

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

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

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

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

- 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;
- Landscape Institute (LI)<sup>1</sup> Advice Note 01/2011: Photography and photomontage in landscape and visual assessment.

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 Warminster Road 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.

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

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- 2.3 Relevant Bath and North East Somerset Local Plan 2007 Saved Policies include: D.2, D.4, GB.2, SR.3, SR.9, NE.1, NE.3, NE.4, N.12, NE.13A, NE.15, BH.1, BH.2, BH.6, BH.7, BH.8, BH.9, BH.11, 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 Warminster Road MOD Site.
- 2.8 In summary:

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

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

A copy of the Statement of the OUV 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:

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

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

**Figure 2** Shows the topographic setting for the Warminster Road MOD Site.

Visual setting (Three key components for appraisal)

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

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

- *‘Sites of known historic significance relevant to the OUV of the WHS’.*
- *‘Areas viewed from the city and key Georgian buildings’.*

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- *'Areas viewed from key viewing points and areas used by residents and visitors in Georgian times'.*
  - *'Key Georgian attractions including industrial sites and pleasure gardens'.*
  - *'Roman occupation and activities including Roman Roads, burials, cemeteries, camps, villas and other buildings that related to the Roman town and its hinterland'.*(Shown on Map 7)
  - *'The Georgian town, and Georgian buildings and structures and their relationship to the wider townscape and Landscape'.*
  - *'Routes to and from the city in used in the 18<sup>th</sup> 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 19<sup>th</sup> century'.*
  - *'Key viewpoints overlooking the city as known from recent history, literature or art'.*
  - *'Key views from within the city or its immediate environs out to the surrounding landscape as known from written history, literature or art'.*

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

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

- The Site is also located inside the Bath Conservation Area;
- The Site is outside of the Green Belt and the Cotswolds AONB;
- There are no listed buildings within the Site. There are listed buildings close to the wider MOD site to the east including Hampton Hill House. At a greater distance there are significant clusters of listed buildings to the north including Hampton Row and at Kensington/Grosvenor Place. Sydney House is also listed, to the west, at the end of the avenue on Warminster Road;
- Public footpath off site to the east on MOD land linking to Canal Towpath via an overbridge and connects to a wider network of public footpaths running north, east and west in the Avon valley bottom.;

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- Public footpath along the western boundary linking Warminster Road to Darlington Road;
  - Site of Nature Conservation Importance for grassland habitat, in the meadow within MOD ownership, alongside the site, to the north and east.

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

- The current MOD Site occupies part of what was an open arable field on the edge of Bathwick, in 1727, historically called 'Twenty Acres'. There was a public footpath that used to run across the site east-west linking which was still in use until the MOD occupied the site;
- To the north of the field called 'Twenty Acres' there was an area called 'the cliff' which comprised two steep fields of rough pasture with some marle pits. Between the two Mike Chapman has identified that there used to be '*a strip of plantation or orchard overlooking the Crest*' on early Maps';
- A straight avenue formerly 'Upper Great Pulteney Street' that adjoins the western entrance of the current MOD Site and frames a vista to Sydney House, on the edge of Sydney Gardens was introduced as part of the Pulteney Estate development circa 1795. This route provided a Georgian ride, out from the Sydney Gardens Pleasure grounds to meet Hampton Way and the countryside to the east;
- There used to be pleasure grounds to the rear of Grosvenor Place, below a part of the River Avon known locally as Pile Corner. This was called the Grosvenor Garden Vauxhall and opened in 1791. There were ferry links to the is garden across the Avon alongside what was originally a small holding, called the Folly, south of the River, which also became the Cremorne Pleasure Garden at a later date, which ran until 1884. This small holding then became an Inn, the Folly Tavern. Both pleasure gardens are barely in evidence though today;
- The River Avon and its Ferries, Pleasure Boats and bridge crossings;
- The Kennet and Avon Canal and its tow path which became a 'terrace' from which to admire fine picturesque views to the east of the City. This route was popular with Jane Austen;
- The 1830 Grosvenor Footbridge, Bath's first suspension bridge assisted in maintaining the use of the river and canal corridor for leisure pursuits after the decline of the Grosvenor Gardens. Walking routes either side of the river remained very popular and were recognised for their beautiful scenery;



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- Folly Bridge to the north-east of the Warminster Road Site was introduced by the canal company to provide an alternative route back to Bath after the canals construction;
  - The New Warminster Road (A36, today) was introduced in 1834 and closely aligned with the former Hampton Way) and part of its noted success was that it provided a new attractive approach into Bath;
  - The 18<sup>th</sup> Century Hazelwood Cottage on the southern boundary of the site, was initially the only house along the 'Upper Great Pulteney Street'. Hampton Hill House and Hampton Hall beyond the parish boundary to the east were the only other significant buildings in the immediate context of the open land, now occupied by the Warminster Road MOD Site in the 1800's;
  - The Great Western Railway and its Brunel infrastructure;
  - There are a number of examples of some of the first public swimming baths in the vicinity of the River Avon to the north and West;

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

### Existing Landscape Character Assessments

- 2.10 The following paragraphs summarise the landscape character context for the Warminster Road MOD Site, before the next section appraises the landscape and historic assets of the site, itself. Any concept statement for the Warminster Road 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 Warminster Road MOD Site.
- 2.12 The landscape character context for the Warminster Road MOD Site is provided by the following published Landscape Character Assessments. At a national level the Warminster Road MOD Site is located within Landscape Character Area JCA 107 Cotswolds. There is a

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distant visual relationship between the Site and the Cotswold Area of Outstanding Natural Beauty (AONB) Landscape Character Area 4 Lam Brook and St Catherine Brook Valleys to the north-east. At a more local level the Site falls within the Bath and North East Somerset Rural Landscape Assessment Area 18 Bathford and Limney Stoke Valley. Also, in the surrounding area off-site to the east is the Bath City-Wide Landscape Character Appraisal Area Rural Fringe: East of Bath.

- 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 Warminster Road MOD Site. These assessments will also be a valuable reference as proposals for this site are taken forward.

#### **Bath Building Heights Strategy** (September 2010)

- 2.14 The relevant, Height Strategy Zone, associated with the Site is as follows:

- The Site is located in Zone 2 the immediate setting of the city;
- Visual relationship with parts of the city Zone 1, to the north.

- 2.15 Selected extracts from the page 6 Executive Summary include:

Under the heading 'Context' for Zone 2 it states the following:

- *'Character is defined by built form interspersed with large areas of open land with significant tree cover'*.

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

- *'Building shoulder height of new development should not exceed shoulder height of nearby buildings';*
- *'The overall height should not exceed the overall 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.'*

2.17 This site currently comprises a mix of 1 and 2 storey buildings and buildings around are generally two storey.

2.18 P49 of the Bath Building Heights Strategy provides further specific design recommendations, including building orientation, to follow contours.

### 3.0 SITE LANDSCAPE

3.1 This section focuses on an appraisal of the Warminster Road 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 Warminster Road 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 Warminster Road site is 7Ha in size and located approximately 1.5km to the north-east of Bath City Centre.

3.4 The site slopes moderately from south to north between approximately 65m AOD on the by the Warminster Road to approximately 44m AOD on its northern edge. Land offsite also owned by the MOD continues to slope to varying degrees down toward the Kennet and Avon Canal. There are distant panoramas out from the site over Walcot and Lambridge to the Cotswold Plateaux and Little Solsbury Hill. 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. A significant amount of regrading of the natural slope has taken place in order to establish the building terraces, which are present today.

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- 3.5 The site is bounded to the south by the A36 Warminster Road which provides the main vehicular access points. There is a pedestrian link in the corner of the site connecting with Darlington Road, the local primary school and the nearest local centre in Bathwick. Public footpaths around the site include a route along the south-western boundary linking the Warminster Road to the Darlington Road and a route across the off-site MOD land north to south. Between the Warminster Road and a bridge over the Kennet and Avon Canal, connecting to its tow path.

### **Immediate Surroundings**

- 3.6 Today, the areas of land to the south and west of the Warminster MOD Site are residential, whilst the land to the east is open meadow. Land to the north is occupied by the wide and shallow Avon Valley, the Great Western Railway and The Kennet and Avon Canal.
- 3.7 Historic Maps show the site as formerly part of open arable field with a public footpath crossing the site in an east–west direction. It used to form part of a significant area of open land separating an expanding Bathwick, from neighbouring Bathampton. Hazelwood Cottage and Hampton Hill House can be seen at either side of this open area, on the north facing valley side. It appears that they could have been orchards, historically, on higher land to the south and a small area of plantation and steeper areas of rough grazing, to the north leading up to the River Avon. On later Maps the Kennet and Avon Canal and the Great Western Railway have been incorporated into the valley bottom.
- 3.8 The Site falls within the Bathwick area of Bath. The meadow to the north and east of the Site is also owned by the MOD up to the canal and is designated as a Site of Nature Conservation Importance.

### **The Warminster Road Site Landscape**

- 3.9 The geology of the site comprises foundered layers from the lower and middle Jurassic period. The geology of the adjacent valley floor comprises alluvium and gravels. There is potential for land slips between the steep valley sides and the valley bottom due to the variation in the strata. The layers comprise a mixture of terrace gravels, alluvium and clay. The site slopes predominantly north-eastward and the site has varying gradients across it, including some that are steep, on the eastern edge. There is a spring off site in the meadow

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to the north but otherwise water bodies are limited to the adjacent offsite canal and the River Avon and it's floodplain in the valley bottom.

- 3.10 The site comprises two 2 storey office blocks on the eastern half of the site, most of the other buildings are single storey and there is a two storey ancillary building on the southern edge of the site. The majority of the buildings have a flat roof and have a red brick finish. Red brick is not a very common material on the valley slopes in this part of Bath and appears incongruous. The larger buildings on the site are either rendered or are grey coloured metal panel finish. The 7m high rendered ancillary building on site detracts in views from the north, due to its scale and location in the green space on the southern edge of the site.
- 3.11 The two storey grey metal clad buildings detract in views from the north due to their incongruous colouring and box-like, form rather than their there scale as they are set further down the site slope. On the north-eastern edge of the site, the existing location of existing single storey buildings has a beneficial effect on the views from the canal tow path. This siting of single storey buildings prevents the potential for site buildings to be noticeable in the context of what is a positive picturesque context to the canal, largely provided by the off-site meadow and its area of plantation. The general location and heights of buildings on the Site also contribute positively to maintaining a sense of openness beyond Hazelwood Cottage, where there would formerly have been countryside. This also retains some positive views out from the Warminster Road to the north and east, whilst passing the Warminster Road site.
- 3.12 Hazelwood Cottage and Hampton Hill House and Hampton Lodge are the most prominent buildings on the Warminster Road in the vicinity of the site and are built of local Bath Stone Ashlar with dark coloured natural slate roofs. Most of the other buildings in the area share this colour palette and generally mimic it with concrete or reconstituted stone products.
- 3.13 There are scattered healthy and maturing tree groups on or alongside the site, one on a sloping bank north of the Warminster Road and the others mostly off -site in the meadow area or along the site boundaries. A tree condition survey has been carried out and is appended to the document, at **Appendix A1**. There are also some significant avenue Lime trees off-site by the main site entrance. Also worthy of note is the large group of conifers alongside the eastern boundary. These trees appear to be an overgrown compost heap enclosure and now are an effective block to positive views of the city from the Warminster

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Road. The nearest TPO trees to the Site are two sycamore in the garden of Hampton Lodge. There are also two notable ash trees of a significant age, set within scrubby vegetation in the off-site meadow area, together with a spring being evident nearby. These features are all of significant wildlife value - See **Appendix A2**. The Site otherwise comprises some small groups of birch and cherry trees set within ornamental shrub beds between some buildings. The other dominant land cover is short mown grass. Sheep graze the grassland offsite to the north and east which maintains the historic management regime on the northern area of meadow. Boundary treatments in the vicinity of the Site are typically Stone walls or hedgerows. The site itself is enclosed by a security fence which generally detracts in the scene. Boundaries between the Canal and the off-site meadow are defined with post and wire fencing. Hedged or Stone wall boundary treatments should be considered in the place of these elements to maintain enclosure and enhance the distinctiveness and appearance of the site edges.

- 3.14 The key landscape features of the Site include the boundary hedge, walling, open space and scattered trees at the southern end alongside the Warminster Road which contributes to a green approach to the City and conceals the majority of the current buildings from view, from the road. The sloping green space buffer that exists alongside the Warminster Road and building set back line on the site, also positively contributes to increasing levels of tranquillity within the majority of existing built area, on site. The southern green space also maintains a vista line, which could have been lost, from the end of the Avenue by Hazelwood Cottage to Little Solsbury Hill an important local landmark. The valley side location and it's sloping nature are key features than enable a wide angle of view out over the city, it's skyline landmarks and to Little Solsbury Hill and the distant Cotswold valleys, to the east. On the central to north-eastern edges of the site, slopes gradients steepen further, on the adjacent meadow area and views of the Kennet and Avon Canal are revealed below the site from this edge.
- 3.15 At the top of the meadow area off-site to the east. There is a framed vista from the Warminster Road alongside Hampton Lodge toward the rear of Grosvenor Place and St Saviours Church with the Upper Cotswolds open green valley slope up to the plateaux forming a backdrop. In the view, from this location and from the adjacent public footpath, looking towards the city, the existing Site earthworks, security fence and the two storey building on the south-eastern edge of the Warminster Road Site, detracts in the scene. This view is also experienced from the western elevation of the Hampton Lodge. A mature group

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of conifers on this edge of the site also now prevents views, which would have previously existed on the edge of Bathampton, over the Warminster Road Site, to the core of the city. The other notable vista in the immediate context of the Warminster Road site is the view from the Kennet and Avon Canal Bridge looking west, where a positive and tranquil picturesque scene can be experienced. Here the countryside extending into the city and the valuable green corridor of the canal and River Avon, in the city, can be appreciated. The site buildings are currently barely perceptible in this scene.

- 3.16 The main cultural influences affecting the Warminster Road Site relate to the former and present industrial/transportation uses of the valley bottom. The railway includes many structures built by Brunel and is still functionally significant. The river although quite difficult to access on foot historically and today is still used for pleasure cruises between Bath and Batheaston, the Kennet and Avon Canal, although not used for industrial purposes today, retains its historical value as a communication corridor and is currently used for tourist travel and it's tow path is a valued walking and cycling route, making important, car free, connections between the city and the wider area.
- 3.17 The large Georgian Lodges and Grade I listed Grosvenor Place close by, to the east and north, were historically places for visitors to Bath, to stay, and pleasure gardens were frequently found between these buildings and the River Avon, including Kensington Gardens and Grovesnor Garden Vauxhall and Cremorne. The Grovesnor Place Pleasure Garden and Cremorne Pleasure Garden have since been lost due to development or bomb damage but others have survived in Bathampton further east. To the west, the development by the Pulteney family is very significant in this part of Bath and the avenue to Sydney House to the south-west of the site marks the end of its extent. The avenue provides a visual connection to the eastern edge of the famous Sydney Gardens Pleasure Ground and provided a ride linking to the countryside. The rising land on Bathampton Hill to the south of the site, now including Minster Way, appears as an orchard in historic maps and together with the Warminster site itself was part of the open rural edge of the village of Bathwick until the introduction of the Warminster Road and 20th century development expansion along this part of it. The Georgian buildings of Hazelwood Lodge and Hampton Lodge to the west and east of the Warminster Road site respectively, would have previously been set in an open setting. This assemblage and these notable large buildings and the open land alongside would formerly have been viewed from many parts of the city to the north.

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### Overall Value, Condition and Sensitivity of Assets

- 3.18 The Bathwick Bath city-wide character area in which the MOD site at Warminster is located within the Bath World Heritage Site and Bath Conservation Area, which locates it in an area of very high recognised townscape value. There are highly sensitive Grade I listed buildings on the opposite side of the valley from Warminster Road site, at Grosvenor Place and Camden Crescent and there are listed buildings at Hampton Hill House and Hampton Hall, to the east. There are also listed buildings and assemblages to the north including Kensington Place and Hampton Row. The settings of these require sensitive consideration. The site is outside the Cotswolds Area of Outstanding Natural Beauty, with a long distance visual interrelationship with it to the north-east and a weak visual relationship with it to the south, due to the intervening housing on Minster Way. The site and the adjacent meadow area is not within the Green Belt, which stops in a line with the canal/ Folly bridge crossing and the parish/garden boundary of Hampton Lodge to the east. The Warminster Road MOD Site is outside the 'city' as defined in the Bath Building Heights Study but is included in the area defined as the 'Immediate setting of the city'. In overall terms the site comprises areas of high sensitivity in landscape and historic terms on its northern, eastern and southern edges where the green spaces make important contributions to the World Heritage Site and Bath Conservation Area (explained in further detail below). The built, main body, of the site is visually sensitive (See **section 4.0**), however, in terms of its inherent landscape/townscape character, the built portions of the Site have been radically altered by previous earthworks and comprise buildings, associated car parking areas, ornamental planting and short grass, of low inherent sensitivity.
- 3.19 In summary, the buildings and built fabric of the site poorly integrates with the surrounding positive Georgian and Victorian development areas to the west, in both form and materials and the value of these buildings in landscape/townscape terms is low. The open spaces of the site contain some healthy maturing individual trees and tree groups that are worthy of retention and make positive contributions in terms of visual amenity, nature conservation and to the green hillsides within the World Heritage Site. The short mown grass on the Site is of low inherent value in itself but it is located in places where it maintains a valuable buffer on the Warminster Road, enabling a positive road approach to the City and to Bathampton, to be maintained. The off-site meadow area also makes a valuable contribution to the context of the Warminster Road and Hampton Lodge and in views from the city and other residential areas to the north. This also forms part of the setting of the Kennet and Avon



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Canal and its highly valued and associated access corridor. The area is also designated for its nature conservation value and it positively contributes to the strategic green infrastructure corridor included within the emerging Bath and North East Somerset draft Core Strategy.

- 3.20 There are some current strategically important sequential vistas across and alongside the site from the Warminster Road. There is a vista out across the Warminster Road Site to the northern part of the city from the rear of Hazelwood Cottage and from the public footpath along its rear boundary to the north which is maintained by the building heights on site at present. There are key panoramic vistas out from the MOD Site to the core area of the city, to Grosvenor Place and St Saviours Church landmarks and beyond (See Character Sheet 5c view 31). There is a positive vista out to Little Solsbury Hill that can be found along the first section of the lower northern road on the Site (See Character Sheet 5a view 9). From near the main access way into the site there is a positive vista out north-west toward the city and landmarks including St Stephen's Church on the skyline (See Character Sheet 5a view 5 and/or 7 or 2). Notable vistas, out from the Site also include the 'surprise' view over the canal, which is only revealed on the far southern tip of the site because of intervening vegetation elsewhere (See Character Sheet 5b view 16 and/or 19). Also, of note is the vista out from the existing site entrance, down the avenue to Sydney House.
- 3.21 The avenue trees off-site at the site entrance are a highly sensitive historic asset which off-site highway or entrance proposals should avoid. Boundary walls around the site edges are historic assets of Conservation Area importance and should be retained and protected. The two Ash trees in the meadow to the north are also valuable historic and nature conservation assets which together with other habitat would be sensitive to access pressure from the site.
- 3.22 At a local level, the character and treatment of the northern site boundary is important in the way it defines ownership and controls access to the adjacent designated and sensitive meadow area. Disturbance and lighting along this boundary will need to be sensitively handled so that it does not have adverse consequences on the tranquillity of the adjoining habitat. The treatment of the eastern boundary which currently detracts in views could be improved to benefit key vistas out from the Warminster Road, to the north and from the Public footpath to the east. The western boundary which includes a public footpath also requires a sensitive boundary treatment.

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## 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 Site's 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

This site is now part of the urban townscape of Bath and the green space to the north and east is now part of the cities green spaces. The green spaces in and alongside the site are physically connected with the positive city green space corridor associated with the River Avon, to the north. The site is not within or alongside the Cotswolds Area of Outstanding Natural Beauty (AONB) that surrounds the city. There is a distant visual relationship between the Cotswold AONB to the north-east; otherwise any further interaction is blocked by housing to the south. The Warminster Road Site sits directly within the immediate setting of the city and has visual relationships with the city and buildings within it. The site and the off-site green space meadow to the north and east is wholly within the Bath Conservation Area and both are within the wider visual setting of Grade I listed buildings and assemblages to the north within the city.

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

#### Comment

An 'abrupt edge' applies on this Site in the manner in which the green space off site to the east, forms a separating buffer between Bathwick and Bathampton. This buffer has been compromised to the north by the Minster Way development. There is a further 'abrupt edge' created by more steeply sloping ground on the northern edge of the Site which runs into an adjoining meadow area and down toward the canal and the River Avon valley. Both edges would benefit from enhanced boundary treatments to maintain the 'abrupt edge' and to avoid spillage of ancillary development and activities onto these adjoining green spaces. The security fence to date has been reasonably effective at doing this, although, there are the discreet foundations of old Pill boxes and one small derelict building in the meadow area, present following former military use.

- *'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 site is outside the city, it is at the end of an avenue that was designed to relate to Sydney House, on the edge of Sydney Gardens. The avenue, Hazelwood Cottage, Hampton Hill House and Hampton Hall are present on the Georgian Bath Map of 1852 (Map 8) in the Bath Setting Study (2009) on the edge of the city. The canal and railway are also present together with the assemblage of Georgian buildings on the south facing valley opposite. The Warminster Road site was part of an open arable field, at this time, with the New Warminster Road and orchards (Potentially part of Bathwick Nursery on the land now occupied by the Minster Way housing development). The open fields of the site would have historically contributed positively to the green undeveloped open valley sides providing the context to the canal, a former footpath running through what is now the MOD Site east to west and to the wider visual context from Grosvenor Place, Kensington Place, Camden Crescent and Prospect Walk further up the opposite valley. The railway, levels of

the intervening land and trees along the river and canal prevent a significant visual relationship with Hampton Row and Victorian development areas in Bathwick beyond.

- *‘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’.*

#### Comments

There was potentially a Roman Road, before the New Warminster Road was constructed, which followed an east-west alignment to the south of the site (as identified on Map 7 in the Bath Setting Study 2009). Otherwise, there is no identified evidence of Roman use of the immediate area around or on the site.

The Avon river corridor and its green setting would have contributed to a picturesque setting in the scene from Georgian buildings on the northern slopes of the city. The green space off-site to the north and east will have contributed to the picturesque setting of the Kennet and Avon canal approach into Bath when this was constructed later.

### **The Site’s Significance in Terms of Historic Setting**

3.25 The Site’s 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 Warminster Road, Sydney Gardens, Upper Great Pulteney Street, the Kennet and Avon Canal and its tow path, the Great Western Railway, the River Avon, the

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Folly and the Grosvenor Garden Pleasure Ground, are the closest sites with historic significance.

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

#### Comment

The area of the Warminster Road MOD site was historically viewed from the side of Beacon Hill on Prospect Walk; this route included Camden Crescent and ran along Camden Road to Fairfield and beyond (Prospect Walk). There are also many corridor views defined by streets including from the lower Lansdown Road looking east. The MOD Site is also viewed from the rear of Grosvenor Place and Kensington Place on the opposite side of the River.

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

#### Comments

Views from Folly bridge and the Canal Tow Path frequented by walkers/boaters, including Jane Austen and increasing numbers in Georgian times following the creation of Upper Great Pulteney Street and Sydney Gardens.

Camden Crescent was a key viewing point on Prospect Walk and there were other intermittent viewpoints along this route used by residents and visitors in Georgian times.

Alexandra Park on Beechen Cliff was a popular place for residents and visitors to view the city from close quarters. (Note: views now from here are limited by mature vegetation in Sydney Gardens).

Little Solsbury Hill was a popular place to view the city from the surrounding countryside outside the city in Georgian times.

There potentially also would have been some views from the pleasure gardens frequented to the rear of Grosvenor Place, which were subsequently converted in

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(now since developed) and from the Cremorne Pleasure Garden, when it was running.

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

Comment

As above.

- *'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

There was potentially a Roman Road close to the line of Warminster Road as shown on Map 7.

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

Comment

Camden Terrace and Prospect Walk were key buildings and assemblages within the Georgian townscape planned to take advantage of views to the south.

- *'Routes to and from the city in use in the 18<sup>th</sup> century and still in use'.*

Comments

As above, and in addition, the New Warminster Road approach to the city constructed in 1834 was a major engineering feat and provided a fine entry to the city.

Also, there was a pedestrian link created in 1820, from a location close to the former Grosvenor Gardens Pleasure Ground, over a suspension bridge (built by Thomas Shew, a local artist) that improved access to Bathwick and Bathampton. This link appears to have connected with a swing bridge (Folly Bridge), which matches the location of the current bridge to the north-east of the Warminster site.

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The fine picturesque views on this walk to Bathampton are cited by a local commentator Captain R. Mainwaring, in his Annals of Bath 1800 -1830.

Also, the views from the Kennet and Avon canal are significant.

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

Comment

Not applicable in this instance.

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

Comment

These include: Camden Crescent, Alexandra Park and Little Solsbury Hill which were all popular locations to view the city.

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

Comment

Views from Prospect Walk experienced by ramblers walking to and from Charlcombe. Also, views from the Kennet and Avon Canal after it opened in 1810 experienced by those involved in recreation and industry. The canal was historically popular for as a passenger route to Bradford on Avon and London prior to the construction of the Great Western Railway.

## 4.0 VISUAL CONTEXT

4.1 This section describes and appraises the visual context of the Warminster Road MOD Site and in particular, focuses on the nature of views into the Warminster Road Site, historic and current.

4.2 **Figure 6** indicates the zone of theoretical visibility for the Warminster Road MOD site based upon a scenario of buildings of 10m, to ridge, in height and on topography alone. The

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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 f** include photo viewpoints selected to identify some of the historic views and current views into and across the Warminster Site.

### Visual Envelope

- 4.4 The visual envelope for the Warminster Road Site is limited in extent to the south to adjacent dwellings, which block views from Bathampton Down to the south. Views of the site from the Warminster Road are limited by a boundary hedge to glimpsed views in, at the two site entrance points and otherwise are either across the site to the city. The overall appearance is one of a vegetated belt rather than built development. Views in from a public footpath of the southern edge of the site are more open, through the perimeter security fence and extend over roof tops toward Little Solsbury Hill.
- 4.5 To the west the visual envelope extends to the edge of Lansdown Road, where buildings restrict views to channelled views along some roads. Slightly further north the envelope extends up to the lower slopes of Lansdown and then across Beacon Hill and extends up to a public footpath on the skyline above Charlcombe. Views from many properties on the lower slopes of Beacon Hill are blocked by buildings or streets are orientated down slope preventing views. Despite this there are regular views from Camden Road, formerly 'Prospect Walk' which was designed in Georgian times to offer fine views to the north across the city for ramblers heading to Charlcombe.
- 4.6 To the north-east the visual envelope extends beyond 4km, including to the top of Little Solsbury Hill and along the valleys either side. Also, from the north and north-east there are near views, including those from the rear of Grosvenor Place and other properties that fringe the A4. Also, from this angle, the visual envelope includes some near viewing places to the southern and eastern edge of the site, including views from walkers on the Kennet and Avon canal tow path, bridge crossing, and on the public footpaths, to the west and linking the Warminster Road to the bridge, to the east. There are also views of the northern edge of



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the Site from boaters on the canal. Residents also have views across to the Site from the west elevation of Hampton Lodge.

### List of Visual Receptors

4.7 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.

4.8 **Figures 7a to f** show the locations of the photo viewpoints 1 to 12 selected below to identify some of the historic views and current views into and across from the Warminster MOD Site. Note: wherever possible viewpoints from the Bath WHS Setting Study have been referenced to avoid repetition of information.

- Historically significant views
  1. Little Solsbury Hill  
Map 13 Figure 10 Appendix 11 Bath WHS Setting Study  
(with NPA Photograph inset for different orientation)
  2. Camden Crescent  
(Representative of views from Prospect Walk)  
Map 13 Figure 10 Appendix 11 Bath WHS Setting Study  
(with NPA Photograph inset for different orientation)
  3. Alexandra Park looking north  
Map 13 Figure 12a Appendix 11 Bath WHS Setting Study

#### *Across to the City*

4. Warminster Road Approach sequential views  
(NPA Photograph only)
- Current Views (Including some with historic relevance as well)

#### *In*

5. From Warminster Road/ Public footpath towards the site and the city  
(Lost view to the city)
6. From Warminster Road to Grovesnor Place

7. From Lower part of the Lansdown Road looking east
8. From the local centre in Fairfield looking north  
(Also on the former Prospect Walk)
9. View representative of those from the public footpath to the south-west corner of the site and from the rear of Hazelwood Cottage.
10. View from the public footpath in the meadow to the east, looking west
11. View in reverse representing the views in from the rear of Kensington Place and Grosvenor Place and from the canal tow path.
12. View from the Kennet and Avon Canal bridge crossing formerly 'Folly Bridge' looking south-west

#### *Other Views in*

Near views from residents in the upper stories of properties facing the site looking north

#### *Across*

From the end of the formerly 'Upper Great Pulteney Street' , now Warminster Road, avenue, through the site entrance and up the edge of the southern green space to Little Solsbury Hill (See Character view 5)

### **The Nature of Views**

- 4.9 Views from the south from the Warminster Road and the upper stories of housing to the north, on Minster Way, are dominated by the boundary hedge and mature scattered trees in the foreground that provide an attractive green approach to the city. There are otherwise generally views over the majority of the buildings on the site, due to the slopes and their height, to the city in the north. There is also a notable view across the Warminster Road Site, from the Warminster Road, through the site entrance at the end of what was the 'Upper Great Pulteney Street' avenue, looking along the southern green space, to Little Solsbury Hill. This view is a reminder of the more expansive open views that once existed in the Georgian period on this edge of Bathwick. Likewise, the open long view down the adjacent meadow, to the east, from the Warminster Road toward Grosvenor Place is also a reminder of the positive views experienced by walkers in Georgian times. The view toward the Warminster Road site from this vantage point currently detracts from the scene due to the site's poor boundary definition, steep earthworks, a large overgrown block of conifers

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and the visible incongruous red brick building materials of the building in the south east corner of the site.

- 4.10 Views in from residential properties further west including Hazelwood Cottage are from upper and lower stories. Currently, existing car parking areas on sloping ground on the site are normally concealed from view by stone garden walls (currently being rebuilt). The view otherwise from properties, is distant across the site, and would once have been more extensive, out to the north, but today views are currently filtered, to a degree, at higher levels by mature trees, including evergreen species. It appears that trees could have been planted to screen the MOD development, from view. The view from the public footpath skirting the edge of the site, at the end of the gardens to these properties, is open across the parking area toward Fairfield and also out over building roofs to Little Solsbury Hill. The security fence detracts in the immediate foreground of these views, at present. Further along the western boundary there are views across the site from the upper stories of a new row of cottages, however, the views from these properties are orientated along the edge of the Warminster Road site with long views along the open meadow to the north of the site and the landmark of St Saviours Church.
- 4.11 Views in from Alexandra Park to the south-west toward the Warminster Road site are largely screened, even in winter by trees in and around Sydney Gardens, however, the large grey metal clad buildings, whilst only making up a small part of the overall view, detract. Their light colour and height and location, makes them appear too dominant alongside other buildings that form part of the city, even at this distance.
- 4.12 Views into the site from the lower part of Lansdown Road to the west are channelled down a side road, where the site is seen in a lower slope location against the backdrop of the Minster way developments and Bathampton Hill. The trees on the southern boundary of the site are positive in appearance and Hampton Hill House and Hampton Hall catch the eye. However, the large grey metal clad buildings, the tall and the building set up in the south-east corner of the site rendered ancillary building at the top of the site, detract in the scene. The combination of scale, location and materials are inappropriate and they have the effect of competing for attention with the significant Georgian building assemblage in the scene. Despite being on higher land the Minster Way development is more neutral in its effect on the appearance of the view.

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- 4.13 In views from Camden Crescent to the west, from slightly above, the Warminster Road Site is seen set down on the lower slopes of the facing valley, with a backdrop of the housing at Minister Way. The Georgian Hampton Hill House, Hampton Hall and Hazelwood Cottage can be picked out in the scene either side of the site. The site would historically have been an open arable field, with grazing meadows and a plantation below it and with open land and orchards on the site of the Minister Way development, and the masts on the skyline are also a relatively recent addition, so there has been significant change, in the nature of this view, over time. However, currently, as noted from the lower part of Lansdown Road, the ancillary building at the top of the site is a competing visually dominant building, which is not desirable in this setting. In addition, the form and colour of the two grey buildings on the site are inappropriate and detract in the view. The coloured metal cladding and the red brick of the remainder of the site do not harmonize with the distinctive colour palette of Georgian buildings or with the buildings behind on Minister Way. The large block of conifers on the site looks out of place and scale and the white upper storey of the building on the elevated plateau, on the left in the photograph takes the eye away from nearby Georgian buildings and has too much presence in the scene currently. The open space areas and trees are positive in the view (Note: This building also detracts in near views from the permissive path in the meadow to the east of the site).
- 4.14 Further along Beacon Hill, on the former Prospect Walk (now Camden Road), to the north, the view from the centre of Fairfield is channelled down a north-south orientated street. From this location the site is seen on a level, Hazelwood Cottage positively sits above the site buildings and is partially visible through trees. The trees on the lower slope offsite to the north filter views of many of the buildings from this angle of view. Strengthening of this planting at the top of the slope, would benefit the appearance of the site further. The building in the south east corner of the site appears set apart from other buildings and this and the block of conifers behind detracts in the view. The red brick of the buildings on site looks out of place. Otherwise, it is positive that the buildings are seen against a tree backdrop from this location.
- 4.15 In views from the rear of Grosvenor Place the site will be seen from an even lower angle and the planting on the northern boundary, where it is present, contributes even more to providing visual containment of the site. The tall ancillary building at the top of the site, the large grey buildings and the building set out on its own and general colour finishes detract in

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the view. The open space off site to the east and the tree cover on and offsite are positive components.

4.16 From the Kennet and Avon Canal bridge to the north-east, the existing development is largely concealed from view by the trees on the upper parts of the meadow off-site, even in winter. The profiles of some of the roofs of some of the single storey buildings are perceptible on the western half of the site and the conifer belt an incongruous feature on the high ground. Tree cover positively dominates the skyline and the sloping, open off-site meadow contributes to the picturesque appearance experienced in the view. An existing declining brick building in the meadow area, with graffiti is the only element that currently detracts in the foreground of this view.

4.17 In the distant view over the city from Little Solsbury Hill, the site is viewed from an elevated perspective and is seen in the middle ground set down in front of Sydney Gardens, the rest of Bathwick and Pulteney. Sloping open green space provides a positive setting in the foreground and the mature trees around Sydney Gardens provide a strong backdrop. The River Avon and its corridor are clearly perceptible in the view, as are the Hampton Hill House, Hampton Hall and other large Georgian Houses in Bathampton following the A36. The bright and reflective surfaces of the metal clad buildings on the Warminster Road Site and the light roof colourings generally on other buildings detract in the view due to their colouring, alignment running up the contours, form and in the case of the clad buildings, their scale.

### **Sensitivity of Receptors**

4.18 The receptors listed under historic views are all very highly sensitive as they constitute views from key Georgian buildings, recreation areas from within areas designated at an International and national level for their landscape or historic value. These views would be vulnerable to small adverse changes. Other high sensitivity receptors include walkers, cyclists and tourists on the canal, its tow path and bridge, residents in surrounding properties within the Conservation Area and walkers on the public footpaths in the vicinity of the site. The visual settings of Grosvenor Place, Hampton Hill House and Hazelwood Cottage are also highly sensitive. Users of the Warminster Road, including pedestrians on footways, given its value as an historic approach to the town, will also be of high sensitivity in the context of the World Heritage Site. Road users on Minster Way and those travelling on

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the railway and involved in sport on the Bath training ground are the only receptors of low sensitivity.

### Statement of Significance of Views

4.19 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);

#### Comments

On the Warminster Road MOD Site the sequential views experienced from the historic Warminster Road approach to the city are significant, including the need to maintain a well treed and hedged approach in what used to be a rural area between settlements. The protection of an area of open land between Bathampton and Bathwick is also important to maintain the separate identity of these places and to conserve the historic vantage point, on the edge of Bathampton, across to Grosvenor Place and St Saviours Church. Also, there is a need to conserve the vista from the end of the avenue leading to Sydney House, out to Little Solsbury Hill, as this positive visual relationship would have been experienced in the Georgian period when the Warminster Road site was open land. The historic and current view from the Warminster Road, over the Warminster Road Site, to the core of the city, is also highly significant and there are opportunities to enhance views further.

In addition the picturesque approach to the city along the canal towpath from Bathampton or from the river crossings to the north is significant. The tow path route currently still feels rural and picturesque as it approaches and passes the Warminster Road Site. Adverse impacts on this sequential approach also should be avoided.

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

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Comment

The land to the north and the treatment of the northern edge of the Warminster Road MOD Site significantly contribute to the perceived green hillsides and skyline. From the Kennet and Avon canal the off-site tree planting in the meadow to the north not only greens the hillside but also significantly forms the skyline, in the picturesque scene, from that angle of view. Buildings do not currently and should in the future, avoid intrusion in these views, which are experienced by city dwellers to the east of Bath.

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

Comment

From viewpoints including Camden Crescent, the green space on the Site and in the meadows alongside, is a significant part of open land that has survived pressure for development in Bathwick and needs to be retained to prevent further degradation of the view out from Camden Place and other parts of the Prospect Walk. This retention of open land is also significant in views from Little Solsbury Hill. The picturesque views from the public footpath to the east of the Warminster Road Site and the route as it passes over the canal and heads north to the bridge over the River Avon near Grosvenor Place needs to be conserved and enhanced as an important Georgian recreational route. The route along the canal and its towpath are also significant as both an industrial and a recreational route. At present, some existing buildings on the site are detracting from the important views into the city from Alexandra Park and Camden Crescent and it is important that the opportunity is taken to improve this situation for the benefit of the World Heritage Site, going forward.

## **5.0 LANDSCAPE/VISUAL, ARBORICULTURE AND ECOLOGY ISSUES AND CONSIDERATIONS**

- 5.1 This section draws together the findings of the technical baseline reports for Warminster Road, covering landscape/visual, arboriculture and ecological issues and presents a series of recommendations and design considerations to inform the preparation of a Concept Statement for this site.

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- 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 Warminster Road 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 Warminster Road 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 Bath Conservation Area and the settings of the listed Hampton Hill House, Hampton Hall, the Grade I listed Grosvenor Place and Camden Crescent to the east and north respectively. The setting of Hazelwood Lodge, although not listed, and setting of the listed Sydney House, in as far as it relates to, the avenue that leads to it (formerly 'Upper Great Pulteney Street'), , will also require sensitive consideration. In addition, proposals for the site should be responsive to the positive characteristics of the Bathwick landscape character area and the identified site landscape and historic assets.
- 5.4 The Bath World Heritage Setting Study Oct 2009 and the Bath Building Heights Strategy provide a framework for understanding what matters in respect of the World Heritage Site and how to approach impact assessments on the World Heritage Site.
- 5.5 The Development Plan landscape policy framework for the site requires the protection of the World Heritage Site and that any proposals which would harm the WHS should be avoided. There is protection in Emerging Policy BI of the Draft Core Strategy for listed buildings and Conservation Areas, together with their settings and for networks of green spaces. Policy CP6 Requires high quality design, preservation and enhancement of the Historic Environment and the distinctive landscape character of Bath and North East



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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. Saved Design Policies stress the importance of good quality design and consideration of the local surroundings. Any proposals for the site should be responsive to this context.

### **Site Landscape and Historic Asset Considerations**

- 5.6 Key site considerations in terms of landscape character and historic assets are listed below under theme headings:
- 5.7 At the broad scale, the key sensitivities for this Site relate to its interaction with the neighbouring city, and the adjacent meadows and the picturesque valley bottom, including the Kennet and Avon Canal. In terms of specific assets, sensitivities relate to the open space, existing trees and positive vistas from and in the vicinity of the Site. **Figure 4** shows the main landscape and historic assets of the Warminster Road MOD Site.

#### **Theme I - Protecting and Enhancing the Setting of the City**

##### **Protecting valued open space**

- The scattered tree groups on the southern edge of the site alongside the Warminster Road and the associated area of open space should be retained. This will maintain the positive historic /landscape attributes of the Warminster Road approach into the city. This measure will safeguard the potential to view Little Solsbury Hill from the current Site entrance, will maintain some views over the site to the city and will maintain a positive green road frontage to an important historic approach to the city.
- The open meadow to the north and east of the site should be protected and enhanced and should remain undeveloped to safeguard the open picturesque setting of the Canal and safeguard these valuable green spaces which were historically and continue to be appreciated from Georgian buildings and recreational routes.

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### **Restoring Green Space**

- In addition to the removal of the existing red brick buildings on the site, there is potential to significantly improve the current appreciation of the surrounding assemblage of Georgian buildings by removing the two existing buildings that occupy the southern and the most elevated south-eastern corner of the site and then restoring these areas to open space. These elevated locations are particularly sensitive and buildings in these locations currently have adverse effects on the appreciation of the assemblage of Georgian buildings in the vicinity of the Warminster Road Site, when the area is viewed from historic viewpoints to the north of the city. In the case of the south-east corner site, we recommend this is regraded to more natural slope profiles and utilised as a well treed natural play space area. If this area is returned to a gently sloping profile it can be overlooked by frontage development set further down slope. The above approach would remove current detracting features in the views into the site from Camden Crescent, Hampton Lodge, Grosvenor Place, Fairfield Centre and from the Public footpath to the east.

### **Opening up lost vistas**

- Consideration should be given to removing and replacing the detracting existing conifer belt in the south-east corner of the site with deciduous tree species. The maximum height of the trees will be a key factor in their selection to enable positive views across the Site to the city from the Warminster Road to be restored. The understorey compost area should be restored to grassland.

### **Building height and appreciating the Georgian building assemblage**

- Consider concentrating taller buildings on the lower slopes but combining this with setting them back appropriately (according to their final height and position) from the northern and eastern edge of the site to prevent intrusion into the picturesque setting experienced on the canal. Buildings also need to be sited and scaled on this site to maintain some long views in and out to the city to the north, from Hazelwood Cottage and sections of the public footpath on the western boundary. Long views back toward Hazelwood Cottage, Hampton Hill House and Hampton Hall are important to enable the Georgian assemblage of buildings to be perceived in the scene when viewed from the north. Existing and new buildings that compete

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with the Georgian buildings in the scene or appear more visually dominant should be avoided on this site (Also, see restoring green space above);

#### **Accommodating views out from the northern boundary**

- Consider a thorn hedged (outer) and walled (inner) edge boundary treatment along the northern edge of the site to direct access east-west along the top of the steep meadow slope, where views out from the site can be experienced. Consideration should be given to locating intermittent viewing places and sitting areas tight up to the northern boundary, where the most extensive panoramic views out from the site are possible. Buildings should be set back from this northern edge of the Site so that they do not intrude upon the picturesque setting of the canal below or the views out;

With the above considerations addressed any proposed development should preserve and/or enhance the landscape setting of the city in terms of its openness, degree and type of landscape features, siting and orientation of development and visual relationships between built form and landscape.

### **Theme 2 – Protecting and enhancing the green and treed River Avon corridor**

#### **Existing trees**

- The existing mature and developing trees on site, around and alongside the Site edges and the existing scrub and trees throughout the off-site meadow areas, which are in the ownership of the MOD, need to be retained. These trees are valuable assets from a visual amenity, landscape character, historic and nature conservation perspective;

#### **Tree protection**

- Details of the condition and quality of trees and woodland and considerations for their protection are detailed further in the Arboriculture Survey in **Appendix A1** and in the recommendations summarised below;

#### **New planting and green infrastructure enhancement**

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- We specifically recommend the incorporation of additional native tree and scrub planting to strengthen existing tree groups on the upper parts of the north-east and east facing slopes on the edge of the Warminster MOD site where planting is currently thin. Some gaps should be retained in places to frame views to surrounding landmarks including Little Solsbury Hill but these should align with green space/public realm corridors within the development to avoid opening up views of built development further from the north. The new planting would strengthen and enhance the treed character and appearance of the eastern edge of the site, in combination with other measures, when viewed from the meadow footpath and the Warminster Road to the east and would deliver enhance ecological habitat. This planting will need to enhance connectivity where it is weak without causing significant overshadowing of grassland habitat. New native planting should be used to diversify the age structure and introduce larger scale townscape species. This new planting and in particular the strengthening of the eastern boundary planting will contribute to enhancing the connectivity between habitats and the green infrastructure network connecting to the River Avon;
  - A row of large scale specimen trees should be planted to define the southern edge of a new walkway along the northern edge of the site. This if combined with supplementary mixed native planting on the edge of the meadow would enhance the wooded containment of the lower parts of the site in the scene from the Canal below the Site and from areas that are more on a level with the site including Camden Crescent , Prospect Walk and the centre, at Fairfield;

#### **Ongoing management**

- The long term management of the trees on the Warminster Road MOD Site and the adjacent meadow which is in MOD ownership should be secured through a long term management plan and agreement so these areas are actively maintained and managed in perpetuity.
- With the above considerations addressed the new development proposal should be able to demonstrate how it will protect, manage and deliver a green and treed river corridor in support of the OUV and SNCI designation of the River Avon and its corridor.

#### **Other Potential Mitigation and Enhancement Measures**

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

#### **Building orientation**

- New Buildings should be orientated to front onto and overlook the public right of way running along the south-west boundary. A generous wide pavement should be considered to replace the narrow route that currently exists. The timber fenced garden boundaries, where they exist on this edge of the Site, should be replaced with a continuous stone wall (to match that to the rear of Hazelwood Cottage) to provide a more visually and functionally appropriate and secure boundary;
- New buildings should be arranged to as far as possible front onto all the retained and proposed open space/footpath edges on the site including facing all the site edges new through route ways;
- Consideration should be given to creating a new development with an overriding pattern of buildings orientated with their long axis following the contours of the site. Buildings blocks should be broken up on their southern edge to enhance solar gain and allow light penetration into living spaces and private gardens.

#### **Main site access and new route ways**

- Consideration should be given to siting any new main vehicular access point away from the south-west corner of the site. There may be potential to move it further east to avoid the area at the end of the avenue approach to Sydney House and Gardens and instead this point can be utilised as a pedestrian/cyclist only entrance to the retained public footpath on the edge of the site. This would safeguard this sensitive location, existing trees and the vista to Sydney House whilst at the same time, reducing potential pedestrian/vehicle conflict and maintain a traffic free route, along the existing public footpath to the school;
- We suggest creating new access road ways within the development, down slope on the areas within the site which have most gentle gradients and otherwise locate the majority of other road ways perpendicular along the line of the contours. This will be responsive to the recommendations in the Bath Building Height Strategy whilst at the same time working toward addressing inclusive access issues.

- Consideration should be given to the incorporation of two new pedestrian access routes through the development, linking east to west along the contours at the top and bottom of the site. These routes will provide linkage to the local primary school and local centre via Darlington Road. Both routes should make connections with the north-south footpaths to the east which provides a link to the canal bridge (Folly Bridge), the tow path, other parts of the city to the north and the wider countryside to the east.

#### **Managing pedestrian access**

- If wide native thorn hedges are used in combination with a wall to edge the site to the north and east this could manage potentially intense access pressure on the SNCI meadow alongside the Site, which would be highly likely following removal of the boundary security fence.

#### **Site Visual Considerations**

- 5.9 In the case of Warminster Road, the key visual issues to be addressed are the conservation and enhancement of the Warminster Road approach views including views over and across the site, and views in from the city and across the Warminster Road Site to local landmarks. Views into the site from the city and toward the Site from Kennet and Avon Canal on the valley floor, historic and current, need to be demonstrably protected and/or enhanced through the redevelopment of this site.
- 5.10 Considerations are presented under a series of themes which address the Key Visual issues identified above.

#### **Theme I - The historic Warminster Road approach to the city**

- Consideration first needs to be given to maintaining the positive treed and hedged Warminster Road approach and associated with this the open land and limited perceptible built development north of the road, when looking toward the MOD Site between Hazelwood Cottage and Bathampton. Both these characteristics are positive in appearance in what used to be a rural area between settlements. The protection of the area of open meadow land to the east of the Site is important in

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that it maintains separation between the City and Bathampton and is a historic vantage point over the City to the north, which would have been popular in Georgian times, There are also views over the MOD Site toward the core of the City which are still evident and building on the site have not extended north on the site appreciably to have an adverse impact on these views;

- A conifer plantation in the south-east corner of the site has grown on to limit the potential for city views. There is potential for the belt to be removed and replaced and for further views of the city to be restored on the approach;
- At the point of the main site entrance the historic vista from the end of the avenue leading to Sydney House remains and should be conserved, From the same point there is a view east out to Little Solsbury Hill, across the southern edge of the site. This positive visual relationship would have been experienced in the Georgian period when the Warminster Road site was open land and also should be retained in site proposals. In addition the picturesque approach to the city along the canal towpath from Bathampton or from the river crossings to the north is significant. The tow path route currently still feels rural and picturesque as it approaches and passes the Warminster Road Site. Adverse impacts on this sequential approach also should be avoided;

These measures would contribute to protecting and enhancing the positive visual sequence experienced on the Warminster Road Approach, historic and current.

## **Theme 2 - Preventing visual intrusion of development into key views out from the city including green hills and skylines**

- The meadow land to the north and the treatment of the northern edge of the Warminster Road MOD Site significantly contribute to the perceived green hillsides and skyline that is visible from the Kennet and Avon canal. The off-site tree planting in the meadow to the north not only greens the hillside but also significantly forms the skyline, in the picturesque scene, from that angle of view. Buildings do not currently and should in the future, avoid intrusion in these views;
- From parts of the city to the north where there are views out across to the Warminster Road Site, the open meadows and open spaces with trees on and

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around the Site are the only intact components of the open valley landscape that would have been seen in the Georgian period. The open areas should continue to be retained as valued landscape and visual assets. There is an opportunity to enhance the appearance of the Warminster Road site by increasing tree cover and the scale of planted trees on the northern boundary. There is also an opportunity to improve building layout through the removal of dominant existing buildings on the upper parts of the site, which compete with the assemblage of Georgian buildings. Also, through removal of existing buildings, there is an opportunity for a more sensitive building design, a layout that can more sensitively respond to contours and potential for the colouring of building finishes to be changed to more effectively relate to the local context. In order to maintain a positive appearance the overall the character of the Warminster Road MOD Site should be defined by built form interspersed with large areas of open land with significant tree cover;

These measures will contribute to preventing visual intrusion from development into views out from the city, including to green hills and skyline.

### **Theme 3 - Preventing visual intrusion from new buildings into key views into the city from Georgian recreational routes**

- The picturesque approaches to the city along the canal towpath from Bathampton or from on paths linking to the river Avon crossings to the north were in Georgian times and still are important for recreation. Any new development proposals need to avoid intrusion into these views. There is potential to improve the appearance of the Site from the footpaths and tow path to the north and east by reinforcing the existing planting on the north-eastern and eastern boundaries of the MOD Site and permanently removing a building from the south-east corner. Generally, setting back any new development from the north-east and northern edge of the site should be considered in combination with strengthened boundary planting and restrictions on building height, as listed below (Under other potential mitigation measures), to avoid intrusion in these and other historic views from the Avon valley bottom and its recreational routes;
- From viewpoints including the rear of Grosvenor Place, the green space on the Site and in the meadows alongside, are a significant part of open land that has survived



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pressure for development in Bathwick and should be retained to prevent further degradation of the view out from this and other Georgian viewpoints on the valley bottom edge to the north. The retention of open land is also significant in the appearance of views from Little Solsbury Hill. At present, some existing buildings on the site are detracting from the views into the city, from another historic viewpoint, Alexandra Park. There potential to enhance the view from Alexandra Park and for the benefit of other areas including Camden Crescent, by removing the grey/white two storey building on the lower eastern part of the site and replacing it with a building with a more appropriate colour and form. In addition, new tree planting should also be considered on the western boundary south of the access gate in the north-west corner of the site to further filter views in from the Alexandra Park in the west over the longer term.

These measures would contribute to preventing visual intrusion in views into the City from Georgian recreation routes.

### Other Potential Mitigation and Enhancement Measures

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

#### Building Height

- The Bath Building Height Strategy recommends the following guidance on building height in the ‘immediate setting of the City’, which needs to be applied in the context of the Warminster Road MOD Site which currently comprises a mix of 1 and 2 storey buildings and buildings around which are typically two storey:
  - *‘Building shoulder height of new development should not exceed shoulder height of nearby buildings’;*
  - *‘The overall height should not exceed the overall 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’.*
- Against this background, it would appear that although two storey development would be appropriate on parts of the site, there are sensitive locations on the site

where intrusion into views or effects on Heritage assets are such that buildings either need to be avoided e.g. On the elevated southern part of the site and on the northern edge or building height and set back need to be sensitively combined or heights reduced to avoid adverse effects e.g. on views from users of the canal tow path or to avoid adverse effects on views toward the Georgian assemblage of buildings from the north. Note: some of the buildings on site at the moment are below two storey but are still intrusive in views because of their location or in other instances their colour, form and finish;

- P49 of the Bath Building Heights Strategy provides further specific design recommendations, including building orientation, to follow contours.

### **Lighting**

- Lighting measures will need to be strictly controlled throughout the site to avoid sky glow and spillage on adjacent more tranquil areas, in particular to the north and east.

## **Summary of Arboriculture Issues and Considerations**

- 5.12 The section is to be read in conjunction with **Figures 8a-c**. The following summary of arboriculture issues and considerations has been derived from the technical reports included in **Appendix A1**.
- 5.13 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.
- 5.14 Tree cover within the main MOD compound is generally healthy, early mature specimens, many planted in formal groups that have been well maintained. The adjacent field contains a number of trees that have self seeded and developed naturally providing a rural environment that has wildlife benefit. The tree cover can be broken down into the following:
- i) A number of mixed species that are situated adjacent Warminster Road that are clearly visible from the road and are of generally good/excellent value.

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- ii) A number of early mature trees that are planted within the main MOD compound. These are generally good condition, though are predominantly species that will, in the long term, develop into small or medium sized trees.
  - iii) The open field area contains a number of understory type trees, such as Hawthorn. While these trees are of generally low value within the greater landscape, they can provide some wildlife value.
  - iv) The mature specimens within the field area are predominately Ash and Sycamore, including two groups; one that extends along the boundary of the canal, and another that extends partially along the northern boundary of the MOD compound.
  - v) The field contains two veteran Ash trees. Both these trees provide a wildlife resource.
  - vi) The elevated topography of the site, as well as the surrounding area increase the overall visibility of tree cover, especially that of trees situated within the field area.
- 5.15 The full details of the trees are included within the tree survey schedule within section 9 of this report, and both the survey and schedule should be read in conjunction with the tree survey drawing 3867.02 and tree root protection zones drawing 3867.03.
- 5.16 This report 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.
- 5.17 This 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).
- 5.18 Limitations
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- 1) Due to the changing nature of trees – and possibly other site circumstances – this report and recommendations are limited to a two year period. Similarly, this report could be invalidated if any alterations are made to the property that could change the conditions as seen at time of inspection.
- 2) Under certain circumstances, roots can affect foundations, drains and other underground services. These issues have not been addressed by this report.
- 3) Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer occasional damage under only average weather conditions. A lack of recommended work does not imply that a tree will never suffer damage.

### Off-Site Trees

- 5.19 It is assessed that the off-site trees do not pose a significant design constraint to potential future development of the site.
- 5.20 Appropriate separation distances should be allowed within masterplan design in the south-east corner adjacent the off site TPO'd sycamore trees T7 and T8.
- 5.21 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.
- 5.22 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

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5.23 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

5.24 The Bath and Bradford-on-Avon Special Area of Conservation (SAC), designated for its population of Greater Horseshoe Bat and small numbers of Bechstein's Bat during hibernation, is 1.2km south east of the Site boundary.

5.25 Two Sites of Special Scientific Interest (SSSI) components of the SAC are within 5km:

- Combe Down & Bathampton Down Mines SSSI (1.2km south east), and
- Brown's Folly SSSI (2.8km east).

5.26 The Site is also partly 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. mature trees) and include a sensitive lighting strategy, so as to avoid potential negative impacts associated with bats and lighting.

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- 5.28 Kensington Meadows Local Nature Reserve (LNR), which comprises an area of the River Avon floodplain which supports a diverse population of plants and animals, is 190m north of the MOD base footprint. Whilst no direct impacts to the LNR are predicted, it is recommended that measures designed to protect the LNR 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 the LNRs integrity is maintained. Depending on the scheme design, effects associated with, for example, increased recreational pressure on the LNR as a result of residential development on Site, may also need to be considered.
- 5.29 The remaining statutory nature conservation sites are designated as a result of their botanical or geological interest and are situated in excess of 1.0km from the MOD base footprint. 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**

- 5.30 Given the distance of the Site from the statutory nature conservation sites no specific opportunities are recommended. However please see recommendations in relation to bats (5.47) which could benefit the specific bat species for which the SAC is designated.

### **Further Work**

- 5.31 Bat surveys (to include internal/external survey of all buildings and structures within the MOD base footprint), in accordance with best practice guidance, to inform Site proposals at the concept design stage. Further work to consider the potential indirect effects of the proposed development on Kensington Meadows LNR will be required at the concept design stage.

### **Non-Statutory Nature Conservation Sites - Constraints**

- 5.32 There are two Sites of Nature Conservation Interest (SNCI) within 100m of the MOD base footprint. The Fields by the Canal Railway SNCI, designated for its running water and rich botanical habitats is adjacent to the edge of the MOD base footprint. The Kennet and Avon

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Canal SNCI, designated for its standing water, variety of semi-natural habitats and Water Vole population, is 35m north of the MOD base footprint.

- 5.33 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.*

- 5.34 To avoid direct impacts to the two SNCIs within 100m it is recommended that any proposed development does not encroach into the SNCI boundaries. 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, may need to be considered.

- 5.35 The remaining SNCIs are in excess of 100m from the MOD base footprint. 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 It is recommended that the current condition of the SNCI, including the area within MOD ownership, is assessed and that future habitat management is proposed, based on its condition status, designated features and management objectives (if management objectives do not exist for the SNCI, they should be proposed).

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### Further Work

- 5.37 If the proposed development does not encroach into the SNCI boundaries, further work at the concept design stage would be restricted to considering the potential indirect effects as well opportunities of the proposed development on the two SNCIs within 100m of the Site.

### Habitats - Constraints

- 5.38 The unimproved grassland and associated notable flora; the mature/dead trees; and wet springs within the nature conservation site are all of nature conservation value. It is recommended that these areas of habitat are retained and where necessary measures to protect the integrity of these habitats should be incorporated into the scheme design.
- 5.39 None of the areas of habitat within the MoD base footprint 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 bat surveys identified elsewhere which could highlight certain habitat features as important for bats).

### 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.



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There is therefore an opportunity to significantly enhance the biodiversity value of the MOD base footprint and adjacent land in MoD ownership, 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 (for which the SNCI was partly designated);
- species-rich hedgerows;
- broadleaf woodland

The benefits of habitat creation/reversion would be significantly increased if connected to and effectively acting as a buffer to existing adjacent designated habitat.

### **Further Work**

- 5.41 If the proposed development does not encroach into the SNCI boundaries no further survey/assessment work is likely to be required. However, further evaluation of potential opportunities to enhance the habitats should be undertaken as part of the concept design stage.

### **Fauna Badger - Constraints**

- 5.42 There are no Badger setts within the MoD base footprint or within the 30m of it and access to this area is restricted by the security fencing. There is an outlier Badger sett within the adjacent SNCI. If the proposed development does not encroach into the SNCI boundaries there are no constraints in relation to Badgers.

### **Opportunities**

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

### **Further Work**

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

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### **Bats – Constraints**

- 5.45 There is a SAC and SSSI designated for their bat populations 1.2km from the Site boundary. The buildings on Site and the trees within the SNCI may provide roosting opportunities for bats. The trees within the MoD base footprint are considered to lack features suitable for roosting bats. The trees, standing and running water, scrub, tall ruderal and grassland habitats provide commuting and feeding habitat.
- 5.46 Development could affect the habitat of bats present in the vicinity (e.g. tree removal, increased lighting), resulting in suitability for bats being reduced in the long term. Any proposals for development 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. mature trees) and include a sensitive lighting strategy, so as to avoid potential negative impacts associated with bats and lighting.

### **Opportunities**

- 5.47 Informed by bat surveys (see 5.48) 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 around the boundaries of the existing MoD base footprint. 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**

- 5.48 Bat surveys (to include internal/external survey of all buildings and structures within Site), in accordance with best practice guidance, to inform proposals at the concept design stage.

### **Otter - Constraints**

- 5.49 Although the presence of Otter has not been confirmed on the section of the Kennet and Avon Canal that is within 35m of the MOD base footprint, there are records of this species

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in the River Avon located 0.1km from the site boundary. As such, it is possible that Otters periodically utilise sections of the canal as they move through their territories. It is recommended that any proposed development should not encroach closer to the canal SNCI and ensure best practice pollution controls are employed (including no night time working within or adjacent to the SNCI, the Environment Agency's PPG5 to be strictly followed and construction methods to strictly limit noise and disturbance within or adjacent to the SNCI). Any proposed development should ensure potential operational impacts (e.g. dog walkers and lighting near the canal edge) to Otter are minimised.

### **Opportunities**

- 5.50 In accordance with the opportunities suggested in relation to the SNCI (5.36) proposed habitat management in relation to Otter habitat should be proposed (e.g. consider increased vegetation cover along canal edge, if additional cover for Otter commuting is required and appropriate in the context of SNCI management).

### **Further Work**

- 5.51 Provided any proposed development adheres to the constraints above no further survey/assessment work is likely to be required.

### **Water Vole - Constraints**

- 5.52 Although the presence of Water Vole has not been confirmed on the section of the Kennet and Avon Canal that is 35m north of the MOD base footprint, there are records of this species on the canal. It is recommended that any proposed development should not encroach closer to the canal SNCI and ensure best practice pollution controls are employed (including no night time working within or adjacent to the SNCI, the Environment Agency's PPG5 to be strictly followed and construction methods to strictly limit noise and disturbance within or adjacent to the SNCI). Any proposed development should ensure potential operational impacts (e.g. increased predation from domestic cats and lighting near the canal edge) to Water Vole are minimised.

### **Opportunities**

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- 5.53 In accordance with the opportunities suggested in relation to the SNCI (5.36) proposed habitat management in relation to Water Vole, should be considered (e.g. enhanced riparian habitats along the canal edge as the opposite canal bank is heavily disturbed).

### **Further Work**

- 5.54 Provided any proposed development adheres to the constraints above no further survey/assessment work is likely to be required.

### **Reptiles - Constraints**

- 5.55 The intensely managed grassland and hardstanding which covers the majority of the MoD base footprint is sub-optimal for reptile species. However the habitats present within the SNCI (including scrub, grassland, wet springs and marginal aquatic habitats) do offer optimal habitat for common reptile species. Where the MoD base footprint borders the SNCI common reptiles may be present.
- 5.56 Any proposed development should seek to minimise disturbance to the SNCI habitats (e.g. through recreational pressure). Assuming current management of the MoD base footprint is maintained up until the point of construction, it is considered that reptiles do not pose a constraint to development within this area.

### **Opportunities**

- 5.57 Consideration should be given to enhancing reptile habitat on Site (e.g. less intensively managed habitats where the MoD base footprint borders the SNCI).

### **Further Work**

- 5.58 If the proposed development does not encroach into the SNCI boundaries and assuming intensive management of the grassland habitats within the MoD base footprint continues, no further survey/assessment work is likely to be required. However, further evaluation of potential opportunities to enhance the habitats present within the MoD base footprint and minimise disturbance to the SNCI should be undertaken as part of the concept design stage.

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### **Birds - Constraints**

- 5.59 The SNCI provides optimal habitat for nesting and foraging birds and it is recommended that any proposed development does not encroach into the SNCI boundaries. The scattered trees, shrub and buildings within the MoD base footprint 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**

- 5.60 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 within the MoD base footprint for bird species. This could be achieved through provision of built in nest boxes for swifts, berry-producing shrubs for over-wintering birds and passerines and increasing invertebrate prey availability through species-rich grassland creation.

### **Further Work**

- 5.61 Within the MoD base footprint there is limited semi-natural habitat and suitable habitat for notable and Schedule I-listed species, is lacking. Providing the proposed development does not encroach into the SNCI boundaries no further survey work in relation to birds is required. However, if vegetation clearance or building demolition within the MoD base footprint 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**

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- 5.62 The intensively managed habitats present within the MoD base footprint are considered sub-optimal for invertebrates. The range of habitats present within the SNCI provide optimal habitat for invertebrates.

### **Opportunities**

- 5.63 The creation of unimproved calcareous grassland and less intensively managed habitats within the MoD base footprint, as have been suggested above, would provide enhanced habitat for nectar-feeding invertebrates.

### **Further Work**

- 5.64 Providing the proposed development does not encroach into the SNCI boundaries no further survey/assessment work is likely to be required. However, further evaluation of potential opportunities to enhance the habitats present within the MoD base footprint should be undertaken as part of the concept design stage.

### **Other priority species - Constraints**

- 5.65 The MoD base footprint does provide limited habitat that could support a small population of other priority species, including for example Hedgehog and Common Toad. The range of habitats present within the SNCI provide suitable habitat for a range of priority species.

### **Opportunities**

- 5.66 Less intensively managed habitats (e.g. adjoining the SNCIs) would benefit Hedgehog, Common Toad and other priority species by providing increased cover in the form of long grassland and additional planting.

### **Further Work**

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

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## 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%20I%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/](http://www.cotswoldsaonb.org.uk/management_plan/)

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

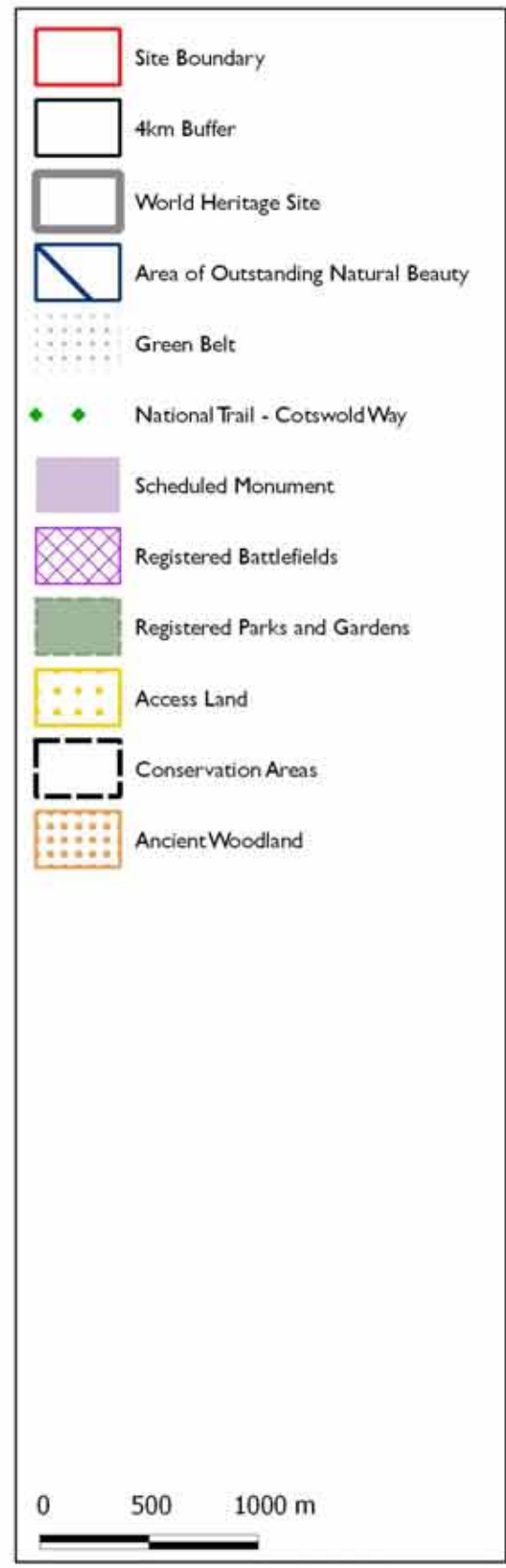
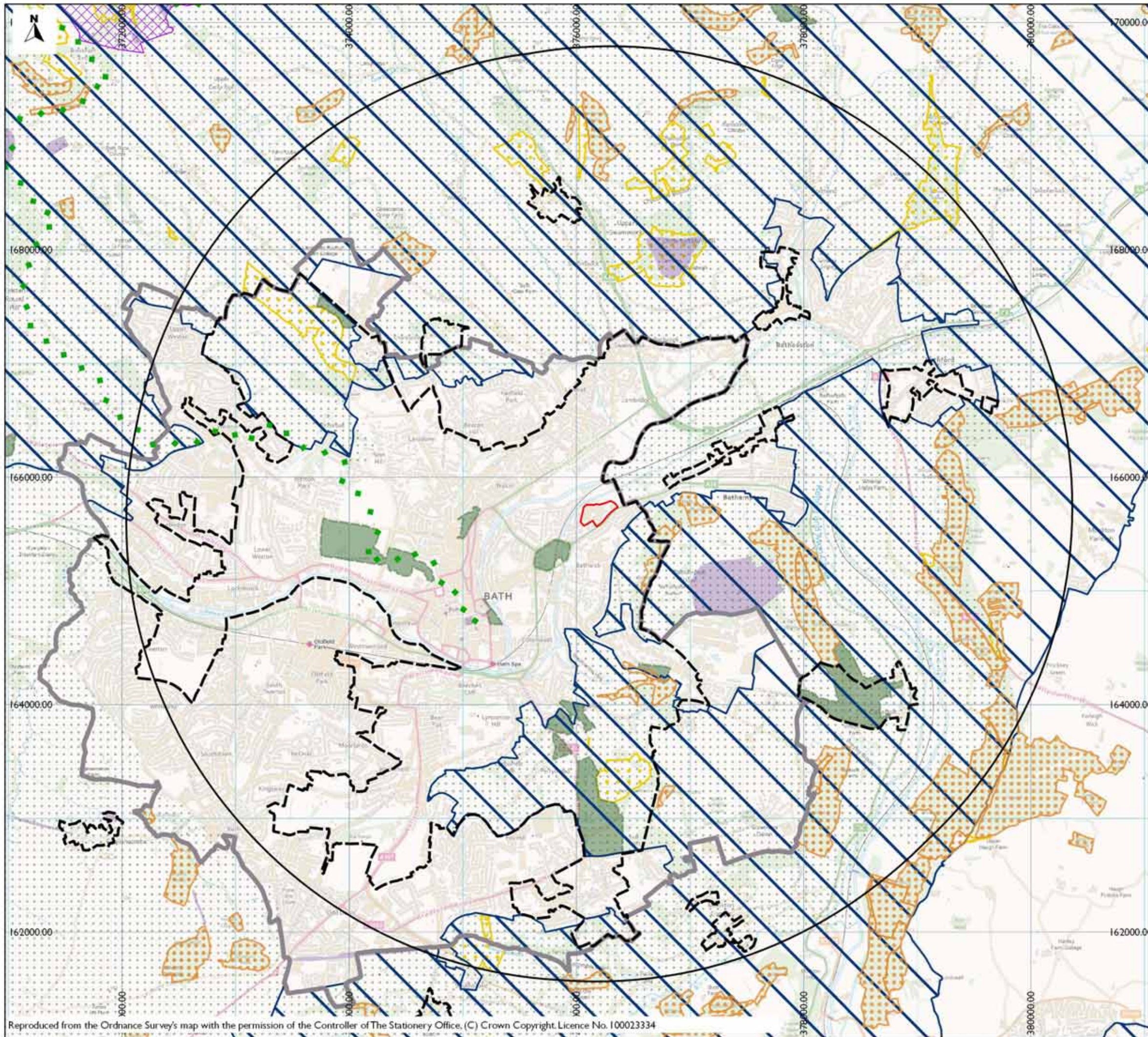
<http://www.bathnes.gov.uk/SiteCollectionDocuments/Environment%20and%20Planning/WHS%20endorsed%20plan%20Feb%202011.pdf>

Green Spaces Strategy (March 2007)

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

Warminster Road Site, Historic Landscape Assessment (February 2012) Mike Chapman





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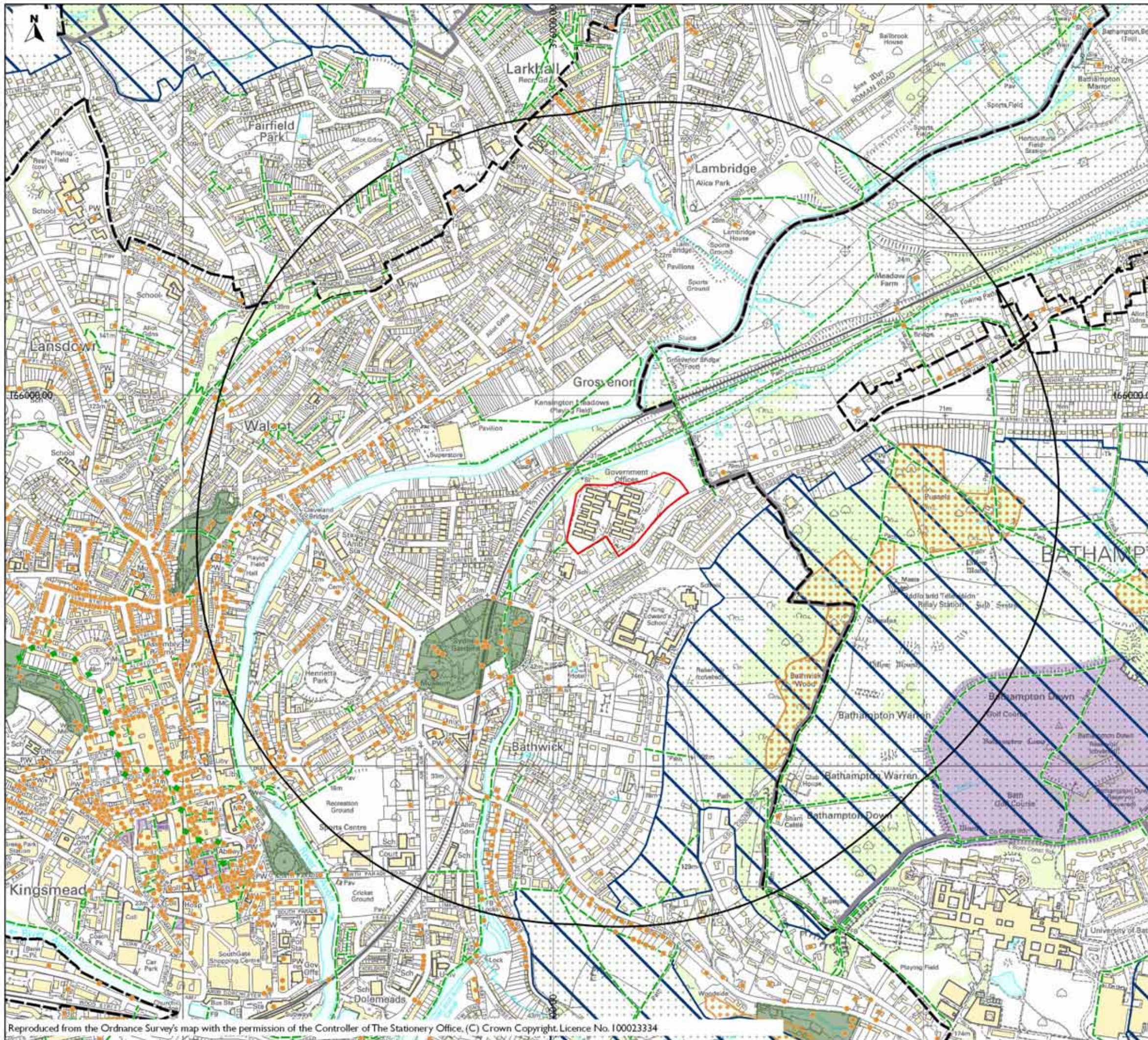
Bath and North East Somerset  
 WARMINISTER ROAD MOD SITE, BATH  
 MOD CONCEPT STATEMENT:  
 EVIDENCE BASE

Figure 1a - Landscape Planning Context

January 2012 10545 BANES

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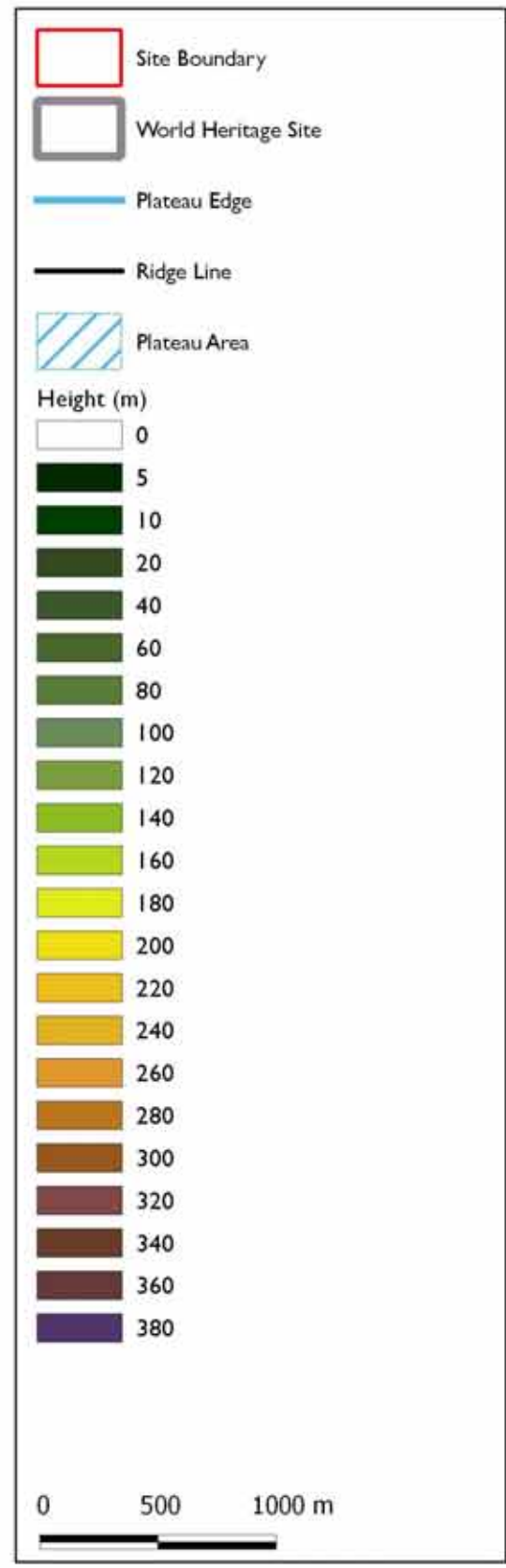
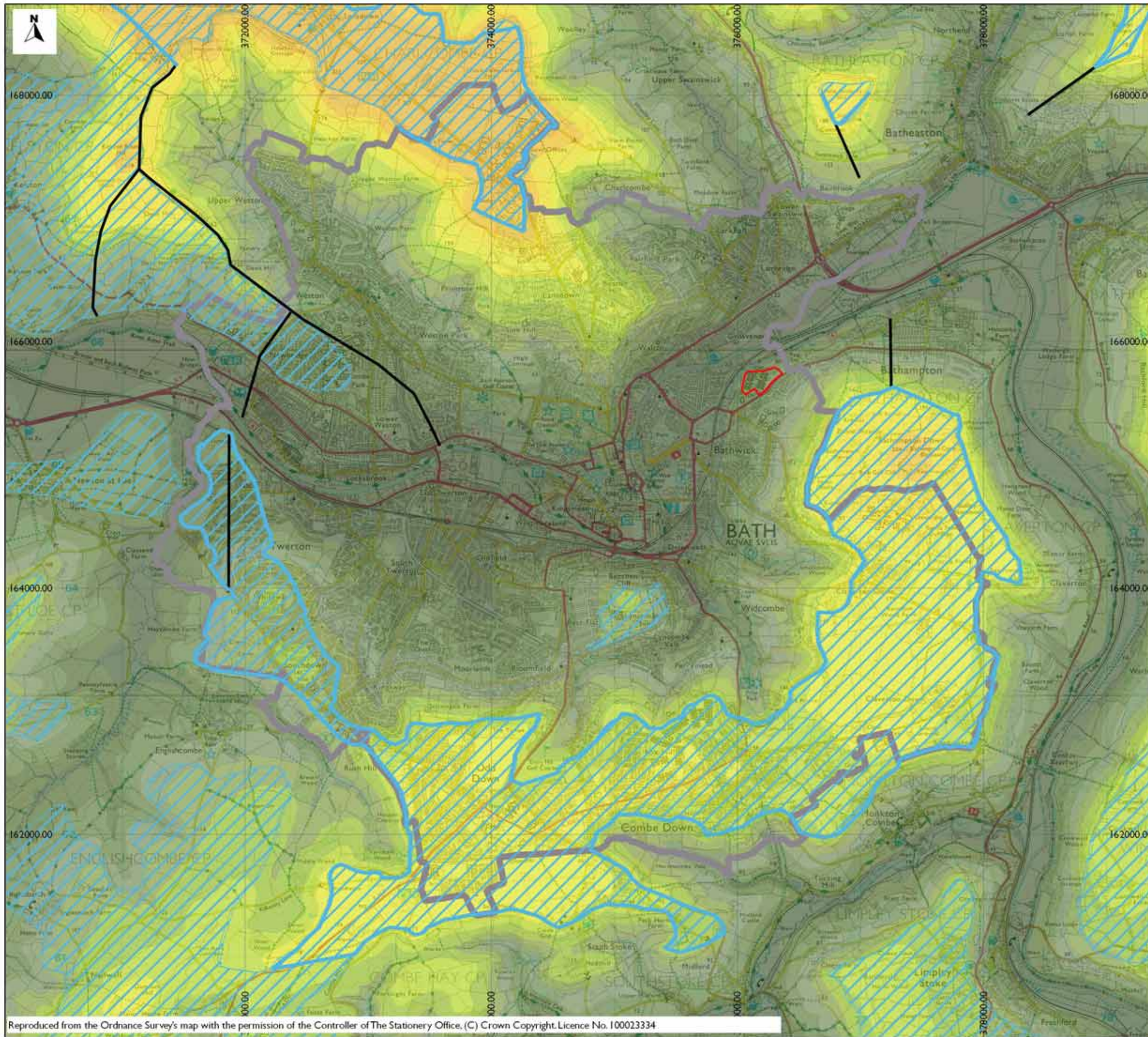
Bath and North East Somerset  
 WARMINISTER ROAD MOD SITE, BATH  
 MOD CONCEPT STATEMENT:  
 EVIDENCE BASE

Figure 1b - Landscape Planning Context

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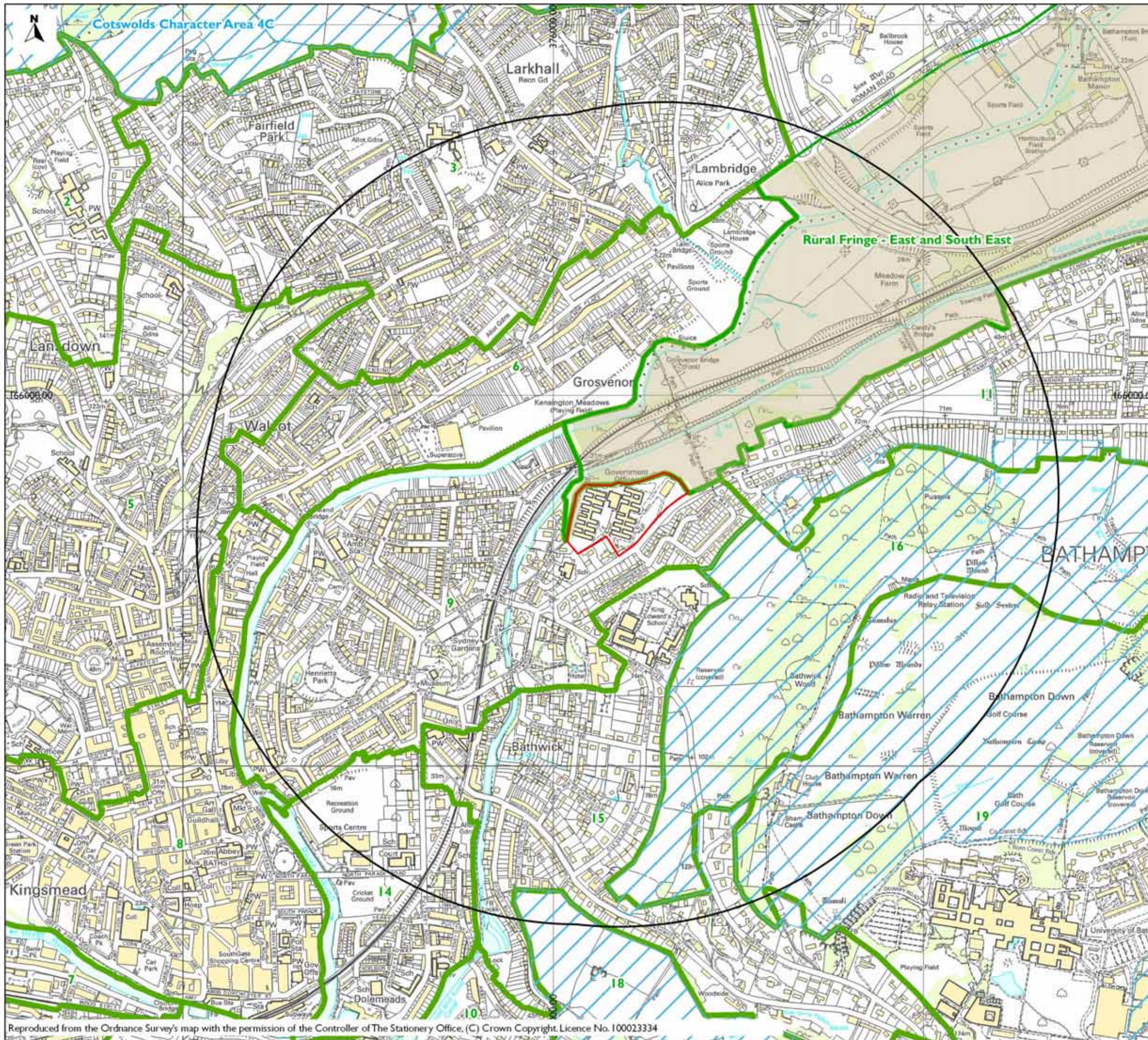
WARMINSTER ROAD MOD SITE, BATH  
 MOD CONCEPT STATEMENT:  
 EVIDENCE BASE

Figure 2 - Topographic Context

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**Site Boundary**

**1km Buffer**

**JCA 107 - Cotswolds National Character**

**Cotswolds AONB**  
Site has a distant visual relationship with AONB Character Area 4C - Lambrook and St. Catherine Brook Valleys

**Rural Landscape Character Areas**

18 Bathford and Limpley Stoke Valley Zone

**Bath City Wide Landscape Character Areas**

Site Falls Within:  
9 - Bathwick  
Site is adjacent to Rural Fringe: East and South East

0 2000 4000 m

Z1 - Georgian city  
Z2 - Immediate setting of the Georgian city  
Z3 - Valley floor outside Z1 and Z2  
Z4 - Hill slopes outside Z1 and Z2  
Z5 - Plateaux outside Z1 and Z2  
Green belt  
Boundary of World Heritage site

Source: Baths Heights Strategy Sept 2010

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Figure 3 - Landscape Character Context

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 Site Boundary

 KeyViews

- A Little Solsbury Hill
- B Grosvenor Place
- C Canal Bridge
- D St. Stephens Church / Camden Crescent
- E CityView
- F St. Saviours Church
- G View to Sydney House

Site Landscape and Historic Assets

- 1 Kennet and Avon Canal And Towpath
- 2 Hampton House
- 3 Hazelwood Cottage
- 4 Sydney House
- 5 Historic Route
- 6 Meadow with Some Old Trees
- 7 Spring and Pill Box Base
- 8 Scrub
- 9 Grass Slope With Mature Trees
- 10 Incongruous Elevated Terrace
- 11 Canal Bridge Crossing (Folly Bridge)
- 12 Public Footpath
- 13 Vantage Point
- 14 New Stone Cottages
- 15 TPO Trees
- 16 Avenue Trees
- 17 Link to Darlington Road
- 18 Positive Visible Green Space
- 19 Stone Wall
- 20 Strong Hedgerow
- 21 Hampton Hall
- 22 Site of Cremorne Gardens

0 100 200 m

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WARMINSTER ROAD MOD SITE, BATH  
 MOD CONCEPT STATEMENT:  
 EVIDENCE BASE

Figure 4 - Site Landscape and Historic Assets





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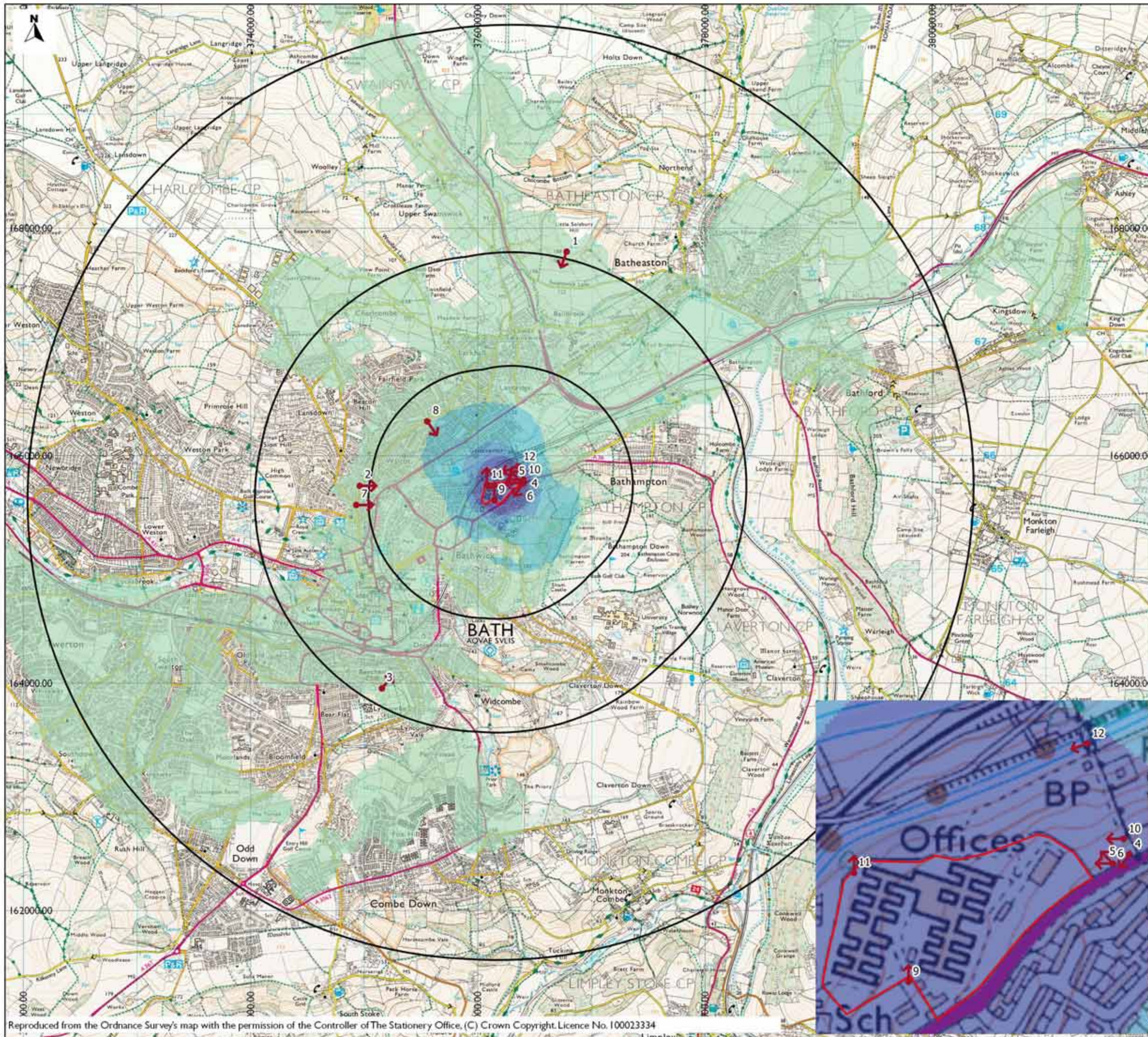


30



31





**Site Boundary**  
 [Red outline symbol]

**1km, 2km and 4km Buffers**  
 [Black circle symbols]

The horizontal extent of site visible within the view

- [Light green box] 0-30deg
- [Medium green box] 30-60deg
- [Dark green box] 60-90deg
- [Blue box] 90+deg

**Viewpoint Locations**  
 [Red arrow symbol]

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

0 100 200 m

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WARMINSTER ROAD MOD SITE, BATH  
 MOD CONCEPT STATEMENT:  
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Figure 6 – Site Visibility and Photo viewpoint Location Plan  
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**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, Stiringale Farm and Carrs Wood with ridge above Conygre and Newton Brooks beyond.

**Other Built Features**

19<sup>th</sup> 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



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

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



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





**Significance of Viewpoint**

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 18<sup>th</sup> and 19<sup>th</sup> century. Prospect Walk which ran along the front of the crescent opened up a popular route for ramblers 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**

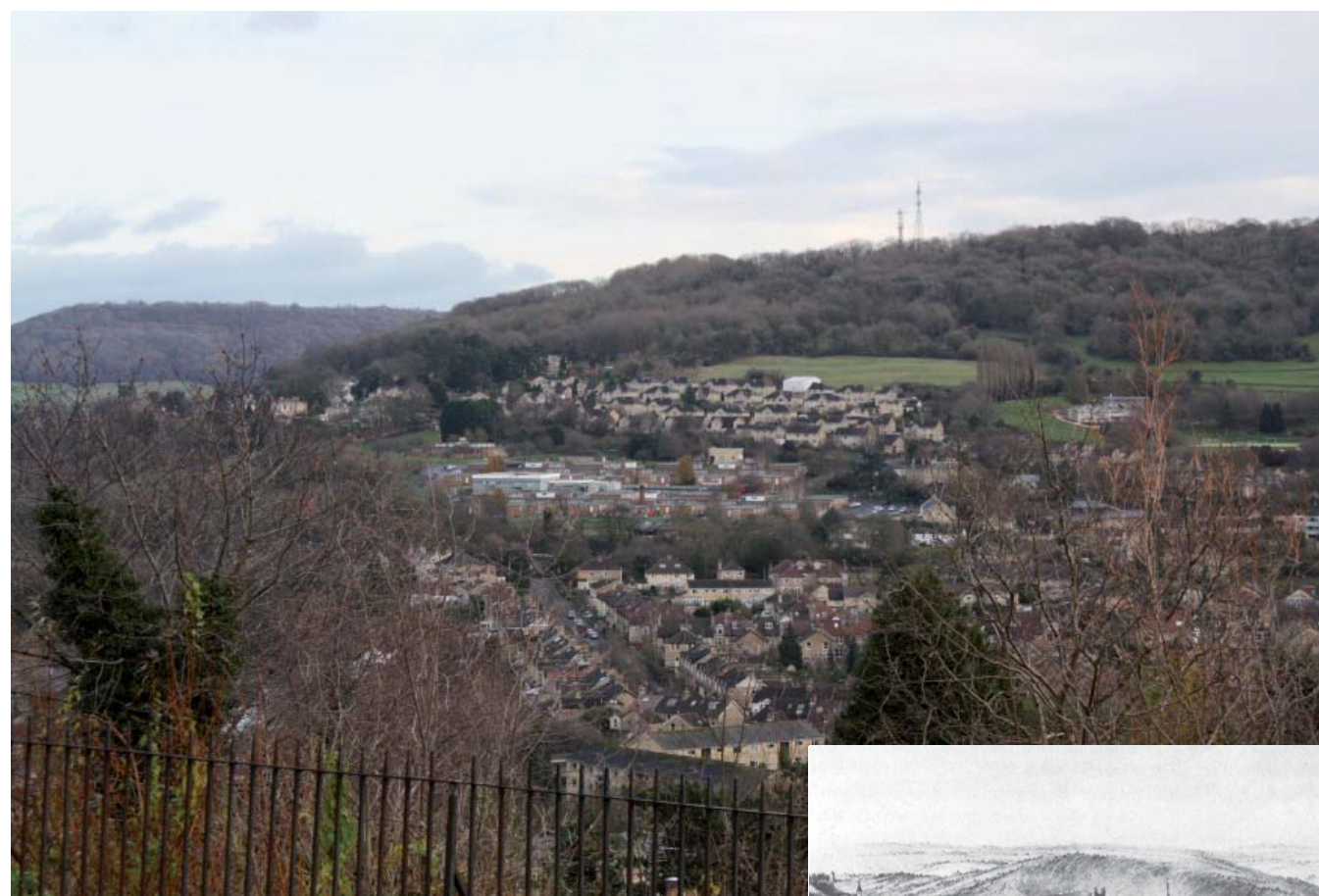
Prior Park Mansion and gardens.

**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.



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.



Historic View 10 from Beacon Hill by John Syer

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



## 12a Alexandra Park Looking North

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

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



### Significance of Viewpoint

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

### Description of View

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

### Historic Built Features

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

### Landscape and Topographical Features

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

### Other Built Features

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



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

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





Current Photo Viewpoint 4



Current Photo Viewpoint 5



Current Photo Viewpoint 6



Current Photo Viewpoint 7





Current Photo Viewpoint 8



Current Photo Viewpoint 9



Current Photo Viewpoint 10





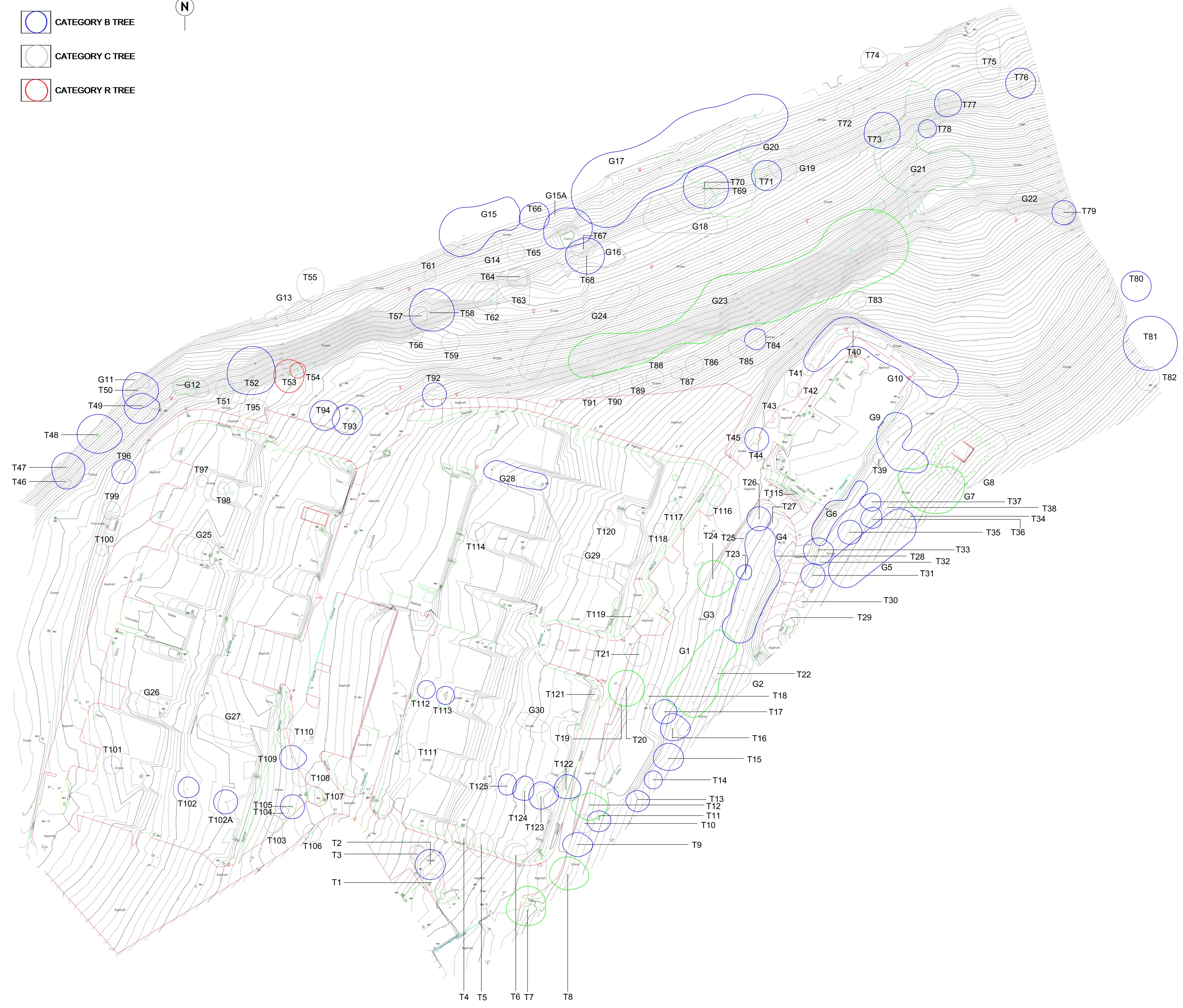
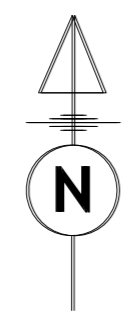
Current Photo Viewpoint 11



Current Photo Viewpoint 12




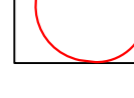



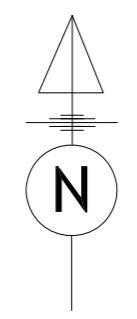
- KEY**
- CATEGORY A TREE
  - CATEGORY B TREE
  - CATEGORY C TREE
  - CATEGORY R TREE



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@trevorridge.co.uk		
Project <b>WARMINSTER ROAD, FOXHILL, BATH</b>		
Client <b>ENTECC (UK) LIMITED</b>		
Title <b>Figure 8a          TREE SURVEY</b>		
Date	Scale(s)	Dwg no
Feb 11	1:500	3867.02
Dwn	Chkd	@ A0
MG	JW	



- KEY**
-  CATEGORY A TREE
  -  CATEGORY B TREE
  -  CATEGORY C TREE
  -  CATEGORY R TREE
  -  TREE ROOT PROTECTION ZONE.



Dimension to be scaled from file quantity		Date	Rev
 <p>Landscape Architecture Urban Design Environmental Planning</p> <p>7-8 St Michael's Square Alton-under-Lyne Lancs OLS 8LF</p> <p>Tel: 0161-308 3765 Fax: 0161-343-3513 E-mail: info@trevorridge.co.uk</p>		Project WARMINSTER ROAD, FOXHILL, BATH	
		Client ENTEK (UK) LIMITED	
Title Figure 8b TREE ROOT PROTECTION ZONES			
Date	Scale(s)	Sheet no	Rev
Feb 11	1:500 @ A0	3867.03	
Drawn	Checked		
MG	JW		






**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 shade cast by tree in midsummer	



**GREENMAN**  
ENVIRONMENTAL MANAGEMENT  
EST. 1994

Project Name:  
MOD Warminster

Drawing Title:  
Figure 8c  
Tree Constraints Plan

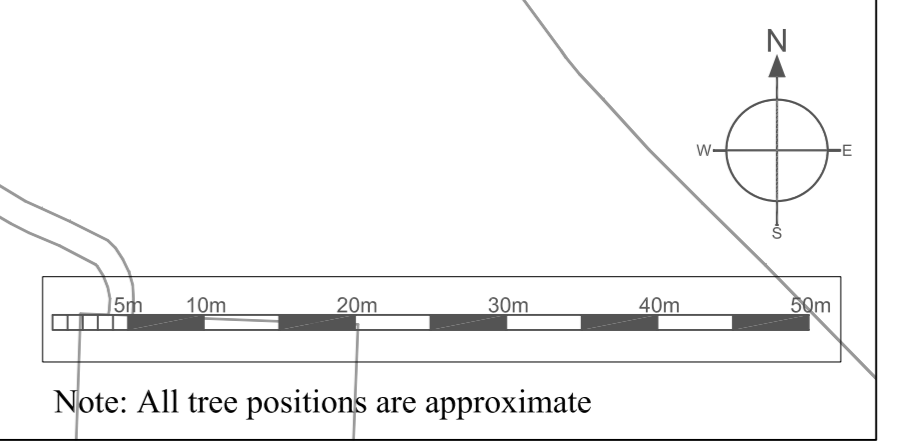
Drawing Number:  
06012012-MOD-Warminster-Road-TCP-L1

Client:  
Bath & North East Somerset Council

Agent:  
Nicholas Pearsons Associates

Date:  
January 2012

Scale:  
1:500 @ A0









**APPENDIX AI: ARBORICULTURE REPORTS**

A I i - Main Site TBA Landscape Architects Tree Survey Report

A I 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: Warminster Road MOD site, Bath. MOD Site Concept Statement: Evidence Base – Report covering Landscape and Visual, Arboriculture and Ecological Matters

Project No: B&NES/NPA/10545

This document: Original  Revision  Rev Letter:

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

**DOCUMENT CONTROL**

## REVISION RECORD

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

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