

# West of Bath Landscape and Heritage Assessment

## Area 4

### Bath and North East Somerset Council

#### Final report

Prepared by LUC

January 2024



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West of Bath Landscape and Heritage Assessment

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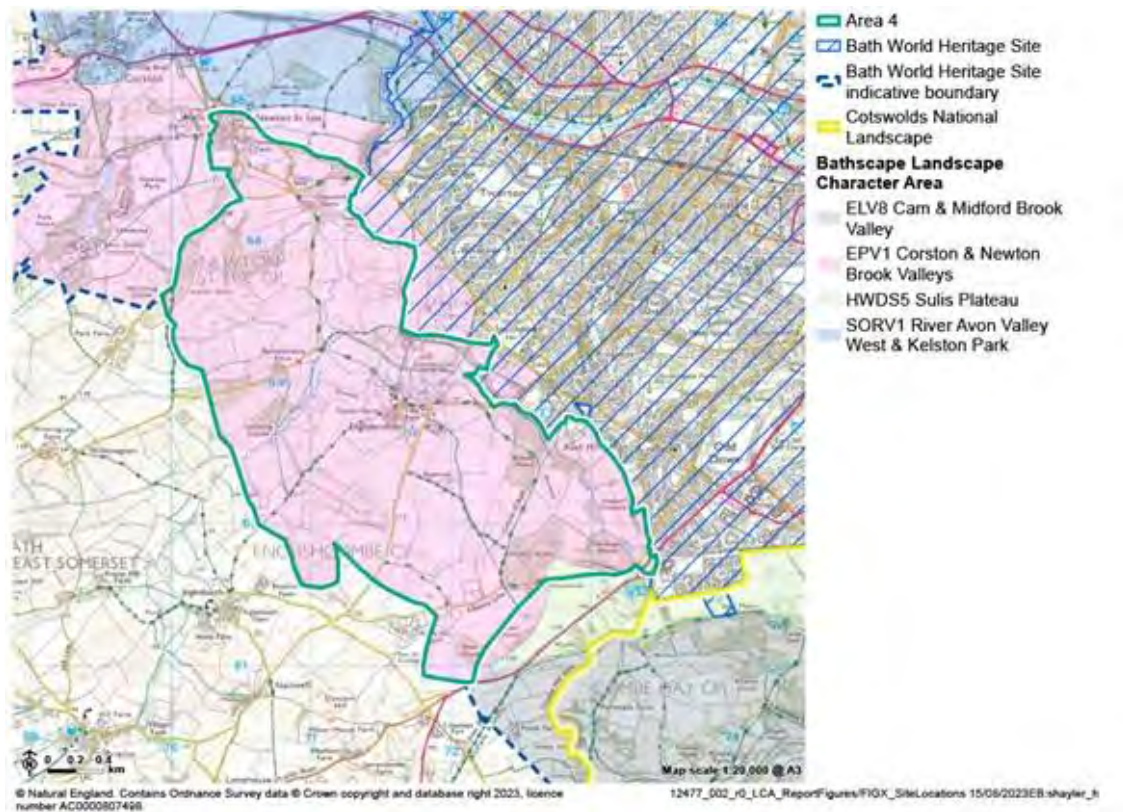
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# Chapter 1

## Local Landscape Character Baseline

Figure 1.1: Location of Area 4



## Existing Landscape Classification

1.1 In the Bathscape Landscape Character Assessment (2017), Area 4 falls within the EPV1: Corston and Newton Brook Valleys Landscape Character Area (LCA) (Eroded Plateau and Valleys Landscape Character Type (LCT)). A very small area to the south-east (along Kilkenny Lane at the settlement edge of Bath) is included in the HWDS5: Sulis Plateau LCA (Eroded Plateau and Valleys LCT).

1.2 In the City of Bath World Heritage Site (WHS) Setting SPD (2013), Area 4 is located within the Newton St Loe Plateau Zone. A very small area to the south-east (along Kilkenny Lane at the settlement edge of Bath) is included in the Cotswold Plateau and Valleys Zone.

## Key Characteristics

- An intricate landform of steep sided incised valleys of the Newton Brook and its tributaries, with open ridges and rounded hill tops.
- Clipped hedges separate the irregular-shaped arable and pastoral fields of varying sizes, with the exception of some tall hedgerows and hedgerow trees in the north.
- Deciduous woodland lines the meandering Newton Brook and its tributaries, and small woodlands and copses (including ancient woodland) are scattered across the landscape, as well as hedgerow trees and a few infield-trees.
- Scattered patches of grassland of mainly unimproved lowland meadows provide ecological value.
- A mixed farming landscape that is partly settled with the historic Duchy villages of Newton St Loe in the north and Englishcombe in the east on the lower valley slopes.
- Culverhay Castle and the Wansdyke provide historic features within the landscape.
- A network of narrow, sunken and hedge lined lanes.
- A landscape of varying enclosure and openness, with long extensive views from ridges and hill tops that extend across the valley and the surrounding rolling countryside. Views extend to the Cotswolds Escarpment in the north and edge of Bath to the east.



# Natural Influences

## Landform, Drainage, Geology and Soils

Figure 1.2: Landform and drainage of Area 4

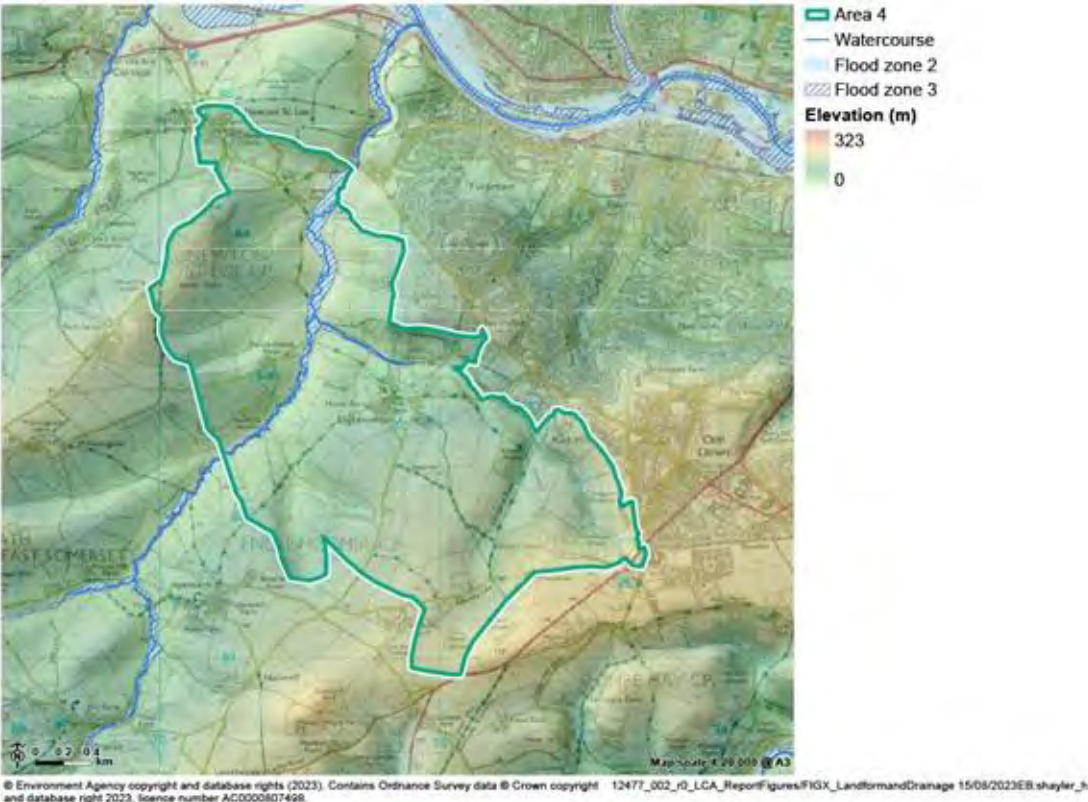


Figure 1.3: Bedrock geology of Area 4

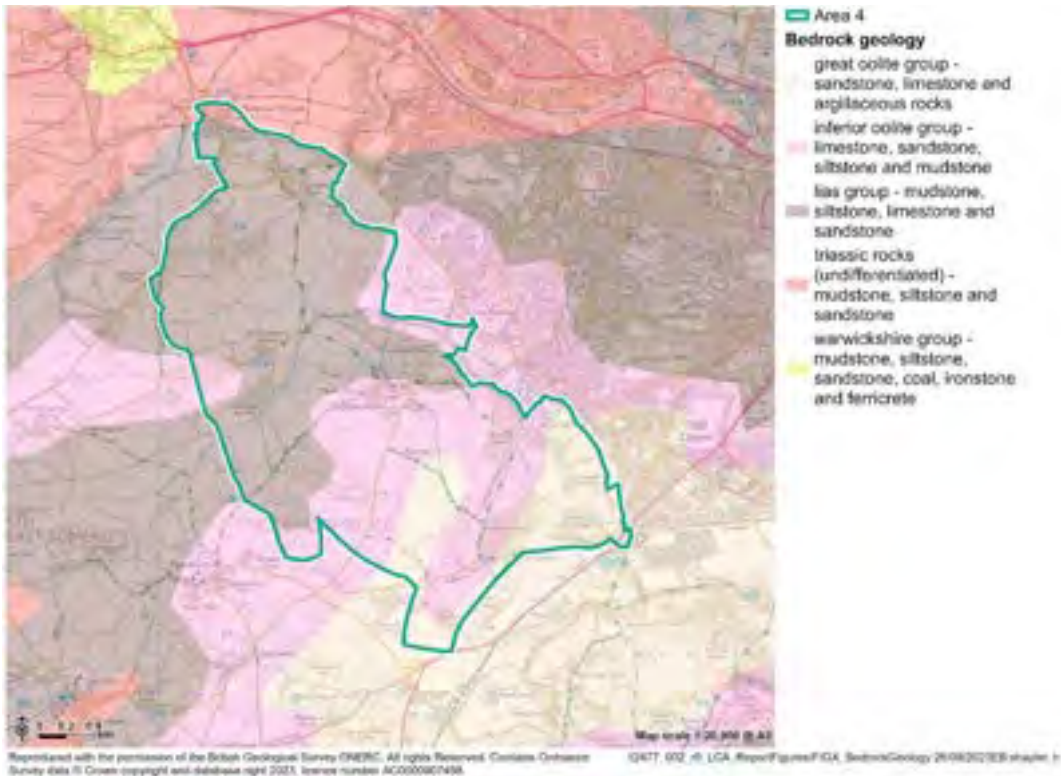
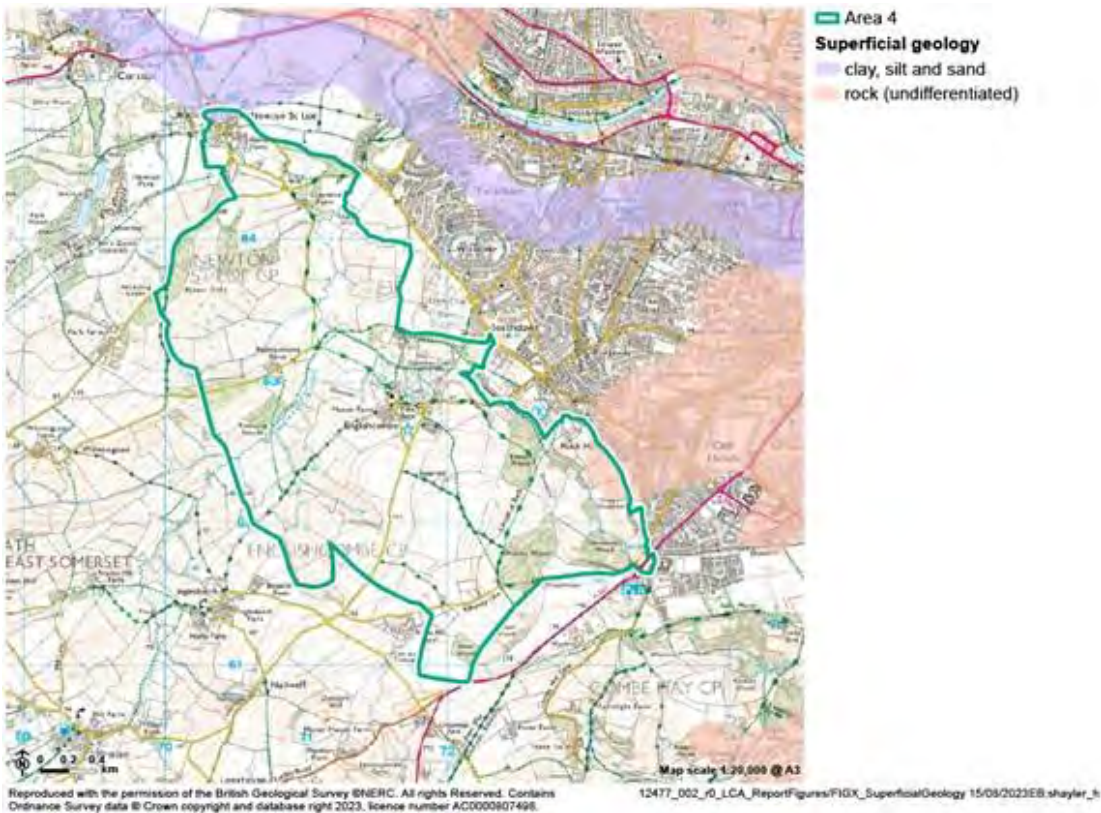


Figure 1.4: Superficial geology of Area 4



1.3 Steep sides ascend from the valley floor at around 40m Above Ordnance Datum (AOD) to ridges and rounded hill tops, including at Rush Hill (160m AOD) in the south-east and to the south of Newton St Loe (130m AOD) in the north-west. These elevated parts of the area are identified as 'green hillsides forming a prominent feature of the landscape setting' in the WHS SPD). The area is incised by the Newton Brook and its minor tributary streams (including Padleigh Brook), which run to the north-east before joining the River Avon to the west of Bath.

**Figure 1.5: Incised valley slopes to the south of Newton St Loe**



**1.4** The Newton Brook and its tributaries are overlain by freely draining slightly acidic loamy soil. The ridgeline and valley slopes in the west are overlain by shallow lime-rich soils, and part of the area in the south-east at Rush Hill is overlain by lime-rich loamy and clayey soils with impeded drainage. There is the presence of naturally high groundwater in the south, south-east and north-west of the area.

**1.5** The area comprises a varied geology. The valley floor is underlain by mudstone bedrock (Charmouth Mudstone Group) with superficial alluvial deposits, and sandstone (Bridport Sand Formation). The area between Englishcombe and Kilkenny Lane is underlain with limestone (Inferior Oolite Group), mudstone bedrock (Lower Fuller's Earth Member) and limestone (Fuller's Earth Rock Member). The ridgeline to the north-west (at Newton Park) is underlain by sandstone (Bridport Sand Formation) and limestone (Fuller's Earth Rock Member).

# Semi-natural Habitats

Figure 1.6: Nature conservation designations in Area 4

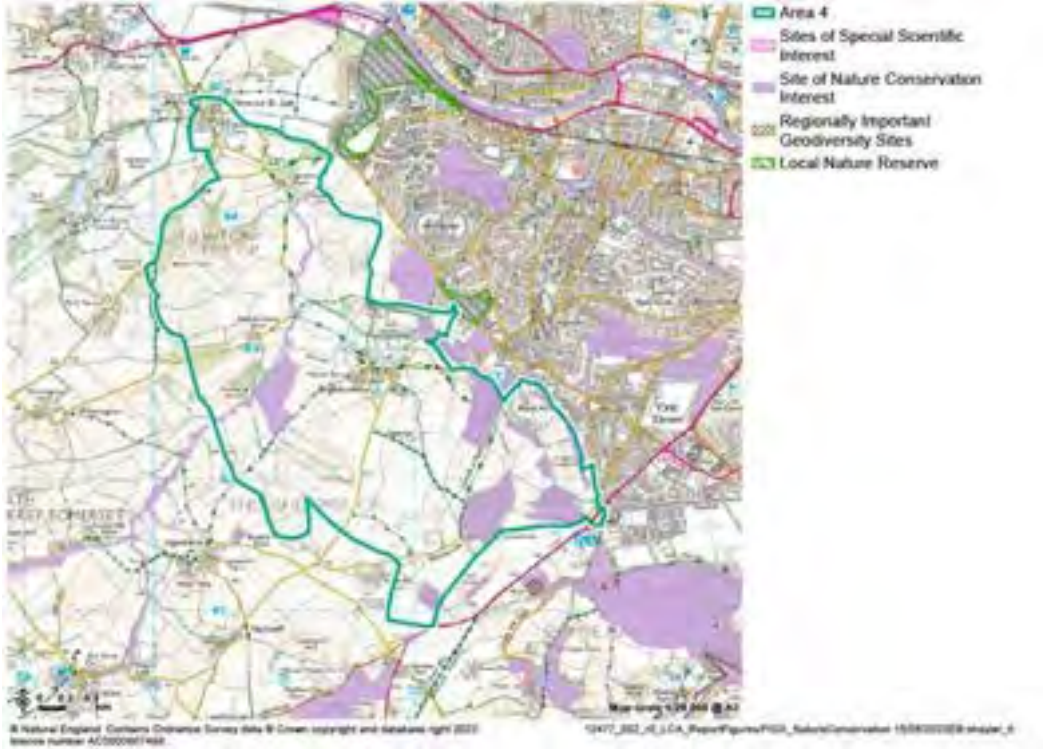


Figure 1.7: Woodland coverage of Area 4



**1.6** The area contains a number of small deciduous woodlands and copses scattered across the landscape (mostly priority habitat), as well as belts of deciduous woodland running along the Newton Brook and its tributary streams. The wooded watercourse of Newton Brook is designated as a Site of Nature Conservation Interest (SNCI). Several woodlands located at the head of, and along the Padleigh Brook, in the south-east of the area, are ancient in origin and also SNCIs. They include Breach Wood, Hoggen Coppice, Rush Hill and Eastover Coppice, Vernham Wood, Middle Wood and West Wood.

**Figure 1.8: Woodland along the Padleigh Brook in the south east**



**1.7** In other parts of the area, there are scattered patches of unimproved grassland (SNCI). These are mainly lowland meadows that line the steep slopes leading into the valleys of Newton Brook and Padleigh Brook including at Stepping stones fields and around Padleigh Wood.

**1.8** There are a large number of parkland trees associated with the Newton Park Estate and above Pennsylvania Farm on the western slopes of Newton Brook, in the north-west of the area. The villages of Newton St. Loe and Englishcombe are also well-treed, and a priority habitat traditional orchard is present within the middle of Englishcombe. There are also scattered hedgerow trees, mainly concentrated in the north of the area, and Bath Asparagus can be found in hedge banks along lanes.

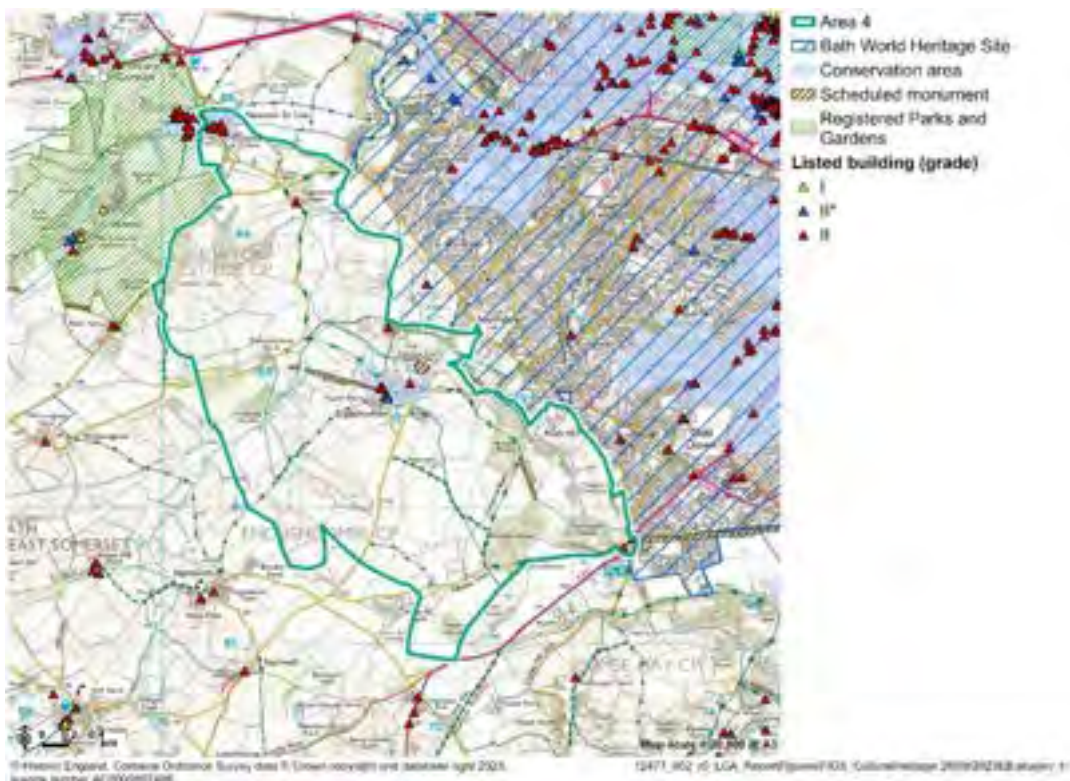
1.9 The draft 'Horseshoe Bat Corridor for Combe Down and Newton Park' follows the Newton Brook and its tributaries, and goes around the village of Newton St. Loe.

1.10 A corridor containing Ashery Gully, Culverhay Castle, Rush Hill, Hoggen Coppice and Middle Wood is recognised as important to Green Infrastructure in current Local Plan Policy NE1.

## Cultural Influences

### Historic Features

Figure 1.9: Cultural heritage designations in Area 4





**1.11** The area includes the two historic villages of Newton St Loe and Englishcombe, which have been designated as Conservation Areas. These small and compact villages are known for their 17<sup>th</sup> and 18<sup>th</sup> century freestone or limestone ashlar buildings with pantile or slate roofs, and occasional thatched roofs.

**Figure 1.10: The village of Newton St Loe seen against the Cotswold Escarpment**



**1.12** Englishcombe is known for its Grade II\* listed medieval Tithe Barn, Grade I listed medieval church (Church of St Peters) and the remains of Culverhay Castle (a scheduled monument). The 14<sup>th</sup> century Tithe Barn was built by the monks of Bath Abbey. Culverhay Castle consists of small earthworks that are visible from nearby footpaths. The castle's remaining features are the ditch and banks in a ringwork design, which are believed to have been constructed between the 11<sup>th</sup> and 13<sup>th</sup> centuries.

**Figure 1.11: Church of St Peters in Englishcombe**



**Figure 1.12: Remains of Culverhay Castle**



**1.13** In the early 20<sup>th</sup> century, the popularity of Englishcombe as a destination grew with the introduction of trams in Bath. Visitors were mainly attracted to the village's cut flower nursery and historical attractions. The village is also situated along the Wansdyke, a linear earthwork (scheduled monument), which extends

into the surrounding landscape on both sides of the village. Another part of the Wansdyke runs between Breach Wood and Middle Wood.

**1.14** The bottom of Pennyquick was the site of coal mines from the early 18<sup>th</sup> century to around 1845, although only small cropmarks remain today. The road at Pennyquick, defining the north-eastern boundary of the area, was once the route of the Roman road along Frome Road.

## Land Use and Landscape Pattern

**1.15** This area is well-managed and focuses on mixed farming, with arable farming being more predominant than pastoral. Fields are generally irregular in shape and vary in size, mostly comprising late medieval enclosure, except for a block of fields within the Newton Brook Valley between Claysend and Englishcombe. There appears to have been only limited field amalgamation since the 1885 OS Somerset Series map. However, a detail from the 1742 map – Bath and Five Miles Around by Thomas Thorpe, shows the majority of fields were regular in shape and smaller in size.

**1.16** Field boundaries largely consist of hedges that are clipped around arable fields and taller around pasture fields and the smallest fields. Hedgerow trees are particularly concentrated between Pennsylvania farm and the north-western edge of the area. However, in the north of the area fencing has largely replaced hedges.

**Figure 1.13: Mixed irregular fields and woodland**



## Settlement Pattern, Road Pattern and Recreation

**1.17** Settlement is concentrated in two small and compact villages. Englishcombe lies within the steep-sided Padleigh Brook tributary valley in the centre of the area while Newton St. Loe sits at a spur overlooking the Avon valley in the north. Outside of the two villages, there are very few buildings, limited to a few scattered farms and Barrow Castle – a 19<sup>th</sup> century ‘mock castle’ on the south-eastern boundary of the area at Rush Hill. The area is partly overlooked by the settlement edge of Bath, which lies to the east of the area; mostly by the suburb of Twerton which spills over the upper reaches of the landform bowl containing Bath, and is visually prominent.

**Figure 1.14: View from within Area 4, looking across the Newton Brook Valley towards the settlement edge of Twerton**



**1.18** The road at Pennyquick defines the boundary to the north-east, merging with the main A4 and A39 that connects Bristol and Bath. Kilkenny Lane and part of Old Fosse Road define the south-eastern boundary of the area. The area is crossed by a network of minor roads extending from Newton St. Loe and Englishcombe, which are often sunken, narrow and hedge lined.

**1.19** Public footpaths in the area are concentrated in and around the two villages with two old greenways into Englishcombe. There is another public footpath running parallel to the stretch of Newton Brook between Pennsylvania Farm and Englishcombe. The Circuit of Bath promoted route, crosses the area north to south.

# Perceptual Influences

## Perceptual Character

Figure 1.15: Tranquillity of Area 4

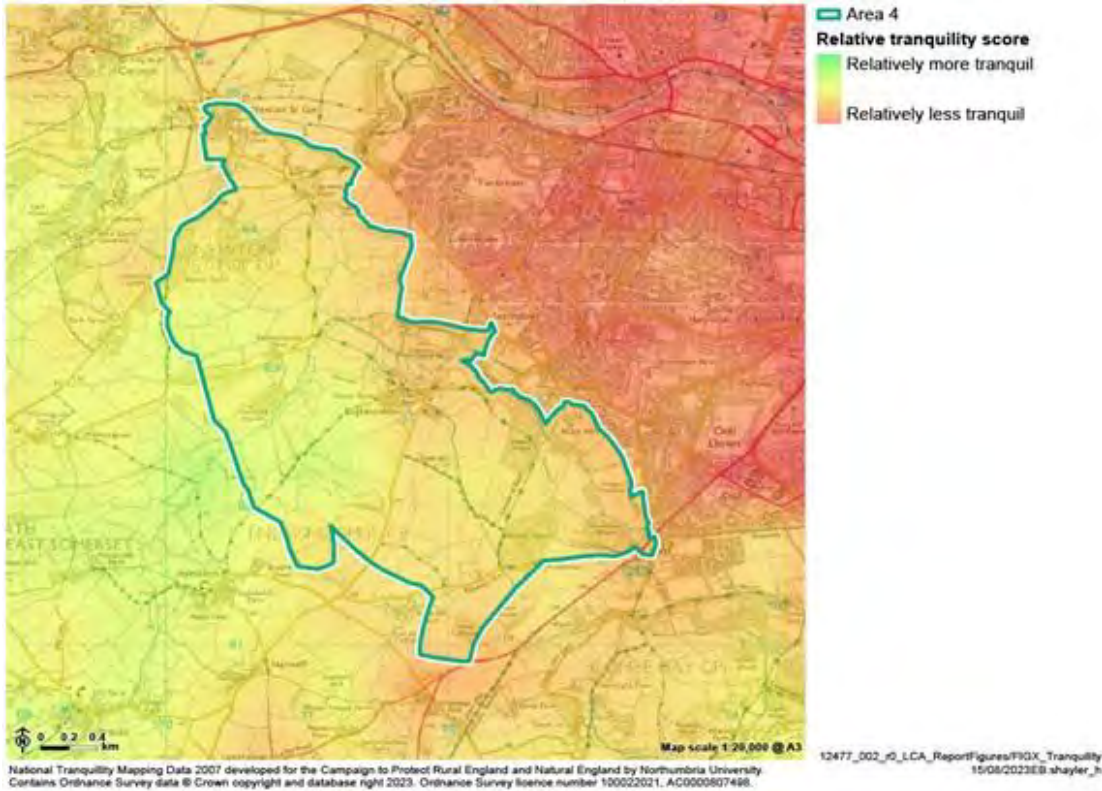
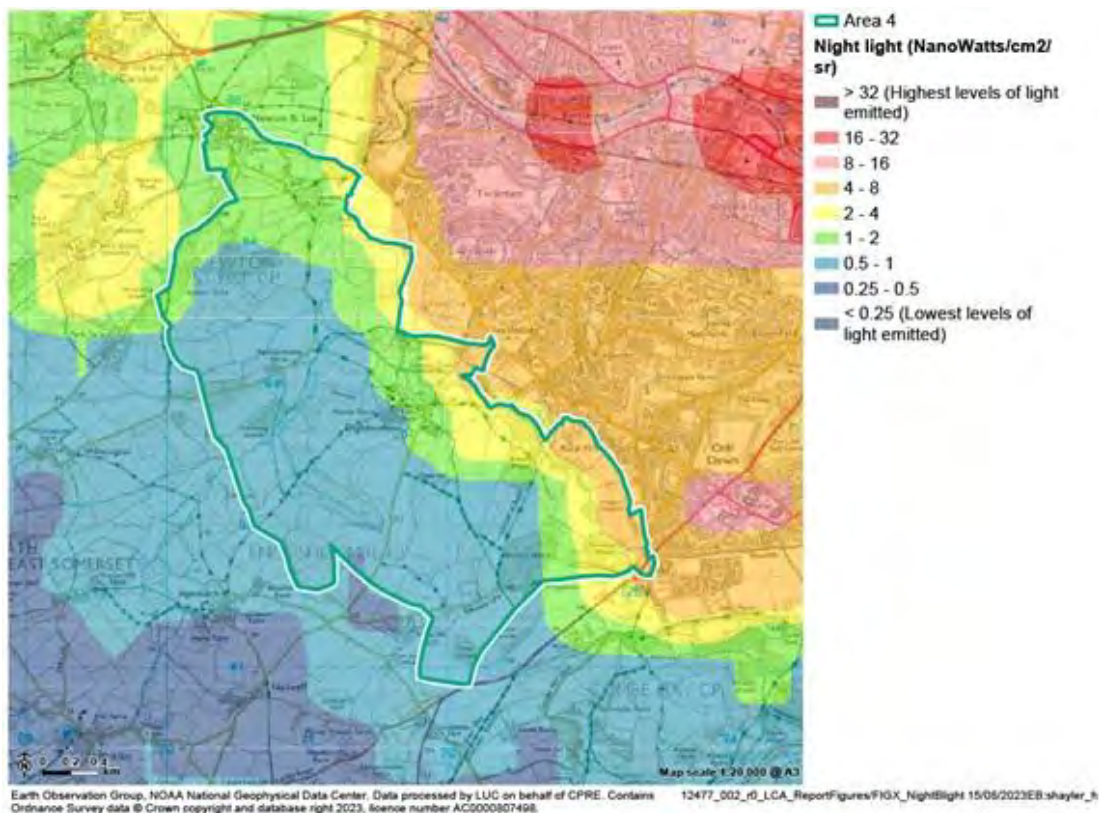


Figure 1.16: Dark skies of Area 4



**1.20** There is a strong sense of tranquillity and dark skies on the valley floor and to the west and south away from the settlement edge of Bath. However, in the northern and eastern part of the area, the proximity to the settlement edge of Bath impacts rural character and disrupts the experience of dark skies.

## Visual Character

**1.21** The combination of the enclosed low-lying incised valley floor and the open ridges/hilltops that make up Area 4, result in a varied visual character; with open views over the landscape from higher ground, and views restricted within the valleys by landform and trees.

**1.22** From the highest parts of the area at Pennyquick (along the northern boundary) and around Haycombe cemetery (along the eastern boundary) there

are expansive views over the interweaving, rolling ridges and valleys. The ridge along the north-western edge of the area provides expansive views south-east across the Newton Brook Valley towards the edge of Bath. Vegetation filters most of the city apart from where the residential area of Twerton has extended over the edge of the plateau, and the Haycombe Cemetery extension is visually prominent. From the ridge, there are also views north-west across the Corston Brook Valley and to the Newton Park Estate (including its mansion) (outside of the area). Views from Rush Hill (along the south-eastern edge of the area) overlook the village of Englishcombe and the surrounding countryside to the south and south-west.

**Figure 1.17: Newton Park Estate within the Corston Brook Valley seen from the north-western edge of the area**



**1.23** In contrast to the elevated ridges and hilltops, the wooded Newton Brook Valley is enclosed by steep slopes and vegetation.



**1.24** North of Area 4, the Cotswold Escarpment, rising steeply from the River Avon, forms a striking backdrop to views across the valley. The house at Kelston Park is located along the lower slope of the scarp on a river terrace overlooking the River Avon valley floor and is an important local landmark. There are extensive views from the escarpment over the Avon valley and further south towards the rolling countryside of the area.

## **Intervisibility with the World Heritage Site (WHS) and Cotswolds National Landscape**

**1.25** Area 4 lies immediately west of Bath and lies within the 'Indicative Extent of the Setting of the City of Bath WHS'. The northern and southern parts of this area are recognised as contributing to the landscape setting of Bath (Policy NE2A). The area forms part of the green backdrop to the WHS with the road at Pennyquick providing a green rural approach to the city.

**1.26** The rising escarpment of the Cotswolds National Landscape (above the River Avon) is located approximately 1km to the north of Area 4, and the area forms part of the rural surroundings to the nationally protected landscape. Extensive views are available from the Cotswolds National Landscape across the Newton Brook Valley, including from a range of views from the Cotswolds Way.

## **Key Views Identified by the City of Bath WHS Setting SPD**

**1.27** The following sets out the key views identified by the City of Bath WHS Setting SPD. The view locations are shown Map 7 (Appendix 2 of the SPD). Historic views from the Georgian period are shown on Map 9 (Appendix 4 of the SPD). The locations of road viewpoints are shown on Map 14 (Appendix 7 of the SPD).

- Viewpoint 1 – Prospect Stile: On the route of the Cotswold Way, this viewpoint is one of only a few which shows the city in the context of the surrounding hills looking from the outside of the city. The view to Prospect Stile and Kelston Round Hill was praised by John Wood seen from the south-west corner of Queen Square soon after its construction. A panoramic view of the western edge of Bath showing the city in a hollow surrounded by hills, with middle views to the Cotswold Way to the south. There are more distant views of the Avon valley and hills beyond to the south, including Area 4 which is approximately 5km away.
- Viewpoint 2 – Beckford’s Tower and Lansdown Cemetery: There are commanding views of Bath both from the tower and at ground level from Lansdown Cemetery (once part of the pleasure garden) showing its setting and containment within the surrounding hills and open landscape. There are relatively distant views across the Newton Brook Valley including Area 4 which is approximately 4km away.
- Viewpoint 3 – Lansdown Crescent: Located on a circular route popular in the Georgian period and now part of the Cotswold Way National Trail. Much of the view is restricted by trees in the foreground with occasional glimpses across the valley to the city and hills beyond. There are glimpsed views beyond intervening vegetation of the northern part of Area 4 seen approximately 4km away.
- Viewpoint 4 – Approach Golf Course: On the route of the Cotswold Way, this viewpoint was popular in the 18<sup>th</sup> century as the open landscape provided a spectacular view across the valley. Southward views stretch across the city towards the north-facing hills on the outskirts of the city including the northern part of Area 4 which is seen approximately 3.5km away.
- Viewpoint 10 – Little Solsbury Hill: An Iron Age hill fort existing in Roman times. It is a popular public viewing point which shows Georgian buildings in the context of the surrounding hills. Extensive panoramic views are afforded which show the built city, down the Avon valley and of the surrounding countryside of woods, trees and greenery. The centre of Area 4 can be seen on the horizon, approximately 7km away.

- Viewpoint 13 – Twerton Roundhill: An important historical feature that is now a popular public viewpoint on the south of the city with 360 degree views including the Newton Brook Valley and open undulating rural landscape to the south and west, including across Area 4 which is seen approximately 0.5km away.
- Viewpoint 15 – Sham Castle: An eye-catching folly built in 1762 on Bathampton Down, which was popular in the 18<sup>th</sup> and 19<sup>th</sup> century for its views and riding. The view is framed by trees looking from the east of the city towards the west, with countryside and hills seen in the distance, including the northern part of Area 4 (approximately 5.5km away).
- Viewpoint 20 – Primrose Hill: On the route of the Cotswold Way, this public viewpoint overlooking the city has been significant since the 18<sup>th</sup> and 19<sup>th</sup> centuries. Beyond the city, the surrounding countryside to the west provides the backdrop, including Area 4 seen approximately 3km away.
- Viewpoint LBR1 – A4 Bristol Road (Saltford to Bath): From this point along the A4 on the edge of Saltford, the valley opens up with brief direct views towards the northern part of Area 4 (approximately 3km away).
- Kelston Park is listed as a site of significance from the Georgian period (WHS SPD Appendix 5 Map 11). The house at Kelston Park was designed to take advantage of the view over the Avon Valley and the owner's coal mines at Newton St Loe. The valley and hills beyond now provide part of the rural surroundings to the park, including Area 4 which is seen approximately 1.5km away. There are also similar views from Viewpoint K1 which is located along Kelston Road at the entrance to the park.

## Key Views from the Cotswolds National Landscape

- Cotswolds Way – Wide panoramas overlooking the city and its rural backdrop are available from the Cotswolds Way including at Penn Hill, Dean Hill (nr Pendean Farm), Kelston Round Hill and Prospect Stile.
- Kelston Park – Views from the elevated parkland slopes (as described above).

## Landscape Evaluation

### Key Sensitivities and Values

- The intricate landform of incised valleys with steep sides.
- The varied field pattern of the mixed farmland and historic villages contribute to a strong rural character, particularly away from the settlement edge of Bath.
- The Newton Brook is an important landscape feature and ecologically valued (designated as SNCI) with potential for wider biodiversity enhancement.
- The riparian woodland along the Newton Brook, scattered woodlands and small copses (including ancient woodland), contribute to rural character and are important ecological features (SNCIs and priority habitat).
- The scattered patches of unimproved grassland in lowland meadows provides variety in the landscape and contributes to the ecological value of the area.

- Historic importance of the villages of Englishcombe and Newton St Loe and the scheduled monuments (including Culverhay Castle and the Wansdyke).
- Recreational value of the PRowS including the Circuit of Bath promoted route.
- The elevated ridges and rounded hilltops with a sense of openness, affording uninterrupted views across the Newton Brook Valley, as well as to and from the Cotswolds scarp within the Cotswolds National Landscape.
- Forms a part of the wider rural prospect when viewed from the Cotswold Escarpment. Views from the Cotswold Escarpment is one of the special qualities of the Cotswolds National Landscape.
- Forms a part of the wider rural landscape to the City of Bath WHS.

## Chapter 2

# Criteria for Assessment

## Criteria for Landscape Sensitivity

**2.1** Landscape sensitivity assessment requires judgements on both landscape susceptibility (how vulnerable the landscape is to change as a result of potential development) and landscape value (consensus about importance).

**2.2** The selection of landscape sensitivity indicators ('criteria') for the Landscape Sensitivity Assessments in this report is informed by the attributes of landscape that could be affected by potential development. These consider the 'landscape', 'visual' and 'perceptual' aspects of sensitivity. Their selection is also based on current best practice and experience of LUC in undertaking similar studies elsewhere in the UK.

**2.3** The following nine criteria headings are used for the Landscape Sensitivity Assessments:

- Landform;
- Openness and enclosure;
- 'Natural' character;
- Landscape pattern and time depth;
- Historic features;
- Settlement form and edge;
- Recreational value;
- Perceptual character;
- Visual character; and

- Setting of the Cotswolds AONB.

**2.4** The following text in this chapter provides guidance and examples of higher and lower sensitivity features/attributes for applying the criteria to the West of Bath landscape.

**2.5** The Landscape Sensitivity Assessments in this report present a commentary against each criterion to inform the judgements on levels of sensitivity. It is important to note that the relative importance of each criterion varies between landscapes (due to differences in landscape character). The initial stage of the assessment involved a thorough desk-based study drawing on sources of spatial and descriptive information regarding the landscape. This was supplemented by field survey work undertaken by a team of landscape professionals to verify the findings.

## Indicators of Landscape Sensitivity

### Landform

**2.6** This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features (e.g. incised valley with prominent slopes, hills) are likely to increase sensitivity.

- Lower Sensitivity: Absence of strong topographical variety. Featureless, smooth, very gently undulating or flat landform.
- Moderate Sensitivity: Undulating landform or some distinct landform features.
- Higher Sensitivity: Presence of strong topographical variety or distinctive landform features.

## Openness and Enclosure

**2.7** This considers how open or enclosed the landscape is. Landscapes with a strong sense of enclosure (e.g. provided by field boundaries, tree/woodland cover, landform or buildings) are likely to be less sensitive to development than an open and unenclosed landscape because these features will be able to provide screening.

- **Lower Sensitivity:** A very well enclosed landscape – e.g. with fields bounded by high hedges and dense tree/woodland cover or contained by landform or buildings.
- **Moderate Sensitivity:** Some areas lacking screening by field boundaries, tree/woodland cover, landform or buildings, whilst others might have a greater sense of enclosure owing to a denser occurrence of these features.
- **Higher Sensitivity:** Exposed, visible landscapes with no field boundaries, tree/woodland cover, landform or buildings to provide screening.

## ‘Natural’ Character

**2.8** This considers the ‘naturalistic’ qualities of the landscape in terms of the coverage of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Landscapes with frequent natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- **Lower Sensitivity:** Lack of semi-natural habitat coverage or valued natural features e.g. intensively farmed or brownfield sites.
- **Moderate Sensitivity:** Some occurrence of valued semi-natural habitats and features (e.g. tree, hedgerows, woodland).



- Higher Sensitivity: Frequent occurrence of valued natural features (tree, hedgerows, woodland) and presence of larger areas of semi-natural habitats.

## Landscape Pattern and Time Depth

**2.9** This considers the field pattern and historic time depth of the landscape. Landscapes with more irregular and smaller field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of development than landscapes with regular, larger-scale and more modern field patterns.

- Lower Sensitivity: Simple, large scale, regular or uniform field patterns (mainly of modern origin).
- Moderate Sensitivity: Mixture of simple and complex landscape field patterns and time depth.
- Higher Sensitivity: Dominated by more complex, smaller-scale irregular and varied field patterns (including historic field patterns e.g. piecemeal enclosure with irregular boundaries).

## Historic Features

**2.10** This considers the presence of historic features *that contribute to landscape character* (i.e. visible features that may be designated as Conservation Areas, Scheduled Monuments or listed buildings, or other archaeological features). Landscapes with a high density of visible historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than landscapes where such development already exists.

- Lower Sensitivity: A landscape with an absence of or relatively few visible historic features.
- Moderate Sensitivity: Presence of some visible historic features that contribute to landscape character, or adjacent to historic features.

- Higher Sensitivity: A landscape with a high density of visible historic features that contribute to landscape character.

## Settlement Form and Edge

**2.11** The extent to which development of the landscape would relate to the existing adjacent settlement, with reference to the form and pattern of the settlement and character of the settlement edge and presence of boundary features e.g. a major road/river. A settlement edge that is well integrated with the surrounding rural fringe through strong landscape features (e.g. woodland or river) will be more sensitive than an exposed settlement edge (with no landscape features to integrate it with the rural fringe).

- Lower Sensitivity: Development would have a good relationship with the existing settlement form/pattern. Development may offer opportunities to enhance an exposed settlement edge and integrate it with the rural fringe.
- Moderate Sensitivity: Development may be slightly at odds with the existing settlement form/pattern. Development may adversely affect the existing settlement edge to some extent. It would be perceived as settlement advancement into the countryside but would not cross a distinctive boundary feature.
- Higher Sensitivity: Development would have a poor relationship with the existing settlement form/pattern. Development may adversely affect an existing settlement edge which is well integrated with the landscape e.g. by a wooded edge. It would cross a boundary feature and/or would extend development into an area with a distinctly different landscape – e.g. the extension of settlement beyond a ridge crest or into a valley.

## Recreational Value

**2.12** This considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include public rights of way, open access land, country parks and outdoor tourist/ visitor

attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by their promotion as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- Lower Sensitivity: Publicly inaccessible or limited provision of recreational facilities or recreational value limited to community sports facilities (where enjoyment of the landscape is not integral to the activity).
- Moderate Sensitivity: Landscapes with green spaces or recreation areas valued in the local context. Some Public Rights of Way and footpaths.
- Higher Sensitivity: Landscapes important for access and enjoyment of the landscape e.g. open access land, country parks or outdoor tourist attractions with visitor facilities. High density of well-connected Public Rights of Way/promoted routes.

## Perceptual Character

**2.13** This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness and/or tranquillity. High scenic value, freedom from human activity/disturbance and 'dark skies' would add to sensitivity in this criterion because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- Lower Sensitivity: A landscape strongly influenced by visible or audible signs of human activity and modern development.
- Moderate Sensitivity: Some sense of rural character and scenic qualities, but with some signs of human activity and modern development.
- Higher Sensitivity: A highly scenic, rural landscape, remote from visible or audible signs of human activity and modern development.

## Visual Character

**2.14** This considers the visual prominence of the landscape, and extent to which potential development would be visible from surrounding areas. It also considers the visual relationship with the Cotswolds National Landscape, City of Bath World Heritage Site, and local landmark features (e.g. Kelston Park).

- Lower Sensitivity: Visually enclosed landscape with limited views of potential development from surrounding areas. The landscape has limited intervisibility with the Cotswolds National Landscape, City of Bath World Heritage Site, and/or landmark features.
- Moderate Sensitivity: Semi-enclosed landscape with some views of potential development from surrounding areas. The landscape has some intervisibility with the Cotswolds National Landscape, City of Bath World Heritage Site, and/or landmark features.
- Higher Sensitivity: Visually prominent landscape with extensive visibility of potential development from surrounding area. The landscape has strong intervisibility with the Cotswolds National Landscape, City of Bath World Heritage Site, and/or landmark features.

## Setting of the Cotswolds National Landscape

**2.15** This considers the extent to which the landscape of the assessment unit forms part of the ‘setting’ of the Cotswolds National Landscape and the extent to which development could have an adverse impact on that setting. The setting of the Cotswolds National Landscape is described as the area outside the designated landscape “within which development and land management proposals, by virtue of their nature, size, scale, siting materials or design can be considered to have an impact, positive or negative on the landscape, scenic beauty and special qualities of the Cotswolds AONB” [\[See reference 1\]](#).

- Lower Sensitivity: The landscape has limited intervisibility with the Cotswolds National Landscape and development would have limited

adverse impact on the landscape, scenic beauty and special qualities of the designated landscape.

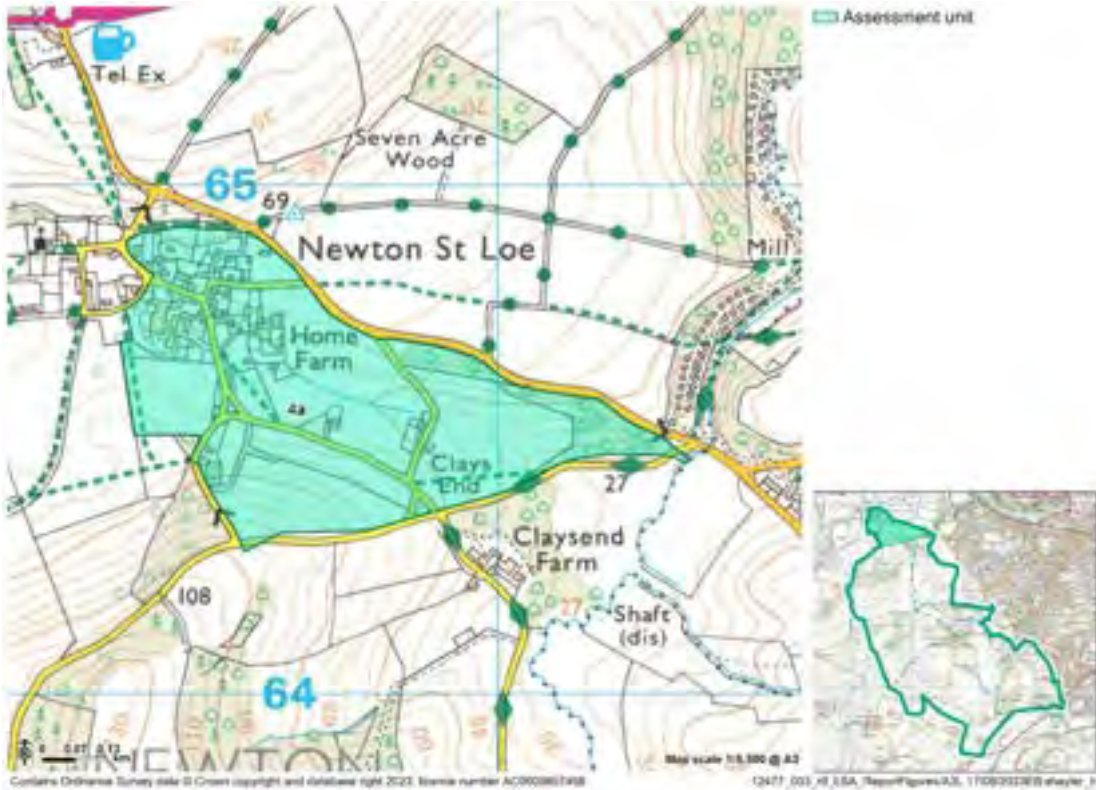
- **Moderate Sensitivity:** The landscape has some intervisibility with the Cotswolds National Landscape and development would have some adverse impact on the landscape, scenic beauty and special qualities of the designated landscape.
- **Higher Sensitivity:** The landscape has strong intervisibility with the Cotswolds National Landscape, and development would have an adverse impact on the landscape, scenic beauty and special qualities of the designated landscape.

# Chapter 3

## Assessment Unit 4a

### Landscape Sensitivity Assessment

Figure 3.1: Location of Assessment Unit 4a



**Figure 3.2: View to the north-west towards Newton St Loe and the surrounding landscape**



**Figure 3.3: Historic buildings within Newton St Loe displaying the local vernacular**



## Commentary Against Landscape Sensitivity Indicators

### Landform

**3.1** The assessment unit comprises a prominent steep slope in the south, rising from the lower shallow slopes in the north (south of the River Avon valley) and from the Newton Brook in the east.

**3.2** The landscape forms the mid-slopes to the rounded hill/ ridge south of Newton St Loe, which is a distinct landform feature situated between the valleys of the Newton Brook and Corston Brook.



**3.3** The hillside forms part of the distinctive sequence of hills outside the city bowl to the west. It is identified as a 'green hillside forming a prominent feature of the landscape setting' in the WHS SPD.

**3.4** Overall, the landform is of high sensitivity to all potential development types assessed for this unit

## **Openness and Enclosure**

**3.5** There is some localised enclosure within the unit (for example in the field in the east, which is contained by the woodland at Clays End and the undulating landform that rises to the north and west. However, the elevated and exposed slope in the south with few hedgerows, generally results in a strong sense of openness.

**3.6** Overall, under this criterion, the landscape is of high sensitivity to all potential development types assessed for this unit.

## **'Natural' Character**

**3.7** Although limited in semi-natural features overall, there are two small areas of priority habitat traditional orchard in the village of Newton St Loe, and woodland along the south-eastern edge on the lower valley slopes.

**3.8** Overall, the 'natural' character is of moderate sensitivity to all potential development types assessed for this unit.

## **Landscape Pattern and Time Depth**

**3.9** The assessment unit comprises medium scale fields of pasture, resulting from amalgamation where fencing has largely replaced hedges.

**3.10** Small paddocks are located on the edge of Newton St Loe, defined by wooden fencing.

**3.11** Overall, the landscape pattern and time depth is of low sensitivity to all potential development types assessed for this unit.

## **Historic Features**

**3.12** Within the north-western part of the assessment unit, there are some visible historic features that contribute to landscape character. Here part of the Newton St Loe Conservation Area is situated and the historic buildings within it (of which many are listed) are distinctive as they display the local vernacular. The historic village contributes to landscape character.

**3.13** There are no other visible historic features recorded in the assessment unit, although Newton Park (Grade II\* RPG) abuts the western edge.

**3.14** Overall, under this criterion, the landscape is of moderate sensitivity to all potential development types assessed for this unit.

## **Settlement Form and Edge**

**3.15** The landscape is partly settled with the historic village of Newton St Loe in the north-west. Although it has a relatively open settlement edge to the south and east, the village has retained its historic form and is a traditional rural village comprising historic buildings and farm buildings. The assessment unit forms part of the gap between Bath and Newton St Loe.

**3.16** The vegetated corridor of the Newton Brook provides a strong boundary feature along the edge of Bath and the City of Bath WHS (c.80m east of the assessment unit). This woodland partly filters the settlement edge, including Bath Mill Lodge Retreat and housing within the lower extent of Twerton,

integrating it into the surrounding landscape. However, some of Twerton spills over the upper reaches of the landscape bowl containing the city, and can be seen above the tree line.

**3.17** The assessment unit is mostly rural in character. The open fields provide a rural approach to Bath, making a positive contribution to the character of the settlement edge.

**3.18** Overall, the settlement form and edge is of high sensitivity to all potential development types assessed for this unit.

## Recreational Value

**3.19** Local footpaths cross the assessment unit in the west and south, and the Circuit of Bath promoted route partly runs along the southern boundary (along an unnamed lane).

**3.20** Overall, the recreational value is of moderate sensitivity to all potential development types assessed for this unit.

## Perceptual Character

**3.21** The assessment unit has an open rural character that contributes to tranquillity. Although containing some settlement, the traditional appearance of Newton St Loe and the quiet lanes surrounding it do not detract from the tranquillity of the landscape. However, Pennyquick Road and views to the urban edge of Twerton exert a slight urban influence on its character, with localised effects on dark skies and tranquillity.

**3.22** Overall, the perceptual character is of moderate sensitivity to all potential development types assessed for this unit.

## Visual Character

### Views of the Assessment Unit

- The ZTV (in Appendix A) indicates that the extent of visibility is similar from potential development of up to 9m and 13m.
- There will be visibility of potential development within the assessment unit from:
  - The local footpaths that cross through it and the Circuit of Bath promoted route that runs along the southern boundary.
  - The southern and eastern edges of Newton St Loe.
  - Tracks and footpaths crossing the southern part of Area 1 to the north and north-east, and footpaths crossing through Newton Park to the west.
  - The surrounding roads including Pennyquick Road and Whiteway Road.
  - Roads and footpaths over 1.5km away on the valley slopes to the north, including the Cotswold Way National Trail (particularly from elevated viewpoints at Penn Hill, Dean Hill and Kelston Round Hill) and Kelston Road A431 (Road View K1).
  - The designed parkland at Kelston Park (Grade II\* Registered Park and Garden), which takes advantage of its location on the edge of the Cotswold escarpment to exploit views out across the Avon valley.
  - Public open spaces at elevated locations within Bath where there are distant westwards/south-westwards views over the valley landscape of the assessment unit. This includes locations such as Beckford's Tower and Lansdown Cemetery, Lansdown Crescent, Approach Golf Course, Sham Castle and Primrose Hill to the north-east (City of Bath WHS Setting SPD Viewpoints 2, 3, 4, 15 and 20).

## Views from the Assessment Unit

- The landscape of the assessment unit has an open visual character with important visual relationships with surrounding areas, including the Cotswolds National Landscape.
- Potential development on the assessment units may obscure views of:
  - The Cotswold Escarpment, which forms a prominent green backdrop rising from the River Avon to the north.
  - The house at Kelston Park, which provides a local landmark.

**3.23** Overall, the visual character is of high sensitivity to all potential development types assessment for this unit.

## Setting of the Cotswolds National Landscape

**3.24** The landscape of the assessment unit has an important visual relationship with the Cotswolds National Landscape to the north.

**3.25** Overall, the setting of the Cotswolds National Landscape is of high sensitivity to all potential development types assessed for this unit.

## Summary of Landscape Sensitivity

**Table 3.1: Sensitivity scores**

Development Types	Landform	Openness and Enclosure	'Natural' Character	Landscape Pattern and Time Depth	Historic Features	Settlement Form and Edge	Recreational Value	Perceptual Character	Visual Character	Setting of the CNL
Small scale residential (<1ha)	High	High	Moderate	Low	Moderate	High	Moderate	Moderate	High	High
Medium scale residential (1-5ha)	High	High	Moderate	Low	Moderate	High	Moderate	Moderate	High	High
Medium to large scale residential (5-10ha)	High	High	Moderate	Low	Moderate	High	Moderate	Moderate	High	High
Large scale residential (>10ha)	High	High	Moderate	Low	Moderate	High	Moderate	Moderate	High	High

**3.26** The pastoral landscape of the assessment unit is limited in natural heritage features, the historic field pattern has been eroded (with fencing replacing hedgerows), and its rural character is slightly influenced locally by Pennyquick Road along the northern boundary and its proximity to the edge of Bath (with Twerton prominent in views), which reduces sensitivity to development.

**3.27** However, the prominent slope in the south, the historic character of the Newton St Loe Conservation Area, the rural backdrop the landscape provides to the Circuit of Bath promoted route and part of the rural prospect from the Cotswold Escarpment (within the nationally protected Cotswolds National Landscape), as well as the green edge it provides to Bath and its detachment from the city, increase its sensitivity. The open character of the landscape and resulting intervisibility with the escarpment to the north from within the Cotswolds National Landscape, from viewpoints along the Cotswold Way to the north and north-east, from Newton Park, from the edge of Newton St Loe, and from westward and south-westward facing views within the city, also increase sensitivity to development. The assessment unit also forms part of the gap between Bath and Newton St Loe.

## **Variations in Landscape Sensitivity**

**3.28** Not applicable.

# Landscape Sensitivity to Potential Residential Development

**Table 3.2: Sensitivity of the assessment unit to residential development**

Typology	Sensitivity
Small scale residential (<1ha) – 2-3 storey housing (9-13m), medium density (<50dw)	High
Medium scale residential (1-5ha) – 2-3 storey housing (9-13m), medium density (<250dw)	High
Medium to large scale residential (5-10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High
Large scale residential (>10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High

## Summary

**3.29** The assessment unit is judged to have a high sensitivity to small scale (<1ha), medium scale (1-5ha), medium-large scale (5-10ha) and large scale (<10ha) residential development, as development of any size would be incongruous within the open rural landscape and detached from the edge of the city. The prominent landform of the assessment unit would result in development being widely visible, particularly from views that look westwards across the Newton Brook valley and southwards from the Cotswold escarpment. Development in this location would encroach the village of Newton St Loe, diminishing its historic form and character. Development in this assessment unit would also negate the role of the area as a rural approach and green edge to Bath.

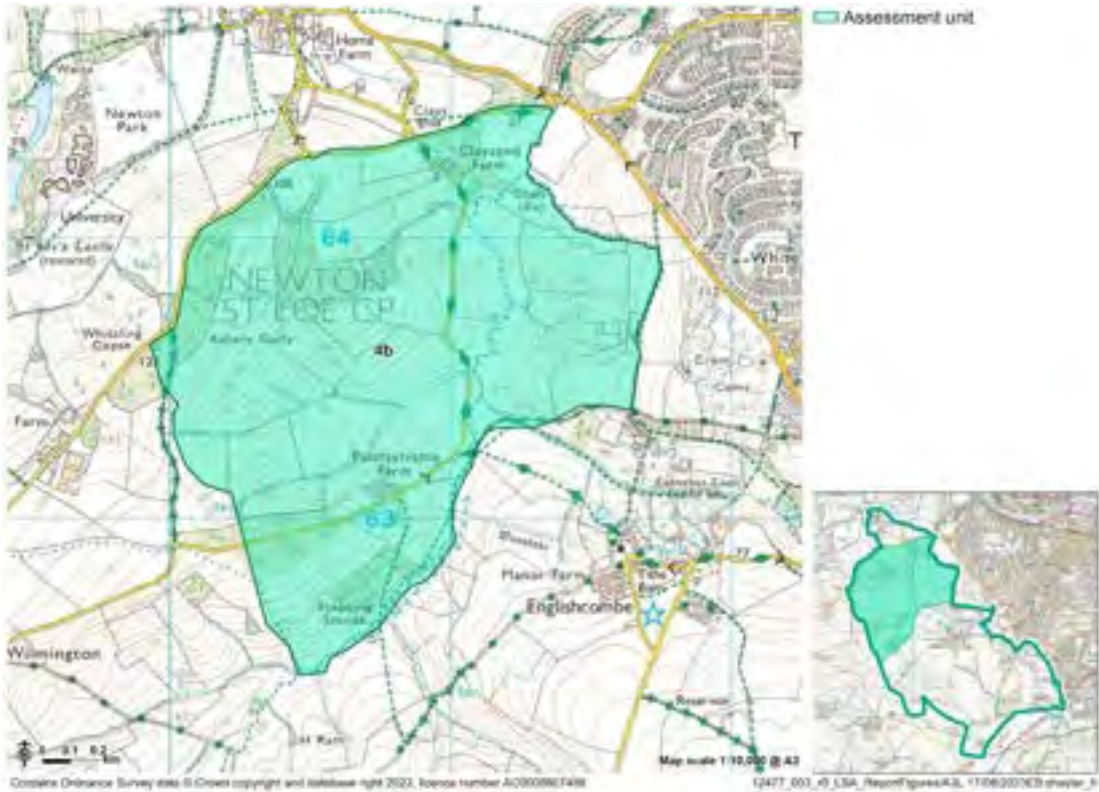


# Chapter 4

## Assessment Unit 4b

### Landscape Sensitivity Assessment

Figure 4.1: Location of Assessment Unit 4b



**Figure 4.2: View from Englishcombe looking to the north-west across the Newton Brook valley with steep slopes rising up from Pennsylvania Farm towards Ashery Gully**



**Figure 4.3: View west across the open slopes of the Newton Brook valley**



## Commentary Against Landscape Sensitivity Indicators

### Landform

**4.1** The assessment unit consists of an intricate landform relating to the incised valley of the Newton Brook and its tributaries.

**4.2** A steep valley side ascends from the Newton Brook to the rounded hill/ridge south of Newton St Loe in the west. This is a distinct landform feature situated between the valleys of the Newton Brook and Corston Brook and the hillside forms part of the distinctive sequence of hills outside the city bowl to the west. It

is identified as a 'green hillside forming a prominent feature of the landscape setting' in the WHS SPD.

**4.3** The landform also steeply rises from the Newton Brook towards Haycombe Cemetery in the east, forming a prominent undulating valley side.

**4.4** Overall, the landform is of high sensitivity to all potential development types assessed for this unit

## **Openness and Enclosure**

**4.5** The small intricate incised valleys and mature hedgerows (with hedgerow trees) provide some enclosure. There is also some localised containment from the woodland on the upper slopes at Ashery Gully in the west and around Pennsylvania Farm in the south, as well as along the Newton Brook.

**4.6** However, the hill/ridge and its slopes in the west and the steep slopes in the east are generally open and exposed with panoramic views that extend across the valley, resulting a strong sense of openness from elevated slopes.

**4.7** Overall, under this criterion, the landscape is of moderate sensitivity to all potential development types assessed for this unit.

## **'Natural' Character**

**4.8** The landscape of the assessment unit is generally well wooded with mature hedgerows (and hedgerow trees).

**4.9** The upper slopes in the west and south include blocks of woodland. Some of these are priority habitat deciduous woodland including at Whistling Copse along the hill/ridge to the west, and at Stepping Stones near Pennsylvania Farm in the south.

**4.10** Overall, the 'natural' character is of high sensitivity to all potential development types assessed for this unit.

## **Landscape Pattern and Time Depth**

**4.11** The small-scale medieval enclosure has been largely retained providing a sense of historic time depth. Arable and pastoral fields are irregular in shape, and fields are generally bound by wooded hedgerows (with some clipped).

**4.12** Some field amalgamation has occurred, but fields have remained small to medium in scale.

**4.13** Overall, the landscape pattern and time depth is of high sensitivity to all potential development types assessed for this unit.

## **Historic Features**

**4.14** There is a general absence of visible historic features across the landscape of the assessment unit, except for the mid-late 17<sup>th</sup> century farmhouse at Claysend Farm (Grade II listed) which makes some contribution to landscape character locally. A small part of the Wansdyke (Schedule Monument) extends from Assessment Unit 4C (in the east) and is intersected by the Newton Brook.

**4.15** Newton Park (Grade II\* RPG) abuts the western edge of the assessment unit.

**4.16** Overall, under this criterion, the landscape is of low sensitivity to all potential development types assessed for this unit

## Settlement Form and Edge

**4.17** Little built development is located within the assessment unit, except for farm buildings associated with Claysend Farm in the north-east, Haycombe Farmhouse in the east and Pennsylvania Farm in the south.

**4.18** The assessment unit is partly separated from the edge of Bath by Assessment Unit 2 to the north-east. Although abutting the boundary of the City of Bath WHS to the east, it is separated from the settlement edge by intervening fields and Haycombe Cemetery. Mature vegetation within the cemetery partly filter views of the settlement edge, although there are glimpses of buildings associated with Haycombe Crematorium which is situated at the break of the slope. There are also views of Twerton which spills over the upper reaches of the landscape bowl containing the city and can be seen above the tree line.

**4.19** The undeveloped farmland, woodland and incised valley of the assessment unit provide a rural approach to Bath, making a positive contribution to the character of the settlement edge.

**4.20** Overall, the settlement form and edge is of high sensitivity to all potential development types assessed for this unit.

## Recreational Value

**4.21** The Circuit of Bath follows an unnamed road that cuts through the middle of the assessment unit from north to south, providing some recreational value.

**4.22** A local footpath runs along the Newton Brook in the south of the assessment unit, and another extends southwards from Pennsylvania Farm and cuts across Stepping Stones in the south. Another public footpath runs partly along the eastern boundary, extending from Assessment Unit 2.

**4.23** A bridleway runs partly along the south-eastern edge of the assessment unit and a byway crosses the Whistling Copse to the north-west.

**4.24** Overall, the recreational value is of moderate sensitivity to all potential development types assessed for this unit.

## Perceptual Character

**4.25** The assessment unit has a rural character and its undeveloped nature contributes to tranquillity. However, its proximity to the edge of Bath, views to the edge of Twerton and the Haycombe Cemetery extension, exert a slight urban influence on its character, with localised effects on dark skies and tranquillity.

**4.26** Overall, the perceptual character is of moderate sensitivity to all potential development types assessed for this unit.

## Visual Character

### Views of the Assessment Unit

- The ZTV (in Appendix A) indicates that the extent of visibility is similar from potential development of up to 9m and 13m.
- There will be visibility of potential development within the assessment unit from:
  - The local PRoWs that cross through/along it and the Circuit of Bath promoted route.
  - Surrounding tracks and footpaths including those crossing the southern part of Area 1 to the north and Area 2 to the north-east, as well as footpaths crossing through Newton Park to the west.

- The surrounding roads including Whiteway Road to the east and Pennyquick Road to the north.
- The southern edge of Newton St Loe (to the north) and the northern edge of Englishcombe (to the south-east).
- Roads and footpaths over 2km away on the valley slopes to the north, including the Cotswold Way National Trail (particularly from elevated viewpoints at Penn Hill, Dean Hill and Kelston Round Hill) and Kelston Road A431 (Road View K1).
- The designed parkland at Kelston Park (Grade II\* Registered Park and Garden), which takes advantage of its location on the edge of the Cotswold escarpment to exploit views out across the Avon valley.
- Public open spaces at elevated locations within Bath where there are distant westward/south-westwards views over the valley landscape of the assessment unit. This includes locations such as Beckford's Tower and Lansdown Cemetery, Lansdown Crescent, Approach Golf Course, Little Solsbury Hill, Twerton Roundhill, Sham Castle and Primrose Hill to the north-east (City of Bath WHS Setting SPD Viewpoints 2, 3, 4, 10, 13, 15 and 20).

## Views from the Assessment Unit

- The landscape of the assessment unit has a relatively open visual character with important visual relationships with surrounding areas, including the Cotswolds National Landscape.
- Potential development on the assessment units may obscure views of:
  - The Cotswold Escarpment, which forms a prominent green backdrop rising from the River Avon to the north.
  - The house at Kelston Park, which provides a local landmark.

**4.27** Overall, the visual character is of high sensitivity to all potential development types assessed for this unit.



## Setting of the Cotswolds National Landscape

**4.28** The landscape of the assessment unit has an important visual relationship with the Cotswolds National Landscape to the north.

**4.29** Overall the setting of the Cotswolds National Landscape is of high sensitivity to all potential development types assessed for this unit.

## Summary of Landscape Sensitivity

**Table 4.1: Sensitivity scores**

Development Types	Landform	Openness and Enclosure	'Natural' Character	Landscape Pattern and Time Depth	Historic Features	Settlement Form and Edge	Recreational Value	Perceptual Character	Visual Character	Setting of the CNL
Small scale residential (<1ha)	High	Moderate	High	High	Low	High	Moderate	Moderate	High	High
Medium scale residential (1-5ha)	High	Moderate	High	High	Low	High	Moderate	Moderate	High	High
Medium to large scale residential (5-10ha)	High	Moderate	High	High	Low	High	Moderate	Moderate	High	High
Large scale residential (>10ha)	High	Moderate	High	High	Low	High	Moderate	Moderate	High	High

**4.30** The mixed agricultural landscape of the assessment unit is limited in historic features, is afforded with localised enclosure from woodland, mature hedgerows (with hedgerow trees) and landform along the bottom of the valley, and its rural character is slightly influenced locally by its proximity to the edge of Bath (with Twerton prominent in views), which reduces sensitivity to development.

**4.31** However, the intricate landform of the incised valley, the prominent slopes to the east and west, the natural heritage features of woodland and mature hedgerows (with hedgerow trees), the historic field pattern, and the rural backdrop the landscape provides to the Circuit of Bath promoted route and part of the rural prospect from the Cotswold Escarpment (within the nationally protected Cotswolds National Landscape), as well as the green edge it provides to Bath and its detachment from the city, increase its sensitivity. The open character of the landscape from upper slopes and resulting intervisibility with the escarpment to the north from within the Cotswolds National Landscape, from viewpoints along the Cotswold Way to the north and north-east, and westward/south-westward facing views within the city, also increase sensitivity to development.

## **Variations in Landscape Sensitivity**

**4.32** Not Applicable.

# Landscape Sensitivity to Potential Residential Development

**Table 4.2: Sensitivity of the assessment unit to residential development**

Typology	Sensitivity
Small scale residential (<1ha) – 2-3 storey housing (9-13m), medium density (<50dw)	High
Medium scale residential (1-5ha) – 2-3 storey housing (9-13m), medium density (<250dw)	High
Medium to large scale residential (5-10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High
Large scale residential (>10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High

## Summary

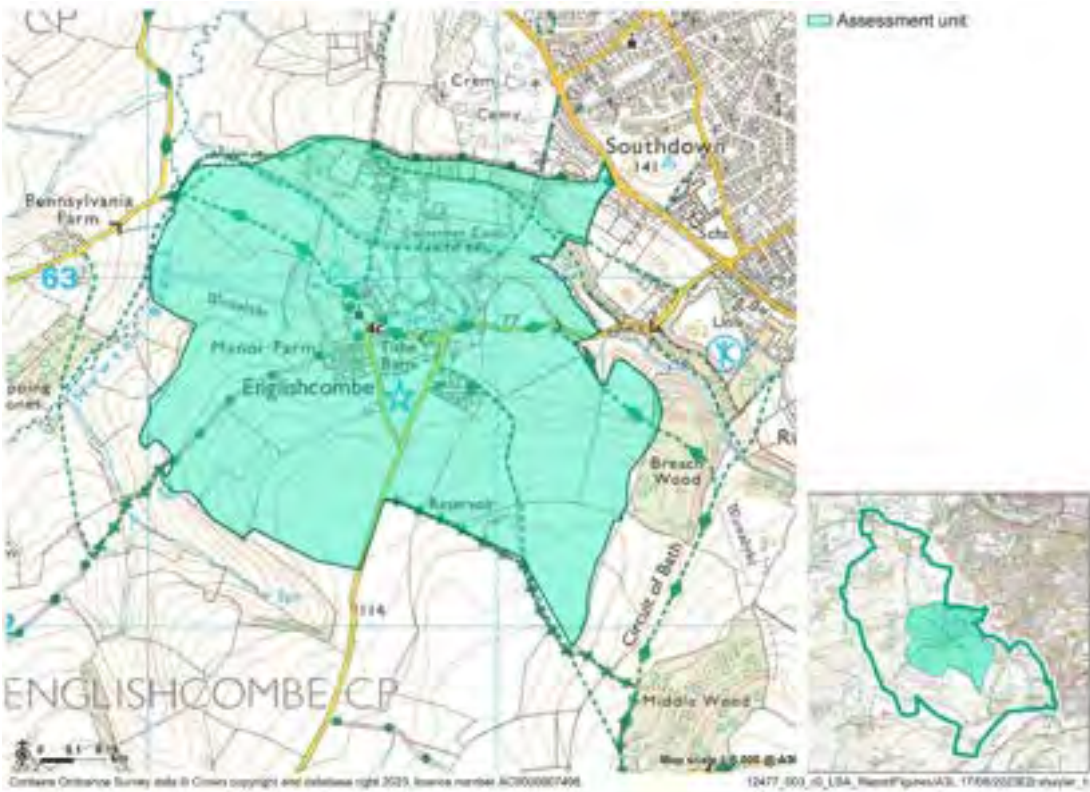
**4.33** The assessment unit is judged to have a high sensitivity to small scale (<1ha), medium scale (1-5ha), medium-large scale (5-10ha) and large scale (<10ha) residential development, as development of any size would be incongruous within the un-settled mixed rural landscape and detached from the edge of the city. The prominent upper slopes of the assessment unit would result in development being widely visible, particularly from views that look westwards across the Newton Brook valley and southwards from the Cotswold escarpment. Development in this assessment unit would also negate the role of the area as a rural approach and green edge to Bath.

# Chapter 5

## Assessment Unit 4c

### Landscape Sensitivity Assessment

Figure 5.1: Location of Assessment Unit 4c



**Figure 5.2: View from the Church of St Peter's in Englishcombe towards the steep northern slope of the Pedleigh Brook with dwellings on the edge of Southdown (opposite Twerton Roundhill) on the skyline**



**Figure 5.3: Historic building (Rectory Farmhouse) within Englishcombe displaying the local vernacular**



## Commentary Against Landscape Sensitivity Indicators

### Landform

**5.1** The assessment unit consists of an intricate landform. Incised valleys of the Newton Brook and the Padleigh Brook tributary, and the undulating slopes provide distinct landform features, providing topographical variety.

**5.2** The steep northern slopes of the Padleigh Brook are particularly prominent, rising up towards Haycombe Cemetery. The landform also rises up to the south-east from both the Padleigh Brook and Newton Brook, where an elevated tract

is identified as a 'green hillside forming a prominent feature of the landscape setting' in the WHS SPD.

**5.3** Overall, the landform is of high sensitivity to all potential development types assessed for this unit.

## **Openness and Enclosure**

**5.4** The small intricate incised valleys and mature hedgerows (with hedgerow trees) in the north and north-west provide some enclosure. There is also localised containment from woodland including on part of the northern slopes of the Padleigh Brook, along the Newton Brook in the west and from Breach Wood in the east.

**5.5** Part of the steep northern slope of the Padleigh Brook is open and exposed with panoramic views that extend across the wider valley to the south. Elevated and exposed slopes with low clipped hedgerows in the south also result in a strong sense of openness.

**5.6** Overall, under this criterion, the landscape is of moderate sensitivity to all potential development types assessed for this area.

## **'Natural' Character**

**5.7** Although limited in semi-natural features overall, there is some occurrence in the north of the assessment unit which contributes to landscape character.

**5.8** The landscape in the north is generally well wooded with mature hedgerows (and hedgerow trees).



**5.9** The site of Culverhay Castle and its surrounding area are covered by priority habitat good quality semi-improved grassland, part of which is also designated as a SNCI at Padleigh Wood.

**5.10** A small patch of priority habitat traditional orchard exists in the village of Englishcombe near the Tithe Barn.

**5.11** In the south, there is a lack of semi-natural habitat coverage due to intensive agriculture.

**5.12** Overall, the 'natural' character is of moderate sensitivity to all potential development types assessed for this unit.

## **Landscape Pattern and Time Depth**

**5.13** The small-scale medieval enclosure has been largely retained to the north of Englishcombe, providing a sense of historic time depth. Here pastoral fields are irregular in shape, and fields are generally bound by wooded hedgerows.

**5.14** Elsewhere, the field pattern is simple and arable fields are of larger scale resulting from amalgamation.

**5.15** Overall, the landscape pattern and time depth is of moderate sensitivity to all potential development types assessed for this unit.

## **Historic Features**

**5.16** Across the northern part of the assessment unit, there are some visible historic features that contribute to landscape character.

**5.17** The Englishcombe Conservation Area is situated within the centre of the assessment unit, and the historic buildings within it (of which many are listed)

are distinctive as they display the local vernacular, including the Grade II\* listed medieval Tithe Barn and Grade I listed medieval church (Church of St Peters). The historic village contributes to landscape character.

**5.18** Other visible historic features that contribute to landscape character include scheduled monuments relating to the remains of Culverhay Castle and the Wansdyke to the north-east and north-west of Englishcombe respectively. The mid-late 18<sup>th</sup> century farmhouse in the far north (Haycombe House/Inglescombe House) is Grade II listed.

**5.19** Overall, under this criterion, the landscape is of moderate sensitivity to all potential development types assessed for this unit

## **Settlement Form and Edge**

**5.20** The landscape is partly settled with the historic village of Englishcombe nestled in the centre of the assessment unit.

**5.21** Much of the settlement edge is filtered by mature vegetation surrounding the edge of the village which helps to integrate it into the surrounding rural landscape. The village has partly retained its historic form and is a traditional rural village comprising historic buildings and farm buildings. However, some buildings are more exposed and do not relate particularly well to the surrounding landscape. This includes modern housing along the eastern end of Church Lane and along Innox Grove (an outlying part of the settlement), as well as large modern sheds at Manor Farm in the west. The assessment unit forms part of the gap between Bath and Englishcombe.

**5.22** Mature vegetation along the edge of Haycombe Cemetery and the vegetated corridor of the Padleigh Brook provides a strong boundary feature along the edge of Bath and the City of Bath WHS (directly adjacent to the eastern edge of the assessment unit). This woodland partly filters the settlement edge of Southdown, integrating it into the surrounding landscape. However, dwellings that extend south of Whiteway Road, opposite to Twerton Roundhill,

are visually prominent due to their position on the upper slope and can be seen above the tree line.

**5.23** The undeveloped farmland, woodland and incised valley of the assessment unit provide a rural approach to Bath, making a positive contribution to the character of the settlement edge.

**5.24** Overall, the settlement form and edge is of high sensitivity to all potential development types assessed for this unit.

## **Recreational Value**

**5.25** The assessment unit is crossed by several local footpaths clustered around the village of Englishcombe. The footpaths around the village provide access to the surrounding countryside, including along the Padleigh Brook to the north and Newton Brook to the west, as well as providing access to the scheduled monuments at Culverhay Castle and the Wansdyke.

**5.26** The Circuit of Bath promoted routes crosses the assessment unit from east to west, passing through Englishcombe, providing recreational value.

**5.27** Public access is also possible along tracks marked as 'Other routes with public access' which extends out of Englishcombe to the south-west of the assessment unit.

**5.28** Overall, the recreational value is of high sensitivity to all potential development types assessed for this unit.

## **Perceptual Character**

**5.29** The assessment unit has an open rural character that contributes to tranquillity. Although containing some settlement, the largely traditional

appearance of Englishcombe and the quiet lanes surrounding it do not detract from the tranquillity of the landscape. However, Whiteway Road and views to the urban edge of Southdown exert a slight urban influence on its character, with localised effects on dark skies and tranquillity.

**5.30** Overall, the perceptual character is of moderate sensitivity to all potential development types assessed for this unit.

## Visual Character

### Views of the Assessment Unit

- The ZTV (in Appendix A) indicates that the extent of visibility is similar from potential development of up to 9m and 13m.
- There will be visibility of potential development within the assessment unit from:
  - The local PRowWs that cross through it and the Circuit of Bath promoted route.
  - Surrounding tracks and footpaths including those crossing the adjacent assessment unit to the south-east.
  - The surrounding roads including Whiteway Road to the east.
  - The edges of Englishcombe and from elevated parts of the village including around St Peter's Church.
  - Roads and footpaths over 3km away on the valley slopes to the north, including the Cotswold Way National Trail (particularly from elevated viewpoints at Penn Hill, Dean Hill, Kelston Round Hill and Prospect Stile) and Kelston Road A431 (Road View K1).
  - The designed parkland at Kelston Park (Grade II\* Registered Park and Garden), which takes advantage of its location on the edge of the Cotswold escarpment to exploit views out across the Avon valley.

- Public open spaces at elevated locations within Bath where there are distant westwards/south-westwards views over the valley landscape of the assessment unit. This includes locations such as Prospect Stile, Beckford's Tower and Lansdown Cemetery, Lansdown Crescent, Little Solsbury Hill, Twerton Roundhill, and Primrose Hill to the north-east (City of Bath WHS Setting SPD Viewpoints 1, 2, 3, 10, 13, and 20).

## Views from the Assessment Unit

- The landscape of the assessment unit has an open visual character in the south with important visual relationships with surrounding areas, including the Cotswolds National Landscape.
- Potential development on the assessment units may obscure views of the Cotswold Escarpment, which forms a prominent green backdrop rising from the River Avon to the north.

**5.31** Overall, the visual character is of high sensitivity to all potential development types assessed for this unit.

## Setting of the Cotswolds National Landscape

**5.32** The landscape of the assessment unit has an important visual relationship with the Cotswolds National Landscape to the north.

**5.33** Overall, the setting of the Cotswolds National Landscape is of high sensitivity to all potential development types assessed for this unit.

## Summary of Landscape Sensitivity

**Table 5.1: Sensitivity scores**

Development Types	Landform	Openness and Enclosure	'Natural' Character	Landscape Pattern and Time Depth	Historic Features	Settlement Form and Edge	Recreational Value	Perceptual Character	Visual Character	Setting of the CNL
Small scale residential (<1ha)	High	Moderate	Moderate	Moderate	Moderate	High	High	Moderate	High	High
Medium scale residential (1-5ha)	High	Moderate	Moderate	Moderate	Moderate	High	High	Moderate	High	High
Medium to large scale residential (5-10ha)	High	Moderate	Moderate	Moderate	Moderate	High	High	Moderate	High	High
Large scale residential (>10ha)	High	Moderate	Moderate	Moderate	Moderate	High	High	Moderate	High	High

**5.34** The mixed agricultural landscape of the assessment unit is limited in natural heritage features overall and is afforded with some enclosure from mature vegetation and surrounding landform. Its rural character is slightly influenced locally by Whiteway Road to the east and its proximity to the edge of Bath (with dwellings in Southend prominent in views), which reduces sensitivity to development.

**5.35** However, the distinctive undulating valley landscape, the historic character of Englishcombe Conservation Area, the rural backdrop the landscape provides to the Circuit of Bath promoted route and part of the rural prospect from the Cotswold Escarpment (within the nationally protected Cotswolds National Landscape), as well as the green edge it provides to Bath and its detachment from the city, increase its sensitivity. The open character of the landscape in the south and resulting intervisibility with the escarpment to the north from within the Cotswolds National Landscape, from viewpoints along the Cotswold Way to the north, and from southward and south-westward facing views within the city, also increase sensitivity to development. The assessment unit also forms part of the gap between Bath and Englishcombe.

## **Variations in Landscape Sensitivity**

**5.36** The sensitivity is increased in the north of the assessment unit as natural and historic features are concentrated in this location, there is a distinctive landform associated with the Padleigh Brook tributary, and a sense of historic time depth from the retained medieval field patterns.

## Landscape Sensitivity to Potential Residential Development

**Table 5.2: Sensitivity of the assessment unit to residential development**

Typology	Sensitivity
Small scale residential (<1ha) – 2-3 storey housing (9-13m), medium density (<50dw)	High
Medium scale residential (1-5ha) – 2-3 storey housing (9-13m), medium density (<250dw)	High
Medium to large scale residential (5-10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High
Large scale residential (>10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High

### Summary

**5.37** The assessment unit is judged to have a high sensitivity to small scale (<1ha), medium scale (1-5ha), medium-large scale (5-10ha) and large scale (<10ha) residential development, as development of any size would be incongruous within the partly open rural landscape and detached from the edge of the city. The prominent landform of the assessment unit (particularly in the south) would result in development being widely visible, particularly from views that look westwards across the Newton Brook valley and southwards from the Cotswold escarpment. Development in this location would encroach the village of Englishcombe, diminishing its historic form and character. Development in this assessment unit would also negate the role of the area as a rural approach and green edge to Bath.

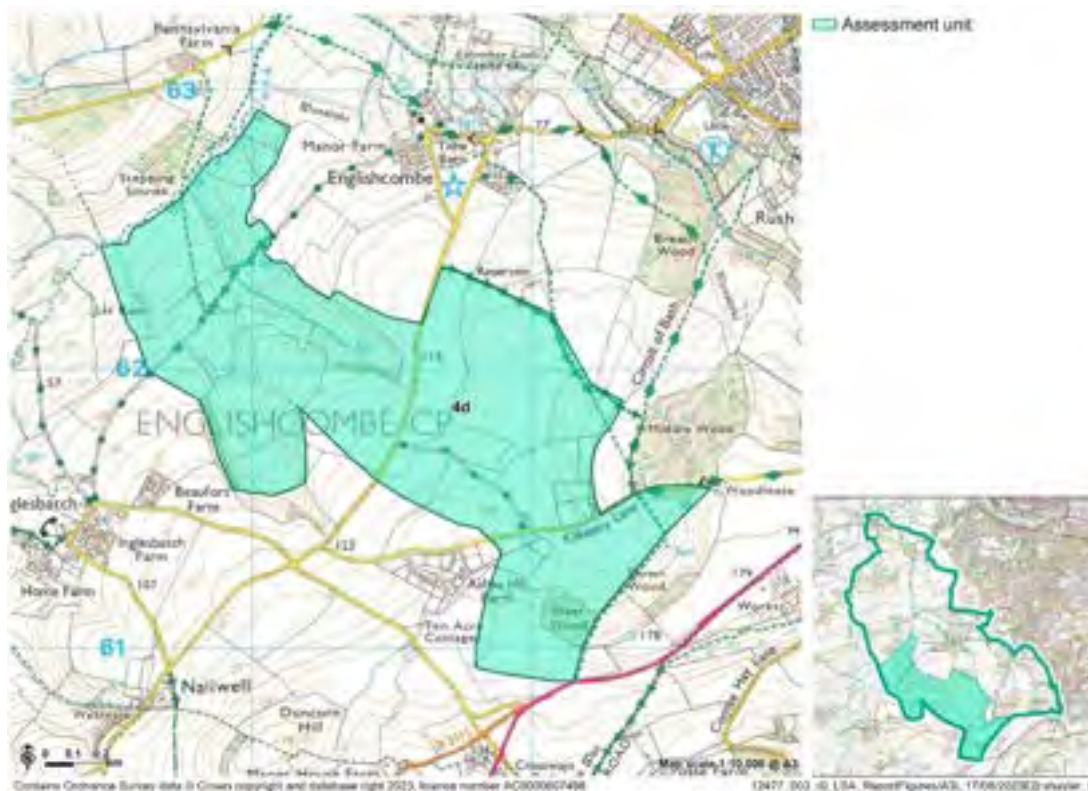


# Chapter 6

## Assessment Unit 4d

### Landscape Sensitivity Assessment

Figure 6.1: Location of Assessment Unit 4d



**Figure 6.2: View looking to the south-east across the incised valley of the Newton Brook and minor tributary streams**



## Commentary Against Landscape Sensitivity Indicators

### Landform

**6.1** The assessment unit consist of an intricate landform. Steep valley sides ascend to the south-east from the Newton Brook, and are incised by minor tributary streams resulting in strong topographical variety.

**6.2** In the south-east the landform undulates more gently where it is identified as a 'green hillside forming a prominent feature of the landscape setting' in the WHS SPD. It continues to rise towards the plateau of Assessment Unit 3a and 3b.

**6.3** Overall, the landform is of high sensitivity to all potential development types assessed for this unit

## **Openness and Enclosure**

**6.4** The small intricate incised valleys and wooded hedgerows in the north-west provide some enclosure. There is also localised containment from woodland along the south-eastern boundary of the assessment unit (West Wood and Down Wood).

**6.5** The elevated and exposed slopes with low clipped hedgerows in the south result in a strong sense of openness.

**6.6** Overall, the sense of openness and enclosure is of moderate sensitivity to all potential development types assessed for this unit.

## **'Natural' Character**

**6.7** Although limited in semi-natural features overall, the landscape in the north-west is generally well wooded with mature hedgerows (and hedgerow trees), and the Newton Brook SNCI running along the north-western boundary. Stepping Stones fields is covered by priority habitat good quality semi-improved grassland, and is also designated as a SNCI.

**6.8** In the south-east, there is a lack of semi-natural habitat coverage due to intensive agriculture, except for an ancient block of priority habitat deciduous woodland at West Wood (also a SNCI). A small belt of priority habitat deciduous lies along the brow of the hill in the south.

**6.9** Overall, the 'natural' character is of moderate sensitivity to all potential development types assessed for this unit.

## Landscape Pattern and Time Depth

**6.10** The small-scale medieval enclosure has partly been retained in the north-west, providing a sense of historic time depth. Here pastoral fields are irregular in shape, and fields are generally bound by wooded hedgerows.

**6.11** Elsewhere, the field pattern is simple and arable fields are of larger scale resulting from amalgamation.

**6.12** Overall, the landscape pattern and time depth is of moderate sensitivity to all potential development types assessed for this unit.

## Historic Character

**6.13** There are no visible historic features recorded in the assessment unit and so historic character is of low sensitivity to potential development.

## Settlement Form and Edge

**6.14** The vegetated corridor of the Padleigh Brook and woodland upon the valley slope in the north-east provide a strong boundary feature along the edge of Bath and the City of Bath WHS (c.700m north-east of the assessment unit). This woodland partly filters the settlement edge of Southdown and Rush Hill, integrating it into the surrounding landscape. However, some dwellings are visually prominent due to their position on the upper slope and can be seen above the tree line.

**6.15** Small to medium mixed fields with clipped hedgerows, separate the assessment unit from the edge of Englishcombe Conservation Area to the north. However, dwellings within the south-east of village (along Innox Grove) are relatively prominent in views due to the open settlement edge. Larger arable fields and a belt of woodland separates the assessment unit from the village of

Inglesbatch to the south-west. The assessment unit forms a large proportion of the gap between Bath and Inglesbatch, and between Englishcombe and Inglesbatch.

**6.16** This assessment unit is separated from the edge of Bath by other assessment units in Area 4. The undeveloped farmland, woodland and incised valley of the assessment unit provide a rural approach to Bath, making a positive contribution to the character of the settlement edge.

**6.17** Overall, the settlement form and edge is of high sensitivity to all potential development types assessed for this unit..

## **Recreational Value**

**6.18** A local footpath crosses the assessment unit in the north-west and another in the south-east. There are also Byways and tracks marked as 'Other routes with public access', which run between Inglesbatch and Englishcombe and between Kilkenny Lane and a unnamed lane.

**6.19** Overall, the recreational value is of moderate sensitivity to all potential development types assessed for this unit.

## **Perceptual Character**

**6.20** The assessment unit has a rural character and its undeveloped nature contributes to tranquillity. Views to the edge of Englishcombe, Southdown and Rush Hill, exert a slight urban influence on its character, with localised effects on dark skies and tranquillity. Away from these edges, the landscape experiences dark skies.

**6.21** Overall, the perceptual character is of moderate sensitivity to all potential development types assessed for this unit.

## Visual Character

### Views of the Assessment Unit

- The ZTV (in Appendix A) indicates that the extent of visibility is similar from potential development of up to 9m and 13m.
- There will be visibility of potential development within the assessment unit from:
  - The local PRowWs that cross through it.
  - Surrounding tracks and footpaths including those crossing the adjacent assessment unit to the north.
  - The surrounding roads including Kilkenny Lane to the south-east.
  - The south-eastern and south-western edges of Englishcombe.
  - Roads and footpaths over 3.5km away on the valley slopes to the north, including the Cotswold Way National Trail (particularly from elevated viewpoints at Penn Hill, Dean Hill, Kelston Round Hill and Prospect Stile) and Kelston Road A431 (Road View K1).
  - The designed parkland at Kelston Park (Grade II\* Registered Park and Garden), which takes advantage of its location on the edge of the Cotswold escarpment to exploit views out across the Avon valley.
  - Public open spaces at elevated locations within Bath where there are distant westwards/south-westwards views over the valley landscape of the assessment unit. This includes locations such as Prospect Stile, Beckford's Tower and Lansdown Cemetery, Lansdown Crescent, Little Solsbury Hill, Twerton Roundhill, and Primrose Hill to the north-east (City of Bath WHS Setting SPD Viewpoints 1, 2, 3, 10, 13, and 20).

## Views from the Assessment Unit

- The landscape of the assessment unit has an open visual character in the south with important visual relationships with surrounding areas, including the Cotswolds National Landscape.
- Potential development on the assessment units may obscure view of the Cotswold Escarpment, which forms a prominent green backdrop rising from the River Avon to the north.

**6.22** Overall, the visual character is of high sensitivity to all potential development types assessed for this unit.

## Setting of the Cotswolds National Landscape

**6.23** The landscape of the assessment unit has an important visual relationship with the Cotswolds National Landscape, particularly with the Cotswolds escarpment to the north.

**6.24** Overall, the setting of the Cotswolds National Landscape is of high sensitivity to all potential development types assessed for this unit.

## Summary of Landscape Sensitivity

**Table 6.1: Sensitivity scores**

Development Types	Landform	Openness and Enclosure	'Natural' Character	Landscape Pattern and Time Depth	Historic Features	Settlement Form and Edge	Recreational Value	Perceptual Character	Visual Character	Setting of the CNL
Small scale residential (<1ha)	High	Moderate	Moderate	Moderate	Low	High	Moderate	Moderate	High	High
Medium scale residential (1-5ha)	High	Moderate	Moderate	Moderate	Low	High	Moderate	Moderate	High	High
Medium to large scale residential (5-10ha)	High	Moderate	Moderate	Moderate	Low	High	Moderate	Moderate	High	High
Large scale residential (>10ha)	High	Moderate	Moderate	Moderate	Low	High	Moderate	Moderate	High	High



**6.25** The mixed agricultural landscape of the assessment unit is limited in natural heritage and historic features overall and is afforded with some enclosure from mature vegetation and surrounding landform in the north-west. Its rural character is slightly influenced locally by its proximity to the edge of Bath (with dwellings in Southend and Rush Hill prominent in views), which reduces sensitivity to development.

**6.26** However, the distinctive undulating valley landscape of the assessment unit, and its contribution to the rural prospect from the Cotswold Escarpment (within the nationally protected Cotswolds National Landscape), as well as the green edge it provides to Bath and its detachment from the city, increase its sensitivity. The open character of the landscape in the south-east and resulting intervisibility with the escarpment to the north from within the Cotswolds National Landscape, from viewpoints along the Cotswold Way to the north, and from southward and south-westward facing views within the city, also increase sensitivity to development. The assessment unit also forms part of the gap between Bath and Inglesbatch, and between Englishcombe and Inglesbatch.

## Variations in Landscape Sensitivity

**6.27** The sensitivity is slightly increased in the north-west of the assessment unit as there is a distinctive landform associated with the minor tributary streams, natural heritage features, and a sense of historic time depth from the retained medieval field patterns.

## Landscape Sensitivity to Potential Residential Development

**Table 6.2: Sensitivity of the assessment unit to residential development**

Typology	Sensitivity
Small scale residential (<1ha) – 2-3 storey housing (9-13m), medium density (<50dw)	High
Medium scale residential (1-5ha) – 2-3 storey housing (9-13m), medium density (<250dw)	High
Medium to large scale residential (5-10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High
Large scale residential (>10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High

### Summary

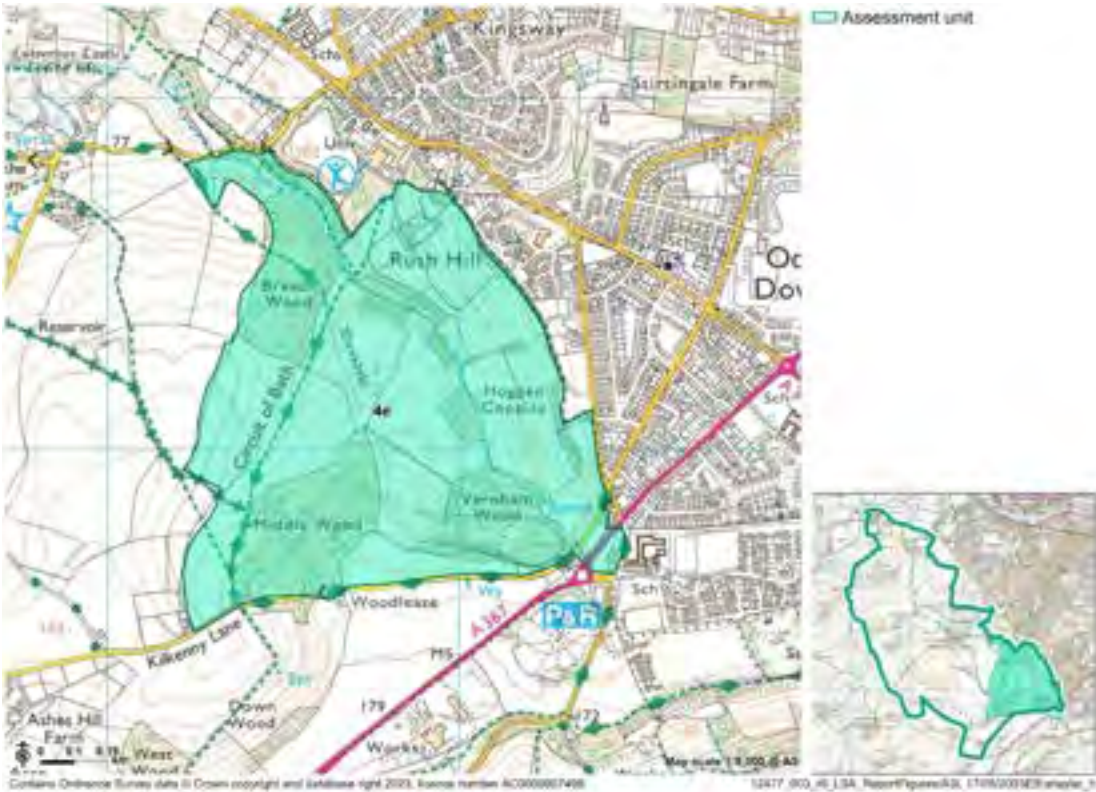
**6.28** The assessment unit is judged to have a high sensitivity to small scale (<1ha), medium scale (1-5ha), medium-large scale (5-10ha) and large scale (>10ha) residential development, as development of any size would be incongruous within the partly open rural landscape and detached from the edge of the city. The open slopes in the south would result in development being widely visible, particularly from views that look westwards across the Newton Brook valley and southwards from the Cotswold escarpment. Development in this assessment unit would also negate the role of the area as a rural approach and green edge to Bath.

# Chapter 7

## Assessment Unit 4e

### Landscape Sensitivity Assessment

Figure 7.1: Location of Assessment Unit 4e



**Figure 7.2: View from Kilkenny Lane towards the steep eastern slopes of the Padleigh Brook, rising up to Rush Hill**



**Figure 7.3: View from Kilkenny Lane looking over Vernham Wood**



## Commentary Against Landscape Sensitivity Indicators

### Landform

**7.1** The assessment unit consists of an intricate landform. The incised valley of the Padleigh Brook tributary, and the steep wooded undulating slopes provide distinct landform features, providing topographical variety.

**7.2** The steep eastern slopes of the Padleigh Brook are particularly prominent, rising up towards a ridge at Rush Hill that is identified as a 'green hillside forming a prominent feature of the landscape setting' in the WHS SPD. This extends to cover the southern half of the assessment unit as well, where

prominent slopes rise southwards towards the plateau of Assessment Unit 3a & 3b.

**7.3** Overall, the landform is of high sensitivity to all potential development types assessed for this unit.

## **Openness and Enclosure**

**7.4** The small intricate incised valleys and the extensive coverage of woodland provide a strong sense of enclosure overall. It is also contained to the east by the rising landform and vegetation on the edge of Rush Hill and Odd Down.

**7.5** There is a limited sense of openness from the elevated slopes on the edge of Rush Hill where some views extend beyond intervening woodland when looking across the valley to the west, although the western slopes of the Padleigh Brook prevent long views.

**7.6** Overall, the under this criterion, the landscape is of low sensitivity to all potential development types assessed for this unit.

## **'Natural' Character**

**7.7** This a well-wooded landscape with frequent woodland blocks and copses, mostly of ancient origin and designated as SNCIs. Breach Wood, Vernham Wood, and the linear woodland along Padleigh Brook, as well as the woodland on the eastern edge, are also priority habitat deciduous woodland.

**7.8** Overall, the 'natural' character is of high sensitivity to all potential development types assessed for this unit.

## Landscape Pattern and Time Depth

**7.9** The small-scale medieval enclosure has been retained providing a sense of historic time depth. Arable and pastoral fields are irregular in shape, and fields are generally bound by blocks of woodland and some low clipped hedgerows.

**7.10** Overall, the landscape pattern and time depth is of high sensitivity to all potential development types assessed for this unit.

## Historic Character

**7.11** There is a general absence of visible historic features across the landscape of the assessment unit, except for the Wansdyke (Scheduled Monument) located in the north-west of the assessment unit adjacent to Breach Wood which makes some contribution to landscape character locally.

**7.12** Overall, under this criterion, the landscape is of low sensitivity to all potential development types assessed for this unit.

## Settlement Form and Edge

**7.13** Mature woodland on the upper slopes of the Padleigh Brook and hedgerow (with some hedgerow trees) along Old Fosse Road to the east provide a strong boundary feature along the edge of Bath and the City of Bath WHS (directly adjacent to the eastern edge of the assessment unit). This woodland filters the settlement edge of Rush Hill and Odd Down, integrating it into the surrounding landscape.

**7.14** The undeveloped farmland, wooded slopes and incised valley of the assessment unit provide a rural approach, making a positive contribution to the character of the settlement edge.

**7.15** Overall, the settlement form and edge is of high sensitivity to all potential development types assessed for this unit.

## **Recreational Value**

**7.16** The Circuit of Bath promoted route crosses the assessment unit in the west and runs along Kilkenny Lane on the southern edge, providing recreational value.

**7.17** A number of local footpaths intersect the assessment unit including one running along the ridge at Rush Hill (along the eastern edge of the assessment unit) and another following the Padleigh Brook.

**7.18** Bull Hill to the east of Breach Wood is a popular local hiking spot.

**7.19** Overall, the recreational value is of high sensitivity to all potential development types assessed for this unit.

## **Perceptual Character**

**7.20** The assessment unit has a strong rural character. Its undeveloped nature and extensive coverage of woodland contribute to tranquillity. However, its proximity to the edge of Bath exerts a slight urban influence on its character, with localised effects on dark skies and tranquillity.

**7.21** Overall, the perceptual character is of moderate sensitivity to all potential development types assessed for this unit.



## Visual Character

### Views of the Assessment Unit

- The ZTV (in Appendix A) indicates that the extent of visibility is similar from potential development of up to 9m and 13m.
- There will be visibility of potential development within the assessment unit from:
  - The local footpaths that cross through it, and the Circuit of Bath promoted route.
  - The surrounding roads including Kilkenny Lane and Old Fosse Road to the south-east and east respectively.
  - The settlement edge of Rush Hill and Odd Down.
  - Roads and footpaths over 4km away on the valley slopes to the north, including the Cotswold Way National Trail (particularly from elevated viewpoints at Penn Hill, Dean Hill and Kelston Round Hill and Prospect Stile).
  - Public open spaces at elevated locations within Bath where there are distant south-westwards views over the valley landscape of the assessment unit. This includes locations such as Prospect Stile, Beckford's Tower and Lansdown Cemetery, Little Solsbury Hill, Twerton Roundhill, and Primrose Hill to the north-east (City of Bath WHS Setting SPD Viewpoints 1, 2, 10, 13, and 20).

### Views from the Assessment Unit

- The prominent slopes of the assessment unit have an important visual relationship with surrounding areas, including the Cotswolds National Landscape.
- Potential development within the assessment unit may obscure views of the Cotswold Escarpment, which forms a prominent green backdrop rising from the River Avon to the north.

**7.22** Overall, the visual character is of high sensitivity to all potential development types assessed for this unit.

## **Setting of the Cotswolds National Landscape**

**7.23** The landscape of the assessment unit has an important visual relationship with the Cotswolds National Landscape, particularly with the Cotswolds escarpment to the north.

**7.24** Overall, the setting of the Cotswolds National Landscape is of high sensitivity to all potential development types assessed for this unit.

## Summary of Landscape Sensitivity

**Table 7.1: Sensitivity scores**

Development Types	Landform	Openness and Enclosure	'Natural' Character	Landscape Pattern and Time Depth	Historic Features	Settlement Form and Edge	Recreational Value	Perceptual Character	Visual Character	Setting of the CNL
Small scale residential (<1ha)	High	Low	High	High	Low	High	High	Moderate	High	High
Medium scale residential (1-5ha)	High	Low	High	High	Low	High	High	Moderate	High	High
Medium to large scale residential (5-10ha)	High	Low	High	High	Low	High	High	Moderate	High	High
Large scale residential (>10ha)	High	Low	High	High	Low	High	High	Moderate	High	High

**7.25** The mixed wooded agricultural landscape of the assessment unit is limited in historic features overall and is afforded with a strong sense of enclosure from woodland and surrounding landform. Its rural character is slightly influenced locally by the urban edge of Odd Down and Rush Hill, which reduces sensitivity to development.

**7.26** However, the distinctive undulating valley landscape and prominent slopes, the frequent occurrence of valued woodland, and the rural backdrop the landscape provides to the Circuit of Bath promoted route and part of the rural prospect from the Cotswold Escarpment (within the nationally protected Cotswolds National Landscape), as well as the green edge and recreational value it provides to Bath and its detachment from the city, increases its sensitivity. The intervisibility with the escarpment to the north from within the Cotswolds National Landscape, from viewpoints along the Cotswold Way to the north, and from south-westward facing views within the city, also increase sensitivity to development.

### Variations in Landscape Sensitivity

**7.27** Not applicable.

## Landscape Sensitivity to Potential Residential Development

**Table 7.2: Sensitivity of the assessment unit to residential development**

Typology	Sensitivity
Small scale residential (<1ha) – 2-3 storey housing (9-13m), medium density (<50dw)	High

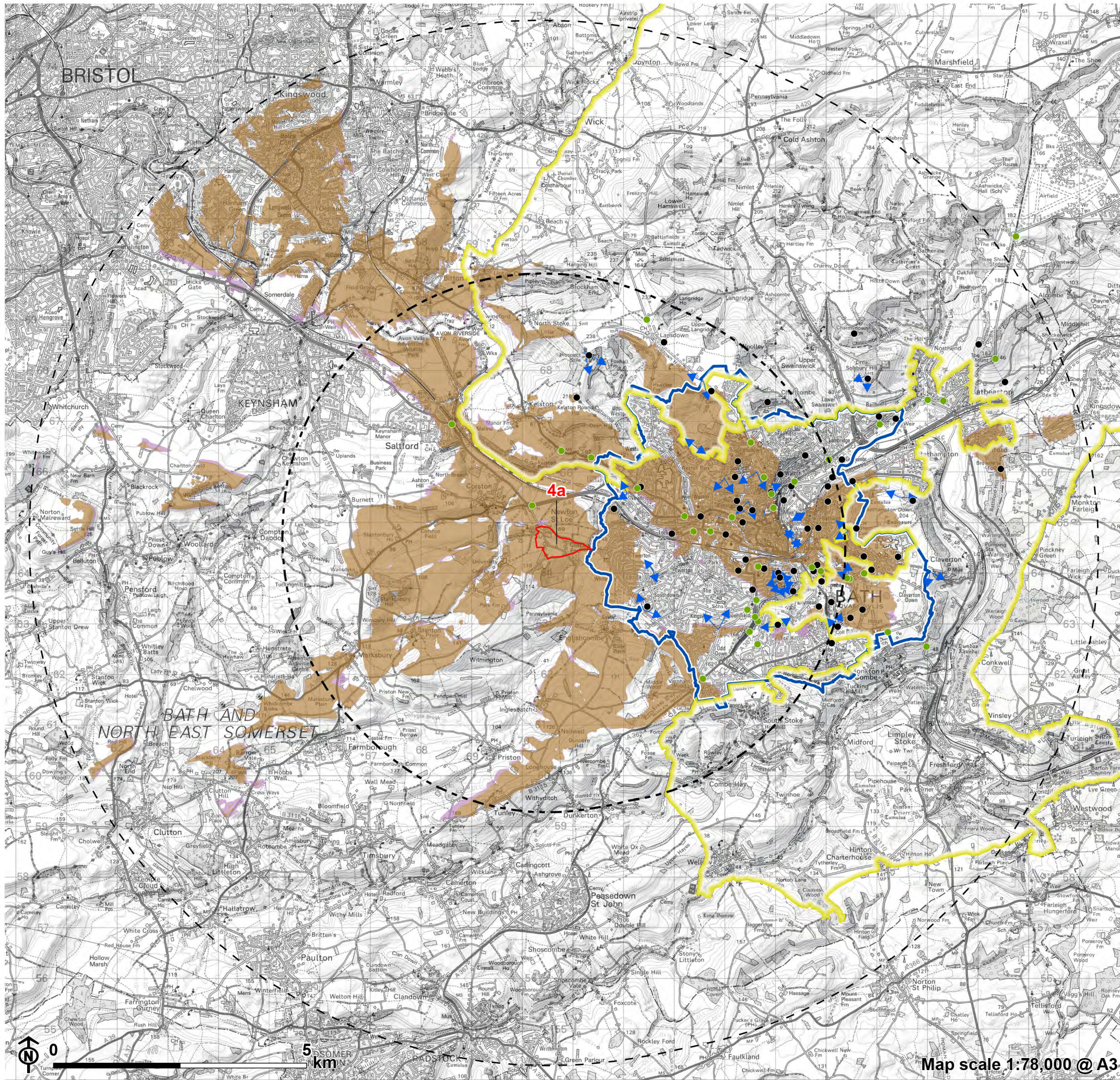
Typology	Sensitivity
Medium scale residential (1-5ha) – 2-3 storey housing (9-13m), medium density (<250dw)	High
Medium to large scale residential (5-10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High
Large scale residential (>10ha) – 2-3 storey housing (9-13m), medium density (<500dw)	High

## Summary

7.28 The assessment unit is judged to have a high sensitivity to small scale (<1ha), medium scale (1-5ha), medium-large scale (5-10ha) and large scale (>10ha) residential development, as development of any size would be incongruous within the rural landscape and encroach the valued woodland features (including ancient woodland). Development would extend the existing settlement edge beyond the ridge crest and into the valley. Development in this assessment unit, would also negate the role of the area as a rural approach and green edge to Bath.

# Appendix A

## Viewpoint Location and ZTV Plans



**ZTV for Assessment Unit 4a**

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- ↔ WHS SPD Viewpoints
  - WHS SPD Historic Viewpoints
  - WHS SPD Road Viewpoints

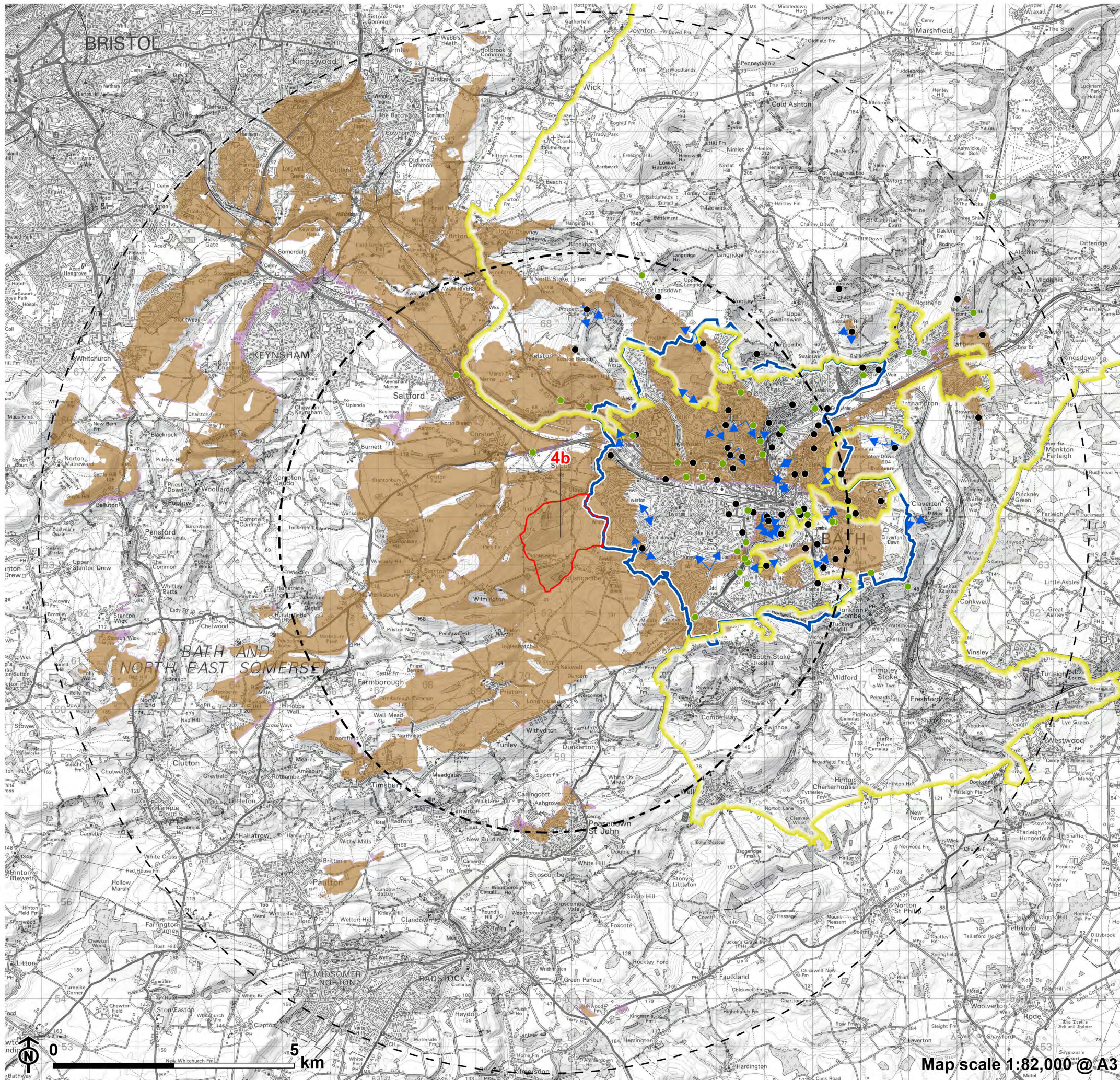
**Notes**  
 The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

Map scale 1:78,000 @ A3



**ZTV for Assessment Unit 4b**

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- ↔ WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

**Notes**

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

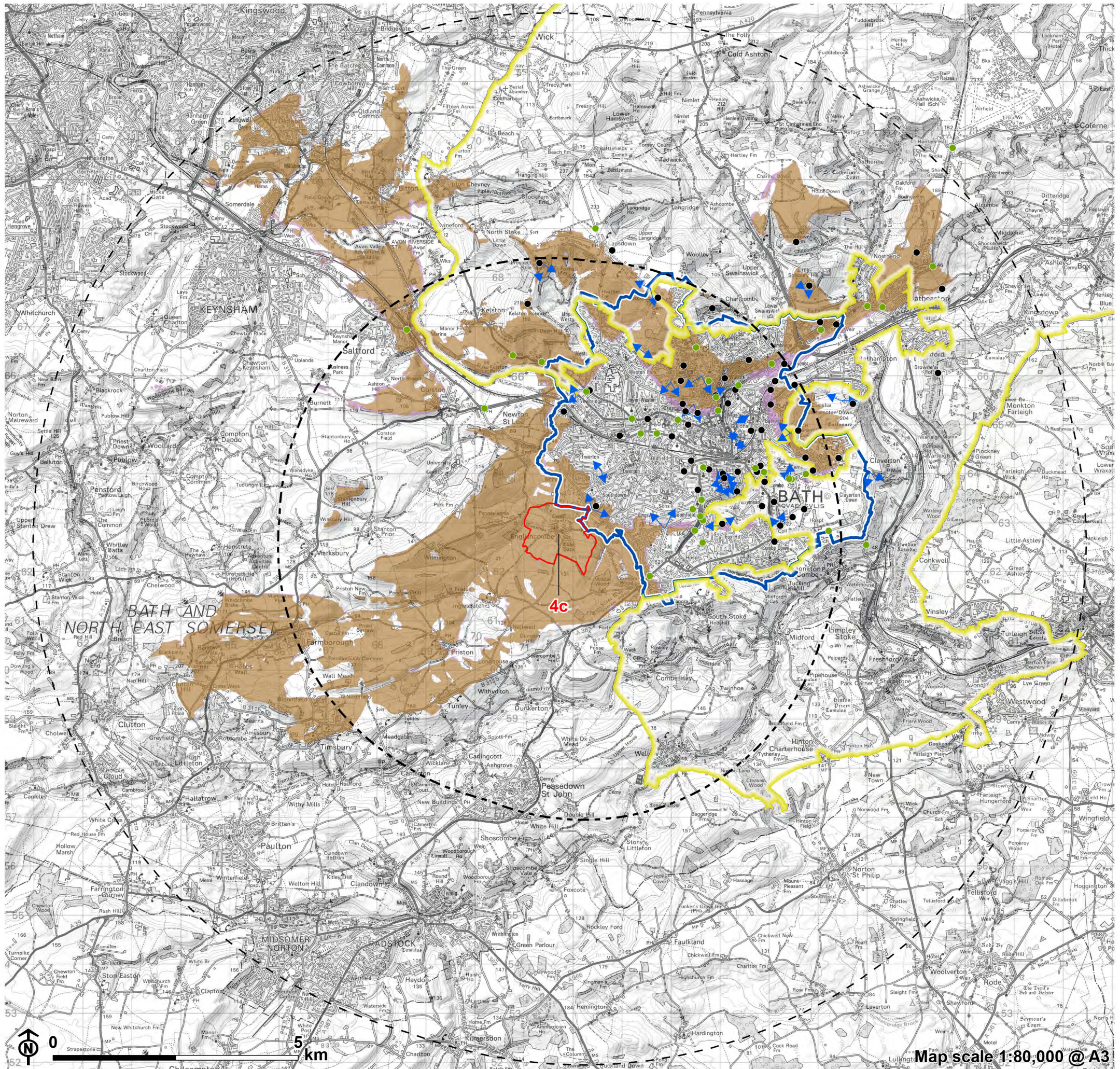
The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

Map scale 1:82,000 @ A3





### ZTV for Assessment Unit 4c

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- ↔ WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

### Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

### ZTV for Assessment Unit 4d

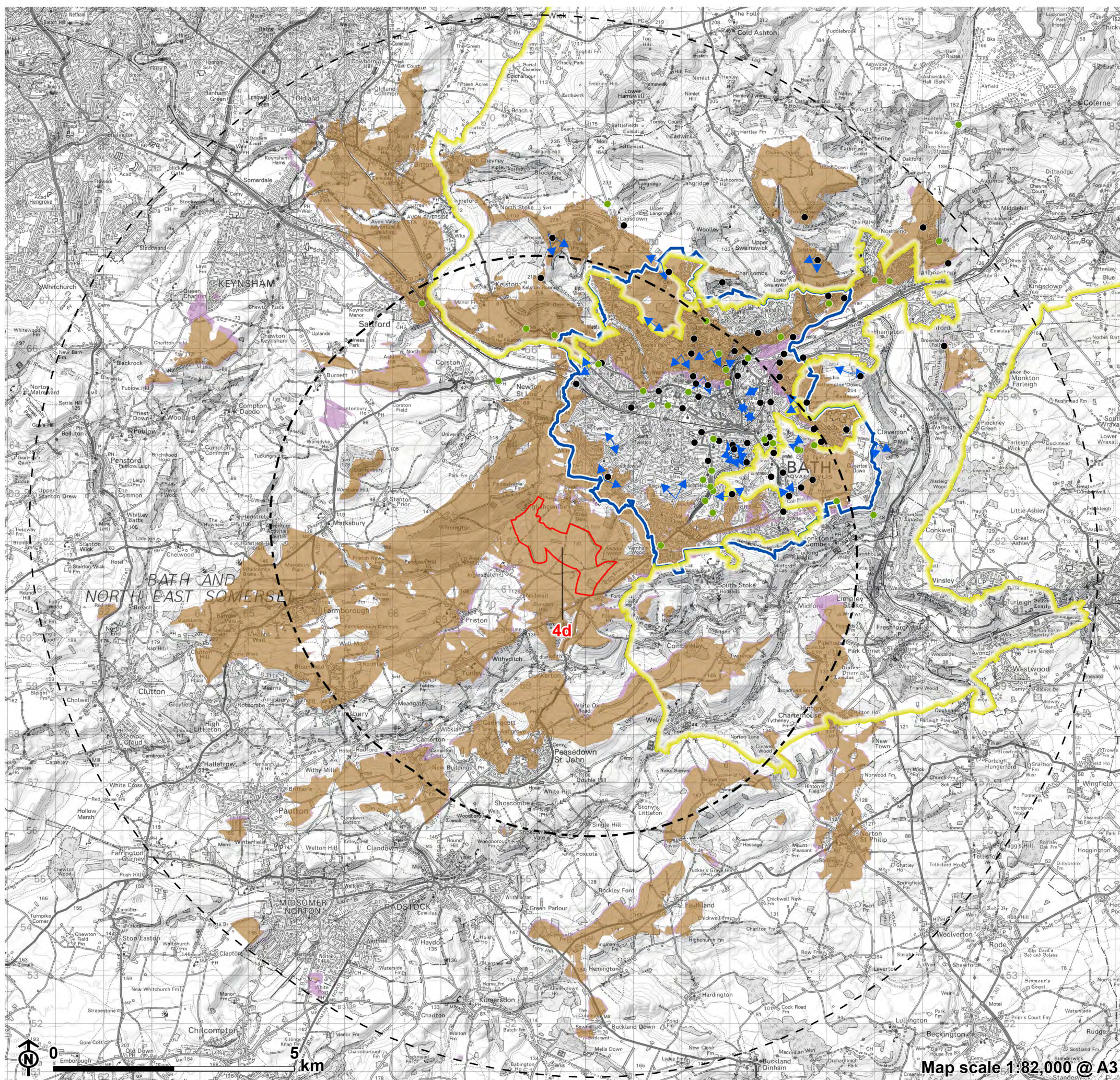
- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from Assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

**Notes**  
 The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software



### ZTV for Assessment Unit 4e

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

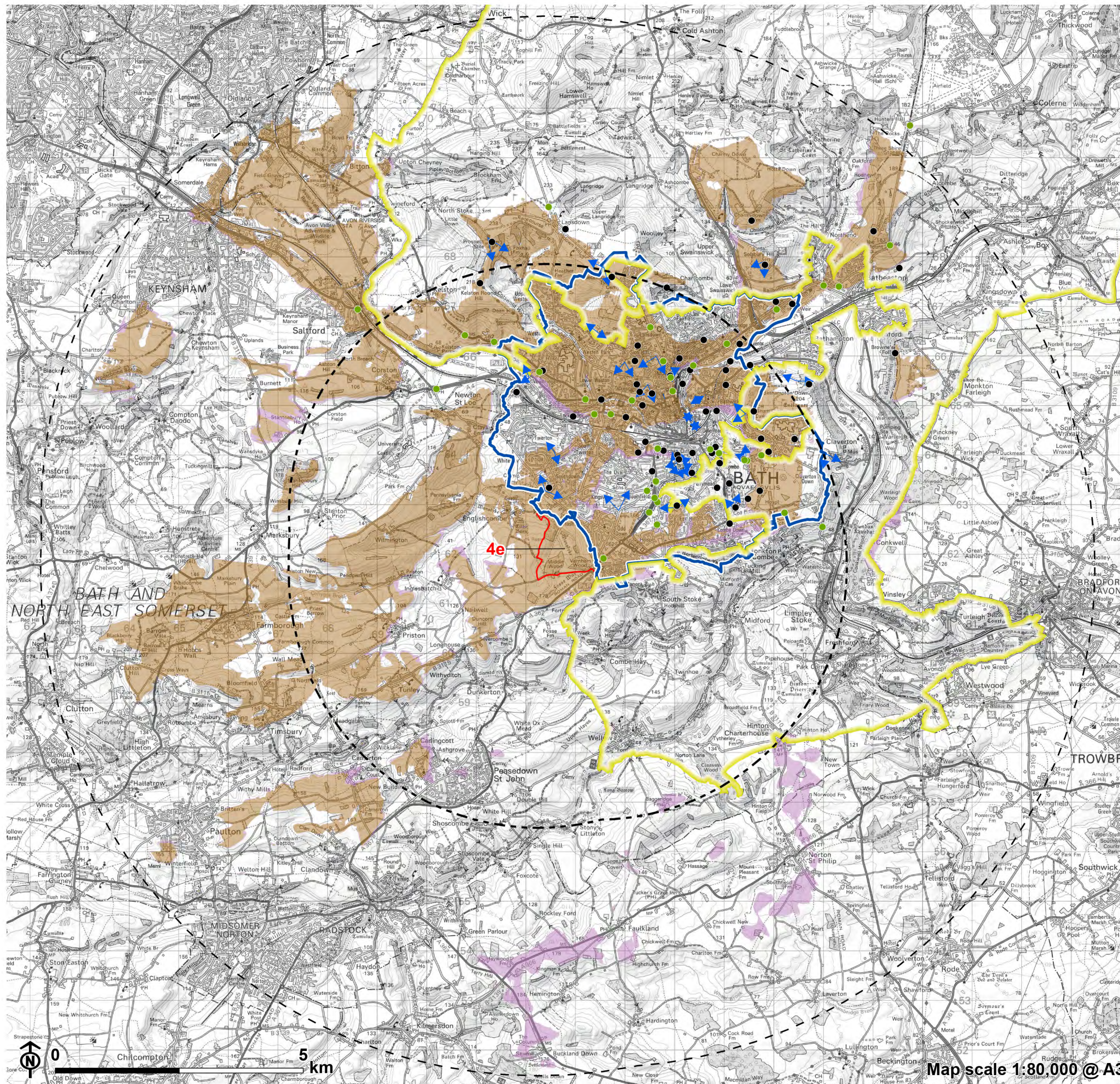
#### Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software



## References

- 1 [Cotswolds Conservation Board \(2016\) Cotswolds Conservation Board Position Statement – Development in the setting of the Cotswolds AONB](#)

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