



**Land at South  
Farm, Wickwar**

**Landscape and  
Visual Appraisal**

Prepared by:  
**The Environmental  
Dimension  
Partnership Ltd**

On behalf of:  
**Bloor Homes  
(South West)**

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## Contents

<b>Section 1</b>	Introduction, Purpose and Methodology .....	1
<b>Section 2</b>	The Site.....	3
<b>Section 3</b>	Findings of EDP Data Trawl .....	5
<b>Section 4</b>	Existing (Baseline) Conditions: Landscape Character.....	9
<b>Section 5</b>	Existing (Baseline) Conditions: Visual Amenity .....	19
<b>Section 6</b>	Landscape Opportunities, Constraints and Conclusions .....	27
<b>Section 7</b>	The Proposed Development and Mitigation.....	29
<b>Section 8</b>	Assessment of Effects .....	X
<b>Section 9</b>	Summary and Conclusions .....	X

## Appendices

<b>Appendix EDP 1</b>	Methodology: Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal
<b>Appendix EDP 2</b>	Findings of EDP Data Trawl
<b>Appendix EDP 3</b>	Representative Photoviewpoints (edp6190_d004a 09 December 2021 GY/EB)
<b>Appendix EDP 4</b>	Framework Masterplan (Turley, 3001H, 07 September 2021)

## Plans

<b>Plan EDP 1</b>	Findings of EDP Data Trawl (edp6190_d001a 09 December 2021 MH/EB)
<b>Plan EDP 2</b>	Site Character and Local Context (edp6190_d002a 09 December 2021 MH/EB)
<b>Plan EDP 3</b>	Findings of EDP's Visual Appraisal (edp6190_d003a 09 December 2021 MH/EB)

**Plan EDP 4**      Landscape Opportunities and Constraints  
(edp6190\_d005a 09 December 2021 EB/PD)

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## **Section 1**

### **Introduction, Purpose and Methodology**

#### **Introduction**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Bloor Homes (South West) (hereafter referred to as ‘the applicant’) to undertake a Landscape and Visual Appraisal (LVA) of land at South Farm, Wickwar (hereafter referred to as ‘the site’) to inform a proposed residential development of circa 180 units with open space and an area reserved for a new community shop. The site falls within South Gloucestershire Council Local Planning Authority (LPA) area, extends to 7.89 hectares (ha), and is briefly described in **Section 2** of this baseline.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)). EDP is a Registered Practice of the Landscape Institute<sup>(1)</sup> specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 The site has not been the subject of any previous planning applications.

#### **Purpose and Structure of this LVA**

- 1.4 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.
- 1.5 In undertaking the assessment described in this LVA, EDP has:
- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
  - Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
  - Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**); and
  - Summarise overall constraints and opportunities of the site in respect to landscape and provide recommendations for design in **Section 6**;

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<sup>1</sup> LI Practice Number 1010

- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 7**);
- In **Section 8**, assessed the landscape and visual effects in accordance with the approach described below;
- Reached overall conclusions in **Section 9**; and
- Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative).

### **Methodology Adopted for the Assessment**

- 1.6 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA) as confirmed by the screening decision dated 18 November 2021. This LVA has, therefore, been undertaken in accordance with the principles embodied in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.
- 1.7 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and gardens and parks listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG).
- 1.8 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in clear weather conditions on 13 March 2020.
- 1.9 **Design Inputs:** EDP's field assessment has informed the identification of site constraints and opportunities which will in turn be used to shape future development proposals of the site to avoid, minimise or compensate for landscape effects. Such design and mitigation recommendations are summarised in **Section 6**.

### **Study Area**

- 1.10 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' was adopted, the extent of which is illustrated on **Plan EDP 1**. Based mainly on desk-based study, this broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 2km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

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## Section 2

### The Site

- 2.1 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site is located at the southern extent of Wickwar, Gloucestershire, (circa 500m from the town's centre) and is within South Gloucestershire Council LPA.
- 2.2 The site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**.
- 2.3 The site is situated to the west of the B4060 (Sodbury Road), separated in the most part from fronting onto this road route by the presence of existing residential built form which extends in a linear form from the southern extent of the core settlement. The site extends between the large agricultural buildings of South Farm at its northern boundary, south as far as the junction between the B4060 and the minor road route of Frith Lane. The site comprises 8.2 ha of pastoral farmland, divided into 4 field parcels by clipped native hedgerow – in some cases fields of the site form part of a wider field parcel extending beyond the site boundary. Some hedgerow trees are present at the boundaries of the site, however, these are scarce in an otherwise open landscape. Topography of the site appears generally flat, with a gentle northerly aspect. New development is currently under construction within field parcels on the opposite side of the B4060 to the site, which further extends the existing settlement southwards.

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## **Section 3**

### **Findings of EDP Data Trawl**

- 3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 3** and summarised in this section.

#### **Background Published Evidence Base Documents**

- 3.2 The following documents are relevant and will be discussed as appropriate later in this report:
- South Gloucestershire Landscape Character Assessment Supplementary Planning Document (adopted November 2014); and
  - Wickwar Conservation Area Supplementary Planning Guidance (October 1998).

#### **Findings of EDP Data Trawl**

##### ***Landscape-related Designations and Other Considerations***

- 3.3 Landscape-related designations and policy considerations within 5km of the are shown on **Plan EDP 3**. In summary:
- National landscape designations: The site does not lie within a nationally designated landscape;
  - Local landscape designations: The site does not lie within a locally designated landscape; and
  - Other landscape-related designations: Whilst no Public Rights of Way (PRoW) pass through the site, there is a well-connected network of public footpaths across the study area.

##### ***Heritage Matters***

- 3.4 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Heritage Impact Assessment (prepared by EDP, report ref edp6190\_r005).

3.5 Within the wider study area, the following heritage assets are components of the contemporary landscape:

- Wickwar Conservation Area is located 350m to the north of the site;
- Listed Buildings in the context of the site are predominantly focused within the extent of the Conservation Area identified above, with the exception of a couple of scattered items within the landscape to the south-east. The closest Listed Building to the site is the Grade II Listed 'South Farmhouse', located 40m to the north of the site alongside Sodbury Road;
- The closest Scheduled Monument to the site is located 1.4km to the west, comprising Wickwar Roman Small Town; and
- The closest Registered Park and Garden to the site, Tortworth Court Registered Park and Garden, is located 4.4km to the north-west of the site.

#### ***Ecology Matters***

3.6 A separate Interim Ecological Baseline Report (prepared by EDP, report ref edp6190\_r004) considers the ecological assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- No ecological designations are present within the extent of the site's boundary; and
- Bishops Hill Wood SSSI and Lower Wood SSSI are located 600m and 1.2km to the east of the site, respectively.

#### ***Arboricultural Matters***

3.7 A separate Arboricultural Assessment considers the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- No Tree Preservation Order's have been noted within the site extent by the Arboricultural Consultant; and
- No areas of Ancient Woodland are present within or adjacent to the site, the closest being Bishops Hill Wood Ancient Semi-Natural Woodland, 600m to the east.

#### ***Public Access and Rights of Way***

3.8 A review of the definitive map for South Gloucestershire reveals that no PRoW pass within the site boundary, however a strong network of PRoW is present within both the 5km and 2km study areas of the site, providing connection from the site in all directions. The following PRoW, cycle routes and areas of Open Access Land within the Study Area, of particular relevance to the site, are set out below:



- PRoW LRW/23 and 25, two east to west orientated routes c.90m and 400m to the north respectively;
- PRoW LWR/24, c.400m to the west;
- PROW LYA/12 and the junction of LYA/10, 11 and 12, c. 380m and 430m to the south-west respectively;
- PRoW LYA/9 and 23, c.420m to the south;
- PRoW LWR/20, 21, 21A and 22 within new built form and proposed built form to the east of the B4060;
- PRoW LWR/18 and 19 and LHA/40, c. 560m, 675m and 680m to the north-east respectively;
- Promoted footpaths of the Jubilee Way, Monarchs Way, Frome Valley Walkway and Cotswold Way pass within the 5km study area of the site;
- The route of National Cycle Route 410 'Avon Cycleway', a 111.7km circuit around the City of Bristol through surrounding towns and villages, passes 840m to the north and 1.6km to the south of the site; and
- A wooded area of Open Access Land, associated with Lower Woods, is situated 670m to the north-east of the site at its closest point.

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## Section 4

### Existing (Baseline) Conditions: Landscape Character

- 4.1 This section provides an assessment of the ‘baseline’ (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself which is included in this section.

#### National Character Assessment

- 4.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England<sup>2</sup>. The site and its surroundings fall within the north-eastern extent of NCA 118 ‘Bristol, Avon Valleys and Ridges’, which encompasses the City of Bristol at its core and the surrounding area to the north-east, south and south-west, including the Chew and Yeo valleys, Keynsham, Clevedon, Portishead and parts of the Cotswolds and Mendip Hills AONB).
- 4.3 While the NCA is broadly representative of the site’s landscape context, it is too large-scale and generic to reliably inform an assessment of the suitability of the proposals in landscape terms. Of much greater use are the more localised, district-specific assessments described below.

#### Local Landscape Character Assessments

- 4.4 The South Gloucestershire Landscape Character Assessment Supplementary Planning Guidance (SPG) (revised and adopted November 2014) documents the existing character of the landscapes of South Gloucestershire, subdividing the Authority area into 21 Landscape Character Areas (LCA) and setting out their distinctive attributes and features.
- 4.5 The site is situated wholly within LCA 5 – ‘Wickwar Ridge and Vale’, described briefly as “a diverse undulating landscape covered with a mix of farmland, woodland and common”. An extract of this LCA description is included within **Appendix EDP 2**. Key characteristics of the LCA are identified as follows (underlined where of relevance to the site or its immediate context):
- *“Large scale undulating landscape with small and medium scale Little Avon River valley. The Cotswold Scarp to the east forms a significant backcloth and provides extensive views over the area. The Wickwar Ridge to the west forms a distinctive*

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<sup>2</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

*landscape feature in views across the adjacent Yate Vale character area and provides for expansive westward views across the landscapes to the north of Yate;*

- *A rural, and in places relatively remote landscape, characterised by varied land cover of irregular, small to medium mixed pasture and arable fields defined by hedgerows (clipped, thick and intermittent) trees & small areas of woodland interspersed with commons. The hedgerows provide important connectivity between the areas of woodland;*
- *Tranquillity is a particular characteristic of the landscapes of the northern and north eastern half of this character area;*
- *The extensive Lower Woods complex includes one of the largest areas of ancient woodland in the southwest of England and is of significant landscape and ecological importance within this area and the South Gloucestershire area as a whole, and provides habitat for a range of notable species including European Protected Species. These woodlands have a close interrelationship with the adjoining common land;*
- *A number of commons of varying sizes have distinct land use types of rough grassland and scrub make a significant contribution to the character and distinctiveness of this area;*
- *There is an extensive mosaic of calcareous grassland present across the Wickwar Ridge and Valley, supporting a diverse range of flora including areas of species rich grassland;*
- *Areas of arable farming provide nesting opportunities in the spring and foraging potential in the winter for farmland birds including Amber and Red listed species;*
- *Settlement pattern is generally very limited, concentrated in one small town, two villages and scattered elsewhere;*
- *Views are expansive particularly from commons, more elevated locations, the edges of Churchend and Charfield and elsewhere largely contained by landform, woodland and hedgerows; and*
- *Two quarries, two golf courses, 'B' roads, small settlements, a railway line and powerlines, largely have a local influence on character.*

4.6 With respect to the village of Wickwar the LCA states:

*"The western edge of Wickwar, also designated a Conservation Area, comprises a medieval planned town. Developed along a main trade route from Droitwich to Sodbury and Pucklechurch it is focused along a broad, market street. Limestone boundary walls, mature trees to the north and west and archaeological remains (the medieval Horse Bridge to the west of the town is a Scheduled Ancient Monument) contribute to its historic character.*

*This town was the first in the UK to be lit by electricity and a number of the original distribution poles survive.*

*Wickwar is prominent on the upper slopes of the Little Avon River valley, where both building facades and rooflines are clearly visible against the skyline in local views. This is due to the exposed setting, clipped low hedges and very limited tree cover.*

*The exposed, regular settlement edge of Wickwar, perched on the skyline above the Little Avon Valley, is stark and intrusive.”*

- 4.7 As set out above, LCA 5 includes a number of key characteristics that are found to broadly correlate with the features and character of the site and its local context. Some disparities between the site and these characteristics are also identified however, notably the ‘stark and intrusive’ nature of Wickwar which is felt to be of greater relevance to the landscape to the east of the settlement and Wickwar’s eastern settlement edge rather than that to the west which is currently considered to be reasonably well filtered within the wider landscape; and the presence of woodland and commons, which are again limited to the west of the character area. Given the presence of some distinguishing features, however, in accordance with EDP’s Methodology (included at **Appendix EDP 1**), the landscape of LCA 5 is considered to be in good condition and of medium sensitivity to development.

- 4.8 Within the LCA’s description it also sets out a Landscape Strategy for the area, which mentions:

*“The extension of development, including for recreation outside existing settlement boundaries, requires sensitive treatment to ensure such changes are integrated within and absorbed into the wider landscape, and impact on any wider views from adjacent ridges is minimised”; and*

*“new development respects and integrates with the historic pattern of the host landscape or settlement pattern and reinforces local distinctiveness through the use of appropriate building materials.”*

- 4.9 In terms of non-host Landscape Character Areas, the boundary of LCA 8 ‘Yate Vale’ is present 870m to the west of the site, however, as a result of landform and intervening vegetation there is limited intervisibility between this character area and the site – therefore the presence of indirect effect upon the LCA as a result of the site’s development is anticipated to be limited.

### **EDP Site Assessment**

- 4.10 While the above-published assessments provide a helpful contextual appreciation of the wider landscape, none provide a sufficiently site-specific assessment to allow a reliable assessment to be made of the effects of the proposed development on the landscape. In particular, published assessments tend to miss more localised influences on the landscape such as the effect of traffic or existing development on tranquillity and visual

character, especially in close proximity to settlements. This requires an appropriately detailed assessment of the site itself and its immediate surroundings, which EDP has undertaken and is described below and should be read in conjunction with **Plan EDP 2**.

- 4.11 A site visit has taken place in early March 2020 in clear weather conditions. The visit was complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g., from local roads and PRow).

#### ***Physical Landscape***

- 4.12 The landscape of the site appears generally flat in terms of topography, however there is a gentle gradient running across the site between a high point of 91m above Ordnance Datum (aOD) at the site's southernmost corner, to a low point of 83m aOD at the northern edge.
- 4.13 A small, ditch watercourse is present along the western boundary of the northern-most field parcel, with another present 222m to the west around which a gentle valley is formed to which the site contributes.
- 4.14 In terms of wider topography, the landscape to the east of the site and the B4060 slopes gently downward away from the site, seemingly positioning the settlement of Wickwar upon a slightly elevated ridgeline, as identified within LCA 5 of the South Gloucestershire Landscape Character Assessment SPG.
- 4.15 This character element of the site is perceived to be able to accommodate change without fundamentally changing these characteristics and, as such, is considered to be of low sensitivity.

#### ***Visual and Sensory Character:***

- 4.16 The generally flat landscape of the site and surrounding landscape gives the site an open character (particularly due to the lack of tree cover at hedgerow boundaries), as demonstrated within **Images EDP 1 - 4** below. The site experiences some long-distance views to the west (**Image EDP 1**), with movement of traffic upon the M5 motorway visible in the distance - circa 6.3km away.



**Image EDP 1:** View west from the site's interior, demonstrating the availability of long-distance views towards the M5 motorway and associated landscape

- 4.17 From within the site views are also available towards the tower of Holy Trinity Church Wickwar (as seen within **Image EDP 4**) to the north of the main settlement of Wickwar, but within its associated Conservation Area, and 1.1km to the north of the site.
- 4.18 Views from the site to the east are limited by a combination of existing built form along this site edge and the downward sloping topography in this direction. As seen within **Image EDP 2** below, clear visual influence of existing built form along the site's eastern boundary is experienced when within the site, with the existing farm buildings of South Farm at the northern extent of the site already seemingly forming part of the settlement.



**Image EDP 2:** Clear intervisibility is available between the site and adjacent properties along its eastern boundary, with the minimal presence of vegetation allowing for an urbanised influence along this edge of the site.

- 4.19 The site is influenced by the urban edge along its eastern boundary and within wider views is seen to sit alongside existing settlement. With this in mind it is felt that with sensitive design the site would have potential to accommodate development without causing extensive damage to the visual and sensory character of the Site and its local context, with the potential to frame views of the wider landscape to the west and of the church tower to

the north. This character aspect is therefore considered of medium sensitivity to development.

### ***Landscape Fabric and Habitats***

- 4.20 As can be seen upon **Plan EDP 2**, the landscape fabric features of the site are limited to the overall site boundary and its internal field boundaries, formed of predominantly clipped native hedgerows with sporadic mature hedgerow trees. The site's hedgerow features appear to be in good condition and provide part of an important local green infrastructure network extending out into an otherwise open landscape of large-scale pasture and arable fields. In terms of hedgerow trees these features are quite scattered in the wider landscape and some items on the site are seen to be stag-headed in form. Where possible these landscape features should aim to be retained and enhanced within future proposals where practical.
- 4.21 The ecological report accompanying this application identifies the interior of the site to be of agricultural use and characterised by a mixture of arable, improved grassland, poor semi-improved grassland, dense and scattered scrub habitats, illustrated upon the Extended Phase 1 Survey plan. The majority of habitats on site are noted to have negligible ecological value, with the exception of scattered trees within hedgerow boundaries and wet and dry ditches distributed across the site in association with field boundaries which are considered of site-scale value due to their maturity and connectivity to the wider landscape, respectively. Hedgerows on the site are considered to be of local-scale value, being a priority habitat for England and for their contribution to connectivity to the wider landscape beyond the site boundary.
- 4.22 Overall, the site is considered to contain a number of locally valuable landscape features in good condition from a landscape perspective. Given the size and openness of the site's field parcels, it is felt that with sensitive design the landscape fabric of the site could accommodate change within its boundary and be integrated into future schemes, without detrimental effect upon most key landscape fabric features. With this in mind the landscape fabric and habitat of the site is deemed to be of medium sensitivity to development.





**Image EDP 3:** Clear intervisibility between the site and 86 Sodbury Road. Views from the site beyond this property are limited as the landscape slopes away from the B4060, to be curtailed further once approved development along the opposite site of the B4060 is constructed.

### ***Historic Landscape Character***

- 4.23 Avon Historic Landscape Characterisation (first draft) 1995-8 identifies the majority of the site to be categorised as “A1: *Late medieval enclosed open fields created by local arrangement and exchange*” which is identified as “*the category most commonly found in the county*”. The southernmost field parcel of the site however is categorised as “H4: *18th - 19th century enclosure by local and parliamentary act*”. Whilst the classification of the site within category A1 correlates features including field parcels being generally associated with the nucleated settlement of Wickwar and being regular in outline and generally following the natural lie of the land. However, it is not considered accurate that the southern-most extent of the site be within category H4 given that the area shows little correlation to the suggestion of the site forming part of a large area of heathland which was subsequently divided in the late 18th and early 19th century.
- 4.24 Wickwar Conservation Area is situated to the north of the site, however the edge in closest proximity to the site, and therefore potential for intervisibility, is quite modern in terms of settlement character with little representativeness of the Conservation Area’s historic core. The presence of commercial factory units present within the southern area of the conservation area also have a detracting influence upon this area of the designation. In addition, the associated Conservation Area assessment does not note any important views in the direction of the site which are pertinent to the value of the designation. The site does possess intervisibility with the Conservation Area to the north, including to the tower of Holy Trinity Church Wickwar (as seen within **Image EDP 4** below), which are suggested to be framed within future proposals to provide a historic connection to the existing settlement.
- 4.25 As such the site itself is deemed to be of low sensitivity in terms of historic landscape character and able to accommodate change without detrimental effect if designed sensitively.



**Image EDP 4:** Views from the centre of the site, looking north towards the existing settlement of Wickwar, its associated Conservation Area and the agricultural buildings of South Farm. The tower of Holy Trinity Church Wickwar can be seen upon the skyline above the rooflines of the settlement and between intervening vegetation.

### ***Cultural Connections***

- 4.26 Cultural implications upon the site itself are limited, the settlement is not known to be mentioned within well-known literature, poetry or depicted within artwork. The main historic and cultural core of the market town of Wickwar is considered to be inwardly focussed around the High Street (seen within **Image EDP 5** below) circa 400m to the north, of which the site possesses no physical or visual connection. Local stone makes appearance in the material palette of roadside walls and buildings within the core of Wickwar.



**Image EDP 5:** Character of High Street, Wickwar, north of the site.

- 4.27 In terms of recreational value, there are no PRow routes crossing the site and the interior of the site is not accessible to the public for recreational purposes.
- 4.28 As such the site itself is deemed to be of low sensitivity in terms of cultural connections and able to accommodate change without detrimental effect upon the cultural character of the site, overall settlement or wider recreational landscape.

## **Section 5**

### **Existing (Baseline) Conditions: Visual Amenity**

#### **Introduction**

- 5.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 5.2 This section describes the existing views, and the ‘receptors’ likely to experience visual change, through three steps described in turn below:

#### **Step One: Defining Zones of Theoretical and Primary Visibility**

- 5.3 The starting point for an assessment of visual amenity is a computer-generated ‘zone of theoretical visibility’ (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 5.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a chartered landscape architect on 13 March 2020 in clear weather conditions and therefore truthfully predicts the extent of wintertime views of the proposed development.
- 5.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.
- 5.6 **Plan EDP 3** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends: 500m to the west and north-west; 100m to the north encompassing PRoW LWR/23; 50m to the east, covering adjacent residencies and the B4060 in part; 200m to the south to the course of Frith Road; and 250m to the south-west.

#### **Step Two: Defining Receptor Groups**

- 5.7 Within the ZPV and wider area, the people (‘receptors’) likely to experience visual change can be considered as falling into a number of discernible groups.

## ***Rights of Way Users***

### *LYA/11*

- 5.8 **Photoviewpoint EDP 5** represents views from this PRoW to the west of the site. the route currently passes through a field of equestrian paddocks, divided by wooden post and rail fencing which give the route an enclosed character. Looking towards the site, glimpsed views are available of existing rooflines of the southern end of Wickwar, including those located along the eastern site boundary of the site and the buildings of the new development located to the east of the B4060. Considering this, clear views of the site's 3 southern field parcels are available, with glimpsed views of the northern-most field parcel, all against a backdrop of existing (or under construction) built form and the wooded high ground beyond.

### *PROW LYA/12, LYA/10 and LYA 9*

- 5.9 Views from these PRoW routes located to the south-west are represented by **Photoviewpoint EDP 6**, within which the site is seen to be filtered by the presence of intervening vegetation in the form of hedgerow boundaries.

### *PRoW LRW/23*

- 5.10 PRoW LRW/23 passes to the north of the site connecting South Farm to the landscape and PRoW network to the west. **Photoviewpoint EDP 7** represents views from this footpath route, showing how the post and wire fence to the south of the route allows for clear views towards the site. The flat topography of the landscape and presence of intervening hedgerow does provide some filtering of the site's interior, however views of residential properties associated with Sodbury Road and Frith Road are visible beyond.

### *PRoW LWR/25*

- 5.11 PRoW LWR/25 crosses the field parcels to the north of the site, leaving the settlement edge and travelling west along the southern boundary of the Wickwar Conservation Area, as represented by **Photoviewpoint EDP 9** (adjacent to the settlement edge) and **Photoviewpoint EDP 8** (taken further to the west near the route's junction with LWR/23). From the settlement edge, views toward the site from this part of the route are heavily filtered by the presence of intervening built form and foreground vegetation of field boundaries, however glimpsed views are available of the site's southern field parcels with the rooflines of existing built form visible through tree canopy. As the route moves further west, views of the extent of the site within the view open up slightly as the angle of view changes – however as seen within **photoviewpoint EDP 8** intervening vegetated boundaries continue to filter the clarity of views to the site. Clearest views of the site continue to be focused upon the southern half of the site, with The Yard adjacent to Sodbury Road being visible alongside 86 Sodbury Road and the property of Fernleigh at the site's south-eastern corner.

*PRoW LWR/24*

- 5.12 Views towards the site from PRoW LWR/24 are curtailed by the presence of intervening field boundary vegetation. As with PRoW LWR/25, where breaks in the foreground vegetation allows for further views beyond, views of the site are likely to be heavily filtered by further hedgerow boundaries, and as such the site would be barely discernible within views despite the proximity of the route.

*PRoW LWR/29*

- 5.13 PRoW LWR/29 passes within the extent of Wickwar Conservation Area, however receptors using this route are heavily influenced by the presence of the raw edge of residential development associated with Buthay Lane and the factory facility to the north of the route. Within views to the south from this route, as represented by **Photoviewpoint EDP 10** as the route meets Wickwar Playing Fields, the roofline of South Farm is visible through the canopy of field boundary vegetation, demarking the northern extent of the site. Clear views are available of the site's interior with the properties of The Yard and 86 Sodbury Road visible beyond. The rooflines of buildings associated with 1-3 Frith Road are also visible above intervening vegetation, identifying the location of the southern-most extent of the site within the view.

*PRoW LYA/3*

- 5.14 PRoW LYA/3 is located in the wider landscape to the west of the site. Despite the availability of views in this direction from within the site, return views were found to be relatively limited as a result of gently undulating topography, as demonstrated by **Photoviewpoint EDP 11**. Within this view intervening landform is seen to curtail views of the site and the wider settlement of Wickwar entirely from this footpath route, and as such no further consideration will be made to receptors travelling along it within future assessment.

*PRoW LHA/40 and edge of Open Access Land*

- 5.15 Located circa 1.25km to the north-east of the site, receptors using PRoW LHA/40 and the Open Access Land associated with Lower Woods experience glimpsed views of properties and rooflines associated with the eastern settlement edge of Wickwar, as demonstrated within **Photoviewpoint EDP 12**. Views such as this from the adjacent Open Access Land associated with Lower Woods would be limited to the designations edges and where available would not be dissimilar to that experienced from the nearby PRoW route. Visibility of the site from this vantage point however is curtailed by the presence of an intervening tree belt to the south-west, and beyond that by intervening field boundary vegetation. As such, no views of the site are experienced by receptors using these recreational features.

*PRoW to the east including PRoW LWR/20, 21, 21A and 22*

- 5.16 Through a site visit it was established that PRoW LWR/21 and LWR/22 are incorporated within new built form being constructed within the field parcels through which they pass.

Given the gentle slope of the landscape away from the site and B4060, views from PRow within the fields to the east of the site (including PRow LWR/21A and 20) were found to be limited to the site's eastern extent of its southern-most fields as a result of the ridgeline which is formed along the B4060. These views are expected to be further reduced as a result of new development coming forward to the east of the B4060, and as such intervisibility with the site following its construction is expected to be limited further to the point where it is no longer available and are therefore discounted from further consideration.

- 5.17 Through the site visit no views were identified to be available from the promoted footpaths of the Jubilee Way, Monarchs Way, Frome Valley Walkway and Cotswold Way or the route of National Cycle Route (NCR) 410 and as such they are discounted from any further considerations.
- 5.18 Given the recreational use of these PRow routes and areas of Open Access Land by local receptors, to enjoy the surrounding landscape and their rural countryside context, the sensitivity of receptors using these PRow routes and areas of Open Access Land is considered to be high.

### **Road Users**

#### *B4060 Sodbury Road/ Wickwar Road*

- 5.19 A large proportion of views of the site from this minor road route are curtailed or filtered by the presence of existing built form along its western side. **Photoviewpoint EDP 1** represents views when approaching the site from the north. Located at the round-about junction between the B4060 and the residential Street of Amberley Way. From this location the majority of the site is screened from view by intervening built form, however the slither of land which wraps around the southern extent of South Farm is seen to join the B4060 adjacent to this island junction -currently lines with a number of semi-mature willow trees which reduce further depth of views into the site.
- 5.20 Where adjacent built form along this road route reduces further south, clear intervisibility is available between the B4060 and the southern extent of the site – notably the two southernmost fields beyond foreground, clipped hedgerow, as demonstrated by **Photoviewpoint EDP 2**. At present this section of the road route appears open to green fields on both sides, however development under construction to the east of the road route will over time contain views available from this road route in this direction.
- 5.21 Further south along the route, approaching Wickwar from the south as represented by **Photoviewpoint EDP 3**, the hedgerows lining the road route on either side serve to limit the extent of views towards the site markedly, limiting them to the eastern boundary of the southernmost fields, with the property of 86 Sodbury Road seen within the channeled views.

- 5.22 Overall, no more than a 1km stretch of the road route experiences intervisibility with the site, the majority of which is already influenced by the existing (or soon to be constructed) built form of Wickwar as it extends along either side of the road route.

*Frith Lane*

- 5.23 Receptors travelling along Frith Lane to the south of the site experience clear views north across the site, beyond foreground roadside hedgerow, against a backdrop of existing settlement of Wickwar. Views from this road route are represented by Photoviewpoint EDP 2, at its junction with the B4060, and Photoviewpoint EDP 4, further west along the route where a gap in the hedgerow allows. Overall no more than a 600m stretch of the road route will experience visibility with the site beyond roadside hedgerow.

*Horwood Lane*

- 5.24 Currently a minor rural road approaching the site from the east to join the B4060, this route is to be enclosed over time by the development of the Bellway and Linden Homes development sites either side of this route. With this in mind visibility towards the site is likely to be limited to the point at which the road route joins the B4060 adjacent to the site's boundary, views from which are currently dominated by the presence of The Yard directly opposite with heavily filtered glimpses of the site beyond.

*Poplar Lane*

- 5.25 As with Horwood Lane mentioned above, this route is currently of rural character bound on both sides by mature hedgerow which gives the route notable visual containment which again does not open up until the route meets with the B4060. Even at this point, despite its proximity, views of the site are limited by existing built form and associated vegetation, with most notable visibility likely to be limited to the proposed point of access as it joins the B4060 to the north-west.
- 5.26 Given the minor and rural nature of these road routes, and the potential for receptors to have an element of appreciation of the landscape through which they pass when commuting to work/home or travelling to local recreational facilities, receptors using these minor road routes are considered to be of medium sensitivity to development upon the site.

***Residential Dwellings/Groups***

- 5.27 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change.
- 5.28 Clear and glimpsed residential views of the site are found to be localised and contained in extent as a result of surrounding undulating landform, vegetation and the presence of built form itself. Residential receptors likely to experience views towards the site from within



the curtilages of their properties are as follows, with key residential groups identified upon **Plan EDP 3**:

- a) Properties directly to the east of the site's boundary alongside the B4060 (Sodbury Road) experience clear views over the site's interior at present (as seen within **Image EDP 2** and **4**), notably from upper storey windows however glimpsed from ground floor windows also. Properties on the eastern side of the B4060 may also experience glimpsed views of the site from upper storey windows, where gaps in intervening built form allows;
- b) Properties 100m to the south of the site alongside Frith Lane (numbers 1-3) experience clear intervisibility with the site's interior, seen upon the edge of existing built form of the properties along the B4060;
- c) Frith Cottages and buildings of Frith Farm, 270m and 440m to the south-west respectively; with the site seen against a backdrop of existing built form of Wickwar, the properties along the B4060 and over time the adjacent development parcels currently under construction to the east of the site; and
- d) Property 440m to the north of the site, associated with Buthay Lane (number 1) at the southern extent of the Conservation Area. Views from this property are considered to be oblique and, where available beyond the filtering effect of intervening vegetation, predominantly limited to upper storey windows.

### **Step Three: Defining Representative Viewpoints**

5.29 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints at 1.7km and more from the site; and
- Viewpoints from all the above receptor groups.

5.30 The representation of views is supported by twelve photoviewpoints (PVPs). Their location is illustrated on **Plan EDP 3**. Photographs from the selected viewpoints are contained in **Appendix EDP 3**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.



**Table EDP 5.1:** Summary of Representative Photoviewpoints.

<b>PVP No.</b>	<b>Location</b>	<b>Grid Reference</b>	<b>Distance and Direction of View</b>	<b>Reason(s) for Selection</b>
1	Round-about junction of Sodbury Road and Amberley Way	372513, 187885	25m; south-west	Minor Road users Residential users
2	Junction of Sodbury Road (B4060) and Frith Lane	372443, 187286	13m; north-west	Minor Road users
3	Wickwar Road (B4060)	372424, 187049	253m; north	Minor Road users
4	Frith Lane	372069, 187269	224m; north-east	Minor Road users
5	PRoW LYA/11 through equestrian fields	371873, 187451	343m; east	PRoW users
6	PRoW LYA/12	371991, 186782	685m; north-east	PRoW users
7	PRoW LWR/23	371977, 187919	334m; south-east	PRoW users
8	Near junction of PRoW LWR/23 and LWR/25	371627, 188049	700m; south-east	PRoW users
9	PRoW LWR/25	372363, 188254	400m; south	PRoW users
10	PRoW LWR/29	372113, 188429	627m; south	PRoW users
11	PRoW LYA/3	370493, 187318	1.73km; east	PRoW users
12	PROW LHA/40	373647, 188507	1.25km; south-west	PRoW users

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## Section 6

### Landscape Opportunities and Constraints

#### Opportunities and Constraints

6.1 A landscape-led design approach to any future scheme will play a key part in the development of an acceptable layout for housing within this location. EDP has given some preliminary consideration to the key sensitivities which will need to shape any future scheme based upon the landscape and visual matters identified within **Section 5**. Site design, layout and mitigation recommendations in relation to landscape character and visual amenity are presented at **Plan EDP 4** and are identified as follows:

- Careful consideration should be given to neighbouring properties to the east. Proposals should deliver a sensitive response in these parts of the site by either retaining a landscape buffer along the site/settlement interface or otherwise offering 'back to back' development with these existing homes;
- The site boundary vegetation and interior hedgerows, all of which contribute to the maturity of the site and ecological connectivity with wider off-site habitats, should be protected during development and preserved within the scheme to continue existing green infrastructure links through the site. Ideally a landscape buffer will be included alongside such features to secure Root Protection Area (RPA) protection and ongoing maintenance can be facilitated;
- Where possible, existing hedgerow breaks should be used to facilitate access through the site to cause minimal damage to the wider green network;
- Where required, existing hedgerows should be enhanced with predominantly native species to compliment those already present within the site's boundaries;
- Integration of tree planting within open spaces, development blocks and street scenes will also aim to soften built form within views from the wider landscape, replicating the treed character which is currently seen around built form within representative views;
- Proposed properties should be outward facing along the external boundaries of the site to provide a softened transition to the adjacent landscape. Proposed areas of open space should be designed to be overlooked by adjacent properties to ensure natural surveillance;
- Views toward the tower of Holy Trinity Church to the north should be framed through orientation of the 'spine road' through the scheme and/or a green corridor with formal tree planting. In addition, the design of the proposals should incorporate long distance views to the west through orientation of properties and streetscapes; and

- The layout, scale, colour and use of unobtrusive and locally characteristic materials for proposed dwellings will respect and respond to the character and appearance of surrounding built forms, taking influence from the palette of the residential scheme being constructed to the east as well as local architecture of the town's historic core.

## **Section 7**

### **The Proposed Development and Mitigation**

- 7.1 Having defined the baseline conditions in **Sections 4** and **5**, this report now reviews the proposed development and undertakes an assessment of the likely effects in landscape and visual terms.

#### **The Proposed Development**

- 7.2 A Framework Masterplan is provided at **Appendix EDP 4**. To summarise, proposals comprise of the following:

- Residential development of up to 180 dwellings;
- Community facilities including allotments, play features (Local Area for Play (LAP) and Local Equipped Area for Play (LEAP)) and an area reserved for a potential shop;
- Two proposed access points off the B4060;
- Open space focused along the western edge of the site for informal recreation and natural and semi-natural greenspace, incorporating both existing and new tree and shrub planting and sustainable drainage features;
- Additional tree planning along the eastern and northern boundaries to provide screening from existing recent development to the east and strengthened ecological connections; and
- Soft landscaping incorporated into streetscapes to identify key movement corridors and give a greened aesthetic.

- 7.3 EDP have provided landscape and visual guidance to the design process from an early conceptual stage of the project in order to aid the sensitive design of emerging proposals, and to incorporate a degree of integral (or embedded) mitigation designed to avoid or reduce potential landscape and visual effects. This framework masterplan has been designed and developed with the landscape opportunities and constraints, set out in **Section 6**, in mind. This ensures that the scheme responds sensitively to the site's environmental constraints, contributes to the integration of the scheme into the landscape to the west and urban context to the north and east, and adds biodiversity, access, and recreational benefits.

- 7.4 Mitigation measures incorporated into the scheme design are as follows:

- Retention and enhancement of existing hedgerow features within green corridors dividing the three development parcels;

- Outward facing development parcels providing natural surveillance of Public Open Space (POS) areas and a sensitive rounding off of the new settlement edge;
- Landscape buffer provided along the eastern boundary of the site, with new tree and shrub planting, to protect the residential amenity and limit overlooking of adjacent existing properties;
- Incorporation of tree planting within the development streetscape to provide a green aesthetic to new built form, provide some north-south connectivity through development parcels and breaking up the overall appearance of built form blocks;
- Creation of a wide green corridor along the site's western boundary to allow some softening of the interface between the new settlement edge and the wider agricultural landscape to the west and protect views north towards the tower of Holy Trinity Church; and
- New landscape buffer planting provided along the northern boundary of the site to soften the appearance of new built form from this direction and strengthen this currently undefined edge.

## **Section 8**

### **Assessment of Effects**

- 8.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 1** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

#### **Predicted Effects Upon the Character of the Site**

- 8.2 Proposed development would replace all existing agricultural land with new housing, landscaped areas, and related infrastructure, as shown on the Framework Masterplan. The layout of the proposed development has been developed to retain, protect and enhance existing features that contribute to landscape character, including field boundary hedgerows, wherever possible, resulting in a development with indicators of its former uses and field pattern. In addition, careful street alignment, connections to access routes, retention of green corridors, and the considered siting and design of new POS, would ensure strong physical and perceptual links with the site's context.
- 8.3 However, the introduction of the new development would result in the partial loss of characteristic features, and a wholesale change in land use of the site itself. When compared to the baseline situation, the greatest influence would be experienced upon the site's visual and sensory character and landscape fabric and habitats, more so than the site's limited physical, historic and cultural character. As would be expected for any such development on a greenfield site, there would, therefore, be a fundamental change to the character of the site itself. The site would change from a medium-scale urban fringe agricultural land parcel, to being part of the adjoining, recently developed settlement edge, adopting similar characteristics of built form within its immediate context.
- 8.4 Initially, the proposed development would not benefit from the softening effect of new strategic landscape planting, however, the field boundary hedgerow vegetation within created green corridors would provide some maturity to the character of the scheme and break up the overall perception of built form. As strategic landscape planting matures (by circa Year 15) the development would benefit from softening, with mitigation features helping to enhance existing onsite features, and ultimately contribute to the scheme's integration with the localised, well-treed context of adjacent settlement to the north. This will reduce the magnitude of change to some extent, but the overall change of any green field site to residential development would result in a high magnitude of change across the site itself. When combined with the low to medium sensitivity of the site, identified within the baseline, this would result in no more than a moderate adverse level of effect upon landscape character of the site itself and local context.

## **Predicted Effects Upon Published Landscape Character**

### ***LCA 5 'Wickwar Ridge and Vale' – medium sensitivity***

- 8.5 The main features of the Wickwar Ridge and Vale LCA which correlate with the site and its immediate context predominantly relate to: its landcover of irregular medium sized field parcels defined by clipped hedgerows; the connectivity those hedgerows provide; the contained nature of views; and the localised influence of 'B' Roads and small settlements.
- 8.6 The area immediately surrounding the site would be subject to the greatest change to the defined Wickwar Ridge and Vale LCA and this is predicted to diminish due to distance and intervening landform and features. Effects on the immediate surroundings and the wider area are described below. The overall sensitivity of LCA 5, examined in the baseline, was judged to be medium.
- 8.7 Whilst the proposed development would result in physical and direct change to the site itself, the perception of this change (both in terms of scale of perceived change and the extent of the character area affected) upon the key characteristics of the LCA overall are considered limited. Existing field boundary vegetation is proposed for retention and enhancement within the proposed scheme, maintaining indicators of its former uses and field pattern and the connectivity these linear features provide both within the site and out to the wider landscape context.
- 8.8 The findings of the visual assessment set out below show that the extent of perceived change would be geographically contained, resulting in a level of change which would be such that the integrity of the LCA would not be unduly harmed. While it is still too early in the design process to state whether the proposals achieve the landscape strategy aims of the LCA, it is anticipated that with sensitive consideration of the local material palette and the integration of proposed landscape mitigation there is no reason why these aims should not be achievable through the proposals put forward.
- 8.9 Due to the majority of key features of the site and wider landscape character being retained, and where possible enhanced by the proposal, the scheme is unlikely to present more than a low magnitude of change upon the LCA. When combined with a medium overall sensitivity this would lead to no more than a minor adverse level of effect.

## **Predicted Effects Upon Visual Amenity**

- 8.10 Visual receptor groups identified who may experience a change to their visual amenity as a result of the scheme include the following:
- Rights of Way Users;
  - Minor road users; and
  - Residential receptors.



- 8.11 **Photoviewpoints EDP 1 to 12** provide a range of 'representative views' chosen to represent the range and extent of views available of the site which such users may experience. Conclusions in respect of likely visual effects are set out below are informed based on the site work undertaken by EDP, as experienced in the field, and are not a review of the static images which the photoviewpoints offer. Despite the site's relatively open character, visual effects are expected to be contained to within a c.700m radius of the site's boundary.
- 8.12 Considering each of the receptor groups, these are discussed in turn below.

### ***Rights of Way Users***

#### *PRoW LYA/11*

- 8.13 Represented by **Photoviewpoint EDP 5**, receptors travelling along PRoW LYA/11 would experience a slight horizontal extension of proposed built form within the view in comparison to the baseline condition, however, this extension is considered to be no further than the addition of the approved Linden Homes development to the east of the site once built. Views of the proposed development would be limited to the outward facing properties along the eastern and southern edges of the site, filtered by the provision of new tree and shrub planting incorporated within the western green corridor as the scheme matures. Given that baseline views from this route are characterised by existing built form, both to the north and east, and subject to sensitive architectural design of the proposal's development edge, it is anticipated that the development would result in a low magnitude of change and moderate/minor adverse level of effect by Year 15.

#### *PRoW LYA/12, LYA/10 and LYA 9*

- 8.14 These routes to the south-west of the site are represented by **Photoviewpoint EDP 6**, which shows the site and existing settlement edge of Wickwar to be screened from view by intervening field boundary vegetation. It is anticipated that this filtering effect would also apply to new development upon the site, with potential for only glimpsed views of southern boundary rooflines above intervening hedgerow. If designed sensitively (with the use of dark roof materials for example) it is anticipated that new properties within the site would be no more visible in the view than the existing farm building to the south of Frith Lane – just visible beyond vegetation within **Photoviewpoint EDP 6** – with new mitigation planting providing further softening over time as canopies mature. New development would not interrupt wider views from these routes to the elevated skyline beyond the site to the north.
- 8.15 Overall receptors are likely to experience a low magnitude of change, and therefore moderate/minor adverse level of effect, as a result of the addition of development into the site.

#### *PRoW LRW/23 and LWR/24 PVP7*

- 8.16 Users of PRoW LRW/23 and LWR/24 to the north-west of the site already experience views of existing and recently built rooflines associated with the nearby Linden and Bellway

Homes schemes to the east of the site and B4060, which are screened in places by existing scattered tree cover associated with properties to the west of the B4060. With the provision of a wide green corridor and associated tree and shrub planting proposed as part of the scheme, it is anticipated that whilst the proposed built form would be visible across the view, the appearance would not be so dissimilar or widespread in comparison with that already seen within the baseline views. As new tree planting within the western green corridor and development streetscapes matures, canopy cover would aid further breaking up of the appearance of rooflines while also creating a softer green edge to development than is currently seen. Receptors travelling along this route are anticipated to experience a medium magnitude of change and a moderate adverse level of effect.

*PRoW LWR/25*

- 8.17 Views experienced by users of PRoW LWR/25 are represented by **Photoviewpoint EDP 8** to the west of the route, near its junction with PRoW LWR/23, and **Photoviewpoint EDP 9** at the route's eastern extent adjacent to the settlement edge.
- 8.18 From the settlement edge end of the route, the proposed development would be seen, extending horizontally within the view, behind foreground tree belts associated with a field to the north of South Farm. Retention of a wide green corridor open space along the western boundary of the site would ensure that the most visible part of the site, seen in the baseline view, is retained as a green edge to development, with the outward facing properties alongside forming an appropriately rounded off settlement edge. With the addition of tree planting proposed along the northern site boundary, and within the western green corridor, once these mature over time (circa 15 years), additional filtering of the proposals would be perceived which would reinforce the settlement's localised well treed appearance.
- 8.19 Moving further west along the route, the distance between the site and receptors increases however the angle of view permits a wider view of the site. Existing built form alongside the B4060 is already visible at a distance, nestled within vegetation cover, and it is anticipated that the scheme would increase the amount of built form seen in the view. While the addition of built form across the site would be noticeable at first (year 1) the development is orientated with the western green corridor towards the viewer, with new tree and shrub planting within this space anticipated to break up the appearance of built form over time – creating a softer settlement edge that would not look dissimilar from that currently seen within views.
- 8.20 Overall receptors are expected to experience a low magnitude of change, and therefore moderate/minor adverse level of effect, as a result of the addition of development into the site.

*PRoW LWR/29*

- 8.21 Within views to the south from this route, represented by **Photoviewpoint EDP 10** as the route meets Wickwar Playing Fields, the angle of view permits a broader view across the site. New properties would be seen to extend to the south of the buildings associated with

South Farm, with intervening hedgerow trees providing an element of filtering (particularly of the northernmost development parcel. New development within the central field parcel would be clearly visible however, as mentioned previously, the provision of the western green corridor POS with associated tree planting (as well as proposed tree planting within streetscapes) would aid with the softening and filtering of development parcels within the view over time.

- 8.22 Receptors using this route would experience a medium magnitude of change and overall moderate adverse level of effect when combined with the route's high sensitivity.

### **Road users**

#### *B4060 Sodbury Road/ Wickwar Road*

- 8.23 Approaching from the north (**Photoviewpoint EDP 1**) visibility of the proposed site would be limited to the provision of the new access point only. Roadside vegetation is proposed to be retained where possible and enhanced with provision of allotment uses and the setting back of new built form at this northern most extent. Visibility of wider built form of the proposals to the south is limited by foreground vegetation and built form which currently exists along this route, as is the case for much of the B4060 as it passes alongside to the east of the site boundary, with the likelihood that only glimpsed views of new rooflines may be visible beyond those which already exist within the view.
- 8.24 Approaching the site from the south (represented by **Photoviewpoint EDP 2**), the southernmost parcel of the site and therefore the development proposed within, would become clearly visible to the west of the road route, beyond clipped field boundary hedgerow. Given the flat nature of the site it is anticipated that the depth of new development visible would be limited predominantly to that adjacent to the road, which in turn would be filtered and set back from the route by a green corridor and tree/shrub belt. In addition, receptors would also be influenced by approved Linden and Bloor Homes developments located to the east of the road route, extending further south along the route and more visually open than the site would. The length of B4060 from which receptors would be clearly influenced by development proposals is considered limited – predominantly focused upon the 600m stretch directly east of the site, which in turn is already influenced by new development of the Linden and Bellway Homes sites built (or under construction) to the east.
- 8.25 Further south along the route (represented by **Photoviewpoint EDP 3**) intervening hedgerow and built form would limit visibility of proposals to rooflines of the site's southern and south-eastern edge only. Overall, it is anticipated that the setback of proposals from this road route through provision of a green corridor and the provision of mitigation planting along the site's eastern edge would result in no more than a medium magnitude of change, and therefore a moderate/minor level of effect, upon receptors using this route.

#### *Frith Lane*

- 8.26 For users of Frith Road (represented by **Photoviewpoint EDP 4**) new properties along the

southern and western extents of development parcels would be visible beyond foreground roadside hedgerow and intervening field boundaries. New development would not be seen to extend to a greater horizontal presence within the view than existing built form of South Farm and the Linden/Bloor Homes developments to the east of the site, though it would bring development slightly closer than that currently experienced. Outward facing properties would help to provide a rounded off appearance to the settlement edge, with tree planting within the southern and western green corridors softening the appearance of new built form over time. The two mature oak trees visible within the centre of the view are to be retained and form the southern-most extent of the western green corridor. Ultimately the addition of new development would not be uncharacteristic within views experienced by receptors travelling along this route, and notable landscape features such as the two mature oaks and field boundary vegetation would be retained. Overall, once mitigation planting has had the chance to mature it is anticipated that receptors would experience no more than a medium magnitude of change, and therefore moderate/minor level of effect as a result of proposals.

#### *Horwood Lane and Poplar Lane*

- 8.27 In the case of these two minor roads, both routes have recently been encompassed by the two recent developments by Linden and Bloor Homes, which have further limited and channelled available views along a narrow window of the route course. The view from Horwood Road is terminated by the timber merchant yard beyond which glimpsed views of proposed rooflines may be visible, though filtered in part and over time by the proposed mitigation tree belt along the site's eastern boundary. From Poplar lane, the view is terminated by mature tree planting and properties alongside the B4060, with limited potential for visibility of new development as a result of its set back nature beyond foreground land parcels. Overall receptors using these routes are anticipated to experience a low magnitude of change, with proposals being barely noticeable, and therefore no more than a minor level of effect.

#### ***Residential Dwellings/Groups***

*Group A: Properties directly to the east of the site's boundary alongside the B4060 (Sodbury Road)*

- 8.28 As a result of their proximity to the scheme, these properties are anticipated to experience clear views of the eastern extent of proposed development from rear elevation windows, particularly during the early years when mitigation planting along this eastern boundary hasn't had time to mature, with a noticeable change from open field parcels to built form. New properties are however set back from existing built form and associated gardens, providing protection of residential amenity. As eastern tree and shrub planting matures this will act to soften and filter the clarity of views of development from these properties, however receptors would still experience a notable change in view in comparison to the baseline condition. Overall receptors along this stretch of road are anticipated to experience a high magnitude of change, and as such a major adverse level of effect.

*Group B: Properties to the south of the site alongside Frith Lane*

- 8.29 Group B receptors would experience clear, close ranging views of properties proposed along the southern site boundary and an obvious change in view from open fields to residential built form. While built form and settlement edge are not uncharacteristic features within views from these properties, given the recent development of the Linden and Bellway Homes sites to the north-east and existing properties along the B4060, this would be a noticeable change and westward expansion. Tree planting and enhancement of the existing southern boundary hedgerow would look to soften built form over time as they mature but would not look to screen this new settlement edge in its entirety. As such it is considered that these properties will experience a high magnitude of change, and an overall major adverse level of effect as a result of proposals.

*Group C: Frith Cottages and buildings of Frith Farm, to the south-west*

- 8.30 As demonstrated in relation to PRoW receptors through **Photoviewpoint EDP 5**, views of the proposed development from these properties would be limited to filtered views of the outward facing dwellings proposed along the eastern and southern edges of the site. New tree and shrub planting incorporated within the western green corridor would serve to soften the scheme over time. Given the influence of existing built form within views, the intervening presence of agricultural buildings to the east of Frith Cottages, and subject to sensitive architectural design of the proposal's development edge, it is anticipated that the development would result in a very low magnitude of change upon these residential receptors and an overall moderate-minor adverse level of effect.

*Group D: Property to the north of the site, associated with Buthay Lane*

- 8.31 Views towards the proposals from this property are oblique and likely to be limited to upper storey windows, though heavily influenced by the filtering effect of intervening vegetation. Any available views would be most likely limited to the northernmost parcel of development beyond existing buildings of South Farm. In this instance the implementation of a northern tree belt would provide some softening of available views over time as its canopy matures, replicating the localised well treed landscape around South Farm which is seen within **Photoviewpoint EDP 9**. Overall, it is considered that properties to the north would experience no more than a very low magnitude of change as a result of proposals and therefore a moderate/minor level of effect.

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## Section 9

### Summary and Conclusions

- 9.1 Through consideration of the findings above, it is anticipated that any landscape and visual effects resulting from the addition of the proposed scheme would be localised in extent, contained within a c.700m radius of the site.
- 9.2 Whilst the character and use of the site would change from agricultural land to residential built form, the proposals retain and enhance (where possible) the existing landscape fabric of the site and incorporate areas of new open space, whilst assimilating the site within its urban context.
- 9.3 Changes to the visual amenity would be experienced within close proximity of the site by residential receptors, local PRoW users and users of the local minor road network, however these changes would be experienced in the context of the recently extended urban context south Wickwar with mitigation measures in place to protect amenity. Beyond the 700m radius, changes to the visual amenity of receptors using PRoW and network of roadways are limited due to the intervening level topography and cumulation of field boundary vegetation, where views are available these are experienced as part of a much wider landscape and viewed against the context of other built form.
- 9.4 Overall, it is considered that the Framework Masterplan (**Appendix EDP 4**) for the site has been sensitively designed through a landscape led approach to address concerns of the site in relation to landscape and visual amenity matters to ensure that the scale, form and appearance of the development would reflect and enhance the positive characteristics of the site's local context.
- 9.5 As such, this site for residential development should be considered an acceptable extension to the existing settlement of Wickwar, which would not cause significant wide-ranging adverse effects upon its surrounding landscape context.

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## Appendix EDP 1

### Methodology: Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal

A1.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

**Table EDP A1.1:** Defining the sensitivity of the landscape baseline.

EDP assessment terminology and definitions	
Landscape Baseline - Overall Sensitivity	
<b>Very High</b>	<p><b>Value:</b> Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p><b>Susceptibility:</b> Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
<b>High</b>	<p><b>Value:</b> Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p> <p><b>Susceptibility:</b> Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.</p>
<b>Medium</b>	<p><b>Value:</b> Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.</p> <p><b>Susceptibility:</b> Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.</p>
<b>Low</b>	<p><b>Value:</b> Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.</p> <p><b>Susceptibility:</b> Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.</p>
<b>Very Low</b>	<p><b>Value:</b> Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.</p> <p><b>Susceptibility:</b> Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.</p>

**Table EDP A1.2:** Defining the sensitivity of the visual baseline.

<b>Visual Baseline - Overall Sensitivity</b>	
<b>Very High</b>	<p><b>Value/Susceptibility:</b> View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.</p> <p><b>Examples:</b> May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.</p>
<b>High</b>	<p><b>Value/Susceptibility:</b> View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRow.</p> <p><b>Examples:</b> May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.</p>
<b>Medium</b>	<p><b>Value/Susceptibility:</b> View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.</p> <p><b>Examples:</b> May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.</p>
<b>Low</b>	<p><b>Value/Susceptibility:</b> View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.</p> <p><b>Examples:</b> May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.</p>
<b>Very Low</b>	<p><b>Value/Susceptibility:</b> View may be affected by many landscape detractors and unlikely to be valued.</p> <p><b>Examples:</b> May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.</p>

### **Magnitude of Change**

A1.2 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

A1.3 **Table EDP A1.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

**Table EDP A1.3:** Geographical Extent Criteria.

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent
Effects within the immediate landscape setting of the site	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself)	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level	Long range views with a negligible part of the view affected.

- A1.4 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

**Table EDP A1.4:** Factors influencing judgements on magnitude of change.

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units;
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings;
Short term (1 – 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development;
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

**Table EDP A1.5:** Defining the magnitude of change to the landscape and visual baseline.

Magnitude of Change (Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
<b>Very High</b>	<p><b>Landscape:</b> Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.</p> <p><b>Visual:</b> Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.</p>
<b>High</b>	<p><b>Landscape:</b> Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.</p> <p><b>Visual:</b> Additions are clearly noticeable and part of the view would be fundamentally altered.</p>

Magnitude of Change	
<b>Medium</b>	<b>Landscape:</b> Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
<b>Low</b>	<b>Landscape:</b> Minor loss or alteration to one or more key landscape receptors/-characteristics; additional elements may not be uncharacteristic within existing landscape.
	<b>Visual:</b> Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
<b>Very Low</b>	<b>Landscape:</b> Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	<b>Visual:</b> Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
<b>Imperceptible</b>	<i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i>

## Predicted Effects

- A1.5 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

**Table EDP A1.6:** Determining the predicted levels of effects to the landscape and visual baseline.

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
<b>Very High</b>	Substantial	Major	Major/- Moderate	Moderate	Moderate/ Minor
<b>High</b>	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
<b>Medium</b>	Major/ Moderate	Moderate	Moderate/- Minor	Minor	Minor/ Negligible
<b>Low</b>	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
<b>Very Low</b>	Moderate/ Minor	Minor	Minor/- Negligible	Negligible	Negligible/ None

**Table EDP A1.7:** Definition of effects.

<b>Definition of Effects</b>	
<b>Substantial</b>	Effects that are in complete variance to the baseline landscape resource or visual amenity.
<b>Major or Major/Moderate</b>	Effects that result in noticeable alterations to much ( <i>Major effect</i> ) or some ( <i>Moderate/Major effect</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.
<b>Moderate</b>	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
<b>Minor or Minor/Negligible</b>	Effects that result in slight alterations to some ( <i>Minor effect</i> ) or a few ( <i>Minor/Negligible</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.
<b>Negligible or Negligible/None</b>	Effects that result in barely perceptible alterations to a few ( <i>Negligible effect</i> ) or some ( <i>Negligible/None effect</i> ) of the key characteristics of the landscape resource or aspects of visual amenity.
<b>None</b>	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

- A1.6 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.
- A1.7 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario. Effects can be moderated by maturation of landscape strategies.
- A1.8 The timescale of each effect is also important, and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

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## **Appendix EDP 2**

### **Findings of EDP Data Trawl**

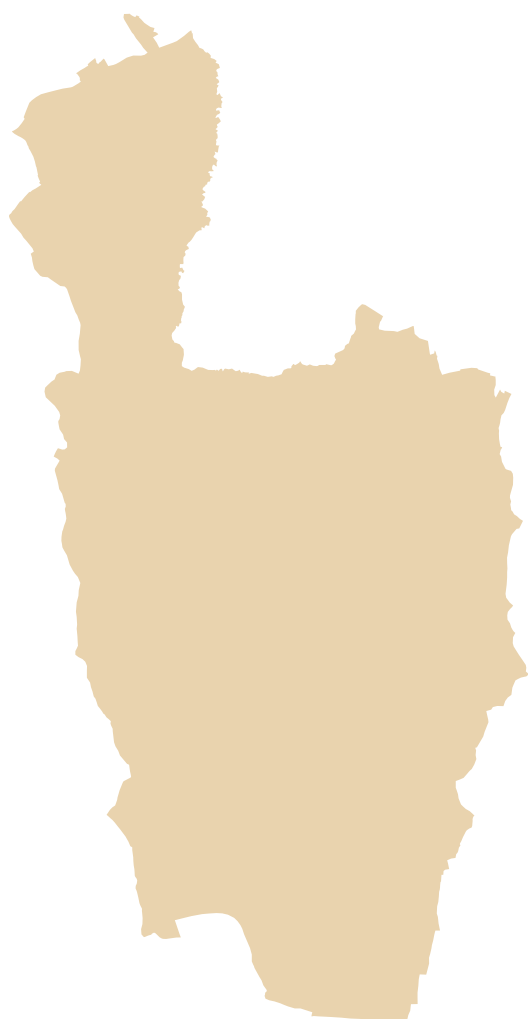
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## Area 5

### Wickwar Ridge and Vale



## Contents

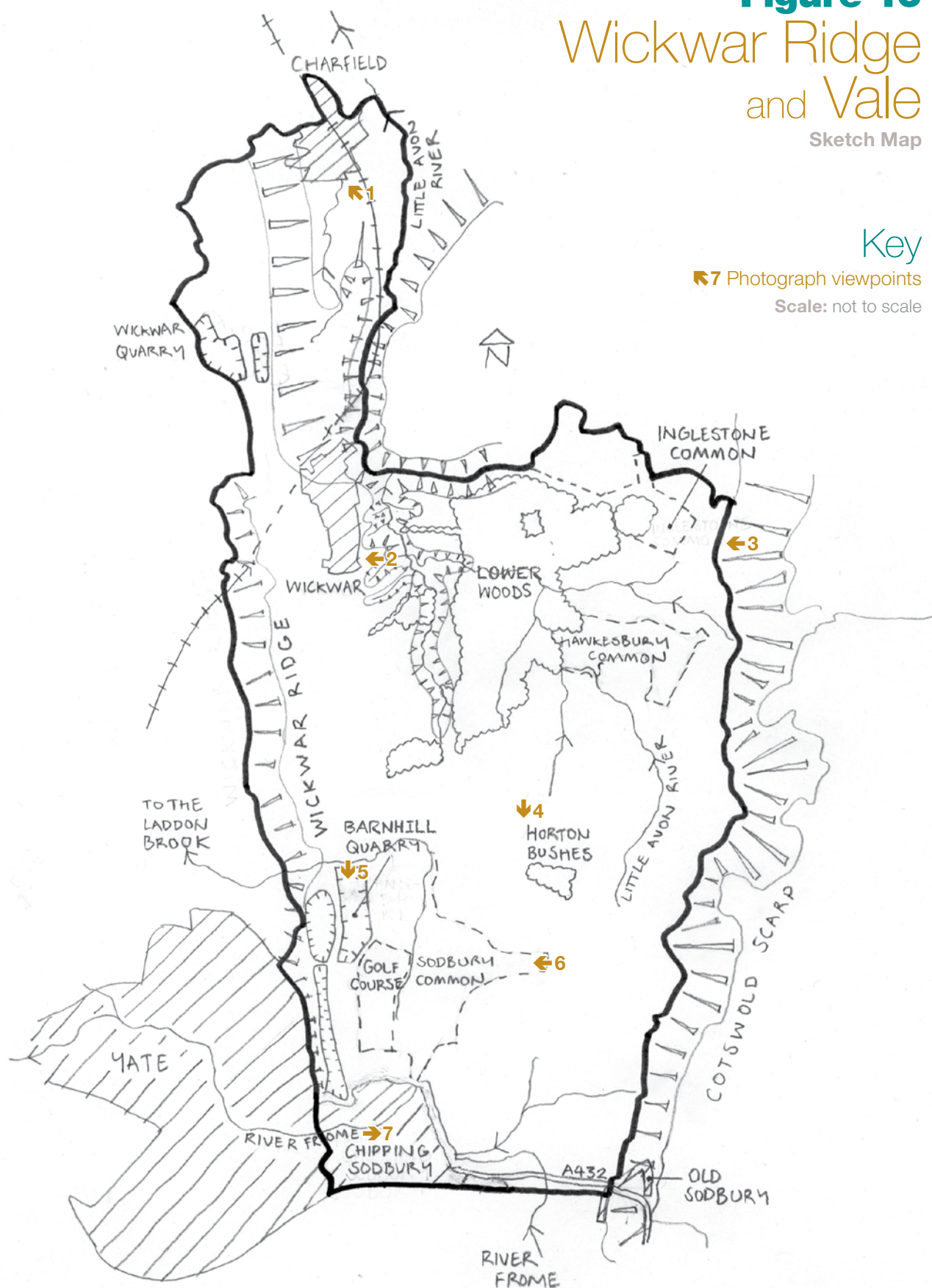
<b>Sketch map</b>	68
<b>Key characteristics</b>	69
<b>Location</b>	70
<b>Physical influences</b>	70
<b>Land cover</b>	71
<b>Settlement and infrastructure</b>	72
<b>Landscape character</b>	74
<b>The changing landscape</b>	76
<b>Landscape strategy</b>	79
<b>Photographs</b>	
<b>Landscape character area boundary</b>	

**Figure 16**  
**Wickwar Ridge**  
**and Vale**  
Sketch Map

**Key**

➡ Photograph viewpoints

Scale: not to scale



## Area 5

### Wickwar Ridge and Vale

**The Wickwar Ridge and Vale landscape character area is a diverse undulating landscape covered with a mix of farmland, woodland and common.**



### Key Characteristics

- Large scale undulating landscape with small and medium scale Little Avon River valley. The Cotswold Scarp to the east forms a significant backcloth and provides extensive views over the area. The Wickwar Ridge to the west forms a distinctive landscape feature in views across the adjacent Yate Vale character area and provides for expansive westward views across the landscapes to the north of Yate.
- A rural, and in places relatively remote landscape, characterised by varied land cover of irregular, small to medium mixed pasture and arable fields defined by hedgerows (clipped, thick and intermittent) trees & small areas of woodland interspersed with commons. The hedgerows provide important connectivity between the areas of woodland.
- Tranquillity is a particular characteristic of the landscapes of the northern and northeastern half of this character area.
- The extensive Lower Woods complex includes one of the largest areas of ancient woodland in the southwest of England and is of significant landscape and ecological importance within this area and the South Gloucestershire area as a whole, and provides habitat for a range of notable species including European Protected Species. These woodlands have a close interrelationship with the adjoining common land
- A number of commons of varying sizes have distinct land use types of rough grassland and scrub make a significant contribution to the character and distinctiveness of this area.
- There is an extensive mosaic of calcareous grassland present across the Wickwar Ridge and Valley, supporting a diverse range of flora including areas of species rich grassland.
- Areas of arable farming provide nesting opportunities in the spring and foraging potential in the winter for farmland birds including Amber and Red listed species.

## Key Characteristics

- Settlement pattern is generally very limited, concentrated in one small town, two villages and scattered elsewhere.
- Views are expansive particularly from commons, more elevated locations, the edges of Churchend and Charfield and elsewhere largely contained by landform, woodland and hedgerows.
- Two quarries, two golf courses, 'B' roads, small settlements, a railway line and powerlines, largely have a local influence on character.

### Location

The Wickwar Ridge and Vale landscape character area is located in the north east of the South Gloucestershire area, to the west of the Cotswold Scarp (within the Cotswolds Area of Outstanding Natural Beauty).

The northern most boundary of the landscape character area largely follows the settlement edge of Charfield. The north eastern boundary follows the South Gloucestershire Authority boundary, which partly follows the course of the Little Avon River. Beyond the boundary to the north east, the landscape rises towards Kingswood and Wotton-under-Edge, the latter situated on the Cotswold Scarp. From these elevated positions there are views over this landscape character area and much of South Gloucestershire.

The eastern boundary then follows the approximate toe of the Cotswold Scarp south of Hillesley to Old Sodbury. The southern boundary follows the railway line cutting and southern settlement edge of Chipping Sodbury.

To the west there is a subtle transition in topography and landcover as the land falls westwards towards the adjacent Yate Vale landscape character area. (Figure 25) The character area boundary in the south west marks the approximate division between Yate and Chipping Sodbury, with Chipping Sodbury located on more elevated ground and with older

settlement more typically constructed from limestone, compared with Yate, associated with the lower vale and Pennant sandstone. The boundary then follows the distinct urban edge of Yate and then the approximate toe of the Wickwar Ridge northwards (See Figures 25).

### Physical Influences

The underlying geology is mostly Jurassic Inferior Oolite Limestone, combined with Alluvium, Carboniferous Limestone and Llandovery Shales.

This creates an undulating landform, comprising the broad low lying Wickwar Ridge to the west, (ranging between approx. 80 metres and 100 metres a.o.d.), a central sloping vale situated below and to the west of the visually dominant Cotswold Scarp and the Little Avon River valley to the north, comprising both narrow and broad valley profiles.

To the north, between Wickwar and Charfield, lies the Little Avon River valley, with land falling from approximately 80 metres along the Wickwar Ridge to 30 metres a.o.d. within the valley. The Little Avon River flows northwards along a tightly meandering course. The valley is small scale and steep sided with concave lower slopes and convex upper slopes, becoming more open and broader to the north.

The eastern valley slopes lie beyond the South Gloucestershire boundary.

Around Lower Woods, a series of steep, 'V'-shaped, narrow tributary valleys of the Little Avon cut through the area. Further south, the landform evens out into gently undulating ground and almost flat vale in the area of Sodbury Common. From this area the ground rises gently eastwards to the character area boundary before rising steeply, forming the Cotswold Scarp.

To the south of the area, tributaries of the Ladden Brook flow northwards across Sodbury Common, before turning westwards out of the area. To the south east, tributaries of the River Frome flow generally westwards out of the area.

There is a scattering of small ponds around Charfield and Wickwar.

### Land Cover

The Wickwar Ridge and Vale landscape character area includes a diverse mix of land cover. To the north, woodland is a predominant feature with the very large area of Lower Woods, east of Wickwar, dominating the area along with the adjacent Cotswold Scarp (Photo 3).

Lower Woods is an extensive area of ancient woodland (280 hectares) comprising 23 woods and coppices separated by ancient grassy trenches and tracks. Its boundaries have remained unchanged for several centuries, and it is of significant nature conservation value, designated an SSSI, a Site of Nature Conservation Interest (SNCI) and a Gloucestershire Wildlife Trust Nature Reserve. It is a unique feature, both within this character area and South Gloucestershire as a whole. There is also a Regionally Important Geological Site (RIGS) designated within the woodland area.

The woodland combines with a complex pattern of clearings, comprising unimproved common land and 'trenches' (linear clearings providing route-ways through woodland).

Copses and smaller areas of woodland are also scattered throughout the rest of the character area.

Field size and shape is variable, with predominantly irregular, small to medium sized arable and pastoral use, typically bound by clipped, thick or intermittent hedges and fences (Photo 4).

To the south west of the area the fields tend to be more regular, generally small to medium in size. Hedgerow trees are mature, intermittent or in linear belts.

Intermixed with farmland are large commons of open rough grassland, Inglestone and Hawkesbury to the east and Sodbury Common near the southern boundary (Photo 6). These open areas include patches of scrub, but are largely devoid of tree cover except along their boundaries. Much of the field pattern on the edges of these commons resulted from the process of assarting, where woodland was removed by small scale enclosure and felling. Remaining trees may either predate the field formation or are successor trees.

Sodbury Common includes a golf course amongst the rough grassland. Chipping Sodbury Golf Course (north of Chipping Sodbury and just west of the common) in contrast, includes highly maintained fairways, greens and dense ornamental tree groups.

Colts Green Common, comprising a single field of wildflower meadow, lies to the east of Chipping Sodbury, sandwiched between the A432 and the railway.

There are a number of limestone quarries in the area, both active and disused. The Chipping Sodbury Quarry, on the area's south western boundary, comprises an extensive site. The disused, linear and flooded Barnhill Quarry lies to the south, part of which is a geological SSSI. This is now partly infilled and redeveloped for retail and housing development. The plant site lies to the north at Southfields, with active and expanding workings at the Hampstead Farm site to the east of the B4060 (Photo 5).



Mature screen planting along the B4060 is present adjacent to the existing working areas.

Wickwar Quarry lies on the north western boundary, to the north west of Wickwar. It comprises a disused quarry area and plant to the west with proposals for restoration coming forward, with active quarrying to the east of the B4509.

Small scale overgrown and wooded quarried outcrops are also located along the Wickwar Ridge at Yate Rocks and Bury Hill.

### Biodiversity

This character area includes an important mosaic of grassland, both neutral and calcareous, woodland (including significant areas of ancient woodland), arable and pastoral farmland dissected by watercourses and including scattered ponds. These habitats are generally well connected by wildlife corridors including hedgerows. This combines to form a particularly important range of habitat for a diverse range of species.

The eastern edge of the Wickwar Ridge and Vale runs along the Cotswolds Area of Outstanding Natural Beauty (AONB) which is of national importance of this area for habitats such as calcareous grassland and ancient woodlands. This character area also includes approximately 280 hectares ancient woodland, which is mainly located within the Lower Woods complex, although smaller scattered copses are also present within the area.

The Sites of Nature Conservation Interest (SNCI) within this character area comprise a mosaic of habitats including grassland (both neutral and calcareous), broadleaved woodland (including large areas of the ancient woodland) and flowing open water represented by the Little Avon River and the River Frome. Four sites are designated as Sites of Special Scientific Interest (SSSIs). Key species associated with the ancient woodland include bats and dormice both of which are present across the District and are UK priority

species with associated Biodiversity Action Plans (BAP). There appears to be good connectivity for species such as these between the wooded areas and other habitats via hedgerows and scattered trees.

There are nine sites within the Wickwar Ridge and Valley designated as SNCIs for the calcareous and neutral grassland present on the sites and includes species-rich grassland. This diverse habitat supports a range of invertebrates and ant hills are a regular feature. These invertebrates in turn provide a food source for mammals including bats.

There are many watercourses and their tributaries dissecting the landscape through this area. Three watercourses are designated as SNCIs for the flowing water and bankside vegetation; the Little Avon River, the River Frome and a tributary of Ladden Brook. These watercourses will support a diverse range of species from aquatic macro-invertebrates to fish and water voles. Ponds and pools within the area will support amphibians such as great crested newts (a European Protected Species) which are vulnerable to any loss of habitat including the terrestrial habitat around ponds as well as the ponds themselves.

There are extensive areas of arable farmland, an ideal habitat for many species of ground nesting farmland birds including birds which have been listed by BirdLife International as being Globally Threatened Red listed species, while the winter stubble provides a valuable winter time foraging resource for many farmland birds.

There are disused and working quarries and mines across this area which can provide an ideal habitat for many species of bat including European Protected Species.

### Settlement and Infrastructure

The main settlements within this landscape character area comprise the small town of Chipping Sodbury and the villages of Wickwar and Charfield. These principally include a mix

of limestone, rendered and brick buildings of a variety of ages and styles, with some recent infill housing development.

The medieval planned core of Chipping Sodbury (a Conservation Area) is unique within the South Gloucestershire area and of national importance, due to the settlement pattern and architectural content which survives virtually unaltered since it was laid out in about 1179 AD.

Developed along a broad high street and grid pattern, the houses and buildings are of a common historic architectural style, constructed of local limestone with some rendered buildings (Photo 7). Beyond the historic core, more recent infill housing is constructed from reconstituted stone or brick, with some rendered properties. The town is physically separated from Yate, being located on higher ground formed by the Wickwar Ridge. There is a noticeable climb from the Yate Vale to Chipping Sodbury on approaching from the west. The eastern edge of the town of Yate defines part of the south western boundary of the landscape character area .

The western edge of Wickwar, also designated a Conservation Area, comprises a medieval planned town. Developed along a main trade route from Droitwich to Sodbury and Pucklechurch it is focused along a broad, market street. Limestone boundary walls, mature trees to the north and west and archaeological remains (the medieval Horse Bridge to the west of the town is a Scheduled Ancient Monument) contribute to its historic character. This town was the first in the UK to be lit by electricity and a number of the original distribution poles survive.

Charfield, on the northern boundary of the area also has an historic core. The settlement having initially developed at the hamlet of Churchend to the south west. The present settlement of Charfield then developed towards the railway station, which has a distinctive collection of station buildings.

Other small hamlets, farms and houses are scattered throughout the area, tending to be clustered around the network of minor roads and lanes.

The road network is limited within the area and includes 'B' roads and narrow country lanes. The principal roads are orientated generally north to south, including the B4060 between Chipping Sodbury and Wotton-under-Edge and the B4509 between Wickwar and Falfield. Country lanes are orientated north to south near the Cotswold Scarp, connecting with a number of east-west routes, several of which end at isolated farms, with only two continuous routes linking to the wider road network. Running east west along the southern margin of the character area is the A432 linking Old and Chipping Sodbury's.

The Bristol to Gloucester railway line passes through the area just north of Wickwar, also orientated north to south. It is in a short section of tunnel to the west and north of Wickwar and then largely in cutting (with one short section on embankment) before passing through the centre of Charfield, heading northwards. Six stone airshafts follow the tunnel alignment at regular intervals in the area of Wickwar.

This transport network is supplemented by several major recreational routes that cross the area in the south east.

- The Jubilee Way passes generally north westwards from Old Sodbury, through agricultural fields, over Sodbury Common and along the boundaries of Chipping Sodbury Quarry.
- Monarch's Way passes around the eastern edge of Chipping Sodbury, running north eastwards over agricultural fields towards Little Sodbury and the Cotswold Scarp, at this point connecting with the Cotswold Way.
- The Frome Valley Walkway passes westwards from the Cotswold Scarp, following the River Frome, first over agricultural fields and then through Chipping Sodbury.

- Two of the series of Circular Rides cross a more extensive area. One travels around Lower Woods, linking Horton and Wickwar and passing beyond both the western and eastern boundaries. The other links the edge of Chipping Sodbury with Hawkesbury and Old Sodbury, crossing both Sodbury and Hawkesbury Common.

There is a particularly intense and intricate network of public footpaths to the east and south east of Lower Woods. Paths, tracks and bridleways also follow rides and clearings within Lower Woods. The remainder of the area has a more dispersed pattern of paths.

Two powerlines cross the area, one passing east to west, south of Lower Woods and one passing north to south, through part of the area west of Wickwar.

### Landscape Character

The area is typically a diverse large scale landscape, its undulating landform covered with a mix of arable and pastoral fields, commons, two golf courses and large tracts of woodland, as well as smaller, scattered woodlands.

Topography is slightly variable through the area, with the Wickwar Ridge to the west (visible extending northwards from Wickwar and beyond Charfield and from outside the area to the west as a low ridgeline backdrop); the broad vale (visible from the Cotswold Scarp and open vale areas); and enclosed small 'V'-shaped valleys of the Little Avon River, becoming broader near Charfield (visible from local vantages and upper slopes).

A single extensive area and several isolated blocks of deciduous woodland provides the dominant structure and enclosure to the north east. Combined with a pattern of common land and small pastoral fields with a mix of field boundaries, it is a distinctive and intricate landscape.

Lower Woods is the single, most distinctive component of the area, comprising a medieval landscape of individual woodlands and coppices surrounded by ancient woodbanks and separated by fingers of grazed common land and old grassy roads called 'trenches'. Its large land coverage, remnant ancient woodland intermixed with common land and visibility from the Cotswold Scarp, all contribute to its importance in shaping the distinctive character in this area.

The combination of woodland and strong hedgerow boundaries along fields and lanes creates a sense of enclosure, with a relatively remote and tranquil character.

The common land which abuts Lower Woods is distinctive, with open unimproved grassland, and areas of scrub, edged by dense irregular and overgrown hedgerows, amongst which scattered farmhouses are well integrated.

Further south and north, woodland cover is less dominant. The landscape becomes more open, with views possible over the mixed farmland, divided by clipped, laid or intermittent hedgerows dotted with specimen trees and often supplemented with stock fencing.

The rough grassland and unenclosed commons distributed throughout the east and south of the area are particularly open in character, offering extensive views of the landscape area and the adjacent Cotswold Scarp from the unenclosed roads which cross them. The floriferous meadows are a particular characteristic of this character area.

Recreational uses have impacted on the character of the landscape to varying degrees. The character of the two golf courses contrasts with adjacent areas, with the low key informal course on Sodbury Common, with little more than flags to demarcate greens within grazed common land and the intensely managed Chipping Sodbury Golf Course, with more typical infrastructure of mown greens, fairways and enclosure from ornamental tree structure. The former has very little visual influence upon



the landscape and the latter has little influence beyond its boundary. In addition the extension of horse keep in the vicinity of Chipping Sodbury and extending towards Wickwar has impacted on the rural character of the locality.

Set within this mixed landscape and enclosed by a combination of woodland, hedges and gently undulating topography, the smaller settlements, roads and lanes have little direct impact on the surrounding landscape character.

The centre of Chipping Sodbury has a unique, enclosed, historic village character, with distant views eastwards of the Cotswold Scarp obtained along the High Street. The church forms a visible focal point when viewed from the wider landscape. Later phases of development are distinctly different in character, due to the form and pattern of buildings and the use of reconstituted stone, brick or render finishes. The settlement edge of Chipping Sodbury is generally well integrated by the diverse vegetation structure north and east of the town, partly associated with the River Frome corridor, as well as by the adjacent undulating landform. However, white rendered houses along the settlement edge are more prominent in views from the adjacent rural landscape.

Although lying within the adjacent character area, the more recent residential, commercial and business developments on the north east edge of Yate are typically more exposed, with few hedgerows and trees along the settlement edge to integrate it with the adjoining landscape.

More distant views are possible over these settlements from higher ground on the Wickwar Ridge to the east, from where the extensive urban development of Yate is particularly evident. Views from the Ridge are expansive, with Bristol, Pur Down ridge and Wales, forming distant features. The rising slopes and crest of Wickwar Ridge also form an important visual backdrop to the lower lying Yate Vale character area to the west.

Charfield, largely nestled within the Little Avon River valley, is not very prominent from the east,

set beneath the rising Wickwar Ridge. Recent development however, along the southern edge of Charfield, has extended over agricultural fields, the new settlement edge defined by the form of the existing linear and angular hedgerow field pattern, while infill development has also occurred within the village. The settlement edge has quite a harsh facade due to the regular edge of development and limited integration provided by the clipped hedgerows with no hedgerow trees along one boundary (Photo 1). Within the village itself areas of open space contribute to the character of the village and provide amenity and play space.

The more elevated parts of Charfield and perched location of Churchend, offer particularly expansive views north westwards to Wotton-under-Edge and the Cotswold Scarp, both beyond the character area. Although the surrounding hedgerow structure and wooded scarp slopes provide a setting and some containment to the Cotswold village, parts of the extensive settlement edge are visually prominent, due to the distinct linear pattern and abrupt built facades in an elevated location, visible on the skyline, above the vale of this character area.

Wickwar is prominent on the upper slopes of the Little Avon River valley, where both building facades and rooflines are clearly visible against the skyline in local views. This is due to the exposed setting, clipped low hedges and very limited tree cover (Photo 2).

The linear quarries at Chipping Sodbury, are well screened, with only a few glimpsed views possible from the B4060 along their eastern boundaries. The works buildings are also generally well screened by linear tree belts on bunds in views from the east. However, the crusher building is visible in longer views from the south and east, due to its scale and height which rises above the adjacent vegetation. The linear pattern of screen vegetation along the edges of roads is of a bold and regular form, which is visually different to the adjacent, irregular rural field pattern.

From within the area, Wickwar Quarry is visible only within glimpsed views from the adjacent roads which border the site.

The exposed quarry face of the disused section is however evident from beyond the area in the vicinity of Heath End, to the west.

The active quarries have dynamic, visible and noise creating activities associated with their works. These include frequent blasting operations, lorry movements along the road network and tailings mounds formed on adjacent land. Despite the size of the quarry the effects upon the landscape are largely local.

The increased traffic volumes along the A432, B4060 and B4509 have visible and audible local effect within the area eroding its rural character. Two powerlines cross the area to the south and west of Lower Woods and are generally prominent within local views, but are also evident within more distant views from the Cotswold Scarp.

The Bristol to Gloucester railway line is largely in tunnel, cutting, or enclosed by vegetation and/or topography, with only a short section on embankment. It is generally well integrated now, although has an audible effect upon local character.

### The Changing Landscape

The Wickwar Ridge and Vale landscape character area is a diverse and intricate landscape with large distinctive areas of woodland, arable and pasture farmland and common.

The limited and low key extent of settlement and road infrastructure generally reinforces the rural, relatively remote character and perception of tranquillity, found within much of the area. The balance and interplay between these built features and their landscape setting is critical to maintaining the distinctive character of the area.

This character has already been eroded in some locations where large scale land use and built development of a regular pattern or bold linear

form has occurred and is visually discordant within the irregular rural framework:

- This is evident along the area's western boundary, where large scale quarrying follows the line of the Wickwar Ridge. Linear tree screens have little relationship with local field patterns. Similarly, the northern settlement edge of Yate (visible beyond this area), has little vegetation or landform structure to provide physical or visual integration with the adjacent rural area.
- The exposed, regular settlement edge of Wickwar, perched on the skyline above the Little Avon Valley, is stark and intrusive.
- The vertical and linear nature of pylon corridors is prominent within local views and evident within more distant views from the Cotswold Scarp.
- Noise and visual activity, associated with the quarries, principal roads and railway within the area, locally erode the perception of tranquillity within this character area.
- The extension of horse keep across the landscapes around Chipping Sodbury and up to Wickwar, resulting in the subdivision of fields and the proliferation of small buildings, sheds, stables, access points and fencing, while floodlighting can erode tranquillity and disrupt wildlife.
- The use of barns for non agricultural uses and the storage of caravans north east of Chipping Sodbury.

The area's landscape features and its habitats are in varying condition and state of management and subject to varying degrees of pressure for change. This pressure for change is greatest in the south and central parts of the character area. To the west new neighbourhood will result in a northerly extension of the urban influence of Yate. This will be likely to increase recreational pressures on the Wickwar Ridge area in particular.

Lower Woods is a highly visible, large, robust landscape feature, interspersed with common land. Both elements are of significant historical and ecological importance. The woodland is owned by Gloucestershire Wildlife Trust and managed as a Nature Reserve, with the woodland and commons subject to management agreements, formulated with statutory and local agencies. The unique interrelationship of woodland and common land has created complex management issues, which need to find a balance between nature conservation and traditional land use practices. The ongoing management of this Nature Reserve, which will ensure its conservation and habitat value, including operations such as thinning, coppicing and scrub clearance can result in a degree of visible change, of varying scale, but will be appropriate to the site retaining its essential character and ecological value.

Although the woodland is visually less sensitive to change due to its large scale, the area is however ecologically very sensitive, with most open areas in and around the wood comprising common land.

The intricate network of footpaths and major recreational routes provides an important recreational resource along the base of the Cotswold Scarp in particular. Pressure from vehicle and pedestrian access has caused localised erosion in places.

The large commons of Inglestone, Hawkesbury and Sodbury are distinct areas within their locality. Their open character allows extensive views both within these areas, of the adjacent landscape framework and to the Cotswold Scarp. They are therefore sensitive to change both within and beyond these areas. The erosion of roadside verges is particularly evident. These areas are also prone to informal recreational pressures. Higher Level Stewardship of Hawkesbury, Inglestone, Assley and Hareley Commons for a 10 year period is encouraging management by grazing. This will conserve the traditional open character and biodiversity value of the commons and reduce scrub encroachment.

Some of the existing hedgerow and tree framework of the Wickwar Ridge and Vale character area is in poor condition. Many of the hedgerows have been replaced by stock fencing, particularly in the south. Dutch elm disease, evident in some hedgerows, with the cycle of tree growth, elm disease producing die back, followed eventually by regeneration influences the condition, integrity and appearance of the landscape framework in the locality.

The mature tree and woodland structure also has few juvenile trees present to sustain succession and hence this landscape framework and biodiversity network in future decades. Cumulative erosion of these rural features would reduce the integrity and intactness of the landscape structure.

Large extents of the area are overlooked from the Cotswold Scarp and to a lesser extent from Wotton-under-Edge, beyond the character area to the east and north. Coupled with the general open nature of this area, any change may be visible and could introduce a discordant element into the distinctive character of the area. The addition of modern buildings and structures within farmsteads and rural areas, where prominent, would potentially be visually intrusive and therefore influence the character of the area. In addition any potential pressure for wind turbines on the Cotswold scarp and potentially on the Wickwar Ridge have the potential for significant impact on the character of the wider landscape.

The ridgeline and lower slopes of the Wickwar Ridge make an important visual contribution to views from the edge of Yate, slightly elevated open ground within Yate, such as at Tyler's Field and the Yate Vale generally. This landform is sensitive to change, especially built forms along its slopes or crest, where these have the potential to be visually prominent, break the skyline of the ridge, or physically limit views from the ridgeline over lower areas to the west.

Conversely, the landscape to the north of Yate which is open to view from the adjacent Wickwar Ridge is proposed for the development of a new neighbourhood. This will result in a significant change in the character of the setting to this Landscape Character area. The consented residential and retail development to the north of Chipping Sodbury is much smaller in scale and visually more contained by the framework of quarry walls.

The two limestone quarries within the area both have potential for future expansion beyond their current extent.

- Chipping Sodbury Quarry has an existing permission for quarrying to the north, with the next phase most likely to be within two areas to the east and north of Brinsham Farm. The disused area of Barnhill Quarry has now been partially infilled at the southern end to facilitate retail and housing development. The remaining void may include a lake when all quarrying at Chipping Sodbury finally ceases.

The Chipping Sodbury extension is likely to continue along the Wickwar Ridge over a number of small fields, with the loss of their hedgerow boundaries and some trees within the two sites, either side of the Wickwar Road. Excavation to the eastern site has the potential to further denude the Brinsham Stream and its vegetation corridor, or remove this feature entirely, if the existing active quarry extends northwards.

Quarrying of the western site could potentially result in the removal of existing farm buildings at Brinsham Farm and the excavation of a small hill at Wickwar Ridge. The final restoration of the quarries to water will significantly alter the character of the ridge.

Wickwar Quarry has a preferred area for quarrying along the eastern side of the B4509 towards Churchend, with potential for landfill and restoration measures within the disused quarry area to the west. In addition, a small area of undisturbed ground to the south of the active quarry is covered by the existing permission.

The Wickwar Ridge currently forms a natural, largely undeveloped landform and visible backdrop to views from the adjacent character area. The impact of quarrying therefore has the potential to be visually prominent locally and physically erode the natural skyline of the ridge and existing strong woodland framework.

The expansion of Wickwar Quarry, identified in the Minerals & Waste Local Plan has commenced to the north of the current active excavation area, within a single, large field. With the exception of lanes along two sides, the site area is visually contained, located within a linear plateau, with a strong vegetation buffer along its eastern boundary. Unlike the disused flooded quarry to the west, this proposed extension would not visually breach the ridge. Proposals for the progressive restoration of sections of the Wickwar quarry are coming forward.

The expansion of the existing active quarry southwards, within the confines of the existing permission, has to date been restricted due to the potential significant visual and audible effect this would have upon the northern edge of Wickwar village.

The proposed electrification of the London to Wales line will introduce potentially intrusive electric gantries where the line runs near, at or above grade and may also impact on some structures that cross the line.

## Landscape Strategy

- There is strong visual interrelationship between this LCA and the Cotswold Scarp which should be protected from development that would harm the natural beauty of the AONB and its setting. This includes views to the scarp and views from the scarp.
- Protect the remaining areas of tranquility from disturbance that would harm landscape character and biodiversity including through the control of lighting to retain dark skies and avoiding the introduction of sources of noise.
- Active management and where necessary restoration of the hedgerow, tree and woodland framework, and discourage the replacement of hedgerows by fencing that erodes landscape character.
- Encourage the management of commons by grazing to maintain their open character.
- Retain and enhance publicly accessible open spaces within settlements such as Charfield<sup>4</sup> to improve their amenity, their contribution to the character of the settlement and biodiversity.
- Recreational development in the wider countryside should ensure that the traditional field and hedgerow patterns are reinforced, and buildings and structures are located to minimise their intrusion into the wider landscape.
- Ensure that future quarrying, landfill and restoration proposals take account of the need to protect the landscape character, amenity and distinctiveness of the local and wider landscape. Quarrying should avoid breaching the slopes of the Wickwar Ridge and enhance habitat diversity through woodland planting and limestone grassland creation.
- The extension of development, including for recreation outside existing settlement boundaries, requires sensitive treatment to ensure such changes are integrated within and absorbed into the wider landscape, and impact on any wider views from adjacent ridges is minimised. This is likely to require the provision of a robust framework of green infrastructure that picks up on the characteristic landscape features and framework of the surrounding area.
- Recreational pressures arising from any new development should be managed for example through provision of adequate green infrastructure within the development, by protecting vulnerable landscape features and habitats and / or by strengthening the structure of the wider landscape.
- Any significant vertical features on the skylines of the Cotswolds Ridge (in the adjacent Council area) and Wickwar Ridge should be carefully sited to ensure that the inherent sense of scale, tranquillity, rural character and remoteness of this character area are not compromised.
- Ensure that new development respects and integrates with the historic pattern of the host landscape or settlement pattern and reinforces local distinctiveness through the use of appropriate building materials.

<sup>4</sup> Charfield Village Plan 2014





**1** The southern edge of Charfield village showing the recently built housing in Woodlands Road. Wickwar Ridge can be seen on the skyline. Roof colouring in this development is more sympathetic to the area than some previous examples.



**2** View of the eastern edge of Wickwar village, set above the Little Avon Valley.



**3** Wetmoor Wood in the middle distance looking towards Wales, from the scarp.



**4** The vale looking towards Horton Bushes showing typical square cut hedges.



**5** Barnhill Quarry looking south towards Stub Riding. Peripheral mounding and planting assist in screening the site.



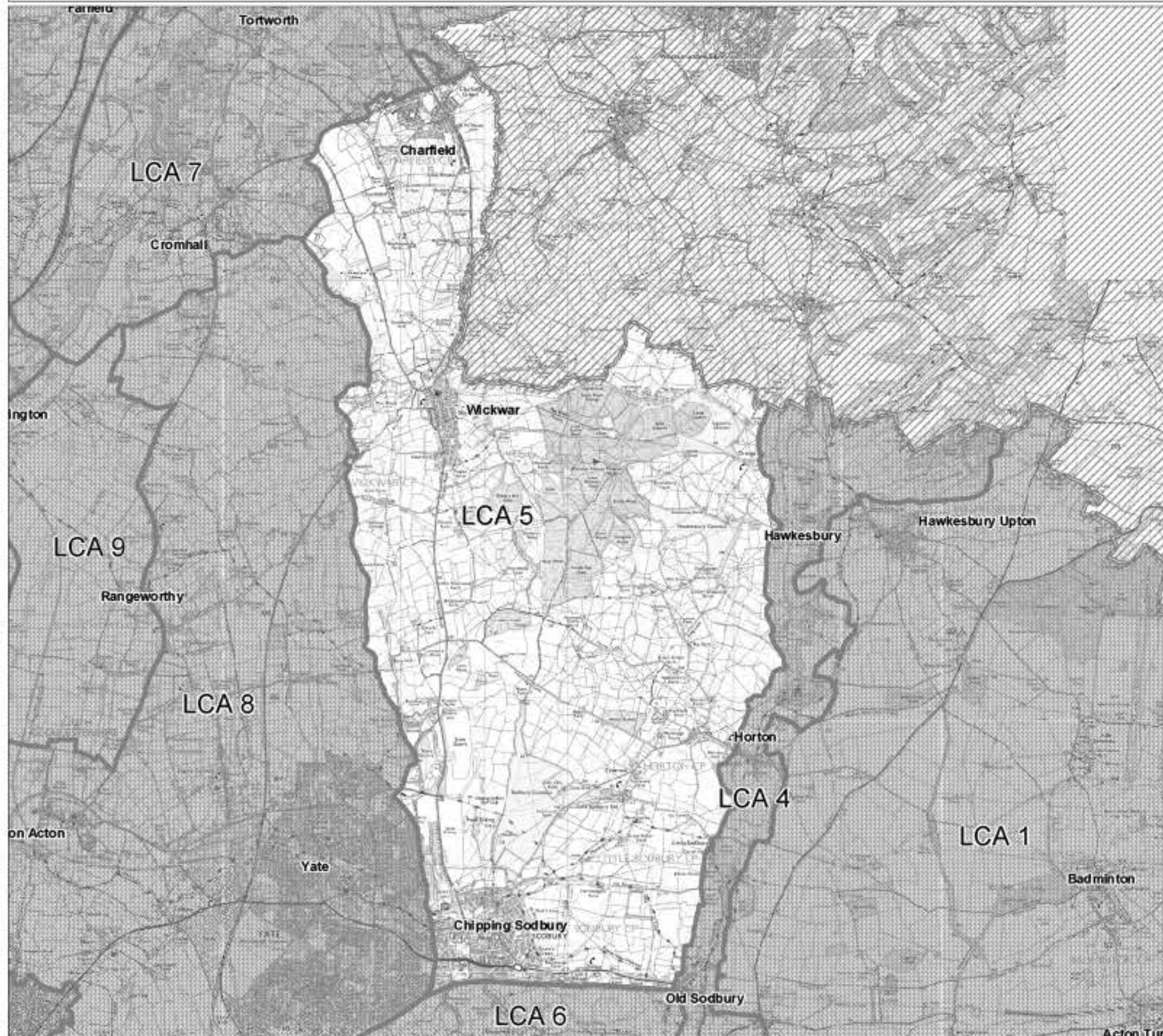
**6** Common gate and common land at Little Sodbury End.



**7** View along Chipping Sodbury High Street towards the Cotswold Scarp.



## LANDSCAPE CHARACTER AREAS



### Legend

— South Gloucestershire Boundary

□ Landscape Character Area

The Landscape Character Area boundary shown on this map is indicative, sometimes marking a distinct change, but more often representing a transition in character with adjacent areas.

Similar attributes may therefore be evident within adjacent areas. (For further information refer to Report Section 4.1)



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### Figure 18

#### Area 5

Wickwar Ridge and Vale



**Appendix EDP 3**  
**Representative Photoviewpoints**  
**(edp6190\_d004a 09 December 2021 GY/EB)**



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the environmental  
dimension partnership

Registered office: 01285 740427  
www.edp-uk.co.uk  
info@edp-uk.co.uk

Grid Coordinates: 372513, 187885  
Date and Time: 13/03/2020 @ 10:30  
Projection: Cylindrical  
Visualisation Type: 1

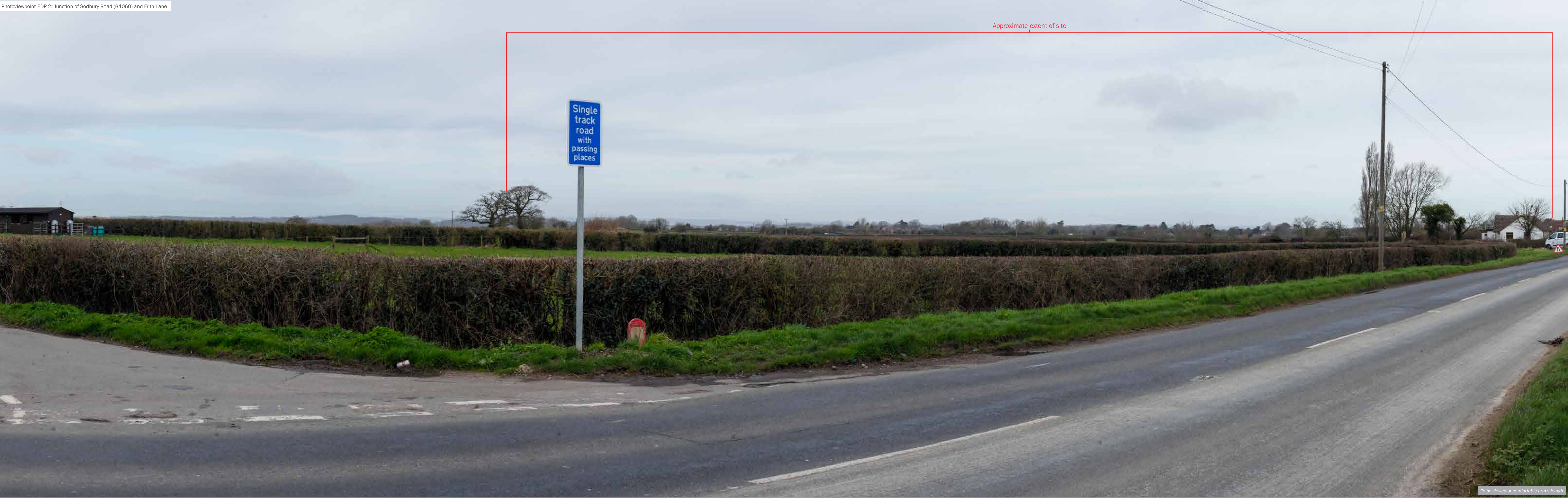
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Make, Model, Sensor: Canon 5D, FFS  
Enlargement Factor: 96% @ A3

Direction of View: SW  
Distance: 25m  
aOD: 84m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA  
09 DECEMBER 2021  
edp6190\_d004a  
GY  
EB  
RB

client  
project title  
drawing title  
Bloor Homes (South West)  
Land at South Farm, Wickwar  
Photoviewpoint EDP 1





To be viewed at comfortable arm's length













To be viewed at comfortable arm's length



Approximate extent of site



To be viewed at comfortable arm's length



the environmental  
dimension partnership

Registered office: 01285 740427  
www.edp-uk.co.uk  
info@edp-uk.co.uk

Grid Coordinates: **371991, 186782**  
Date and Time: **13/03/2020 @ 13:27**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Canon 5D, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **NE**  
Distance: **685m**  
aOD: **96m**  
Focal Length: **50mm**

date  
drawing number  
drawn by  
checked  
QA  
**09 DECEMBER 2021**  
**edp6190\_d004a**  
**GY**  
**EB**  
**RB**

client  
project title  
drawing title  
**Bloor Homes (South West)**  
**Land at South Farm, Wickwar**  
**Photoviewpoint EDP 6**







Approximate extent of site

Buildings of  
South Farm

'The Yard' alongside the  
eastern site boundary

To be viewed at comfortable arm's length



the environmental  
dimension partnership

Registered office: 01285 740427  
www.edp-uk.co.uk  
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Grid Coordinates: 371627, 188049  
Date and Time: 13/03/2020 @ 11:15  
Projection: Planar  
Visualisation Type: 1

Horizontal Field of View: 39.6°  
Height of Camera: 1.6m  
Make, Model, Sensor: Canon 5D, FFS  
Enlargement Factor: 100% @ A3

Direction of View: SE  
Distance: 700m  
aOD: 80m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA  
09 DECEMBER 2021  
edp6190\_d004a  
GY  
EB  
RB

client  
project title  
drawing title  
Bloor Homes (South West)  
Land at South Farm, Wickwar  
Photoviewpoint EDP 8



Approximate extent of site



To be viewed at comfortable arm's length



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Registered office: 01285 740427  
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info@edp-uk.co.uk

Grid Coordinates: **372363, 188254**  
Date and Time: **13/03/2020 @ 10:40**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Canon 5D, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **S**  
Distance: **400m**  
aOD: **81m**  
Focal Length: **50mm**

date  
drawing number  
drawn by  
checked  
QA  
**09 DECEMBER 2021**  
**edp6190\_d004a**  
**GY**  
**EB**  
**RB**

client  
project title  
drawing title  
**Bloor Homes (South West)**  
**Land at South Farm, Wickwar**  
**Photoviewpoint EDP 9**



Approximate extent of site

Clear partial views  
of the site's interior

To be viewed at comfortable arm's length



the environmental  
dimension partnership

Registered office: 01285 740427  
www.edp-uk.co.uk  
info@edp-uk.co.uk

Grid Coordinates: 372113, 188429  
Date and Time: 13/03/2020 @ 10:52  
Projection: Planar  
Visualisation Type: 1

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Enlargement Factor: 100% @ A3

Direction of View: S  
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aOD: 82m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA  
09 DECEMBER 2021  
edp6190\_d004a  
GY  
EB  
RB

client  
project title  
drawing title  
Bloor Homes (South West)  
Land at South Farm, Wickwar  
Photoviewpoint EDP 10









**Appendix EDP 4**  
**Framework Masterplan**  
**(Turley, 3001H, 07 September 2021)**

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- KEY**
- Site Boundary (7.89 ha/19.49 ac)
  - Residential Development (4.46 ha/11.02 ac)
  - Area reserved for potential shop extents - to be confirmed (0.15 ha)
  - Open Space including Informal Recreational and Natural & semi-natural urban green space (3.2 ha)
  - Allotments (0.09 ha)
  - PROW (public rights of way)
  - Primary Roads
  - Areas of boundary to be bolstered with additional Planting
  - Existing Hedgerow
  - Existing Trees
  - Proposed Pumping Station
  - 1 Proposed Access Points
  - 2 Proposed LAP (local area of play)
  - 3 Proposed LEAP (local equipped area of play)
  - 4 Proposed attenuation basin
  - 5 Proposed swale

**c.180 homes @ 40dph net**

Application Ref.  
PK16/4006/O - Under  
construction by Bellway  
Homes

Application Ref.  
PK17/4552/O - Approved  
with Reserved Matters on  
behalf of Linden Homes

**CLIENT:**  
Bloor Homes

**PROJECT:**  
Land at Wickwar

**DRAWING:**  
Framework Masterplan

**PROJECT NUMBER:**  
BLOA3039

**DRAWING NUMBER:** 3001 **CHECKED BY:** CD/LN

**REVISION:** H **STATUS:** DRAFT

**DATE:** 07/09/2021 **SCALE:** 1:2500 @ A3



## Plans

- |                   |   |
|-------------------|---|
| <b>Plan EDP 1</b> | Findings of EDP Data Trawl<br>(edp6190_d001a 09 December 2021 MH/EB)              |
| <b>Plan EDP 2</b> | Site Character and Local Context<br>(edp6190_d002a 09 December 2021 MH/EB)        |
| <b>Plan EDP 3</b> | Findings of EDP's Visual Appraisal<br>(edp6190_d003a 09 December 2021 MH/EB)      |
| <b>Plan EDP 4</b> | Landscape Opportunities and Constraints<br>(edp6190_d005a 09 December 2021 EB/PD) |

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