

LAND AT ARNOLDS WAY, YATTON, NORTH SOMERSET

Landscape and Visual Appraisal

On Behalf of Bloor Homes (Swindon) Ltd

October 2011

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 Barton Willmore Landscape Planning and Design (BWLPD) were commissioned by Bloor Homes (Swindon) Ltd to undertake a landscape and visual appraisal of land at Arnolds Way, Yatton, North Somerset (hereafter referred to as 'the Site') in order to demonstrate the suitability of the land to be developed for a mixed use development, with appropriate services and landscape treatment and support its allocation in the emerging Core Strategy for North Somerset.
- 1.2 BWLPD is the specialist Landscape and Environmental Group of Barton Willmore LLP and employs Chartered Landscape Architects who are registered with the Landscape Institute. BWLPD have extensive experience in providing professional advice on the landscape assessment, townscape and environmental impact of a wide variety of developments including residential, commercial, industrial and sustainable energy.
- 1.3 The assessment seeks to demonstrate that any development on the Site will not result in visual harm on the local area and wider landscape setting and can be accommodated in a sustainable and land efficient manner.
- 1.4 A landscape and visual assessment has been undertaken in accordance with guidance set out within the Guidelines for Landscape and Visual Impact Assessment (GLVIA) (Spon Press. 2nd ed. 2002) and Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (Scottish Natural Heritage and the Countryside Agency, 2004).
- 1.5 A landscape assessment is the systematic description and analysis of the features within the landscape, such as landform, vegetation cover, settlement and transport patterns and land use. A visual appraisal assesses visual receptors surrounding each alternative site, which are the viewers of the landscape, and could include locations such as residential or business properties, public buildings, public open space and public rights of way.
- 1.6 This report is to be read in conjunction with the following plans and photographs prepared by BWLPD:
- **Figure 1** Landscape and Visual Appraisal Plan (1:10,000 scale)
 - **Figure 2** Site Appraisal Plan (1:1000 scale)
 - **SK1** Sketch Landscape Development Considerations

 - **Site Appraisal Photographs (A-D)**

- **Site Context Photographs (1-8)**

2.0 LANDSCAPE PLANNING POLICY AND LANDSCAPE CHARACTER

Summary Planning Policy Context

Joint Replacement Structure Plan (JRSP) for North Somerset, Bath and North East Somerset, Bristol City and South Gloucestershire 1996-2011 (adopted September 2002)

- 2.1 The overall 'Aim' for the locational strategy and policies set out in the Structure Plan include safeguarding, conserving and enhancing the quality of the natural and historic environment; conserving and regenerating urban areas and recognising the importance of existing communities and retaining and enhancing their environment and social vitality. Policy 3 seeks to promote that all development or land use change should conserve and enhance those environmental assets which make a significant contribution to character and distinctiveness.
- 2.2 Chapter 3 provides policies for the environment and natural resources with emphasis placed throughout the Plan on achieving more sustainable patterns of development and consideration of development proposals in terms of the environmental character of individual localities. Paragraph 2.37 identifies that four distinct character *types* have been identified in the structure plan area within which 12 landscape character *areas* have been identified. The Site falls within Character Area 12: Levels, and is considered in further detail below. The Key Diagram illustrates that the Site falls within the Forest of Avon which is the subject of Policy 21 and includes that where development is permitted within the Forest boundary, conditions or planning obligations may be used to ensure that the development respects and contributes to the woodland setting.
- 2.3 With regards to open space provision, paragraph 4.70 includes that new open spaces, or improved access to existing areas, will be provided to meet existing shortfalls and additional requirements arising from changes and the characteristics of the local population. Policy 42 further states that **"proposals will be made for 'green corridors' linking towns with country where there are benefits to recreation, amenity and nature conservation"**.

North Somerset Replacement Local Plan 2011 (adopted March 2007)

- 2.4 The Replacement Local Plan sets out the Council's detailed policies for the development and use of land in its area over the period 1996 – 2011, which is consistent with the period covered by the Structure Plan. The Plan provides strong support for conservation of the natural and built environment, including the preservation of wildlife and natural resources

and the enhancement of biodiversity and environmental quality, in the knowledge that a high quality environment provides the foundation for a healthy local economy. A character-based approach to landscape conservation and improvement is promoted and the Plan seeks to protect from development the best quality agricultural land in line with Structure Plan policy.

2.5 Paragraph 5.3 states that:

“The Local Plan objective in respect of the environment and cultural heritage is: to protect and enhance the quality, local distinctiveness and diversity of the natural environment and cultural heritage by protecting and enhancing known environmental and cultural assets, wildlife habitats and connecting linear features and continuing to identify new ones.”

2.6 With specific reference to Policy ECH/7 – Landscape Character Areas the policy states that:

“Within the Landscape Character Areas, development will be permitted if it will not adversely affect the particular character of the landscape. The policy intends that development should contribute to the creation of places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity and respects and enhances the particular local character of the landscape.”

Emerging North Somerset Core Strategy April 2009

2.7 Objective 1 of the CS seeks to promote sustainable communities and encourage social, economic and environmental well-being. Objective 13 provides that the quality, local distinctiveness and diversity of the natural environment and ensure that contributions are made to green infrastructure in new developments as well as existing areas particularly urban areas. Furthermore the objective states that new development should reflect and support local character. Objective 14 further provides that new development should protect and enhance the unique character and identity of towns and villages and ensure that new development is appropriate in scale and location.

North Somerset Core Strategy Publication Version (January 2011)

2.8 The Core Strategy will set out the broad long-term vision, objectives and strategic planning policies for North Somerset up to 2026. With specific reference to Landscape and the Historic Environment, Policy CS5 recognises the importance of North Somerset's landscape, and the need to protect and enhance its diversity, distinctiveness and quality and states that:

“The character, distinctiveness, diversity and quality of North Somerset's landscape and townscape will be protected and enhanced by the careful, sensitive management and design of development. Close regard will be paid to the character of National Character Areas in North Somerset and particularly that of the 11 Landscape Types and 31 Landscape Character Areas identified in the North Somerset Landscape Character Assessment.”

- 2.9 Policy CS9 reflects the importance of green infrastructure and its value for health, biodiversity, landscape and regarding climate change. The policy also sets out the green infrastructure priorities for North Somerset.

Landscape Character

National

- 2.9 England has been divided into areas with similar landscape character, which are called National Character Areas (NCAs). Landscape Character Assessment (LCA) is a technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. LCAs provide more detailed descriptions and analysis at a local level within the national framework of National Character Areas. The Site falls wholly within **NCA 142: Somerset Levels and Moors**.

- 2.10 Key characteristics of Somerset Levels and Moors are as follows:

- Flat, open landscape of wet pasture, arable and wetland divided up by wet ditches or 'rhynes';
- Sparse tree cover on Levels and Moors contrasting with woodland, hedges and orchards of surrounding hills;
- The Levels are a low belt of marine clay which runs parallel to the coast and which, by holding back the drainage from the surrounding hills, has been responsible for the formation of the Moors.

- 2.10 A concluding section of the assessment provides key points for 'shaping the future'. This includes restoration of wetlands, conservation of orchards, integration of landscape, nature conservation, urban drainage and agricultural objectives.

North Somerset

2.12 A Landscape Character Assessment for North Somerset has been undertaken by Land Use Consultants in December 2005 and has been adopted as a Supplementary Planning Document. The main purpose of this assessment is to document the current status of the North Somerset landscape, furthering the understanding of the landscape resource available in the area and giving an indication of areas in need of enhancement and of conservation. The Site falls within **Landscape Character A: Moors** and sub character area **A1: Kingston Seymour and Puxton Moors**.

2.13 The Moors landscape type occupies a broad sweep of low-lying reclaimed wetland on the west side of North Somerset, with outlying areas to north and south separated from the rest of the type by limestone ridges. Kingston Seymour and Puxton Moors make up the largest character area of the Moors type and occurs within the centre of the District to the north and east of Weston-Super-Mare. Kingston Seymour and Puxton Moors is distinguished from the other Moor landscape character areas by its earlier enclosure, presence of settlement and generally more irregular field pattern. The boundaries forming the transition to A3 and A4 character areas follow field boundaries, droves, roads and rivers marking this change in pattern. This is an area of mainly well maintained grazed pastoral farmland which forms part of the largely intact historic pattern of rural roads, villages and farmsteads with an actively maintained network of field boundaries consisting of rhyes, ditches and hedgerows with hedgerow trees. There are a few areas and elements which show signs of declining condition but the overall landscape condition is 'good'.

2.14 Key Characteristics of this character area include:

- Lowland area predominantly of beach and tidal flat deposits with small areas of gravel, peat, Mercia Mudstone and Lias;
- Flat landform largely at between 5m and 10m AOD;
- Network of waterways with winding rivers which are embanked, and rhyes and ditches which support a rich diversity of aquatic plants and invertebrates;
- Hedgerows intermittent with a proportion formed by regenerated scrub grown up over ditches and rhyes;
- Frequent hedgerow trees, oaks and pollard willows;
- Small orchards close to older settlements and farmsteads;

- 19th and 20th century buildings rendered or pebble dashed include farmhouses, infill at the edges of the villages and development along roads particularly the A370; and
- Settlement pattern and minor roads developed in late Saxon period.

2.15 The landscape strategy for Kingston Seymour and Puxton Moors is to conserve the existing landscape of strong character and good condition typified by the highly rural, remote pastoral grassland with strong networks of drainage channels and hedgerows, and winding rural roads between historic villages and farmsteads. Alongside this some elements of the landscape, which are in declining condition such as the small farm orchards and hedgerow trees and willow pollards should be restored. There is also an opportunity to enhance the character and condition of the area by reverting some areas to a more semi natural state for wildlife enhancement and conserving traditional features associated with land drainage.

2.16 Landscape Guidelines include:

- Conserve the remote, pastoral character of the area;
- Enhance the hedgerow network (ensuring cyclical hedge cutting and nurturing new and existing hedgerow trees);
- Promote active management and replanting of orchards using local varieties;
- Encourage public access but retain sense of remoteness through careful design of routes and infrastructure; and
- Conserve the discrete small scale, nucleated form of the settlements and traditional built character.

3.0 SITE ANALYSIS AND VISUAL APPRAISAL

Site Context

Locality

- 3.1 The Site is located to the north-west of the settlement of Yatton, north of Arnolds Way, and approximately 5 kilometres north-east of Western Super Mare. The locality of the Site is shown with reference to **Figure 1: Landscape and Visual Appraisal Plan**. The Site is walking distance of the village centre and Yatton main line railway station which is 12 miles west of Bristol Temple Meads railway station on the Bristol to Taunton Line. The area also has a number of disused railway tracks of historic light railways that dissect the area.
- 3.2 The village is located on the North Somerset Levels, where the low lying land, a mixture of peat, estuarine alluvium and low hills of sand and gravel, is crossed by a myriad of watercourses. Substantial areas of the levels and moors within the district have been designated as SSSI's specifically for these waterways. Although improved grazing land dominates the landscape small areas of species rich fen meadow, remnant raised bogs and wet heath are scattered throughout the area which support a wide variety of flora and fauna not found else where in the district.
- 3.3 The settlement pattern across the landscape varies in line with the periods of historic drainage and enclosure. Scattered farms are typically reached by winding rural roads. Alongside these historic settlements are small orchards. Roads are generally rural, with a few A roads and the M5 the exception. The smaller roads are often bordered on one or both sides by water channels of varying scales.
- 3.4 The M5 runs north of the Site on a slight embankment. The road has a significant visual and audible impact on the rural character of the adjacent land. The A370 lies to the south. Along this road there is ribbon development and diverse land uses including horse paddocks, caravan parks, and scrap yards.

Vegetation

- 3.5 The vegetation in the surrounding landscape context comprises of individual trees, tree belts and hedgerows including hawthorn, blackthorn, ash, oak and horse chestnut. The approximate extent of existing vegetation on and adjacent to the Site is illustrated on **Figure 1**. Areas of woodland in the wider landscape are limited, with vegetation more typically comprising scattered hedgerows and tree belts.

Listed Buildings

- 3.6 There are several listed buildings within and surrounding Yatton which are located on **Figure 1** and sourced from English Heritages published listings. Listed Buildings in closest proximity to the Site lie to the north-east and include: North End Farmhouse (Grade II), Brick House Framhouse (Grade II), BoxBush Farmhouse (Grade II), The Grange (Grade II) Dovecot-south of Ham Farmhouse (Grade II) and to the north-west, Lampley Farmhouse (Grade II).

Public Rights of Way

- 3.7 The Public Rights of Way (PROW) in the locality have been marked on **Figure 1**, illustrating that there is a wide network of routes in the landscape surrounding the Site and those which transverse and are in close proximity. A single PROW, transverses the through the north-western edge of the Site juxtaposing Little River and extends south-westwards.

Site Appraisal

- 3.8 An appraisal of the Site is set out below and shown with reference to **Figure 2: Site Appraisal Plan**. This shows the extent of existing vegetation, boundary features, buildings and roads on or in close proximity to the Site and serves to illustrate the character of the Site as existing by way of a recent aerial photograph.
- 3.9 The Site extends to approximately 16.7 hectares and forms a wedge of land between Lampley Road to the north, North End Road (B3133) to the north-east and Arnolds Way to the south. The Site's western boundary is defined by a former railway line which gives way to open countryside extending to the M5. North End Road is flanked either side by residential and farm properties, including Boxbush Farm & Cottage and The Brick House, which are both Grade II Listed and up to three storeys in height. To the north-west The Bridge Inn and Innlodge public house and hotel are accessed from North-End Road, and Smiths Forge Industrial Estate lies at the road junction with Lampley Farm and the B3133. Little River transverses the north-western boundary of the Site and runs parallel to the Public Right of Way which provides access to the Site from North-End Road. To the south, farm buildings associated with Park Farm are visible from the Site and The Old Granary overlooks the Site to the south-east.
- 3.10 For the purposes of the appraisal the Site has been divided into four fields (F1-F4 inclusive), as shown with reference to **Figure 2: Site Appraisal Plan**. F1 comprises improved grassland which has been grazed with grassland close to North-End Road. F2 comprises an arable field and separated from F3 by a hawthorn and elder hedge. F3 is an area of improved

grassland which includes 4 No. Horse Chestnut Trees, and 3 No. Apple trees, traditional of an old orchard. F4 is an area of improved grassland currently grazed by horses. The boundary of the Site with North end road comprises hedgerow and a stone wall with understory ivy and nettle.

3.11 Key existing features of the Site include:

- Reminiscent orchard
- Boundary hedgerow and stone wall
- Historic hedgerow transversing the southern field boundaries
- Little River to the north
- The PROW and access to the north-east
- The track and disused railway line flanking the south-western boundary

3.12 A number of **Site Appraisal Photographs (A-D)** have been taken from within the Site and serve to illustrate the character of the Site as existing and as summarised above. The locations from which Site Appraisal Photographs were taken from are illustrated on **Figure 2** and described below.

3.13 **Site Appraisal Photograph A** is taken from the north-eastern corner of the Site in F1 from the PROW which provides access into the Site and flanks Little River. This photograph demonstrates that the northern portion of the Site is overlooked by The Grange, and the roofscape of The Bridge Inn and Innlodge Hotel can be seen in the centre of the photograph. The photograph also demonstrates the character of the boundary with North End Road and the vegetated nature of Little River.

3.14 **Site Appraisal Photograph B** is taken from the south-western corner of the Site off Arnolds Way looking northwards across the Site. The photograph shows the influence of the local farms have on the character of the Site. In the right hand side of the photograph Park Farm can be depicted and in the left hand side Horncastle farm is clearly seen. This portion of the Site, F4, is currently grazed by horses and field boundaries are demarcated by a post and rail fence and intermittent hedgerow.

3.15 **Site Appraisal Photograph C** is taken from south-east corner of the Site at the entrance to Park Farm overlooking F3. The photograph demonstrates the character of the residential buildings associated with park Farm, including the Old Granary which are attractive stone rendered 2 storey buildings which overlook F3. The mature hedgerow of up to 2 metres

height bisecting F2 and F3 is seen to the horizon and the mature Horse Chestnut trees are prominent landscape features in this part of the Site.

- 3.16 **Site Appraisal Photograph D** provides a few from the north-west corner of the Site looking southwards to demonstrate the character of Field F1. The photograph shows the arable character of the field and the field boundary vegetation to the north (as seen in the left hand side of the photograph) and the timber post and rail fence flanking the track and south-western boundary of the Site. Boxbush Farm and cottage are viewed left of centre and have partial views overlooking the Site. The Grange is also visible to the left of Boxbush Farm. Due to the flat nature of the Site views are available across Field F1 with mature trees and hedgerow depicting the skyline.

Capacity for change

- 3.17 Landscape capacity to accommodate change is a consideration of the sensitivity of the landscape character, visual aspects and landscape value. The Countryside Agency has published guidance on judging capacity and sensitivity (Topic paper 6) and provides methods for determining a sites ability to absorb change and development.
- 3.18 Based on this methodology the site appraisal concludes that the Application Site is of low-medium landscape sensitivity and low-medium landscape character sensitivity as it is considered to be a relatively unimportant landscape tolerant of change offering a corresponding high capacity to absorb change with an opportunity to deliver a sustainable development that can reinforce key characteristics of the local landscape.

Visual Appraisal

- 3.19 A visual appraisal was undertaken from the surrounding landscape to determine the approximate extent from which the Site is visible from the eye level of a person standing on the ground. This followed a desktop study which examined the approximate visual envelope of the Site based on consideration of factors such as topography and existing vegetation. A visual assessment of the Site was carried out in October 2011 on an overcast day. Views were considered from publicly accessible viewpoints within the surrounding landscape such as roads, footpaths and public open space and included consideration of the suitability of the Site for new residential development.
- 3.20 During the visual appraisal exercise, a series of **Site Context Photographs (1-7)** were taken, a number of which have been selected for inclusion in this report. The locations of these photographic viewpoints are illustrated on **Figure 1**. As with the Site Appraisal

Photographs, all Site Context Photographs were taken with the digital equivalent of a 50mm lens on a 35mm standard single reflex lens camera in accordance with Landscape Institute Guidelines and stitched together to form panoramas resembling the field of view of the human eye.

- 3.21 **Site Context Photograph 1** is taken from the north at the site at Kingston Bridge on Lampley Road looking southwards. Lampley Road is seen in the right hand side of the photograph and illustrates that mature trees flanking the roadside truncate views towards the Site. From the bridge, views towards the Site. The Site is depicted in the centre of the photograph, and mature vegetation associated with the disused railway line is seen in the centre of the photograph. In the left of the photograph vegetation curtails views of Smith Forge Industrial Estate.
- 3.19 **Site Context Photograph 2** provides a view from the track leading towards the pumping station to the south-west of the Site looking north-eastwards. The photograph seeks to demonstrate a representative view from Bridgefoot Farm and Riverside House and confirm that there are limited views towards the Site from this location. The track is sided by mature hedgerow and intermittent trees.
- 3.20 **Site Context Photograph 3** provides a view further south along the public right of way looking eastwards across the Site and Field F1. To the south-west of the track mature trees curtail views from the south and visually and physically separates the open countryside from the built up edge of Yatton. Boxbush Farm and Cottage can be depicted left of centre and vegetation to the horizon curtails views northwards.
- 3.21 **Site Context Photograph 4** is taken from Kenn Road (B3133) to the north of the Site adjacent to the Grade II Listed Building – Hope Farm. From this location views are available of Bridge Inn, seen left of centre, however no views of the Site or features associated with it can be seen. The gentle rise in topography is seen at the Junction with North End Road in the centre of the photograph. The photograph confirms that there would be no adverse effects on the listed building if the Site were developed.
- 3.22 **Site Context Photograph 5** demonstrates the industrial character to the south of the Site and the prominent buildings associated with Park Farm. The photograph is taken from Srnolds Way looking northwards across to the Site and shows that partial views to the Site are available from properties at Arnolds Way. The security fencing provides an urbanising influence on the Site and partial views are available to fields F3 and F4.

- 3.23 To the east of the Site, along North End Road, **Site Context Photograph 6** shows the character of the roadside vegetation which curtails from the roadside at eye level towards the south-east. Linden Cottage and Tralooe, properties on the opposite side of North End Road, receive views overlooking the Site from the upper floors of the properties.
- 3.24 **Site Context Photograph 7** seeks to demonstrate the existing view towards the Site from Ham Farm and the associated Listed Building off ham Lane to the north of the Site. Views from individual properties, including Dewbury seen in the right hand side of the photograph, were also considered from this location. The photograph demonstrates that due to the flat terrain and intervening field boundary vegetation views only extend as far as the properties on North End Road, and that there are no views of the Site from this location. It is considered that there would be no adverse effects on the Listed Building as a result of development on the Site.
- 3.25 **Site Context Photograph 8** shows the view further east of the Site, approximately 0.75 kilometres away at Moor Road at the overbridge with Little River looking westwards. From this location the Site is difficult to perceive or depict in the wider landscape due to mature field boundary vegetation limiting the viewing extent and the flat topography of the surrounding arable land.
- 3.26 The visual appraisal of the Site indicates that visibility from surrounding areas is limited. No views of the Site were obtained from over 1 kilometre and key views into the Site are mainly viewed from local roads around Yatton. Its relative flat landform and established vegetation provides effective enclosure of the Site and restricts visibility from most surrounding areas and the viewing distance across fields and PROW towards the Site. The visual appraisal exercise identifies that the Site is well contained in the local landscape and that potential views towards the Site are predominately limited to views from local properties and farmsteads off North End Road and Arnolds Way. In the limited areas where vegetation is broken and views are enabled, the Site appears as an unmanaged area of grassland and arable fields, and is seen in the context of the built up edge of Yatton. Within the rural landscape that extends south-east and south-west, a combination of topography and land cover ensures views into the Site are obscured. Given this context, the Site is not considered an important or highly visible component of the landscape.

4.0 DEVELOPMENT CONSIDERATIONS

Landscape and Visual Considerations

- 4.1 Development on the Site would represent a Greenfield extension to Yatton, however there is scope to develop the Site without significant adverse impact on the landscape of this location and the visual amenity of the wider landscape. The Site is considered to be of low-medium landscape sensitivity due to the surrounding Listed Buildings and key natural features on the Site. The most significant features of the Site are the existing field boundaries and associated vegetation and Little River. It is considered that there would be no net loss of features on the Site as a result of development and the landscape impact would be acceptable.
- 4.2 The enclosed field pattern afforded within the Site contrasts with wider areas of rural land extending to the north, north-west and south. Overall the landscape character sensitivity of the Site is assessed as low-medium, accounting for the existing framework of vegetation requiring protection. The combination of flat topography and a strong framework of vegetation enclosing the Site ensure that the potential to obtain public and private views from surrounding areas is limited, albeit some potential increase in visibility will be possible through deciduous vegetation in winter. Overall the visual sensitivity of the Site is assessed as low-medium due to its containment in the surrounding landscape.
- 4.3 The impact on landscape character has also been considered. Whilst any development of this scale would affect landscape character at a local level, through changing the essentially rural landscape to an urban character, development can be successfully accommodated without wider impacts on landscape character. In addition through retaining the most important characteristics of the Site at a local level to the greatest extent possible, more localised impacts on character can be reduced and a positive new character for the development created.

Opportunities

- 4.4 The opportunities and constraints in consideration of landscape and visual aspects for development are set out on **SK1 Landscape Development Considerations**. This demonstrates that the Site is relatively unconstrained from a landscape and visual perspective and provides an opportunity to successfully tie development together with the existing settlement edge of Yatton. Extending development into the Site would retain an ability to enable development to appear contained within a robust settlement edge that uses a combination of woodland planting and careful site planning to direct growth within an area of low-medium sensitivity landscape currently influenced by its proximity to existing urban edge.
- 4.4 The Site offers a valuable opportunity to introduce a mixed-use development in association with appropriate landscape mitigation to increase visual amenity and sports provision throughout the area. A robust landscape strategy that works to achieve the following outcomes is considered appropriate, the key aims of which are illustrated on **SK1** and broadly align with the Landscape Character objectives considered in Section 2.0 of this report. Development should seek to:
- Maintain and enhance an appropriate setting to the settlement edge of Yatton that incorporates effective mature buffer planting between existing residential properties and the settlement edge;
 - Retain and enhance vegetated boundaries to maintain a visual backdrop to development and provide a soft defensible edge to the settlement;
 - Include sports and recreational provision, including 2 rugby pitches within a wider public open space;
 - Development would not encroach further south than the existing path to the south-west. The path would be upgraded and form part of the wider cycle network, with links south to Yatton Railway Station;
 - Incorporate pedestrian access and open space linkages in logical areas between adjacent public roads;
 - Retain the existing PROW and enhance wider recreational opportunities and links;
 - Enhance ecological value of Little River and the existing habitat networks; and
 - Enhance the visual amenity of the Site through the establishment of quality built form set amongst a comprehensive and attractive landscape setting.

Summary

- 4.5 The Site is considered to have capacity to absorb a mixed use development without any significant adverse impact on the immediate landscape setting and the visual amenity of the wider landscape. The Site is currently influenced by the adjacent housing and local farmsteads, and the Site provides a soft defensible edge for the settlement boundary. Development would not encroach into the wider rural character.
- 4.6 The Site offers the ability to identify a comprehensive development area which appears contained by vegetation and connected with the existing settlement pattern through the provision of a comprehensive open space network which extends through the Site.
- 4.7 The Site presents an opportune parcel of land to successfully support a mixed use sustainable development which would be in scale and character with the settlement of Yatton which would be contained by vegetation and connected with the existing settlement pattern through the provision of a comprehensive open space network which extends through the Site.

IIUSTRATIVE MATERIAL

Figure 1 Landscape Context and Visual Appraisal Plan

Figure 2 Site Appraisal Plan

SK1 Landscape Development Considerations

Site Appraisal Photographs (A-D)

Site Context Photographs (1-8)
