



BUTTS BATCH, WRINGTON LANDSCAPE & VISUAL IMPACT ASSESSMENT

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FV1	LF	LF	GM	14.10.2020

The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Landscape Institute's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

1.0 INTRODUCTION

Legend:

 Site boundary

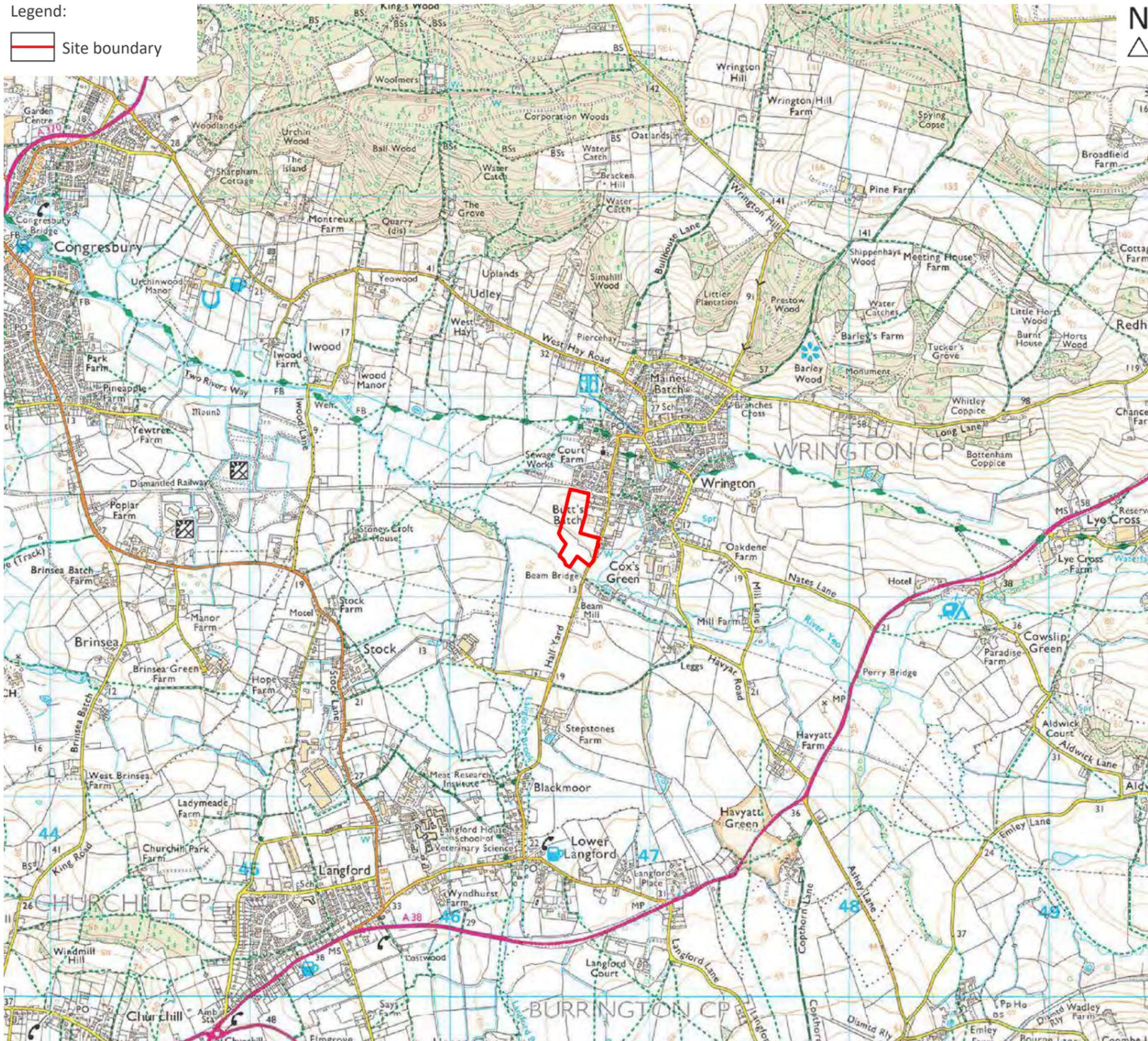


Figure 1 Location Plan

- 1.1. The Landmark Practice (TLP) was commissioned by Strongvox Homes to carry out a Landscape and Visual Impact Assessment (LVIA) of land west of Butts Batch, Wrington. The LVIA informs a planning application for a residential development of a site of around 4.56 ha comprising circa 71 dwellings on land west of Butts Batch, on the south-west edge of the village of Wrington, North Somerset.
- 1.2. This report comprises the findings of a desktop study, complemented by site survey work and considers the following:
 - the landscape character of the site, and its relationship to its surroundings;
 - landscape-related planning designations;
 - views towards the site; and
 - assessment of landscape and visual effects.
- 1.3. Assumptions, informed by documentary review; consideration of the nature, type and extent of proposed development; and professional experience were made about:
 - The likely extent of views for receptors at locations which are not publicly accessible, notably private residences; and
 - Seasonal variations in visibility in terms of both internal and external views.

Method

- 1.4. To ensure a systematic and transparent approach, consistent terms have been used throughout the assessment to define relative sensitivity, magnitude of impact and importance of effect. These criteria, developed from the 'Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013' and professional experience, are set out in Tables at **Appendix A**. These terms are always indicated in italics when used in the report text.

Study Area

- 1.5. The study area was defined and shown to extend up to 4 km from the site. Beyond 4 km any visual effects of the development would be negligible, as set out in Section 11.0.

2.0 PLANNING POLICY

Relevant planning policy documents

- 2.1. A review of planning policies, supplementary planning guidance and other supporting documents relevant to landscape and visual issues has been undertaken to inform this assessment.
- 2.2. The site is within the administrative area of North Somerset Council (NSC). The 'local development plan' for the area comprises the following documents:
 - North Somerset Council Core Strategy (NSCS) (2017)
 - North Somerset Council Sites and Policies Plan Part 1: Development Management Policies (DMP) (2016)
 - North Somerset Council Sites and Policies Plan Part 2: Sites Allocations Plan (SAP) (2018)
- 2.3. 'Material considerations' can include national policy, which mainly comprises the National Planning Policy Framework (NPPF), updated June 2019, and additional guidance produced by the Council in Supplementary Planning Documents.

Policy Context

- 2.4. The following paragraphs summarise the landscape policy context set by policies within the development plan documents (relevant policies are listed in square brackets) with further detail and direct quotes set out at **Appendix B**.

Local Policies

- 2.5. Local Development Plan policy draws forward the need for development to respect and enhance local landscape character, and public amenity through design as follows:-
 - Green Infrastructure - Development should contribute to the protection and enhancement of existing Green Infrastructure which links to the wider network. [Policy CS9, NSCCS 2017; Policy DM19, DMP]
 - Quality Design, Layout and Form - Development should deliver sustainable design solutions which respect the character and distinctive appearance of the locality, enhancing sense of place and local identity. [Policies CS12 & CS32, NSCCS 2018; Policies DM10, DM32 & DM36, DMP 2016]
 - Natural and Historic Landscape - Landscape quality and historic assets must be enhanced and ensure no significant adverse impact on local landscape character, setting, scenic quality and distinctive landscape features, these include for example, trees, woodlands, hedgerows, rivers, listed buildings and conservation areas. [Policies CS5, NSCCS 2017; Policies DM3, DM4, DM5, DM7 & DM10, DMP 2016]
 - Public Amenity and Views - Proposed development must demonstrate that any adverse effects on residential, recreational and visual amenity are satisfactorily mitigated, including the enhancement of key views to landscape and heritage features and the AONB. [Policies DM11 & DM25, DMP 2016]
 - Mendip Hills AONB - development is required to conserve and, where possible, enhance the landscape and scenic beauty of the AONB. Development which would have an adverse impact on the landscape, setting and scenic beauty of the Mendip Hills AONB, including views into and out of the AONB, will not be permitted. [Policy DM11, DMP 2016]

- 2.6. Policy DM25 within The Transport Sites and Policies Plan Part 1: Development Management Policies document identifies a proposed cycle connection along the former railway immediately north of the site, connecting to the Strawberry Line cycle way (National Cycle Network Route 26) approximately 3.5 km to the west. Policy DM25 states '*Proposed strategic cycle routes are identified in the schedule accompanying this policy and shown on the Policies Map. Development will only be permitted if it would not prejudice the implementation and continued use of these routes.*'

National Policies

- 2.7. The NPPF sets out the core planning principles in the delivery of sustainable development and key categories supporting these principles. Category 15 addresses '*Conserving and enhancing the natural environment*'. Paragraph 170 notes that the planning system should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and recognise the '*intrinsic character and beauty of the countryside*'. As such whilst designated landscapes, such as National Parks and AONBs, enjoy the highest level of planning protection, the impacts of development on landscapes outside designated areas can be an important consideration in the determination of planning applications.

Supplementary Planning Guidance and Supporting Documents

- 2.8. More guidance is provided in relevant supplementary planning documents including:
 - Mendip Hills AONB Management Plan 2019-2024 (2019)
 - North Somerset Biodiversity and Trees SPD (2005)
 - North Somerset Landscape Character Assessment SPD (2018)
 - North Somerset Landscape Sensitivity Assessment (2018)
- 2.9. The Mendip Hills AONB Management Plan 2019-2024 makes mention of the special qualities of the AONB, described at **Section 3.0** of this LVIA.
- 2.10. North Somerset Biodiversity and Trees SPD, 2005 states at section 8.4 that '*Site layout and design should retain existing habitat features of benefit to wildlife. It is important to keep existing features, but to avoid leaving isolated fragments of semi natural habitat....At least a five metre strip and sometimes a 10 metre strip for all water courses, hedges and woodlands should be retained to allow for management.*'
- 2.11. It goes on to state at Section 8.6 that provision must be made for appropriate management of retained features and for the newly created habitat in perpetuity, with an appropriate budget and management plan to be implemented and agreed. Mitigation proposals should be discussed and agreed with relevant officers.
- 2.12. North Somerset Landscape Character Assessment SPD (2018) identifies 11 landscape types and 31 landscape character areas across North Somerset, discussed further in **Section 4.0** of this LVIA.
- 2.13. A Landscape Sensitivity Assessment to inform the next local plan to 2036 was produced in 2018, discussed further in **Section 10.0** of this LVIA.

3.0 DESIGNATIONS

Legend:

-  Site boundary
-  4km radial extent
-  Listed Building
-  Public Rights of Way
-  Scheduled monument
-  Registered Park and Garden
-  Open Access Area
-  Wrington Conservation Area
-  Mendip Hills AONB

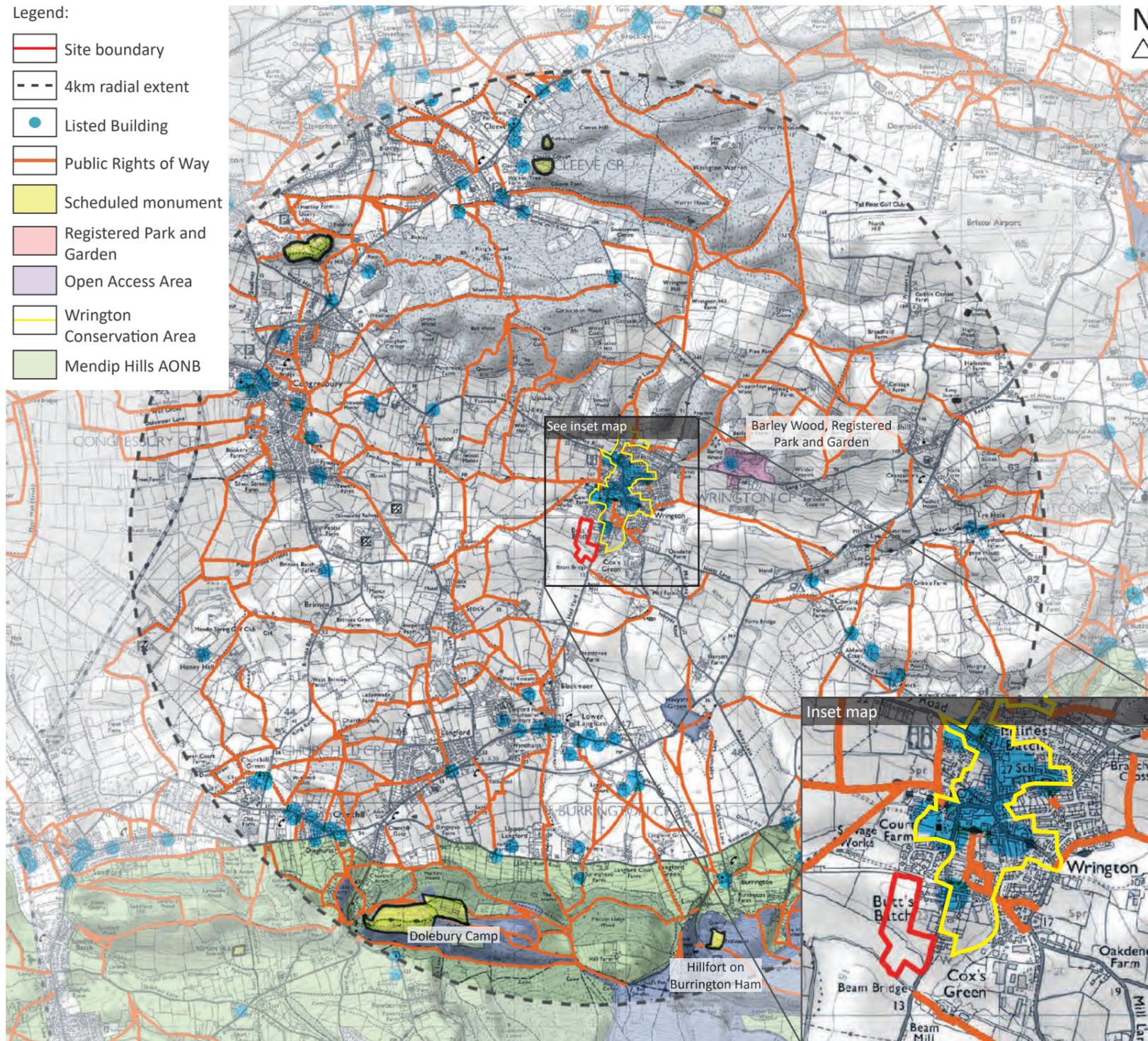


Figure 2 Landscape Designations

3.1. Relevant landscape planning designations are shown on **Figure 2** and are described below.

Mendip Hills Area of Outstanding Natural Beauty (AONB)

3.2. The AONB forms a ridge of higher land approximately 2.7 km south of the site. The Mendip Hills AONB Management Plan 2019-2024 makes mention of the special qualities of the AONB that include:

- *'..The distinctive limestone ridges and scarp slopes, rising from the Somerset Levels and Moors, and windswept plateau punctuated by spectacular dry valleys and gorges, ancient sinkholes and depressions, and impressive rocky outcrops.*
- *Views towards the Mendip Hills and the distinctive hill line. The views out, and panoramas, including across the Severn Estuary to Wales, the Somerset Levels and Moors, and the Somerset Coast...*
- *The ... Yeo Valley - a farmed landscape with distinctive hedgerow patterns and hedgerow trees, providing interconnected seminatural habitats. Views towards the Mendip Hills and the distinctive hill line. The views out, and panoramas, including across the Severn Estuary to Wales, the Somerset Levels and Moors, and the Somerset Coast.'*

Heritage Assets

- 3.3. The edge of Wrington Conservation Area lies 20 m east and north-east of the site and contains a number of Listed Buildings. The nearest Listed Building is Grade II Listed Butts Orchard, 130 m to the east. There is limited or no inter-visibility between the site and the Conservation Area or Listed Buildings within it due to the surrounding built form.
- 3.4. Two Scheduled Monuments lie on elevated open access land within the Mendip Hills AONB; Dolebury Camp, 3.2 km south, and a hillfort on Burrington Ham, 3.5 km to the south-east. Viewpoint 10 at **Section 11.0** provides a representative view from these elevated, distant locations. No interaction was found between the site and Scheduled Monuments to the north and north-west due to topography, as demonstrated by the Zone of Theoretical Visibility at **Section 7.0**.
- 3.5. Barley Wood, a Grade II listed Registered Park and Garden and Grade II Listed Building, lies 1.4 km north-east of the site. There are several Unregistered Parks and Gardens across the study area. No inter-visibility has been found between the site and these assets, due to intervening mature vegetation, built form and the local landform.

4.0 LANDSCAPE CHARACTER OF THE WIDER AREA

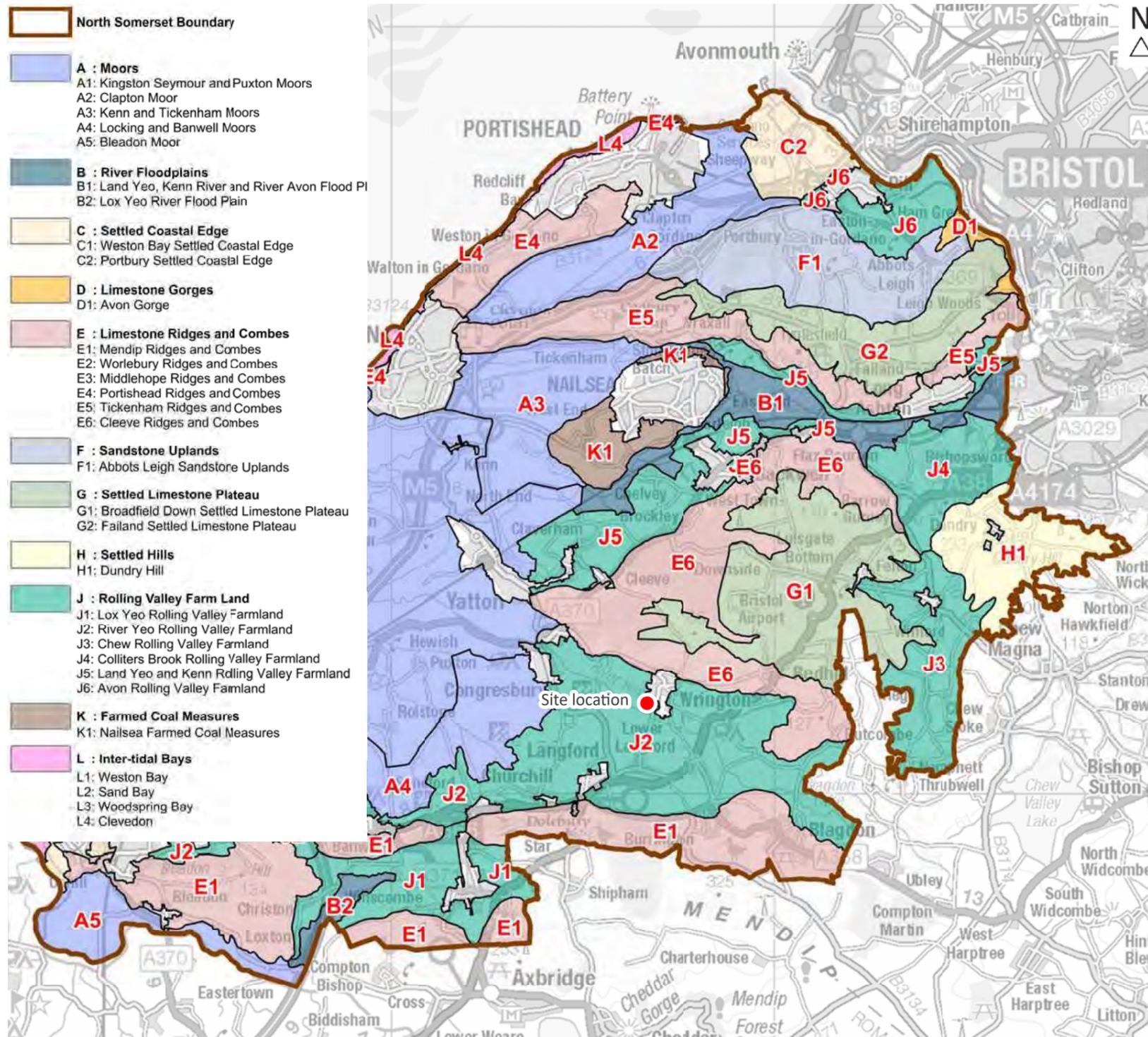


Figure 3 Extract of North Somerset Council Landscape Character Assessment

4.1. The site falls within National Character Area (NCA) 118: Bristol, Avon Valleys and Ridges which is described as 'characterised by alternating ridges and broad valleys, with some steep, wooded slopes and open rolling farmland'. It is defined by the neighbouring Mendip Hill NCA with its scarps and provides part of the setting of the Mendip Hills AONB.

North Somerset Landscape Character Areas

4.2. North Somerset Landscape Character Assessment (December 2005) identifies the site within Landscape Character Area (LCA) J2: River Yeo Rolling Valley Farmland, as shown on Figure 3. Key characteristics relevant to this area include:

- 'Transitional area at 5m to 60m AOD with gentle rolling landform.
- Presence of the River Yeo running from east to west through the area plus numerous tributaries, drainage channels, small ponds and at the far east of the area, Blagdon Lake.
- Strong valley feel, particularly to the east of the area with enclosure given by the rising wooded limestone ridges to north and south.
- Rural pastoral landscape with sheep, cattle and horses grazing.
- Regular medium sized fields of medieval enclosure along the river and on the hill sides.
- Full hedgerows and frequent hedgerow trees.
- Riverside trees of willow and oak and modest bridges.
- Scattered farmsteads plus large villages on higher ground at the base of the ridges and along major routes.
- Traditional buildings of stone with red roof tiles including farms, churches and historic village centres plus modern infill and ribbon development of brick and render.
- Network of A roads, minor roads and winding rural lanes.'

4.3. The condition of the LCA J2 is described as 'Good' and the landscape strategy is 'to conserve the peaceful, rural nature of the landscape with intact pasture and field boundaries and to strengthen and enhance the area of weaker character'. Relevant landscape guidelines set out requirements to 'Conserve the rural, pastoral character of the area' and 'Consider opportunities for grassland, woodland and wetland habitat creation, particularly in areas which are marginal for farming'.

4.4. North of the site is LCA E6: Cleeve Ridge, which can be summarised as an elevated, wooded ridge with steep escarpment slopes which 'form a distinctive feature above, and creating the backdrop to, the low lying moors and valleys'. The wooded landscape is described as having 'occasional dramatic and surprising views out'.

4.5. Approximately 2.7 km to the south lies LCA E1: Mendip Ridges and Combes, covering the majority of the Mendip Hills AONB, an 'extensive series of limestone ridges running from east to west across the southern end of the District'. The key characteristics include 'steep scarp slopes clothed in broad leaved and mixed woodland forming distinctive backdrop to the surrounding low lying areas...'. There is a 'Rich heritage of historic landscape features particularly on the tops of the ridges...'

5.0 SITE CONTEXT

Legend:

- Site boundary
- PRoW
- Permissive footpath
- Proposed cyclepath (NSC Policy DM25)



Figure 4 Site Context

5.1. The site comprises part of two gently undulating pasture fields, which lie directly adjacent to the south-western edge of Wrington. It is bounded:

- to the north, by hedgerow, with the former railway adjacent and properties associated with Wiltons and Brooklyn beyond;
- to the north-east; by mature clipped garden hedges with properties associated with Kings Road beyond;
- to the east, by post-and rail fence associated with the adjacent paddock and properties along Butts Batch (road) beyond; and
- to the south-east, by mature hedgerow with Half Yard (road) beyond.

5.2. The site's western and southern boundaries are open to retained agricultural land.

Vegetation pattern

5.3. Existing vegetation on the site comprises the boundary hedgerows described above and an additional hedgerow which crosses from east to west through the southern part of the site.

5.4. The landscape of the wider study area is predominantly agricultural, comprised of a mix of small-large fields bound by low, clipped hedgerows. Tree cover is generally limited to local watercourses, disused railway lines, small orchards, gardens and street trees in the village. Large areas of woodland can be found on the slopes of Bracken Hill and Wrington Hill to the north and Mendip Hills to the south.

Public Rights of Way

5.5. A network of footpaths criss-cross the study area, connecting Wrington with local villages, the River Yeo and with the areas of higher ground to the north and south. The nearest PRoW is a permissive footpath approximately 200 m to the south, connecting to PRoW NS I AX30 I 59/10 along the River Yeo. PRoW NS I AX30 I 4/10 crosses fields 300 m west of the site, connecting to The Two Rivers Way (PRoW NS I AX30 I 2/20), a long distance footpath (LDFP) between Congresbury and Keynsham, which passes east-west through Wrington 360 m north of the site.

5.6. As described in **Section 2**, a future cycle connection is proposed along the former railway immediately north of the site.

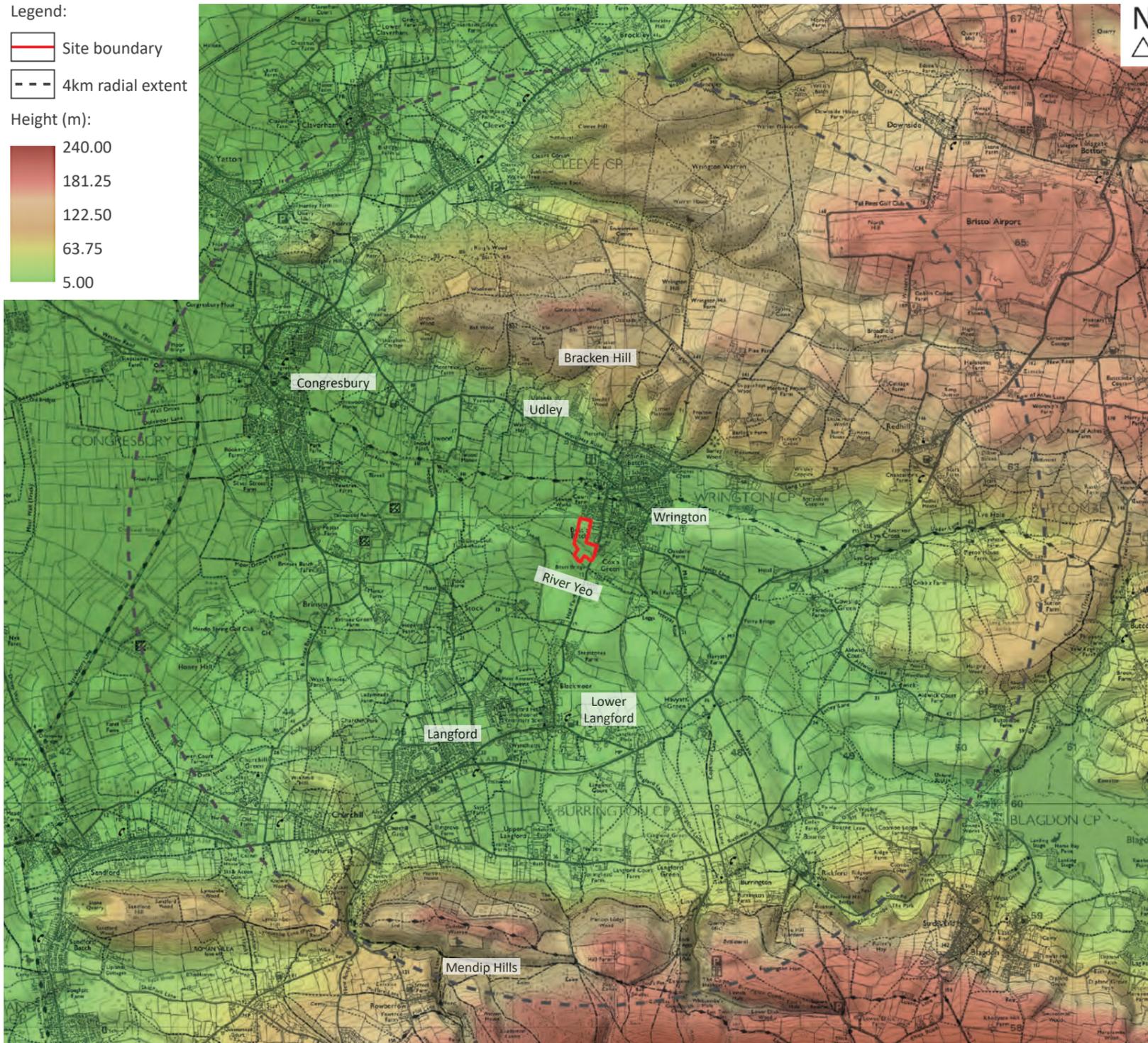
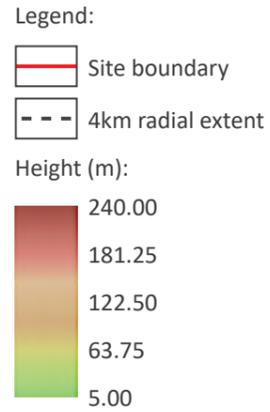


Figure 5 Topography

Settlement pattern

- 5.7. Residential properties on the south-west edge of Wrington, adjacent to the site are predominantly a mixture of 1.5 to 2 storey 1950s and 1960s properties. In the village core, larger 3 storey properties are found and across the village there is broad range of characters present.
- 5.8. Beyond the village of Wrington, the landscape, most notably between Wrington and Congresbury, is scattered with farmsteads, agricultural buildings and individual private residences.
- 5.9. There are a number of settlements within the study area including the villages of Wrington and Congresbury, the latter 2.2 km north-west of the site. Other key settlements include the smaller villages of Langford and Redhill, to the south and north-east respectively, and the hamlet of Udley, to the north-west.

Landform and drainage

- 5.10. The site lies within a wide valley following the course of the River Yeo which flows west. At the edges of the study area the land rises sharply to c.180 m AOD in the north at Bracken Hill and c.210 m AOD to the south at the Mendip Hills.
- 5.11. The site itself is gently undulating, gradually rising from an elevation of 16 m AOD to a local high point at c. 21 m AOD at its centre near King Road, before falling away to 12 m AOD at its southern boundary at the River Yeo. The River Yeo is fed by a network of small brooks, streams and field drainage ditches across the valley floor.

6.0 LANDSCAPE CHARACTER OF THE SITE



Figure 6 Aerial photograph

- 6.1. A site focused assessment was undertaken through field work to provide a better understanding of the site's character and how it relates to its immediate setting. An aerial photograph of the site is included at **Figure 6** and annotated panoramic photographs have been included on the following pages.
- 6.2. The site, formed predominantly of the eastern half of a pastoral field, is comprised of grassland, bound to the north and south-east by clipped hedgerows. Timber post and rail fencing marks the boundary of the paddock to the east, and the western and southern boundaries are open to the remainder of the field beyond. A hedgerow crosses from east to west through the southern part of the site. The site is also comprised of a small parcel of land within the pastoral field further to the south, adjacent to the River Yeo.
- 6.3. The character of the site is influenced by overlooking residential properties to the north and east (Viewpoint E), which form an abrupt settlement edge. Properties are predominantly semi-detached or detached, 1.5 to 2 storeys high with gardens bound by clipped hedges. There are views out to All Saints Church which add to a sense of local distinctiveness.
- 6.4. The land gently rises from the south-west corner (Viewpoint C) to a high point at its centre (Viewpoint B) affording attractive views west along the valley of the River Yeo, to higher ground of Cleeve Ridge to the north and the distant backdrop of the Mendip Hills AONB to the south.



Viewpoint A: Taken from the north-east corner of the site.



Viewpoint B: Taken from the eastern boundary of the site.



Viewpoint C: Taken from the south-east corner of the site.



Viewpoint D: Taken from the south-west corner of the site.



Viewpoint E: Taken from western boundary of the site.



Viewpoint F: Taken from the north-west corner of the site.

7.0 VISUAL BASELINE

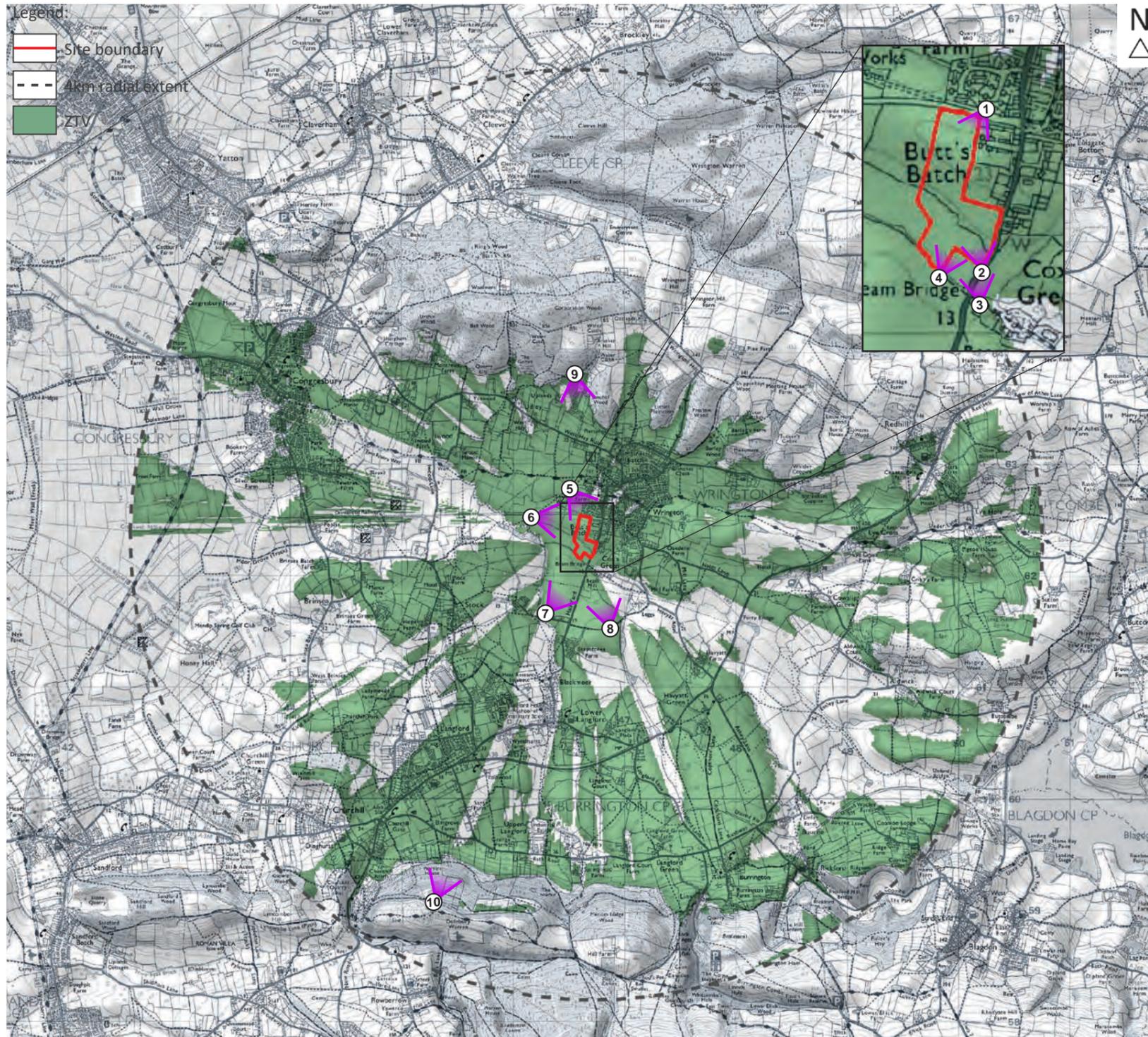


Figure 7 Zone of Theoretical Visibility (ZTV)

Extent of visibility

- 7.1. Figure 7 shows the theoretical extent to which development on the site is likely to be visible. The Zone of Theoretical Visibility (ZTV) is generated from an observer height of 1.6 m (average eye level) and an average target height of 9.3 m. Multiple targets were placed throughout the site. A full methodology is provided at **Appendix A**.
- 7.2. The ZTV was validated for this assessment by field survey carried out in December 2019 which confirmed that the zones as calculated provide a good match with topography, but a precautionary view of inter-visibility.

Representative views

- 7.3. Ten publicly accessible viewpoints (receptors) were selected to provide a representative sample and spread of typical views towards the site, shown on **Figure 7**.
- 7.4. Due to the topography within this valley landscape, together with intervening vegetation and buildings, views are predominately local (under 0.5km). These include:
 - glimpsed views from the start of a private access track beyond the north-east corner of the site (Viewpoint 1);
 - passing views from Half Yard to the south of Wrington, north of the mature vegetation along the River Yeo (Viewpoint 2);
 - gap views through vegetation from the PRow I AX30 I 59/10 on Half Yard and the permissive footpath along the River Yeo to the south (Viewpoints 3 & 4); and
 - views from PRow I AX30 I 4/10 (Viewpoints 5 and 6) which crosses agricultural land to the north and west.
- 7.5. Local views towards the site from within the village, including Wrington Conservation Area to the north and north-west are restricted by built form.
- 7.6. Medium distance views (0.5 - 1.5 km) are generally restricted by the surrounding hedgerow network. Views from a permissive footpath connecting to Bakers Lane and PRow I AX30 I 70/10 (Viewpoints 7 & 8) to the south are filtered by the strong tree line along the River Yeo. Elevated views from PRow I AX30 I 51/10 on Cleeve Ridge to the north (Viewpoint 9) show the site in the context of the village and wider valley, set below the Mendip Hills AONB.
- 7.7. Occasional distant views (beyond 1.5km) are afforded from higher ground of the Mendip Hills AONB to the south (represented by Viewpoint 10), whereby the site and village of Wrington form a small part of panoramic views across low lying farmland with heavily vegetated field boundaries and dispersed settlements.

8.0 THE PROPOSALS



Figure 8 The Proposed Development

Drawing produced by Focus on Design

8.1. The proposed development that has been assessed by this LVIA is set out within **Figures 8 and 9**.

8.2. The scheme comprises circa 71 residential units, with associated access from Half Yard and open space.

Construction Phase

8.3. It is anticipated that the following construction activities will take place:

- Erection of hedgerow measures in accordance with BS 5837:2012 prior to commencement of ground works;
- Exposure of bare soil in localised areas due to construction activity;
- Construction traffic, plant and machinery movements within the site relating to ground preparation, earth moving, removal and delivery of building materials;
- Increased vehicular activity on site and along local road Half Yard/Butts Batch resulting from the delivery of building materials and removal of waste materials;
- Creation of new junction with local road Half Yard and internal access road, including raised tables, footpath and car parking, laying of utilities and services;
- Lighting of development area and construction activities during winter months;
- Scaffolding and building works associated with the construction of the development; and
- Landscaping work.

Operational Phase

8.4. Lighting of the site will be typical to residential design responding to best practice and safe lighting levels.

8.5. The scale and elevation treatment of the new buildings will be designed to reflect the local character and vernacular of the locality and is described further in the Design and Access Statement submitted with the planning application.

9.0 LANDSCAPE MITIGATION



Figure 9 Landscape Plan

- 9.1. A number of measures have been incorporated by iterative design to ensure that any adverse landscape and visual effects that may arise as a result of the proposed development are minimised (refer to **Figure 9**). These include primary (embedded) mitigation which includes the siting, design and choice of materials and secondary mitigation, informed by this assessment to address outstanding effects.
- 9.2. As the design has evolved, consideration has been given to ensuring that the proposed development will complement the scale of existing buildings and character of the village. The proposed dwellings will be a maximum of two storeys in height; and the palette of roofing and elevational treatments are proposed to reflect colours and materials that are common within the settlement of Wrington.
- 9.3. The site forms the approach to the village from the south and the open space has therefore been integrated to create a welcoming 'green gateway' into the village. Within this area, an attenuation pond, footpaths and tree planting (including orchard varieties) have been incorporated.
- 9.4. A considerable area of open space is proposed to the west and south of the development to provide a soft transition from the proposed built area to the countryside, incorporating new planting, play opportunities, footpaths and seating. Shallow scrapes are also proposed, reflecting the historic water meadows that were characteristic of this area and will be seeded with a species-rich wetland mix for increased habitat value.
- 9.5. Long term recreational benefits will be delivered by footpaths within the open space and the potential for wider connections to the village, the local PRow network and proposed cycle path (NSC Policy DM25).
- 9.6. Extensive new hedgerow and tree planting has been incorporated to the south and west of the site, re-establishing historic field hedgerows along their approximate original lines (refer to **Figure 9A**). This planting will define the edges of the proposed development, improve the landscape structure and provide habitat connectivity in accordance with published landscape guidelines.



Figure 9A
Re-established historic field hedgerow along approximate original line

Rocque's Map of 1738.
Source: Gigapan.com

10.0 LANDSCAPE SENSITIVITY AND EFFECTS

Landscape sensitivity

10.1. The baseline review identified a number of landscape resources that are likely to be affected by the proposed development. An assessment of the value, susceptibility to change and overall sensitivity of the landscape has been undertaken. This is set out in **Table 1** and is summarised below.

Wider Landscape Sensitivity

10.2. The sensitivity of the wider LCA J2: River Yeo Rolling Valley Farmland, in which the site is contained, is considered to be *Medium*. The landscape is comprised of settled farmland with undulating topography, partly compromised by roads and built development.

10.3. The landscape further north within the LCA E6: Cleeve Ridge provides a backdrop to Wrington and is of *Medium* value. This elevated landscape is in good condition and is valued locally, however the high degree of tree cover limits opportunities for interaction with the site to fortuitous glimpses.

10.4. The Mendip Hills AONB (covered by LCA E1: Mendip Ridges and Combes) is of *High* value due to its special qualities. The landscape sensitivity of the Mendip Hills AONB to this development is assessed as *Medium/High* as the opportunity for interaction with the site is restricted to elevated areas such as hillforts where Wrington forms one of the scattered villages within the wider River Yeo Valley, appreciated over long distances. The changes proposed can be accommodated without undue harm to character providing that new housing relates well to the existing village form; as is the case for this proposal.

Landscape Sensitivity of the Site and Immediate Surroundings

10.5. North Somerset Landscape Sensitivity Assessment (2018) provides an assessment of the sensitivity of landscapes to housing development on the periphery of selected settlements. The published assessment identifies the site within a land parcel identified as '*High*' landscape sensitivity and states:

'To the west of the village the land is open, visually prominent and located outside of the development form, and there are no landscape features which could potentially limit development sprawl. Owing to this, this land is of high sensitivity.'

10.6. Whilst this LVIA acknowledges the findings of the Landscape Sensitivity Assessment, a detailed review of topography, visibility of the site, together with the nature of the existing settlement edge has identified that specific areas the land parcel are capable of accommodating residential development without undue harm to the landscape character and visual qualities of the site and wider landscape.

10.7. This LVIA finds the landscape sensitivity of the site to be *Medium*. It is not covered by any specific landscape designation and has no recreational value, being private land. The immediate surroundings to the south and west are pleasant comprising the rural pastoral landscape of the Yeo Valley, generally intact and in good condition. Detractors such as overlooking properties and telegraph poles intrude upon the scenic quality. The site lies adjacent to the existing settlement edge and in part forms the transition between settlement and countryside beyond.

10.8. A number of hedgerows have been historically lost to agriculture and the development proposals provide an opportunity for reinstatement and enhancement of the landscape structure. This LVIA finds that a small-medium scale development can be accommodated, provided that the landscape structure is addressed; the development footprint relates to the built form of Wrington; and there is provision of robust green space to ensure the development respects the open character of the surrounding farmland, providing a gradual

transition between built form and countryside. These parameters have guided the extent and approach to the proposed development.

Landscape Effects

10.9. Full details of the landscape effects, including effects on landscape features and on landscape character, are set out in **Table 1** and are summarised below.

10.10. No important landscape effects i.e. *Moderate adverse* or greater, have been identified. *Minor adverse* and *Negligible adverse* effects are summarised below.

Effects on Wider Landscape Character (All Periods)

10.11. There will be a direct effect on a small area of the north half of the LCA J2: River Yeo Rolling Valley Farmland, which is already influenced by existing residential development in Wrington and surrounding scattered villages. The proposed development will replace a proportion of two pastoral fields adjacent to existing settlement with residential development. The new residential development will relate well to the existing village form, and the proposed open spaces with tree and hedgerow planting will integrate the development into the landscape. Overall there will be limited and localised change within this wide scale landscape character area and the landscape effects are assessed as *Minor adverse* for LCA J2: River Yeo Rolling Valley Farmland.

10.12. There will be indirect *Negligible adverse* effects on small parts of the elevated LCA E6: Cleeve Ridge to the north and Mendip Hills AONB (LCA E1: Mendip Ridges and Combes) to the south, as a result of the small change to the village footprint. The new housing will relate well to the existing built form of Wrington and other settlements scattered across the wider Yeo Valley and will not alter the appreciation of the special qualities of the AONB. Sensitive treatment of the southern and western boundaries of the site will further integrate the proposed development into the landscape.

Landscape Effects on the Site and Immediate Surroundings

During Construction

10.13. It is anticipated that construction activities will include minor excavations for the formation of building levels, an attenuation pond, roads and parking areas, together with construction of residential development and associated landscaping and infrastructure. Construction activity will reduce tranquillity, though in the context of an existing village edge environment. This will give rise to *Minor adverse* landscape effects.

On completion

10.14. Greenfield land will be replaced by residential development with associated public open space, an attenuation pond, and access off Half Yard. There will be extensive new tree and hedgerow planting across the site, however this is yet to become fully effective. There will be increased traffic activity, though in the context of an existing village edge this is unlikely to greatly impact on tranquillity in the landscape. The landscape effects on the site and immediate surrounds are the same as stated for the construction phase.

15 Years after Planting

10.15. The *Minor adverse* effects upon the landscape character and features of the site remain, however the proposed development will be integrated into its setting as the elevational treatment of buildings has weathered, and there will be benefits from growth of new structure planting, enhancement of existing vegetation and increased recreational value delivered by new open space.

Table 1 – Landscape Effects Table

Landscape Character Area	Baseline Description	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Landscape Effects
Wider Landscape						
Landscape Character Area (LCA) J2: River Yeo Rolling Valley Farmland (Site lies within this LCA)	<ul style="list-style-type: none"> 'Transitional area ... with gentle rolling landform. ... River Yeo running from east to west through the area plus numerous tributaries, drainage channels, ... Strong valley feel... with enclosure given by the rising wooded limestone ridges to north and south. Rural pastoral landscape with sheep, cattle and horses grazing. Regular medium sized fields of medieval enclosure along the river ... Full hedgerows and frequent hedgerow trees. Riverside trees of willow and oak and modest bridges. Scattered farmsteads plus large villages on higher ground at the base of the ridges and along major routes. Traditional buildings of stone with red roof tiles including farms, churches and historic village centres plus modern infill and ribbon development of brick and render. Network of A roads, minor roads and winding rural lanes.' 	<p>All periods: The development is unlikely to greatly impact upon the character of this area, other than to replace a proportion of two pastoral fields adjacent to existing settlement with residential development. The new residential development will relate well to the existing village form, and the proposed open spaces with tree and hedgerow planting will integrate the development into the landscape. Overall a limited and localised change within this wider scale landscape character area.</p>	<ul style="list-style-type: none"> Footprint of new housing designed to respond to existing patterns of development within the village. Building heights limited to two storeys. Public open space (POS) to create a welcoming 'green gateway' into the village, incorporating an attenuation pond, footpaths and tree planting (including orchard varieties). Shallow scrapes, reflecting historic water meadows that were characteristic of this area, seeded with species-rich wetland mix for increased habitat value. Large POS located along the southern and western edges of the development, to provide a soft transition from the built area to the countryside, incorporating new planting, play opportunities footpaths and seating. Extensive new hedgerow and tree planting incorporated to the south and west of the site, re-establishing historic field hedgerows along their approximate original lines, providing landscape structure. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value: <i>Medium</i> No landscape designations but landscapes valued at a community level, forming setting of Mendip AONB. Rural pastoral landscape, generally intact and in good condition. A settled landscape with some intrusion by roads and built development. Cultural features in wider area include village Conservation Areas, Listed Buildings & Registered Parks and Gardens. Recreational value is limited to local PROWs connecting villages.</p> <p>Landscape susceptibility to change: <i>Medium</i> Settlement, including the village of Wrington is well contained in this broad valley which limits its visibility in the wider landscape. The wider landscape can accommodate small/ medium scale housing scheme without undue harm providing that development respects the character of settlement, and strengthens local features such as orchards and hedgerows; as is the case for this proposal.</p>	<p>Size/ scale: <i>Low</i></p> <p>Geographical Extent: Limited localised changes within wider character area</p> <p>Duration/ Reversibility: Long-term Permanent</p>	<i>Minor adverse</i>
LCA E6: Cleeve Ridge (Approximately 1 km north of the site)	<ul style="list-style-type: none"> 'Elevated ridges... Wooded, with large-scale mixed and deciduous plantations plus extensive areas of ancient woodland. Hidden, deep wooded combes/gorges extend into the scarp slopes providing important historic routeways, and now steep, winding rural lanes. Intimate, enclosed wooded landscape counterbalanced by occasional dramatic and surprising views out. Largely inaccessible with only a few rural roads winding through combes up the ridge.' 	<p>Indirect effect as a result of limited intervisibility from a small part of the LCA lying approximately 1 km to the north of the site on the elevated, densely wooded slopes of the Cleeve Ridge. A proportion of two pastoral fields will be replaced with residential development. New housing will relate well to the existing village form of Wrington.</p>	<ul style="list-style-type: none"> Footprint of new housing designed to respond to existing patterns of development within the village. Building heights limited to two storeys. The roofing and elevational treatment of the housing is to reflect palette of colours and materials common within this area. Large POS located along the southern and western edges of the development, to provide a soft transition from the built area to the countryside. Extensive new hedgerow and tree planting incorporated to the south and west of the site, re-establishing historic field hedgerows along their approximate original lines, providing landscape structure. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value: <i>Medium</i> No landscape designations but landscapes valued at a community level. Elevated wooded ridges in good condition. Cultural features include Scheduled Monuments and Listed Buildings. Recreational value is limited to local PROWs.</p> <p>Landscape susceptibility to change: <i>Medium</i> Tree cover encloses this landscape and limits opportunities for interaction with neighbouring LCAs. Changes within neighbouring LCA J2 can be accommodated without adversely affecting character, provided that new housing relates well to the existing village form; as is the case for this proposal.</p>	<p>Size/ scale: <i>Negligible</i></p> <p>Geographical Extent: Small section of southern part of this LCA</p> <p>Duration/ Reversibility: Long-term Permanent</p>	<i>Negligible adverse</i>

NB: The site lies within Countryside Agency's broad, National Character Area '118: Bristol, Avon Valleys and Ridges. However the national character mapping is not of a level of detail sufficient to provide an appreciation of the specific landscape character and context issues, which need to be taken into account in the development process. This assessment therefore looks in detail at the County landscape character assessments.

Landscape Character Area	Baseline Description	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Landscape Effects
Wider Landscape						
LCA E1: Mendip Ridges and Combes (Approximately 2.7 km south of the site, overlaps with the Mendip Hills AONB)	<ul style="list-style-type: none"> 'Steep scarp slopes clothed in broad leaved and mixed woodland forming distinctive backdrop to the surrounding low lying areas. High ridges of Carboniferous Limestone with gentler lower slopes of Mercia Mudstone. Dramatic combes form routes for winding rural roads often with exposed geology of grey Limestone. Lower slopes under pasture in fields bounded by hedgerows. ... Rich heritage of historic landscape features particularly on the tops of the ridges...' 	Indirect effect as a result of very limited intervisibility from a small part of the LCA lying approximately 2.7 km south of Wrington. A proportion of two pastoral fields will be replaced with residential development. New housing will relate well to the existing built form of Wrington and other settlements scattered across the wider Yeo Valley. Sensitive treatment of the southern and western boundaries of the site will further integrate the development into the landscape.	<ul style="list-style-type: none"> Footprint of new housing designed to respond to existing patterns of development within the village. Building heights limited to two storeys. The roofing and elevational treatment of the housing is to reflect palette of colours and materials common within this area. Large POS located along the southern and western edges of the development, to provide a soft transition from the built area to the countryside. Extensive new hedgerow and tree planting incorporated to the south and west of the site, re-establishing historic field hedgerows along their approximate original lines, providing landscape structure. 	<p>Overall sensitivity: Medium/ High (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value: <i>High</i> Designated AONB. High quality landscape in excellent condition. Cultural features include Scheduled Monuments and Listed Buildings. Recreational value provided through many PRoWs including long distance trails.</p> <p>Landscape susceptibility to change: <i>Medium</i> Changes within neighbouring LCAs have the potential to adversely affect the character and setting of this important landscape area. However there are limited opportunities for interaction with the site, generally restricted to elevated areas such as hillforts where long distance views are afforded. Changes within its neighbouring LCA J2 can be accommodated without adversely affecting character, providing that new housing relates well to the existing village form; as is the case for this proposal.</p>	<p>Size/ scale: <i>Negligible</i></p> <p>Geographical Extent: Small section of northern part of this LCA</p> <p>Duration/ Reversibility: Long-term Permanent</p>	<i>Negligible adverse</i>
Mendip Hills AONB	<ul style="list-style-type: none"> ...The distinctive limestone ridges and scarp slopes, rising from the Somerset Levels and Moors, and windswept plateau punctuated by spectacular dry valleys and gorges, ancient sinkholes and depressions, and impressive rocky outcrops. Views towards the Mendip Hills and the distinctive hill line. The views out, and panoramas, including across the Severn Estuary to Wales, the Somerset Levels and Moors, and the Somerset Coast... The ... Yeo Valley - a farmed landscape with distinctive hedgerow patterns and hedgerow trees, providing interconnected seminatural habitats. 	Indirect effect as a result of very limited intervisibility from a small part of the LCA lying approximately 2.7 km south of Wrington. A proportion of two pastoral fields will be replaced with residential development. New housing will relate well to the existing built form of Wrington and other settlements scattered across the wider Yeo Valley. Sensitive treatment of the southern and western boundaries of the site will further integrate the development into the landscape.	<ul style="list-style-type: none"> Footprint of new housing designed to respond to existing patterns of development within the village. Building heights limited to two storeys. The roofing and elevational treatment of the housing is to reflect palette of colours and materials common within this area. Large POS located along the southern and western edges of the development, to provide a soft transition from the built area to the countryside. Extensive new hedgerow and tree planting incorporated to the south and west of the site, re-establishing historic field hedgerows along their approximate original lines, providing landscape structure. 	<p>Overall sensitivity: Medium/ High (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value: <i>High</i> Designated AONB. High quality landscape in excellent condition. Cultural features include Scheduled Monuments and Listed Buildings. Recreational value provided through many PRoWs including long distance trails.</p> <p>Landscape susceptibility to change: <i>Medium</i> Changes within neighbouring LCAs have the potential to adversely affect the character and setting of this important landscape area. However there are limited opportunities for interaction with the site, generally restricted to elevated areas such as hillforts where long distance views are afforded. Changes within its neighbouring LCA J2 can be accommodated without adversely affecting character, providing that new housing relates well to the existing village form; as is the case for this proposal.</p>	<p>Size/ scale: <i>Negligible</i></p> <p>Geographical Extent: Small section of northern part of this LCA</p> <p>Duration/ Reversibility: Long-term Permanent</p>	<i>Negligible adverse</i>

Landscape Character Area	Baseline Description	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Landscape Effects
<i>The Site and environs</i>	<ul style="list-style-type: none"> Pastoral field, bound to the north and south-east by clipped hedgerows. Timber post and rail fencing marks the boundary of the paddock to the east. Western and southern boundaries are open to the remainder of the field beyond. Hedgerow crosses from east to west through the southern part of the site. Character of the site is influenced by overlooking residential properties to the north and east, which form an abrupt settlement edge. Adjacent properties are predominantly semi-detached or detached, 1.5 to 2 storeys high with gardens bound by clipped hedges. Views out to All Saints Church which add to a sense of local distinctiveness. The land gently rises from the south-west corner, to a high point at it's centre affording attractive views west along the valley of the River Yeou; and to higher ground of Bracken Hill to the north and the distant backdrop of the Mendip Hills AONB to the south. 	<p>During Construction</p> <ul style="list-style-type: none"> Construction of residential development with associated landscaping and infrastructure. Limited length of hedgerow removed to accommodate access (offset by hedgerow planting elsewhere on the site). Tree and hedgerow structure enhanced. Minor excavations for building platforms, attenuation ponds and access roads. Temporary reduction in tranquillity due to construction noise and traffic, in the context of the existing busy village edge. 	<ul style="list-style-type: none"> Footprint of new housing designed to respond to existing patterns of development within the village. Building heights limited to two storeys. Public open space (POS) to create a welcoming 'green gateway' into the village, incorporating an attenuation pond, footpaths and tree planting (including orchard varieties). Shallow scrapes, reflecting historic water meadows that were characteristic of this area, seeded with species-rich wetland mix for increased habitat value. Large POS located along the southern and western edges of the development, to provide a soft transition from the built area to the countryside, incorporating new planting, play opportunities footpaths and seating. Extensive new hedgerow and tree planting incorporated to the south and west of the site, re-establishing historic field hedgerows along their approximate original lines, providing landscape structure. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value: <i>Medium</i></p> <p>No landscape designations but landscapes valued at a community level, forming setting of Mendip AONB. No recreational value, being private land. The immediate surroundings are pleasant, comprising rural pastoral landscape, generally intact and in good condition. Detractors such as overlooking properties, telegraph poles and roads intrude upon the scenic quality.</p> <p>Landscape susceptibility to change: <i>Medium</i></p> <p>Site lies adjacent to and partly enclosed by the existing settlement edge to the north and east; and in part forms the transition between settlement and countryside beyond. It can accommodate a small scale/medium scale development without undue harm, providing that it ensures:</p> <ul style="list-style-type: none"> the form of development respects the open character of surrounding farmland through the provision of robust public open space to provide a gradual transition to the countryside; together with the reinstatement and enhancement of the landscape structure such as hedgerows. a suitable scale and extent of development that fits in with character and form of Wrington and existing patterns of development within the village (as reflected in the proposal). 	<p>Size/ scale: <i>Medium</i></p> <p>Geographical Extent: Localised</p> <p>Duration/ Reversibility: Temporary</p>	<i>Minor adverse</i>
		<p>On Completion:</p> <ul style="list-style-type: none"> A proportion of two pastoral fields replaced with residential development with associated features, adjacent to existing settlement, with trees and shrubs planted throughout the development and within POS on southern and western boundaries yet to mature. Limited changes to landform. Built form will be aligned with the current development at The Wiltons to the north and houses along Half Yard to the east. Increased traffic activity, though in the context of an existing busy village edge this is unlikely to greatly impact on tranquillity. 			<p>Size/ scale: <i>Medium</i></p> <p>Geographical Extent: Localised</p> <p>Duration/ Reversibility: Long-term, permanent</p>	<i>Minor adverse</i>
		<p>15 Years After Planting:</p> <ul style="list-style-type: none"> The open character of surrounding farmland will be respected through the provision of a large public open spaces to the south and west of built development. Proposed trees and hedgerows are maturing, providing landscape structure which is in-keeping and reflects the historic hedgerow pattern, integrating development into the landscape and improving on the existing abrupt settlement edge. Proposed residential development will fit in with character and form of Wrington. Increased traffic activity, though in the context of an existing busy village edge this is unlikely to greatly impact on tranquillity. 			<p>Size/ scale: Low</p> <p>Geographical Extent: Localised</p> <p>Duration/ Reversibility: Long-term, permanent</p>	<i>Minor beneficial</i>

11.0 VISUAL SENSITIVITY AND EFFECTS

11.1. The baseline review identified a number of visual receptors that are likely to be affected by the proposed development. An assessment of the value, susceptibility to change and overall sensitivity of views has been undertaken. This is set out in the following tables which accompany each viewpoint photograph and is summarised below.

Visual Sensitivity

Low Sensitivity Views

11.2. Views from the local track to the north of the site are of *Low* sensitivity (represented by Viewpoint 1). This is not a popular viewpoint and the view would be experienced by a small number of motorists and pedestrians. It is however, representative of overlooking properties on Wiltons.

Medium Sensitivity Views

11.3. The majority of views in this area are of *Medium* sensitivity, experienced from local PRowS or permissive footpaths (represented by Viewpoints 4-9). These views are likely to be valued at a local level by users focused on the landscape. This is demonstrated by users recorded at the time of survey.

11.4. Views from Half Yard are of *Medium* sensitivity (represented by Viewpoints 2 and 3). These views are experienced by cyclists, pedestrians and motorists, and form part of the approach to Wrington.

High Sensitivity Views

11.5. Views from within the Mendip Hills AONB (represented by viewpoint 10), are the only viewpoints of *High* sensitivity. Views from Viewpoint 10 are experienced from Dolebury Camp, a Scheduled Monument, and Limestone Link long-distance footpath. Views to the site are distant but form an important part of the experience for walkers.

Visual Effects Summary

Visual effects

11.6. The proposed development will not be highly visible as the site is well contained by existing built form and the surrounding vegetation pattern. Views are therefore predominantly limited to those from immediately adjoining residential areas and roads, together with views from local PRowS and permissive footpaths. There is only limited visibility from the elevated Cleeve Ridge (Viewpoint 9) to the north and the Mendip Hills AONB to the south; and this at distances of more than 1 km and 3 km respectively, whereby the proposed development will be seen in the context of Wrington and other settlements in the Yeo Valley.

11.7. The proposed development will not significantly alter views across the valley towards the AONB, and will not affect its scenic beauty or landscape character.

11.8. Visual effects from the majority of viewpoints are assessed as *Negligible adverse* or *Minor adverse* on construction through to 15 years after completion, due to either to the limited visibility of the proposed

development, the presence of existing residential properties, roads and infrastructure, or the extent of proposed open space and planting which will serve to integrate and soften the new development edge. These include local, medium and distant views including:

- a fleeting view from the end of PRow I AX30 I 59/10 on Half Yard approaching Wrington from the south (Viewpoint 3);
- a gap views through vegetation from a permissive path by the River Yeo to the south (Viewpoint 4);
- views from PRow I AX30 I 4/10 (Viewpoint 6) which crosses agricultural land to the west;
- views from a permissive footpath connecting to Bakers Lane and PRow I AX30 I 70/10 (Viewpoints 7 & 8) to the south, filtered by the strong tree line along the River Yeo.
- elevated views from PRow I AX30 I 51/10 on Cleeve Ridge to the north (Viewpoint 9); and
- elevated views from Dolebury Camp (Scheduled Monument) and Limestone Link long-distance footpath within Mendip Hills AONB, 3.5 km to the south.

11.9. The only important visual effects will be on views from a track directly adjacent to the northern site boundary (Viewpoint 1) and a short stretch of Half Yard approaching Wrington from the south (Viewpoint 2), where construction activities and the new housing will be dominant, resulting in a temporary *Major adverse* effect. However, in the long-term, new planting within extensive proposed open space, together with existing vegetation, will soften the appearance of the proposed development. Visual effects will therefore reduce to *Moderate adverse* and there will be no residual important effects. It should be noted that further south beyond the River Yeo, views from Half Yard are limited by the intervening vegetation along the river.

Visual Effects on Private Properties

11.10. Whilst residents in properties immediately adjoining the site will experience views (and any changes), the proposed development will be similar in form to existing residential development in Wrington and the visual effects are not anticipated to be overly harmful. Consideration of residential views has formed an iterative part of the design process, with proposed buildings eased back from the closest properties and appropriate planting proposed to respect residential amenity. The greatest visual effects are expected during construction from increased vehicle and construction machinery movements, however these will be temporary and will be limited to normal working hours during the week.



Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
1. From a track off Westward Close, looking south Distance from site: 10 m	View from the track off Westward Close, experienced by a low number of motorists and pedestrians. The northern part of the site is visible above and beyond the foreground hedgerow, as a pastoral field adjacent to properties backing and side-on along Kings Road and Westward Close. The rising landform obscures the more southerly areas of the site. The Mendip Hills AONB can be seen forming the distant skyline.	<u>During Construction:</u> Construction activity in the northern part of site seen in foreground. A small opening will be formed in the foreground hedgerow (mostly brambles in this location), for pedestrian access to the village.	<ul style="list-style-type: none"> Enhancement of northern hedgerow and new tree planting. Development set back from the northern boundary. Buildings limited to two storey. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. 	<p>Overall sensitivity: Low (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Low</i> (No designation, not a popular viewpoint)</p> <p>Visual receptor susceptibility to change: <i>Medium</i> (High - representative of residential views on Wiltons. Low - few motorists and pedestrians travelling on track)</p>	Size/ scale: <i>High</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Major adverse</i>
		<u>On Completion:</u> Housing in the northern part of site seen in foreground, predominantly set back beyond a newly planted green edge.			Size/ scale: <i>High</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Moderate adverse</i>
		<u>15 Years after planting:</u> Tree planting on the edge of the site, together with the growth of the existing hedgerow, will filter views of the housing in the foreground. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>High</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Moderate adverse</i>

Photo continues on page 19

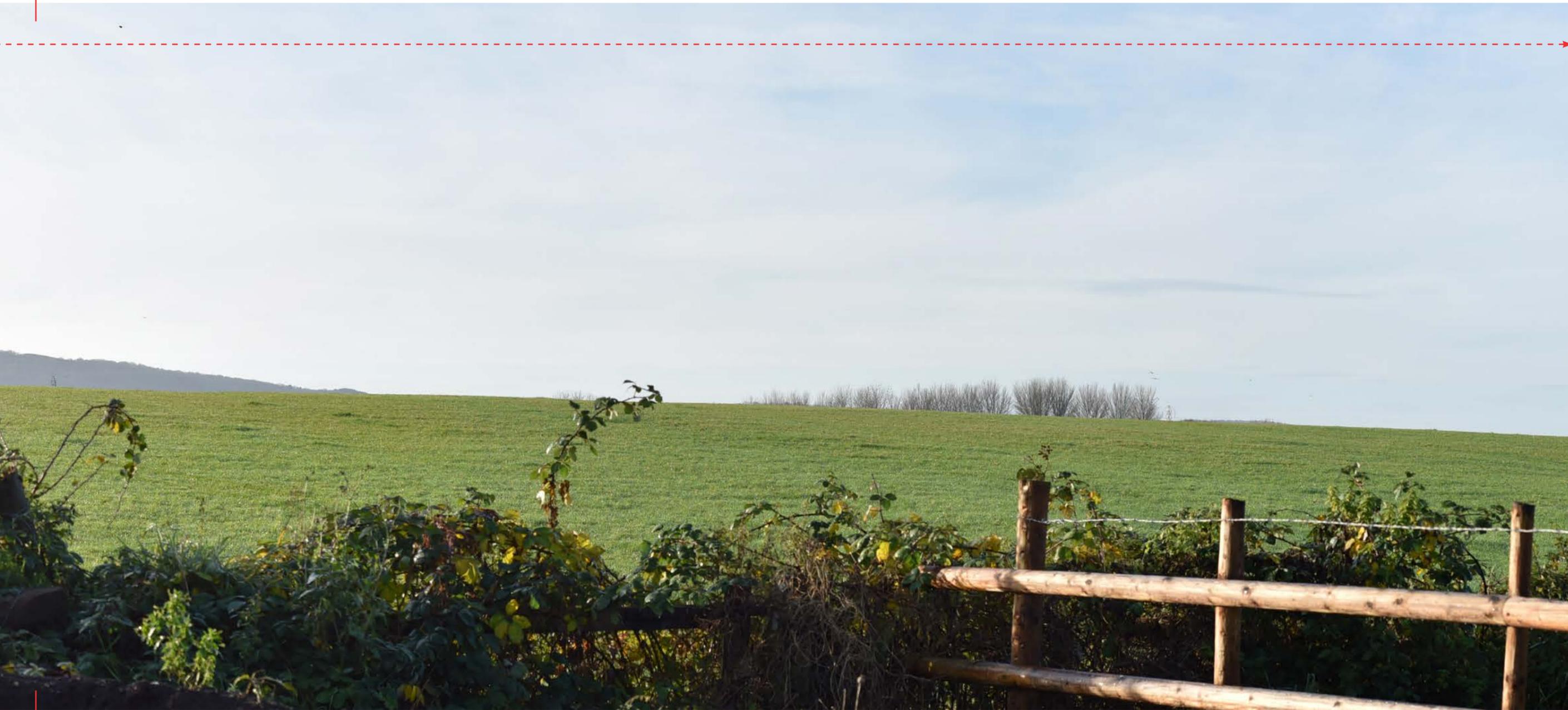
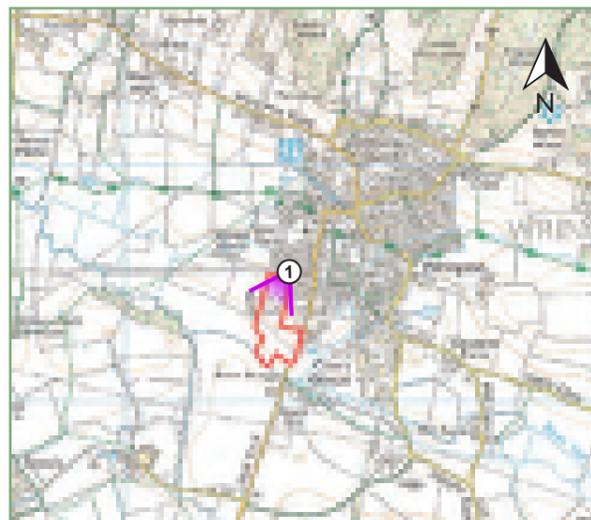


Photo continues on page 18



Approximate extent of the site

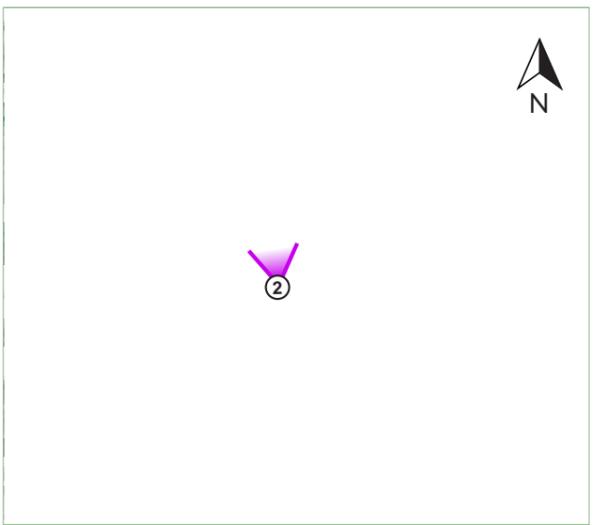


Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
2. From Half Yard, looking north Distance from site: 60 m	Fleeting view from Half Yard, experienced by a moderate number of motorists and low number of cyclists and pedestrians. The site lies in the mid-ground, in front of, and alongside properties on the edge of Wrington. It is partly obscured by the roadside hedgerow along Half Yard. Existing residential properties on Half Yard/ Butts Batch are prominent in the view, together with All Saints Church. The wooded Cleeve Ridge forms a strong backdrop.	<u>During Construction:</u> Construction activity in the southern parts of site will be visible in the mid-ground. An opening will be formed in the hedgerow along Half Yard to achieve access (to be replanted elsewhere on site).	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along southern boundary. Open space on the southern edge, with tree planting within the open space and planting around attenuation pond. Development set back from the southern boundary. Buildings limited to two storey. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Medium</i> (No designation, but part of the approach to Wrington)</p> <p>Visual receptor susceptibility to change: <i>Medium</i> (Views fleeting for travellers on Half Yard likely to be focused on road corridor)</p>	Size/ scale: <i>High</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Major adverse</i>
		<u>On Completion:</u> Housing, particularly in the southern part of site will be visible in the mid-ground, set beyond newly planted open space.			Size/ scale: <i>High</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Moderate adverse</i>
		<u>15 Years after planting:</u> Tree planting within the open space on the southern part of the site, together with mixed species hedgerow planting with trees will filter views of the housing. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>High</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Moderate adverse</i>

Photo continues on page 21



Photo continues on page 20





Approximate extent of the site

Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
3. From the end of PRow AX30/59/10 on Half Yard, looking north Distance from site: 110 m	Fleeting view from Half Yard, experienced by a moderate number of motorists and low number of cyclists and pedestrians. The site lies in the mid-ground, in front of, and alongside properties on the edge of Wrington. It is partly obscured by the roadside hedgerow along Half Yard. Existing residential properties on Half Yard/ Butts Batch are prominent in the view, together with All Saints Church. The wooded Cleeve Ridge forms a strong backdrop.	<u>During Construction:</u> Construction activity in the southern parts of site will be visible in the mid-ground. An opening will be formed in the hedgerow along Half Yard to achieve access (to be replanted elsewhere on site).	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along southern boundary. Open space on the southern edge, with tree planting within the open space and planting around attenuation pond. Development set back from the southern boundary. Buildings limited to two storey. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Medium</i> (No designation, but part of the approach to Wrington)</p> <p>Visual receptor susceptibility to change: <i>Medium</i> (Views fleeting for travellers on Half Yard likely to be focused on road corridor)</p>	Size/ scale: <i>Medium</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Minor adverse</i>
		<u>On Completion:</u> Housing, particularly in the southern part of site will be visible in the mid-ground, set beyond newly planted open space.			Size/ scale: <i>Medium</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>
		<u>15 Years after planting:</u> Tree planting within the open space on the southern part of the site, together with mixed species hedgerow planting with trees will filter views of the housing. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>

Photo continues on page 23



Photo continues on page 22



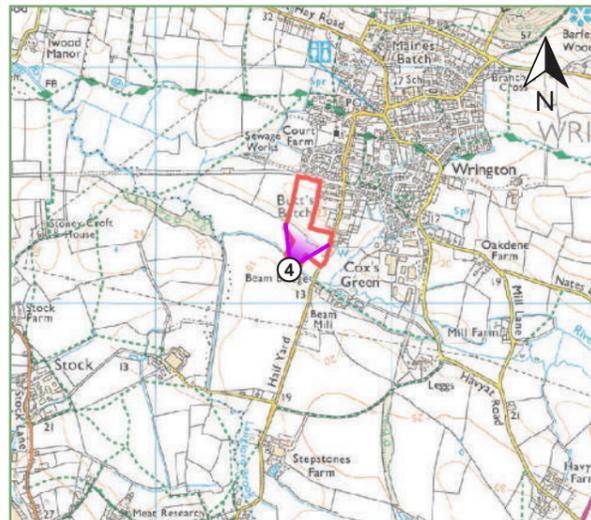


Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
4. From a permissive path by the River Yeo, experienced by a low number of walkers. Distance from site: 120 m	The site lies mid-ground, filtered by existing vegetation, together with existing buildings and fencing on the edge of Wrington. The skyline is formed of trees and the rising land of Cleeve Ridge.	<u>During Construction:</u> Construction activity will be visible in the mid-ground, filtered by existing vegetation.	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along southern boundary. Open space on the southern and western edges, with tree planting. Development set back from the southern and western boundaries. Buildings limited to two storeys. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Medium</i> (Moderately popular route)</p> <p>Visual receptor susceptibility to change: <i>High</i> (View experienced by few people on the PRoW, likely to be focussed on the local landscape)</p>	Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Minor adverse</i>
		<u>On Completion:</u> Housing, particularly in the southern part of the site will be visible in the mid-ground, set beyond and alongside newly planted open space.			Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>
		<u>15 Years after planting:</u> Tree planting within the open space on the southern and western parts of the site, together with mixed species hedgerow planting with trees will filter views of the housing. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>

Photo continues on page 25



Photo continues on page 24





Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
5. From PRow AX30/4/10, looking south-east Distance from site: 250 m	Open view across fields towards the site, which lies in the mid-ground, in front of, and alongside existing houses on the edge of Wrington. The existing settlement edge is abrupt and the white render on the existing properties is prominent. The Mendips Hills AONB lies forms a backdrop to the view and a distinctive skyline.	<u>During Construction:</u> Construction activity, particularly in the north and west parts of the site will be visible in the mid-ground.	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along western boundary. Tree planting within new open space on the western edge and a buffer on the northern boundary. Development set back from the northern and western boundaries. Buildings limited to two storeys. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Medium</i> (Moderately popular route)</p> <p>Visual receptor susceptibility to change: <i>High</i> (View experienced by few people on the PRow, likely to be focussed on the local landscape)</p>	Size/ scale: <i>Medium</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Moderate adverse</i>
		<u>On Completion:</u> Housing, particularly in the northern and western parts of the site will be visible in the mid-ground set below the Mendips AONB. The houses will be set back beyond newly planted trees on the northern boundary and alongside newly planted open space on the western edge.			Size/ scale: <i>Medium</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Moderate adverse</i>
		<u>15 Years after planting:</u> Tree planting along the northern boundary and within the open space on the western parts of the site, together with mixed species hedgerow planting with trees will filter views of the housing. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>Medium</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Moderate adverse</i>

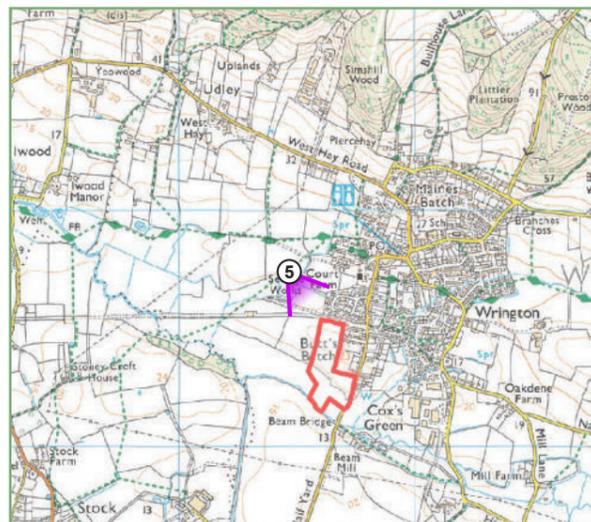


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PRoW AX30/4/10

Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
6. From PRoW AX30/4/10, looking east Distance from site: 460 m	Open view across fields towards the site, which lies in the mid-ground, in front of existing houses on the edge of Wrington. Intervening hedgerow vegetation obscures parts of the site.	<u>During Construction:</u> Construction activity, particularly in the western edges of the site will be visible in the mid-ground, partly obscured by intervening hedgerow vegetation.	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along western boundary. Tree planting within new open space on the western edge. Development set back from the western boundary. Buildings limited to two storeys. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Medium</i> (Moderately popular route)</p> <p>Visual receptor susceptibility to change: <i>High</i> (View experienced by few people on the PRoW, likely to be focussed on the local landscape)</p>	Size/ scale: <i>Medium</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Minor adverse</i>
	All Saints Church is visible to the left of the view, set beyond an agricultural barn. Further housing in Wrington is visible, set below a skyline formed of the wooded Cleeve Ridge.	<u>On Completion:</u> Housing, particularly on the western edges of the site will be visible in the mid-ground. The houses will be set back beyond newly planted open space on the western edge.			Size/ scale: <i>Medium</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>
	To the far right the Mendip Hills AONB can be glimpsed.	<u>15 Years after planting:</u> Tree planting within the open space on the western parts of the site, together with mixed species hedgerow planting with trees will filter views of the housing. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>Medium</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>

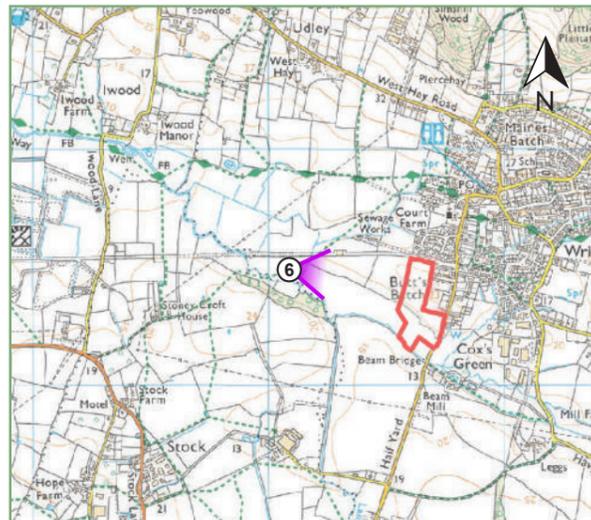
Approximate extent of the site



Properties on Kings Road

Properties on Butts Batch

Photo continues on page 28

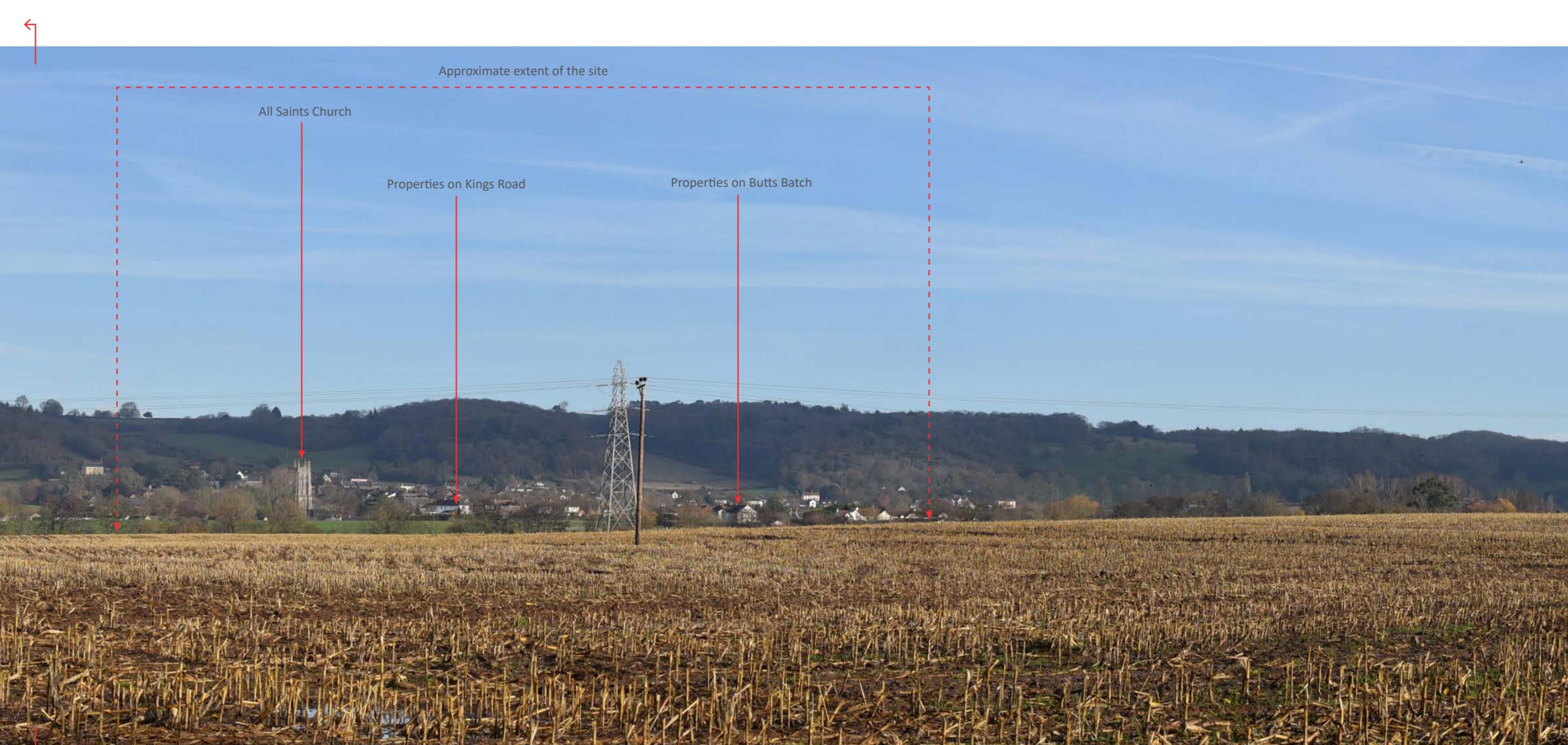




Permissive Path

Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
7. From a permissive path off Bakers Lane, looking north Distance from site: 750 m	Open view across fields towards the site, which lies in the mid-ground, in front of, and alongside existing houses and All Saints Church on the edge of Wrington. The site is visible beyond a prominent pylon and vegetation along the River Yeo which filters views. Wrington is set below a distinctive skyline formed of the wooded Cleeve Ridge.	<u>During Construction:</u> Construction activity will be visible in the mid-ground, partly filtered by existing vegetation.	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along southern and western boundaries. Open space on the southern and western edges, with tree planting. Development set back from the southern and western boundaries. Buildings limited to two storeys. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Medium</i> (Moderately popular route)</p> <p>Visual receptor susceptibility to change: <i>High</i> (View experienced by few people on the PRoW, likely to be focussed on the local landscape)</p>	Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Minor adverse</i>
		<u>On Completion:</u> Housing, particularly in the southern and western parts of the site will be visible in the mid-ground, set beyond and alongside newly planted open space.			Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>
		<u>15 Years after planting:</u> Tree planting within the open space on the southern and western parts of the site, together with mixed species hedgerow planting with trees will filter views of the housing. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>

Photo continues on page 31



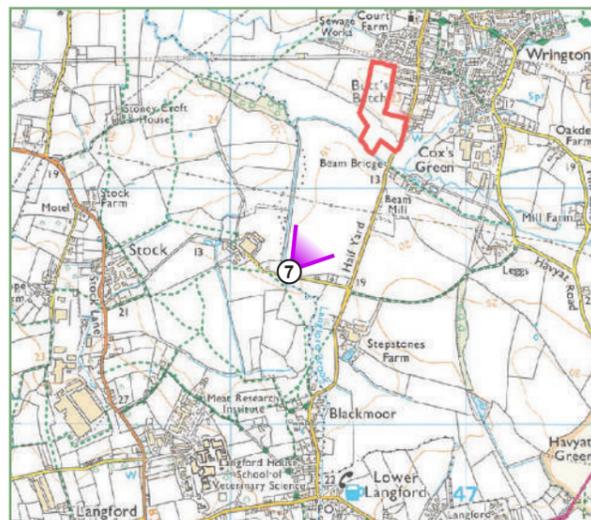
Approximate extent of the site

All Saints Church

Properties on Kings Road

Properties on Butts Batch

Photo continues on page 30



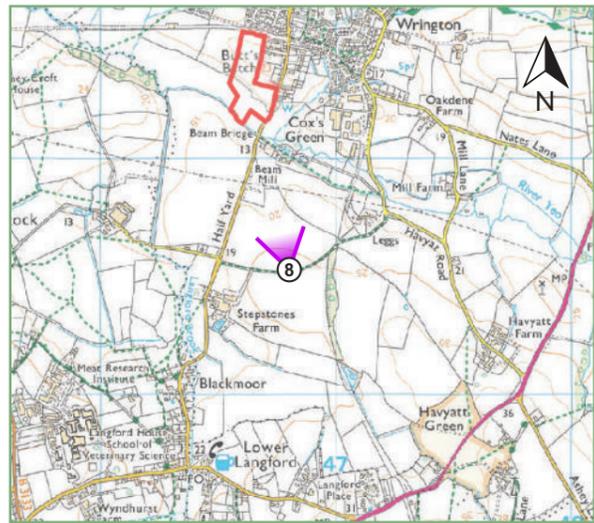


Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
8. From PRoW AX30/7/10, looking north Distance from site: 680 m	Open view across fields crossed by electricity poles and wires, towards the site, which lies in the mid-ground on the edge of Wrington, largely filtered and obscured by intervening mature vegetation. The wider village of Wrington, including All Saints Church, is visible extending beneath the distinctive wooded Cleeve Ridge.	<u>During Construction:</u> Glimpses of taller construction activities on site, however the activities mostly obscured by vegetation.	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along southern boundary. Open space on the southern edge, with tree planting. Development set back from the southern boundary. Buildings limited to two storeys. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Medium</i> (Moderately popular route)</p> <p>Visual receptor susceptibility to change: <i>High</i> (View experienced by few people on the PRoW, likely to be focussed on the local landscape)</p>	Size/ scale: <i>Negligible</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Negligible adverse</i>
		<u>On Completion:</u> Glimpses of upper parts of proposed housing on site, however development mostly obscured by vegetation.			Size/ scale: <i>Negligible</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Negligible adverse</i>
		<u>15 Years after planting:</u> Glimpses of upper parts of proposed housing on site, however development mostly obscured by vegetation. Tree planting within the open space on the southern parts of the site, together with mixed species hedgerow planting will add additional layers of vegetation, further obscuring the proposed development. In summer, less, if any of the proposed development would be visible due to screening by intervening vegetation.			Size/ scale: <i>Negligible</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Negligible adverse</i>



All Saints Church

Photo continues on page 32

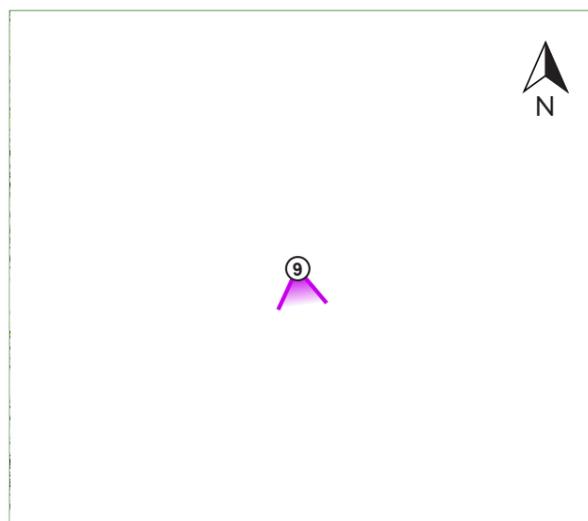




Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
9. From PRow AX30/51/10, looking south Distance from site: 1.2 km	A fortuitous, elevated view from a PRow located on Cleeve Ridge, north of Wrington. The foreground is formed of a grazed fields and buildings associated with Gatcombe Farm Industrial Estate. The site lies in the mid-ground at the base of the valley, on the edge of Wrington, beyond and alongside houses on Wiltons and Kings Road. South of the site, the long distance view is dominated by the Mendip Hills AONB forming a prominent background, defining the horizon.	<u>During Construction:</u> Views of construction activities on site, alongside houses on Wiltons and Kings Road.	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along western boundary. Open space on the western edge, with tree planting. Development set back from the western boundary. Buildings limited to two storeys. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. Roofing to be designed to reflect the character of the village. 	<p>Overall sensitivity: Medium (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>Medium</i> (Moderately popular route)</p> <p>Visual receptor susceptibility to change: <i>High</i> (View experienced by few people on the PRow, likely to be focussed on the local landscape)</p>	Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Minor adverse</i>
		<u>On Completion:</u> Views of the proposed development on the edge of Wrington. New housing would appear inkeeping with the form of Wrington, providing a continuation of the building line along the Wiltons. The Mendip Hills AONB will remain prominent in the background, defining the horizon.			Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>
		<u>15 Years after planting:</u> Tree planting within the open space on the western parts of the site, together with mixed species hedgerow planting with trees will provide a softened but defined development edge. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>Low</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Minor adverse</i>



Photo continues on page 34

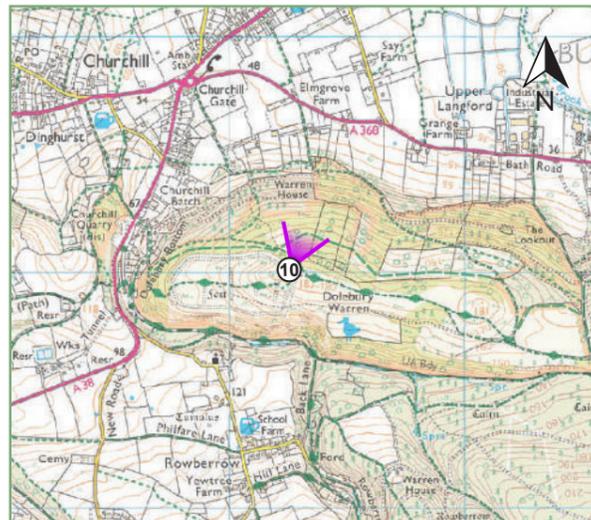




Viewpoint No. and Location	Description of Baseline View	Description of Change	Mitigation and Relevant Considerations	Sensitivity >	Magnitude of Change (Impact) >	Visual Effects
10. From Dolebury Camp (Scheduled Monument) and Limestone Link long-distance footpath within the Mendip Hills AONB, looking north-east Distance from site: 3.5 km	A panoramic, elevated view from Dolebury Camp (Scheduled Monument) and Limestone Link long-distance footpath within the Mendip Hills AONB. The foreground is dominated by woodland on the northern edge of the Mendip Hills. In the fore and mid-ground the settlements of Langford, Lower Langford and Upper Langford are prominent. In the distance, set in front of a strong backdrop of Cleve Ridge lies Wrington. The site lies on the southern edge of Wrington, in front of, and alongside existing housing which forms an abrupt settlement edge.	<u>During Construction:</u> Views of construction activities on site, alongside houses on Wiltons and Kings Road.	<ul style="list-style-type: none"> Reinstatement of historic hedgerow along western boundary. Open space on the western edge, with tree planting. Development set back from the western boundary. Buildings limited to two storeys. Elevational treatment of housing and boundary treatments designed to complement the appearance of the surrounding residential area. Roofing to be designed to reflect the character of the village. 	<p>Overall sensitivity: High (Assessed by combining the findings of value and susceptibility of the receptor to change as described below)</p> <p>Value of the View: <i>High</i> (Mendip Hills AONB, Limestone Link Long Distance Footpath, Scheduled Monument)</p> <p>Visual receptor susceptibility to change: <i>High</i> (View experienced by a large number of people, likely to be focussed on the local landscape)</p>	Size/ scale: <i>Negligible</i> Geographical Extent: Localised Duration/ Reversibility: Temporary	<i>Negligible adverse</i> (the changes will be barely perceptible)
		<u>On Completion:</u> Views of the proposed development on the edge of Wrington, forming a small part of the overall view. New housing would appear inkeeping with the form of Wrington, providing a continuation of the the building line along the Wiltons.			Size/ scale: <i>Negligible</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Negligible adverse</i> (the changes will be barely perceptible)
		<u>15 Years after planting:</u> Tree planting within the open space on the western and southern parts of the site, together with mixed species hedgerow planting with trees will provide a softened but defined development edge. Over time the elevational treatment of the housing will weather to further blend with the existing buildings and surroundings. In summer, vegetation would soften views of the housing.			Size/ scale: <i>Negligible</i> Geographical Extent: Localised Duration/ Reversibility: Long-term, permanent	<i>Negligible adverse</i> (the changes will be barely perceptible)



Photo continues on page 36



12.0 SECONDARY LANDSCAPE AND VISUAL MITIGATION

During Construction

- 12.1. Existing trees and hedgerows that are to be retained within the proposed development should be protected during construction activity. Measures should be implemented (in accordance with BS 5837 Trees in relation of Design, Demolition and Construction, 2012) to ensure that hedgerows which will not be felled/ removed, do not suffer direct damage through operations on site or indirect damage from spillages within the root zone or storage causing root compaction. A 'no-dig' policy should be introduced close to Root Protection Areas.
- 12.2. Lighting may be necessary during the winter months to enable safe working. To minimise sky glow, light spill and glare the following mitigation measures should be applied:
- Lighting should only focus on the area needed for construction activity, public amenity and safety;
 - Vertical light spillage to be kept to a minimum. Lighting equipment should be chosen to minimise the upward spread of light where possible, minimising the use of lighting columns; and
 - To reduce the glare of lighting, the main beam angle should be adjusted so as not to be directed towards potential observers.
- 12.3. Introduce a phased programme of works to minimise disturbance.
- 12.4. Control movements and activities on site that are proposed outside standard working hours.
- 12.5. Topsoil and subsoil excavated from site should be stockpiled within the site in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

After Completion

Buildings, boundary treatments and features

- 12.6. Mitigation measures that are recommended include:
- The use of building materials and architectural styles. should complement the local vernacular and draw on positive features. In particular, the roofing and elevational treatments are to reflect palette of colours and materials common within Wrington.

Lighting

- 12.7. Proposed lighting should, where possible, be low level and unobtrusive to reduce night glow and effects on adjacent receptors. Lighting should be restricted to the entranceway around the buildings and key paths.

Maintenance / management

- 12.8. Mitigation measures recommended include:
- Prepare a long term Landscape and Ecology Maintenance and Management Plan to secure protection and long term survival of existing and proposed planting and nature conservation interests. The Management Plan will detail clear aims and objectives for different habitat regimes as well as prescriptions for maintenance of infrastructure, and public realm. The long-term management of the site will be agreed with the Local Planning Authority.

13.0 SUMMARY & CONCLUSION

Baseline

- 13.1. The site is approximately 4.56 ha and is located on land west of Butts Batch, on the south-west edge of the village of Wrington, North Somerset. It comprises part of two gently undulating pastoral fields bound partly by hedgerows and the existing built edge of Wrington, with the western and southern boundaries open to retained agricultural land. A hedgerow crosses from east to west through the southern part of the site.
- 13.2. No public rights of way (PRoW) cross or bound the site and it is not covered by any landscape designation. The edge of Wrington Conservation Area lies 20 m east and north-east of the site and contains a number of Listed Buildings, however, there is limited or no inter-visibility between the site and the Conservation Area or Listed Buildings within it due to the surrounding built form.
- 13.3. The Mendip Hills AONB forms a ridge of higher land approximately 2.7 km south of the site and contains elevated camps and hillforts designated as scheduled monuments. Limited intervisibility was found between the site and the AONB as discussed below.

Landscape Character

- 13.4. The site lies within the wider Landscape Character Area (LCA) J2: River Yeo Rolling Valley Farmland, as identified by North Somerset Council (NSC) Landscape Character Assessment (December 2005). This is described as a gently rolling farmland landscape with a strong valley feel owing to the enclosure by rising wooded limestone ridges to north (LCA E6: Cleeve Ridge) and south (LCA E1: Mendip Ridges and Combes, covering the majority of the Mendip Hills AONB). The landscape contains full hedgerows with frequent hedgerow trees. Scattered farmsteads and large villages lie on higher ground at the base of the ridges and along major routes.
- 13.5. Recommendations for new development include the need 'to conserve the peaceful, rural nature of the landscape' and 'Consider opportunities for grassland, woodland and wetland habitat creation, particularly in areas which are marginal for farming.' These guidelines, amongst others, have informed the design response to the scheme.
- 13.6. NSC Landscape Sensitivity Assessment (2008) identifies the site within an area of 'High' landscape sensitivity, owing to its 'open, visually prominent' nature, its location 'outside of the development form' and the lack of 'landscape features which could potentially limit development sprawl'. Whilst this LVIA acknowledges the findings of the Landscape Sensitivity Assessment (March 2018), a detailed review of topography, visibility of the site, together with the nature of the existing settlement edge has identified that specific areas the land parcel are capable of accommodating residential development without undue harm to the landscape character and visual qualities of the site and wider landscape. The landscape characteristics of the site were identified in the early opportunity and constraints analysis for the site and the layout is landscape led with landscape mitigation and enhancement provided as described below.

Views

- 13.7. Views of the site are predominantly local, from surrounding roads, residential properties, PRoWs and permissive footpaths. The majority of views are assessed as having *Low* or *Medium* visual sensitivity due to either being influenced by existing development or their fleeting nature.

- 13.8. A representative view from within the Mendip Hills AONB is the only viewpoint of *High* sensitivity. This view is experienced from Dolebury Camp, a Scheduled Monument and Limestone Link long-distance footpath, whereby views to the site are distant but form an important part of the experience for walkers.

Proposed Development

- 13.9. The proposed development comprises circa 71 residential units with access off Half Yard. Building density and scale has been designed to reflect existing development in Wrington. The elevational treatment and roofing of the proposed new housing will be designed to complement the appearance of the surrounding residential area.
- 13.10. Landscape mitigation proposals will ensure that the design of the development responds to its setting and reinforces local landscape character. Development has been eased back from the site boundaries and planting is proposed adjacent to existing properties to respect the amenity of residents. The existing hedgerows on the site boundaries and crossing the southern part of the site will be retained and protected; with removal limited to that required to achieve access (with replacement planting provided).
- 13.11. Generous open spaces have been provided on the western and southern edges of the proposed development to provide a soft transition from the built area to the countryside, incorporating new planting, play opportunities, footpaths and seating. Extensive new hedgerow and tree planting has also been incorporated to the south and west of the site, re-establishing historic field hedgerows along their approximate original lines. This planting will define the edges of the proposed development, improve the landscape structure and provide habitat connectivity in accordance with published landscape guidelines.

Landscape Effects

- 13.12. The proposed development will alter the character of part of two fields adjacent to the existing village of Wrington, replacing greenfield land with residential development. There will be a localised *Minor adverse* effect on a small part of the north half of the LCA J2: River Yeo Rolling Valley Farmland character area; and a *Negligible adverse* effect on the adjacent LCA E6: Cleeve Ridge to the north.
- 13.13. The change from an existing greenfield site to a developed area will inevitably affect the immediate landscape character, however, the effects on the site will be *Minor adverse* given that the character of the site is already influenced in part by the presence of the adjacent residential areas; the layout is in keeping with the form of the village, respecting the existing building lines; and the proposed development responds to its context providing appropriate landscape mitigation and enhancement.
- 13.14. The Mendip Hills AONB (covered by LCA E1: Mendip Ridges and Combes) is located over 2.7 km south of the site and its interaction with the site is limited to infrequent views which will not be materially altered. The proposed development will have a *Negligible adverse* effect on landscape character and scenic beauty of the AONB.

Visual Effects

- 13.15. The proposed development will not be highly visible as the site is well contained by existing built form and the surrounding vegetation pattern. Views are therefore predominantly limited to those from immediately adjoining residential areas and roads/tracks, together with views from local PRoWs and permissive footpaths.

The majority of visual effects are assessed as *Minor adverse* or *Negligible adverse*, including those from the Mendip Hills AONB, with the effects decreasing over time as new planting makes a positive contribution to views, strengthening the local vegetation network.

13.16. There will be two short-term *Major adverse* visual effects from the track directly adjacent to the northern site boundary and on local road Half Yard on the approach to Wrington from the south, where construction activities and the new housing will be dominant in the view. These will reduce to *Moderate adverse* as proposed and existing vegetation matures.

Policy Considerations

13.17. The thrust of planning policy is a requirement for proposed development to respect and enhance local landscape character including distinctive landscape features, together with residential amenity, views and the setting of heritage assets. The proposed development responds to this in terms of the siting, design and form of development, and includes a landscape plan which will provide enhanced green infrastructure and appropriate native tree and shrub planting.

Conclusion

13.18. The proposed development will be in keeping with the scale, form and appearance of the existing village of Wrington. The scheme proposes a number of landscape enhancements to make a positive contribution to the local vegetation pattern and provide an attractive residential development which enhances the edge of the village.

13.19. As a result, the proposed development would not have a harmful effect upon the character and appearance of the area, in accordance with policy requirements and published landscape strategies. The proposed development is assessed as being acceptable in landscape and visual terms.

APPENDIX A: METHODOLOGY

Scope

The purpose of the landscape and visual assessment (LVIA) process is to identify potential effects of a proposed development on the landscape character and visual amenity resources of the area in which the development is to be located.

‘Landscape’ is defined as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.’ (Council of Europe, 2000). This definition makes clear that landscape is more than a simple aesthetic or visual consideration. Landscape, and how it is understood and experienced by people, comprises an interconnected system of the living natural and cultural heritage, whether it is ordinary or outstanding, urban or rural, on land or in water. As such, any assessment of the effect of development on the landscape should also be based on the nature of the proposed development and the characteristics of the area in which it is proposed to be sited.

There is no single prescriptive approach to LVIA. The methodology described below has been developed from the Landscape Institute/Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition, 2013, and is informed by The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland (CAX 84) (Countryside Commission and Scottish Natural Heritage, April 2002), and supported by professional judgement and experience. The project specific methodology employed in this study is further defined by the nature of the development, the characteristics of the landscape setting and, where available, consultation with the local planning authority and key stakeholders.

A landscape and visual impact assessment comprises two interrelated parts:-

- A landscape impact assessment, which considers the potential changes to distinguishing landscape features and character. The term landscape is taken to encompass the whole external environment including the countryside and urban areas.
- A visual impact assessment, which considers the potential changes to views for local residents, walkers, horse riders, visitors and the setting of heritage features. Collectively these are described as ‘receptors’.

Scope

The scope of this assessment has been determined by desk study, familiarisation with the nature of the site, consideration of the proposed scheme and its possible effects, and consultations with the competent authority.

There are interactions between the LVIA and heritage assessment, in terms of the landscape setting of heritage assets and these are cross-referred as appropriate. A separate Heritage Statement and Heritage Asset Impact Assessment has been carried out by others. Where relevant this report also makes reference to the Arboricultural Constraints Report by others.

Zone of Theoretical Visibility (ZTV)

The study area considered by this assessment was set by the theoretical extent within which the proposed development is likely to be visible within the surrounding landscape, as expressed by a ‘Zone of Theoretical Visibility’ (ZTV). The ZTV is a tool used to identify the likely (or theoretical) extent of visibility of a development within the specified radius.

The ZTV is based on OS Pano 50 m DTM (Digital Terrain Model). ‘Exclusion zones’ with an average height of 12 m have been added to the terrain to represent intervening woodland features that reduce views into the site, however, other existing features such as buildings and hedgerows are not included which may reduce the viewshed further. Some changes within the landscape may have occurred since the DTM data and ZTV was created. This ZTV also includes the Earth’s curvature.

The ZTV is generated from a receptor height of 1.7 m (average eye level) and receiver height (in this case set as 9.3 m i.e. the maximum development height). Multiple receiver targets were placed within the site to best represent the layout and points that may be visible.

Data Trawl

A data trawl of the study area was undertaken to collect baseline information, including landscape planning policy designations, published sources of landscape character and other relevant information.

Site Appraisal

Following the data trawl and a preliminary desktop study, a site visit was made by Chartered Members of the Landscape Institute in order to undertake a landscape and visual appraisal in relation to the proposed development.

The visual appraisal considered all receptors with existing views towards the application site, together with any other receptors that do not have current views to the application site but may experience views of the proposed development if delivered.

Where possible, site appraisals are carried out in the winter months to identify views when the surrounding vegetation provides the least cover. Where the appraisal survey is undertaken when deciduous vegetation is in full leaf, i.e. providing maximum screening, the appraisal takes account of the likely nature of winter views, in order to consider the ‘worst-case’ scenario.

Although no private viewpoints were individually assessed, views from private properties have been considered based on the nearest publicly accessible viewpoint. This is generally the footpath or road immediately adjacent to the property.

Local Landscape Character Assessment

Local landscape character has been assessed on site with reference to the guidelines set out in ‘An Approach to Landscape Character Assessment’, Natural England 2014. The findings of the site assessment are summarised in the baseline section of the LVIA.

Assessment Stages

The assessment for both landscape and visual impacts covers the following tasks:

- A baseline description of relevant planning designations, existing landscape character and views;
- An evaluation of the sensitivity of potential landscape resources and visual receptors;
- An evaluation of the magnitude of change (or impact) resulting from the proposed development; and
- Analysis of the importance of that change taking into account sensitivity, described using the term ‘effect’.

To ensure a systematic and transparent approach consistent terms have been used throughout the assessment to define relative value, susceptibility, sensitivity, magnitude of impact and importance of effect. These criteria, developed from guidance in GLVIA3 and professional experience, are set out in Tables A1 – A9 below. These terms are always indicated in italics when used in the report text.

The values indicated by the tables and matrices have not been applied automatically. Professional judgement has been applied in all cases and a reasoned argument set out in the text to justify the analysis.

Landscape Assessment

Reporting the landscape baseline

Following desk based and site assessments the landscape baseline has been described and supported with illustrations where necessary. In accordance with GLVIA3 (paragraph 5.33) landscape assessment follows a similar process to landscape assessment, whereby:

- *“individual elements and aesthetic and perceptual aspects of the landscape” are identified and described, with a particular emphasis on any key characteristics that contribute to the distinctive character of the landscape; and*
- *“the condition of the landscape, including the condition of elements or features such as buildings, hedgerows or woodland” are identified.’*

The landscape is described as it is at the time of assessment, but consideration is also given to the future baseline i.e. what it may be like in the future in the absence of the development proposed.

Landscape Sensitivity

Sensitivity of the landscape receptor is assessed by combining the findings of landscape value with the susceptibility of the landscape to change.

Landscape Value

The value of the landscape takes into account aspects such as designations, landscape quality, scenic beauty, rarity, conservation and recreation interest, wildness and associations for example with literature or art. The criteria used to consider value are set out in Table A1 below.

Table A1: Landscape Value	
Value	Description
<i>Very High</i>	International or national designation, with the highest status of protection. Landscapes where buildings, open spaces and cultural heritage features make a special contribution. Important literary and artistic associations.
<i>High</i>	Local designation with policy protection. Landscapes where buildings, open spaces and cultural heritage features make an important contribution. Important literary and artistic associations. Some literary or artistic associations.
<i>Medium</i>	Valued at a community level with local policies to ‘Conserve’. Landscapes in good condition with scenic and cultural qualities of local importance.
<i>Low</i>	Landscapes of no particular value with local policies to ‘Improve’. Landscapes which are not in good condition, where qualities are of little or no importance.

Landscape Susceptibility to change

The analysis of susceptibility considers how vulnerable the particular landscape is to change. Areas which are highly susceptible are most at risk of having their key characteristics altered, ultimately leading to a different landscape character. This may be due to their particular qualities, for example wildness or tranquillity that would be easily disturbed by the proposed development, or to relative openness and availability of views into which a feature that becomes widely visible may cause people's perception of the landscape to change. This is naturally related to the particular nature of the type of change or development in question.

Table A2: Landscape Susceptibility to Change	
Susceptibility	Description
<i>Very High</i>	An area possessing a particularly distinctive sense of place, and/or in good condition, and/or highly valued for its scenic quality and/or landscape character. An area with little/ no ability to accommodate the proposed development without undue harm.
<i>High</i>	An area with a clearly defined sense of place and/or character in moderate condition;. Little ability to accommodate the proposed development without undue harm. Key characteristics of the landscape are vulnerable to the proposal and it is likely that the development could not be accommodated without a significant change in character.
<i>Medium</i>	An area with a weak sense of place, and/or with poorly defined character, and/or in poor condition, often not valued for its scenic quality. Some ability to accommodate the proposed development without undue harm.
<i>Low</i>	Substantial ability to accommodate the proposed development without undue harm. The development is not likely to influence key characteristics and the landscape would accommodate the development with no change in character.

The criteria descriptions of the resultant sensitivity ratings are as noted in Table A3.

Table A3: Landscape Sensitivity	
Sensitivity	Description
<i>High</i>	<p>Landscapes which by nature of their character would be unable to accommodate change of the type proposed. Typically these would be;</p> <ul style="list-style-type: none"> • Of high quality with distinctive elements and features making a positive contribution to character and sense of place. • Likely to be designated, but the aspects which underpin such value may also be present outside designated areas, especially at the local scale. • Areas of special recognised value through use, perception or historic and cultural associations. • Likely to contain features and elements that are rare and could not be replaced.
<i>Medium</i>	<p>Landscapes which by nature of their character would be able to partly accommodate change of the type proposed. Typically these would be;</p> <ul style="list-style-type: none"> • Comprised of commonplace elements and features creating generally unremarkable character but with some sense of place. • Locally valued with policies to 'Conserve' • Containing some features of value through use, perception or historic and cultural associations. • Likely to contain some features and elements that could not be replaced.
<i>Low</i>	<p>Landscapes which by nature of their character would be able to accommodate change of the type proposed. Typically these would be;</p> <ul style="list-style-type: none"> • Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. • Not locally valued in policy terms • Containing few, if any, features of value through use, perception or historic and cultural associations. • Likely to contain few, if any, features and elements that could not be replaced.

Magnitude of change (impact) to the landscape

The magnitude of change to the landscape is assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration and degree of reversibility.

Size or scale

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added;
- the contribution of that element to landscape character and the degree to which aesthetic/perceptual aspects are altered; and
- whether the effect is likely to change the key characteristics of the landscape, which are critical to its distinctive character.

The criteria used to assess the size and scale of change that will occur as a result of the proposed development, as described in Table A4, below:

Nature of Effects

The nature of effects may be positive or negative (beneficial or adverse), and direct or indirect. Direct effects are those which result directly from a development itself, whereas indirect or secondary effects may arise as a consequential change resulting from development.

Geographical Extent

The geographical extent relates to the area over which landscape changes are likely to be experienced. This could be at the site level, the immediate setting of the site, or wider landscape character type or area.

Duration and Reversibility

The following terminology is used to describe the duration of the changes:

- short-term: approximately up to 5 years;
- medium-term: 5-15 years; and
- long-term: over 15 years.

Changes may be temporary, permanent or reversible over time. For example, changes arising from construction activities may be limited solely to the construction period and therefore temporary only, or they may be permanent, arising for example, where construction activities necessitate some clearance of existing vegetation.

Changes may be reversible and the assessment therefore considers the practicality of changes being reversed, with an approximate timeframe for reversibility.

Table A4: Magnitude of change to the landscape (Impact)	
Impact	Definition
<i>High</i>	<p>Adverse: The proposed development would result in the permanent loss of key features of the landscape. Result of change may undermine any designation. Introduction of elements uncharacteristic in the landscape. The proposed development erode the context of existing features and their perception within the landscape. Mitigation measures do not reverse the loss although will deliver some localised benefits</p>
	<p>Beneficial: The proposed development strengthens existing landscape structure through the introduction of lost or degraded features and reinstatement of fragmented landscape patterns. The proposed development fits within the existing landscape character and enhances and / or reinstates key landscape features.</p>
<i>Medium</i>	<p>Adverse: The proposed development would result in the localised medium to long term loss of some key characteristic landscape features. Introduction of development / uncharacteristic elements within the landscape whilst alongside characteristic features.</p>
	<p>Beneficial: The proposed development introduces characteristic development and key landscape features whilst respecting the scale and pattern of the landscape.</p>
<i>Low</i>	<p>Adverse: The proposed development would result in the temporary loss or a low number of localised key features. Mitigation is possible and can maintain or restore losses. The proposed development introduces temporary uncharacteristic features into the landscape.</p>
	<p>Beneficial: The proposed development retains existing key features and respect the pattern of the landscape. The proposed development allows for local enhancements through the removal of detracting features.</p>
<i>Negligible</i>	<p>The proposed development would introduce barely discernible elements or physical change to the landscape. Key characteristics of the landscape and the integrity of the landscape remain unaffected.</p>
<i>No Change</i>	<p>No noticeable loss, damage or alteration to character or features or elements.</p>

VISUAL ASSESSMENT

Reporting the Baseline

Visual receptors generally comprise users of public rights of way or other outdoor recreational facilities, and also vehicle travellers who may be visiting, or living or working within the study area and experience views at particular places.

All potential visual receptors of the proposed development have been considered in the visual assessment, and the selection of viewpoints has been made on the basis of securing publicly accessible, representative views, such as representing views of users of a particular footpath.

The terminology used to describe the approximate distance between the viewer and the application site is 'local' (under 0.5km); 'medium distant' (0.5-1.5km) and 'distant' (over 1.5km).

The type of view is also described, using appropriate terms such as 'glimpsed', 'fleeting' (i.e. in passing), 'filtered', 'oblique' (peripheral view), 'framed' and 'open'.

Sensitivity of views

Sensitivity of the visual receptor is assessed by combining the findings of value of views and susceptibility of the visual receptor to change.

Value of Views

The value attached to views has regard to a number of factors, including:

- formal recognition through planning designations or heritage assets; and
- the popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

The assessment of the value of views is summarised in Table A5 below, in terms of High, Medium and Low value. These criteria are provided for guidance only and are not intended to be absolute.

Table A5: Value Attached to Views	
Susceptibility	Description
<i>High</i>	Views from or to landscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
<i>Medium</i>	Views from or to landscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations..
<i>Low</i>	Views from or to landscapes/viewpoints with no designations, not particularly popular as a viewpoint and with minimal or no cultural associations.

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- the occupation or activity of the viewer at a given location; and
- the extent to which a person's attention or interest may therefore be focussed on a view and the visual amenity experienced at a given view.

The assessment of a visual receptor to change is specific to the proposed development. However the GLVIA3 offers the following generic guidance as a starting point for the assessment:

Susceptibility	Type of Receptor
High	<ul style="list-style-type: none"> Residents; People engaged in outdoor recreation, including users of public rights of way, whose attention is likely to be focussed on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by residents; and Travellers on scenic routes.
Medium	Travellers on road, rail or other transport routes (eg. scenic routes, where the view is moderately important to the quality of the journey).
Low	<ul style="list-style-type: none"> People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work, where the setting is not important to the quality of working life; and Travellers, where the view is fleeting and incidental to the journey.

The Guidelines for Landscape and Visual Impact Assessment qualifies the above examples as follows:

"This division is not black and white and in reality there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focussed on views and visual amenity." (page 114, paragraph 6.35)

Magnitude of Visual Change

The magnitude of a visual change is assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration and degree of reversibility.

Size and Scale of Effects

The size or scale of change in the view relates to the degree of contrast or integration likely to result from the proposed development, and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.

The following criteria are used to assess the size and scale of change to the view or composition:

Impact	Description
<i>High</i>	The proposed development will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
<i>Medium</i>	The proposed development will cause a noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
<i>Low</i>	The proposed development, or a part of the proposed development, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.
<i>Negligible</i>	The proposed development would introduce barely discernible change to the view.
<i>No Change</i>	No noticeable loss, damage or alteration to character or features or elements.

Geographical Extent of Effects

The geographical extent of effects relates to the area over which visual effects are likely to be visible.

Duration and Reversibility

The following terminology is used to describe the duration of the proposals:

- short-term: under 1 year
- medium-term: 1-15 years
- long-term: over 15 years

Effects may be temporary, permanent or reversible over time. For example, visual effects arising from construction activities may be limited solely to the construction period and therefore temporary only, or they may be permanent, for example, where construction necessitates some clearance of existing vegetation.

Effects may be reversible, for example, restoration of a quarry following mineral extraction. The assessment therefore considers the practicality of effects being reversed with an approximate timeframe for reversibility.

OVERALL EFFECTS

The overall level of effect is derived through consideration of Magnitude of Change (Impact) and Sensitivity of the receptor. The scale shown in Table A8, below, is used to guide this judgement.

Table A8: Arriving at the Level of Effects					
	Magnitude of Change (Impact)				
Sensitivity of Receptor	High	Medium	Low	Negligible	No change
High	Major	Moderate or Major	Minor or Moderate	Minor	Neutral/ No change
Medium	Moderate or Major	Minor or Moderate	Minor	Negligible or Minor	Neutral/ No change
Low	Minor or Moderate	Minor	Negligible or Minor	Negligible/ Neutral	Neutral/ No change

Important effects are defined as those which are Major or Moderate/Major, i.e. between Moderate and Major.

Identifying importance of effect relies upon reasoned argument and professional judgement. It is not an absolute concept and can only be defined in relation to each development and its location. This is addressed in witness evidence at the forthcoming inquiry.

Table A9: Importance of effects	
Importance	Definition
Major adverse	The proposed development will cause substantial degradation of the landscape character/ landscape features/existing views. These adverse effects are key factors in the decision-making process. These effects are generally, but not exclusively, associated with sites or features of international, national or regional importance that are likely to suffer a most damaging impact and loss of resource integrity. However, a major change in a site or feature of local importance may also enter this category.
Moderate adverse	The proposed development will cause noticeable degradation of the landscape character/ elements/existing views. These adverse effects may be of note, but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision-making if they lead to an increase in the overall adverse effect on a particular resource or receptor.
Minor adverse	The proposed development will cause small degradation of the landscape character elements/ existing views. These adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process, but are important in enhancing the subsequent design of the project.
Negligible adverse	The proposed development will cause barely perceptible degradation of the landscape character/elements/ existing views.
Neutral	Beneficial effects balance out adverse effects such that there is no overall beneficial or adverse effect
No change	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.
Negligible beneficial	The proposed development will cause barely perceptible improvement to the landscape character/elements/existing views.
Minor beneficial	The proposed development will cause a small improvement to the landscape character/ elements/ existing views.
Moderate beneficial	The proposed development will cause noticeable improvement to the landscape character/ elements/ existing views.
Major beneficial	The proposed development will cause substantial improvement in landscape character/ elements/existing views. In making a decision about the proposal this advantageous effect may be considered to compensate to some degree for other, non-landscape, adverse effects.

APPENDIX B: PLANNING POLICY EXTRACTS

Table 1: Relevant landscape policies

Policy ID	Content
North Somerset Council Core Strategy (2017)	
CS5: Landscape and the historic environment	<p><i>Landscape</i></p> <p><i>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.</i></p> <p><i>The Mendip Hills Area of Outstanding Natural Beauty (AONB) will be protected by ensuring that development proposals conserve and enhance its natural beauty and respect its character, taking into account the economic and social well-being of the area.</i></p> <p><i>Historic environment</i></p> <p><i>The council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.</i></p> <p><i>Particular attention will be given to aspects of the historic environment which contribute to the distinctive character of North Somerset, such as the Victorian townscapes and seafronts in Weston and Clevedon.</i></p>
CS9: Green infrastructure	<p><i>The existing network of green infrastructure will be safeguarded, improved and enhanced by further provision, linking in to existing provision where appropriate, ensuring it is a multi-functional, accessible network which promotes healthy lifestyles, maintains and improves biodiversity and landscape character and contributes to climate change objectives.</i></p> <p><i>Priority will be given to:</i></p> <ul style="list-style-type: none"> <i>the protection and planting of trees in woodlands and urban areas, particularly native trees, for public amenity and climate change mitigation and benefits to biodiversity, health and recreation;</i> <i>the promotion of the Congresbury Yeo ... as local corridors for biodiversity and landscape enhancement;</i> <i>the continued development of a network of green spaces, water bodies, paths and cycleways and bridleways in and around the urban areas, recognising the value of sustainable drainage systems for green infrastructure;</i> <i>the management, maintenance, upgrading and extension of the public rights of way network including improved connectivity to areas of green infrastructure within and outside North Somerset;</i> <i>the provision of strategically significant green spaces in association with all areas of development.</i>

Policy ID	Content
North Somerset Council Core Strategy (2017)	
CS12: Achieving high quality design and place-making	<p><i>Well designed buildings and places</i></p> <p><i>North Somerset Council is committed to achieving high quality buildings and places across all of North Somerset, in particular to support comprehensive regeneration at Weston-super-Mare. High quality architecture and urban design will be sought from development demonstrating a robust design process to generate solutions that have clearly considered the existing context, and contribute to social, economic and environmental sustainability. As part of a comprehensive place-making strategy new development should function well, supporting sustainable land uses and seek to improve the image of the area. Poor design standards in individual buildings and larger schemes are not acceptable.</i></p> <p><i>Proposals of all scales will be required to demonstrate sensitivity to the existing local character already established in an area and should take the opportunity to enhance the sense of place and local identity through a well thought out design. Where the existing design characteristics are not considered of a high quality, new development should actively aim to enhance the area through good design. Schemes must be based on a thorough site appraisal. In particular the following aspects of North Somerset’s character should be maintained and enhanced in addition to the heritage aspects identified through Policy CS5.</i></p> <ul style="list-style-type: none"> <i>The historic built environment, for example the Victorian residential areas located throughout the district but focussed in the main towns;</i> <i>Coastal areas including key buildings and public spaces that contribute to the character and experience of the place;</i> <i>The historic rural settlements, particularly those in the Green Belt</i>
CS32: Service villages	<p><i>New development within or adjoining the settlement boundaries of the Service Villages of Backwell, Banwell, Churchill, Congresbury, Easton-in-Gordano/Pill, Long Ashton, Winscombe, Wrington and Yatton which enhances the overall sustainability of the settlement will be supported where:</i></p> <ul style="list-style-type: none"> <i>It results in a form, design and scale of development which is high quality, respects and enhances the local character, contributes to place making and the reinforcement of local distinctiveness, and can be readily assimilated into the village;</i> <i>It results in high quality sustainable schemes which is appropriate to its context and makes a positive contribution to the local environment and landscape setting;</i> <i>It does not result in significant adverse cumulative impacts (such as highway impacts) likely to arise from existing and proposed development within the wider area;..</i>

APPENDIX B: PLANNING POLICY EXTRACTS

Table 1: Relevant landscape policies

Policy ID	Content
Sites and Policies Part 1: Development Management Policies (2016)	
DM3: Heritage Assets	<p>When considering proposals within a Conservation Area, the council will seek to:</p> <ul style="list-style-type: none"> Ensure that new development affecting the setting of a conservation area preserves those elements of the setting that make a positive contribution and, where possible, better reveals the significance of the conservation area. Ensure that development conforms to published guidance as set out within Conservation Area Character Appraisals and Management Plans.
DM4: Listed Buildings	<p>Development will be expected to preserve and where appropriate enhance the character, appearance and special interest of the listed building and its setting... In some cases contributions may be sought towards enhancement of the setting of the listed building in order to mitigate other unavoidable harm caused.</p>
DM5: Registered Parks and Gardens	<p>Historic Parks and Gardens (both registered and unregistered) are an important part of North Somerset's heritage. Development will be expected to conserve the design, character, appearance and settings of North Somerset's historic parks and gardens to safeguard their significance including those features which form an integral part of their special character or appearance.</p>
DM7: Non Designated Heritage Assets	<p>When considering proposals involving non designated heritage assets the council will take into account their local significance and whether they warrant protection where possible from removal or inappropriate change including harm to their setting.</p>
DM10: Landscape	<p>All development proposals should:</p> <ul style="list-style-type: none"> Not have an unacceptable adverse impact on the designated landscape character of the district as defined in the Landscape Character Assessment Supplementary Planning Document (2005) and respond to the distinctive qualities of the landscape including both the nationally registered and unregistered Historic Parks and Gardens in North Somerset Be carefully integrated into the natural, built and historic environment, aiming to establish a strong sense of place, respond to local character, and reflect the identity of local surroundings, whilst minimising landscape impact. Respect the tranquillity of an area. Include appropriate landscaping and boundary treatments in the scheme. Conserve and enhance natural or semi-natural vegetation characteristic of the area. Respect the character of the historic landscape including features such as field patterns, watercourses, drainage ditches, stone walls and hedgerows. <p>Where outdoor lighting is proposed adopt a lighting scheme which minimises obtrusive light and where dark skies are an important feature of the area. Where some harm to the local landscape character is unavoidable, but a development is otherwise deemed beneficial, then positive mitigation measures should be secured by a landscape condition or planning agreement (Section 106), involving works on or off-site as necessary.</p>

Policy ID	Content
Sites and Policies Part 1: Development Management Policies (2016)	
DM11: Mendip Hills Area of Outstanding Natural Beauty (AONB)	<p>Any development will need to conserve and, where possible, enhance the landscape and scenic beauty of the AONB.</p> <p>Development which would have an adverse impact on the landscape, setting and scenic beauty of the Mendip Hills AONB, including views into and out of the AONB, will not be permitted unless in exceptional circumstances and where it can be demonstrated that it is in the public interest....</p> <p>Particular attention will be given to the siting, scale, size, character, design, materials and landscaping of the proposed development, views to and from the AONB, as well as conservation of wildlife and cultural heritage</p>
DM19: Green Infrastructure	<p>Large-scale proposals in locations where there is a lack of green infrastructure or opportunities to create or improve green networks, will be required to contribute to the quality of the environment, through the creation of high quality well designed and accessible green infrastructure. Proposals will, where appropriate, ensure that green infrastructure is:</p> <ul style="list-style-type: none"> designed to promote and enhance local diversity and distinctiveness. <p>Proposed Strategic Cycle Routes : Congresbury/Churchill/Wrington/Burrington/Blagdon – Route of former railway path avoiding B3133/A368</p>
DM25: Public Right of Way, Pedestrian and Cycle access	<p>Development that would reduce, sever or adversely affect the use, amenity or safety of public rights of way and other forms of public access, or prejudice the planned development of the network will only be permitted if acceptable provision is made to mitigate those effects, or divert or replace the right of way or other form of access, before the development commences...</p>
DM32: High quality design and place making	<p>The design of new development should contribute to the creation of high quality, distinctive, functional and sustainable places where opportunities for physical activity and recreation are maximised. The design and planning of development proposals should demonstrate sensitivity to the local character, and the setting, and enhance the area taking into consideration the existing context. Design solutions should seek to enhance local distinctiveness and contribute to the creation of a sense of place and identity. Proposals which cause unacceptable harm to the character or appearance of the area will not be permitted.</p> <p>In determining whether the design is acceptable account will be taken of whether:</p> <ul style="list-style-type: none"> the siting, soft and hard landscaping, levels, density, form, scale, height, massing, detailing, colour and materials are appropriate and respect the characteristics of the site and surroundings and are appropriate to its use and position within the landscape and/or townscape; and the site integrates with the surrounding environment including streets, paths and cycle ways, continuing successful local development patterns and creating an interconnected public realm; and the design and layout should not prejudice the living conditions for the occupiers of the proposal or that of adjoining occupiers through loss of privacy, overlooking, overshadowing or overbearing impact;

APPENDIX B: PLANNING POLICY EXTRACTS

Table 1: Relevant landscape policies

Policy ID	Content
Sites and Policies Part 1: Development Management Policies (2016)	
DM36: Residential densities	<p><i>Residential development should optimise the potential of the site to accommodate development whilst protecting or enhancing the distinctiveness and character of the area.</i></p> <p><i>In determining the appropriate density for a particular site, particular attention will be given to:</i></p> <ul style="list-style-type: none"> <i>the physical characteristics of the site;</i> <i>the character of the locality and neighbouring buildings;...</i>

Policy ID	Content
National Planning Policy Framework, updated June 2019	
15. Conserving and enhancing the natural environment	<p><i>170. Planning policies and decisions should contribute to and enhance the natural and local environment by:</i></p> <p><i>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</i></p> <p><i>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...</i></p> <hr/> <p><i>172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks</i></p>