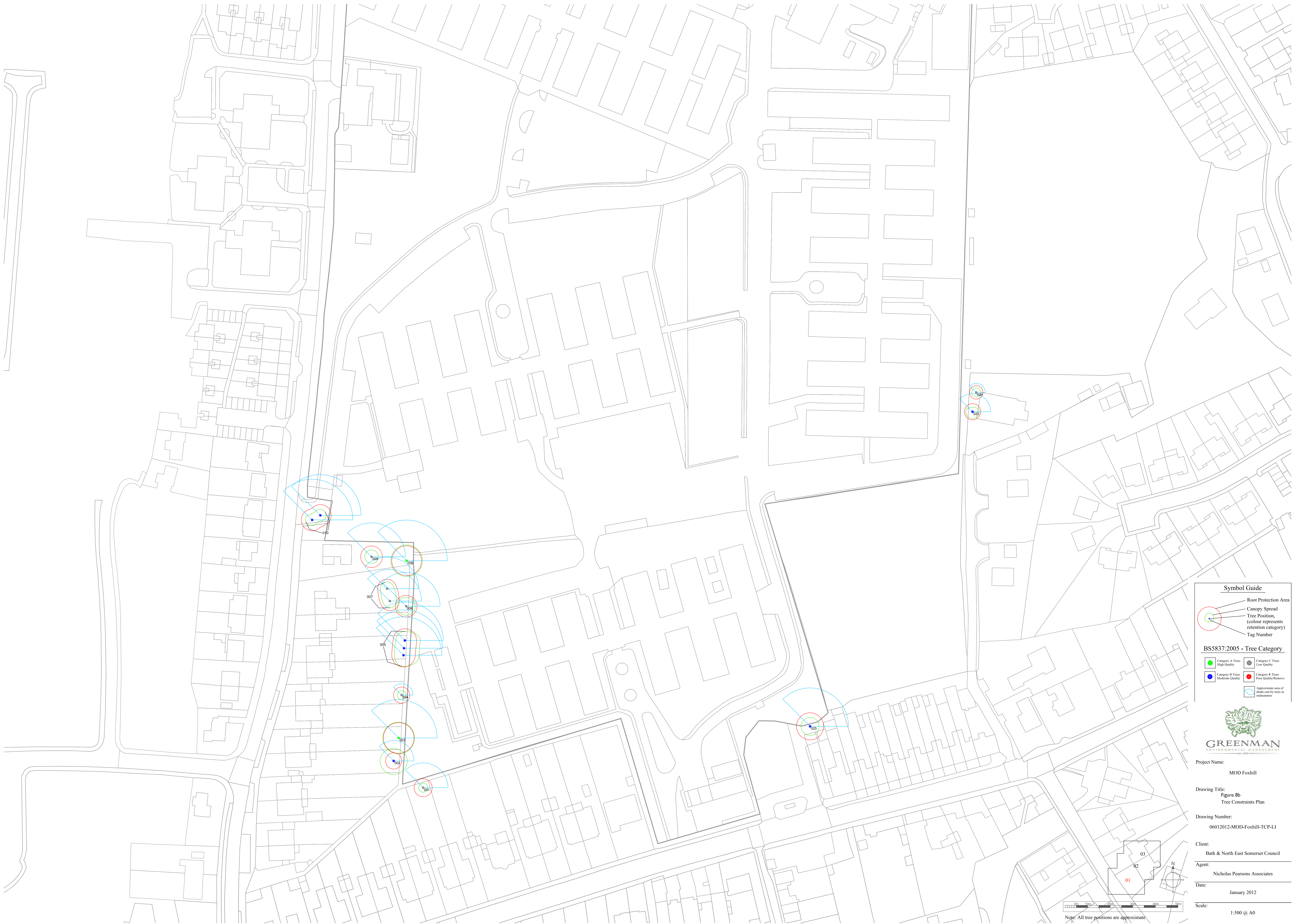
Current Photo Viewpoint 12

KEY

-  GROUP
-  ROOT PROTECTION AREA
-  CATEGORY A
-  CATEGORY B
-  CATEGORY C
-  REMOVE



Dimension to be scaled from this drawing		Date	Rev
			
Landscape Architecture Urban Design Environmental Planning 7-8 St Michael's Square Ashton-under-Lyne Lancs OL8 6LF Tel: 0161-308 3765 Fax: 0161-343-3513 E-mail: info@trivortridge.co.uk			
Project: FOXHILL, BATH			
Title: MOD			
Figure 8a TREE SURVEY			
Date: 09.02.11	Scale(s): 1:1000	Dwg no: 3867.01	Rev
Dwn: ME/HS	Chd: DG	@: AD	



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 B Trees Poor Quality/Remove
Approximate area of block cast by trees in mid/summer	



Project Name:
MOD Foxhill

Drawing Title:
Figure 8b
Tree Constraints Plan

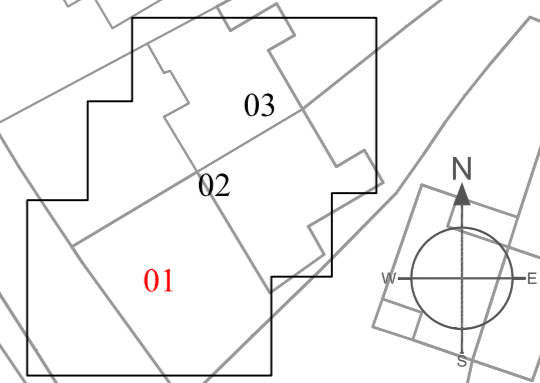
Drawing Number:
06012012-MOD-Foxhill-TCP-L1

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 B Trees Poor Quality/Remove
 Approximate area of plant care by trees in winter	



Project Name:	Figure 8: MOD Foxhill
Drawing Title:	Tree Constraints Plan
Drawing Number:	06012012-MOD-Foxhill-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 B Trees Poor Quality/Remover
Approximate area of block cast by trees in midsummer	



Project Name:	MOD Foxhill
Drawing Title:	Figure 8d Tree Constraints Plan
Drawing Number:	06012012-MOD-Foxhill-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



APPENDIX AI: ARBORICULTURE REPORTS

AI i - Main Site TBA Landscape Architects Tree Survey Report

AI ii - Off -Site Tree Survey Report

APPENDIX A2: ECOLOGICAL SURVEY REPORT

A2 - Draft Entec Ecological Report

APPENDIX A3: LANDSCAPE REPORT APPENDICES

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: Foxhill 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

This report has been prepared in good faith, with all reasonable skill, care and diligence, based on information provided or available at the time of its preparation and within the scope of work agreement with the client.

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