

Landscape and Visual Impact Assessment



Land off Badminton Road, Old Sodbury

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Figures and Photographs – 026_200 Badminton Road Figure Sheets

1.0 INTRODUCTION

- 1.1 Steele Landscape Design Consultants have been commissioned to prepare a Landscape and Visual Impact Assessment Baseline Study for a proposed residential development on land to the south of Badminton Road, Old Sodbury. This assessment will identify the specific impacts raised by the proposal; consider the effects of these impacts upon landscape character and the visual amenity of the area. The report outlines appropriate landscape enhancement/mitigation measures and where appropriate give meaningful input into the design of the proposal that would help minimise the impact to the physical landscape and features of the site itself as well as the landscape character and visual amenity of the Study Area.

- 1.2 This report has been prepared to support a full planning application for a proposed residential development to be submitted to South Gloucester Council.

LOCATION

- 1.3 The context maps in the Figure Document 026_200 Figure Sheets, show the location and context of the application site as well as the extent of the study area. The site is located on the western edge of Old Sodbury and is made up of two small agricultural fields used for hay production and grazing sheep.

STUDY AREA

- 1.4 The study area covers a 2.5km radius, radiating out from the approximate centre of the site as shown in the Figure Document 026_120 Figure Sheet. This distance has been defined as the

furthest distance that the proposed development would be discernible. This has been anticipated as a suitable distance from an initial desktop study looking at the topography area and also later confirmed after a site survey evaluation of views available within the study area.

PROPOSED DEVELOPMENT

- 1.5 The proposals seek to develop the site from an agricultural field to a residential area with 35 new homes. Access into and out of the site will be proposed from existing gateway from Badminton Road, with adequate visibility splays and junction signage and markings. The new homes will be a mix of 1, 2, 3 and 4 bedrooms with a maximum ridge line height of 9.4m.
- 1.6 The dwellings will be a mix of private and affordable/rental properties housing with rear fenced gardens, patios and lawns.
- 1.7 The public realm will include pedestrian footpaths on both sides of the main access road and landscaping with tree and shrub planting.
- 1.8 The Public Rights of Way (PROW) within the proposed development site will be retained and would continue to provide access into the wider countryside.
- 1.9 Where feasible and practicable all existing hedges and trees will be retained, protected and maintained with any trees lost to development to be replaced within the new landscape plan. The development would be designed to have a 'net gain' of landscape tree, hedgerow and shrub planting.

2.0 LANDSCAPE PLANNING CONTEXT

NATIONAL POLICY

National Planning Policy Framework (NPPF), February 2019

2.1. The NPPF sets out the Government's planning policies for England and how these should be applied. It was originally published in March 2012 but was updated in July 2018, and again in February 2019 which now replaces the original version. The revision implements around 85 previous reforms and is intended to be a vital tool in ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment.

2.2. The NPPF states that the 'purpose of the planning system is to contribute to the achievement of sustainable development'. There are three objectives in achieving sustainable development; economic, social and environmental. Those relevant in this case are [Para 8]:

- 'a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising

waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

It goes on to explain that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area' [Para 9].

2.3. In discussing "Strategic Policies" the NPPF states that policies should 'make sufficient provision for... conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation' [Para 20].

2.4. In "Promoting Healthy and Safe Communities" paragraph 91 states that 'planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address local health and well-being needs – for example

through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'

2.5. Under the heading of "Open Space and Recreation" the NPPF then goes on to emphasise that 'access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities' and that 'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'.

2.6. In "Achieving Well-Designed Places" the NPPF states that 'planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including

green and other public space) and support local facilities and transport networks; and

- f) *create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.'* [Para. 127]

2.7. and goes on to explain that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions' [Para. 130]. Also that 'in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in the area so long as they fit in with the overall form and layout of their surroundings' [Para 131].

2.8. Section 14 of the NPPF sets out key considerations in respect of "Meeting the Challenge of Climate Change, Flooding and Coastal Change", stating that:

'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure' [Para 148].

2.9. With regards to new development paragraph 149 states that 'plans should take a proactive approach to mitigating and

- adapting to climate change, taking into account the long-term implication for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure'.*
- Paragraph 150 goes on to explain that 'new development should be planned for in ways that:
- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
 - b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards'.
- 2.10. Paragraph 153 explains that 'in determining planning applications, local planning authorities should expect new development to:
- a) *Comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
 - b) *Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption'.*
- 2.11. With regards to flood risk paragraph 155 states that 'inappropriate development in areas at risk of flooding should be avoided by directing development away from area at highest risk (whether existing or future). Where development is necessary in such area, the development should be made safe for its lifetime without increasing flood risk elsewhere'.
- 2.12. Paragraph 163 explains that 'when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) *within the site, the most vulnerable development is located in areas of lower flood risk, unless there are overriding reasons to prefer a different location;*
 - b) *the development is appropriately flood resilient;*
 - c) *it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d) *any residual risk can be safely managed; and*
 - e) *safe access and escape routes are included where appropriate, as part of an agreed emergency plan'.*
- 2.13. When discussing flood risk in relation to major developments paragraph 165 states that they 'should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems should:
- a) *take account of advice from the lead local flood authority;*
 - b) *have appropriate proposed minimum operational standards;*

- c) *have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) *where possible, provide multifunctional benefits’.*
- 2.14. On “Conserving and Enhancing the Natural Environment” paragraph 170 of the NPPF states that ‘planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of tree and woodland;
 - c) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’.

- 2.15. On the importance of designations paragraph 171 states that ‘plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries’.

- 2.16. The weight of landscape designations is discussed in paragraph 172 which states that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads’. The scale and extent of development within these designated areas should be limited.

LOCAL POLICY

South Gloucestershire Local Plan- Policies, Sites and Places Plan Adopted Nov 2017

Policy PSP1 – Local Distinctiveness

- 2.17. Development proposal(s) will be acceptable where the proposals demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area / locality. Innovative architectural responses will be favourably considered, where this would result in a high quality design that would in itself contribute positively to the distinctiveness of a place.

Policy PSP2 – Landscape

- 2.18. Development proposals will be acceptable where they conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape (defined by the Landscape Character Assessment).

Policy PSP3 – Trees and Woodland

- 2.19. Development proposals should minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value. Development proposals which would result in the loss of, or damage (directly or indirectly) to, existing mature or ancient woodland, veteran trees, ancient or species rich hedgerows will only be acceptable where the need for, and benefits of, the development in that location clearly outweigh the loss or damage.

Policy PSP19 -Wider Biodiversity

- 2.20. Development Proposals resulting in the loss or deterioration of irreplaceable habitats, including unimproved grassland (lowland hay meadows), ancient woodland, and ancient trees will be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss. Where appropriate, biodiversity gain will be sought from development proposals. The gain will be proportionate to the size of the scheme and be secured through an appropriate planning condition or legal undertaking. This will include sites of low nature conservation interest (for example, intensive agricultural land) where new semi-natural habitat (green infrastructure) would provide opportunities and gains for local wildlife. Development proposals, where they would result in significant harm to sites of value for local biodiversity, which cannot be avoided by locating it on an alternative site with less harmful impacts, adequately mitigated or, as a last resort, compensated for, will be refused.

Policy PSP40 – Residential Development in the Countryside

- 2.21. Development proposals for residential development in the open countryside, outside the settlement boundaries as defined on the Policies Map, will be acceptable for:
- 1) rural housing exception initiatives, which accord with Core Strategy Policy CS19;
 - 2) rural workers dwellings, in accordance with PSP41;
 - 3) the replacement of a single existing dwelling, where it is of a similar size and scale to the existing dwelling, within the same curtilage, and of design in keeping with the locality, and minimises visual intrusion in the countryside;
 - 4) the conversion and re-use of existing buildings for residential purposes where:

3.0 BASELINE AND EVALUATION

STUDY AREA

- 3.1. The site is located to the south of Badminton Road which is a road connecting the towns of Chipping Sodbury (west) and Old Sodbury (east). Overall, the character of Badminton Road can be described as having areas of ‘semi-rural road’ and also ‘residential corridor’ with countryside to the north and to the south.
- 3.2. The First Great Western mainline railway line runs through a deep cutting to the south of the site.
- 3.3. The site is under agricultural use and currently turned over for hay production and grazing paddocks with a single vehicle access from Badminton Road. There is a single pedestrian (PRoW) footpath that crosses the site from the northern boundary to the southern where it exits the site and crosses a footbridge over the railway line and into the wider countryside.
- 3.4. Also, further to the north the site, located between the site and main road is a linear allotment bounded with mature hedge and trees that screen views into the site. To the east, south and south-west of the site the wider countryside consists agricultural fields used for arable and grazing of cattle and sheep.
- 3.5. Field Boundaries within the study area are mature and managed to a height of several metres which tend to screen views of the wider countryside. There are occasional and isolated woodland blocks located to the north-west and also to the north east within the Cotswold Scarp.

- 3.6. Footpath network within the study area is extensive with several long-distance recreational footpaths and numerous local short distance footpaths.
- 3.7. The site is relatively flat at approx. 105m AOD in the SW corner and 110m AOD in the north-eastern corner. Similarly, the landform to the north, south and west are relatively flat and with little or no discernible height variance. However, the landform to the east (Cotswold Scarp) rises and forms a local ridgeline that stretches north to south; the scarp levels out to form the Badminton Plateau of approx. 180m AOD.
- 3.8. The site is not located within the Cotswold Area of Outstanding Natural Beauty (AONB) which includes the Cotswold Scarp and Badminton Plateau. Also, the site is not within the Bristol and Bath Greenbelt which is located on the southern edge of the railway line.
- 3.9. In order to establish the degree of change, arising from the proposed development and the extent to which that change will affect the area, it is important to understand the existing situation in terms of the local landscape character and its value. A desktop review of the study area was undertaken including analysis of Multi-Agency Geographic Information for the Countryside (MAGIC) data sets and South Gloucestershire Council Local Plan. The review identified that the following receptors and statutory landscape designations fall within the 2.5km radius study area. Locations are shown in 026_120 Badminton Rd Viewpoint Figure Sheet.

LANDSCAPE CHARACTER

National Landscape Character

- 3.10. The 'Character of England Landscape, Wildlife and Cultural Features Map' was produced in 2005 by The Countryside Agency. This map subdivides England into Joint Character Areas (JCA's) providing a picture of the differences in landscape character at the national/regional scale. These have since been reviewed and updated by Natural England (2012-2015) and categorised into National Character Area (NCA) Profiles. These profiles do contain Key Characteristics but at this *broad scale the site proposals would have little effect on NCA 118*.
- 3.11. Therefore, the NCA will not be taken forward into the assessment and only been included for reference.
- 3.12. The site and land to the north, south and west of the study area are located within NCA 118 Bristol, Avon Valleys and Ridges. The land within to the east of the site forms part of NCA 107 Cotswolds.

Regional / Local Landscape Character

- 3.13. South Gloucestershire - Landscape Character Assessment – 'Supplementary Planning Document' (2014) divides South Gloucestershire into 21 Landscape Character Areas (LCA) which share key characteristics. The relevant LCA's that are located within the study area are listed below;
- 3.14. **Name:** 05 – Wickwar Ridge & Vale
The site is located solely within this LCT and the LCT also makes up around a quarter of the study area to the north and west.
- Description:** Large scale (gently) 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. 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.
- Effected:** YES
The development on site would cause direct changes to the landscape character of this Regional LCT, in particular to the farmland between the A432 and railway line. The site would substantially alter and would be perceived to be developed to a similar level as that of the adjoining residential developments along Badminton Road.
- Receptor Type:** Landscape
Susceptibility: MEDIUM

The proposed development would likely have undue consequences on the existing site and local LCT.

Value: Community

No formal landscape recognition or landscape designation for the site and land to the north of the A432. The site and the surrounding landscape of the study area are a good example of the landscape character description in the Local LCT profile.

Sensitivity to Change: **LOW-MEDIUM**

3.15. **Name:** Area 01 – Badminton Plateau
Approx. distance from Site: 800m west of the site and covering a approx. half of the wider study area.

Description: A landform of gentle dip slope and extensive plateau, at approximately 200 metres AOD and covered by mainly arable fields. The large regular shaped fields are typically defined by Cotswold dry stone walls (in various conditions), low clipped hedgerows, and some post and wire fencing. The location of former stone wall boundaries are often evident as grass mounds within large fields, or remaining walls are sometimes overgrown with vegetation. This LCT also contains the western edge of the Cotswolds Area of Outstanding Natural Beauty in the eastern part of South Gloucestershire.

Effected: NO

From field observations it has been established that the landscape character of this LCT would not be effected by the proposed development as the two areas are separated by local topography and vegetation.

Therefore, this LCT will not require further impacts assessment

3.16. **Name:** Area 4 - Cotswold Scarp
Approx. distance from Site: 500m east of the site and covering a small part of the study area.

Description: The Cotswold Scarp landscape character area is a distinct and prominent landform running approximately north-south, defining the western edge of the Cotswolds Area of Outstanding Natural Beauty in the eastern part of South Gloucestershire.

The generally steeply sloping landform varies from approximately 200 metres AOD and at its highest point and falling westwards to a height of approximately 100 metres AOD.

Effected: YES

The development site is not located within this landscape character area (LCA). From field observations it has been established that from this LCA the development site would be partially visible from a short section of footpath and mostly screened by on-site and local boundary trees.

Therefore, the potential impacts of the development site on the LCA would be considered to be in-direct on the landscape setting of the development site within the local countryside.

Receptor Type: Landscape

Susceptibility: LOW

Value: LOCAL

Sensitivity to Change: **LOW-MEDIUM**

3.18. Name: Area 6 - Pucklechurch Ridge and Boyd Valley
Approx. distance from Site: 100m south of the site and covering a approx. a quarter of the study area.

Description: The northern boundary of this landscape character area follows the railway and the urban area of Yate. This line marks the subtle transition between this area and the more wooded Wickwar Ridge and Vale further north. The eastern boundary follows the base of the Cotswold Scarp. Land cover comprises a roughly equal proportion of arable and pasture land, in medium and some large, regular shaped fields. Field boundaries are predominately clipped hedges or timber post and wire, with only limited tree cover and infrequent woodland copses.

Effected: NO
 From field observations it has been established that the landscape character of this LCA would not be affected by the proposed development as the two areas are separated by local topography and screened by the field boundary hedges and trees.

Therefore, this LCT will not require further impacts assessment.

Landscape Character Summary - SITE

3.19. The site is located on the western edge of Old Sodbury and on flat land between the railway line (south) and A432 Badminton Road (north). The site is agricultural land used as animal grazing and has identifiable features that are strongly associated with the landscape character of this area. The site is typical of surrounding landscape including the following: small agricultural field pattern

with dense and mature hedges with mature hedgerow and some post and wire fencing along sections with the railway line

3.20. The site location is adjacent to the existing linear residential developments along Badminton Road that form the western edge of Old Sodbury.

3.21. Therefore, the proposed development would be perceived to be a continuation of the western edge of Old Sodbury, infilling the 'gap' between Sodbury House Hotel (west) and the residential property Chestnut House (east).

INDIVIDUAL LANDSCAPE RECEPTORS

Area of Outstanding National Beauty

3.22. Name: Cotswolds
Size: 2041 hectares
Approx. distance: 100m to north and 200m to the east of the development site boundary.

Description: The AONB is an extensive area of countryside that extends from Evesham / Banbury to the north (84kms) and Bradford On Avon to the south (24 Kms) and approx. 22kms wide.

Effected: YES

The development site is not located within this landscape designated area. From field observations it has been established that the development site would be only be visible from a short section of footpath and would be mostly screened by on-site and local boundary trees.

Therefore, the potential impacts of the development site on the designated landscape would be considered to be in-direct on the

landscape setting of the development site within the local countryside.

Receptor Type: Landscape
Susceptibility: LOW
Value: NATIONAL

Sensitivity to Change: **MEDIUM**

Greenbelt

3.23. **Name:** Bristol and Avon Greenbelt

Size: 15,532 hectares

Approx. distance: 100 metres to the south of the development site.

Description: The Greenbelt ensures that the urban areas of Yate / Chipping Sodbury are separated with the urban area of Bristol.

Effectuated: YES

The development site is not located within greenbelt. From field observations it has been established that from the greenbelt the development site would be only partially visible from a short section of footpath.

Therefore, the potential impacts of the development site on the LCA would be considered to be in-direct on the landscape setting of the development site within the local countryside.

Receptor Type: Landscape
Susceptibility: LOW
Value: LOCAL

Sensitivity to Change: **LOW-MEDIUM**

Settlement Pattern

3.24. **Name:** Old Sodbury

Size: Village

Approx. distance from Site: Next to western village boundaries.

Description: Old Sodbury is made up of linear residential development along several roads – Badminton Road (A432), Chapel Lane, Church Lane and Cotswold Lane. There is a primary school and St. John's Church situate at the foot of the Cotswold Scarp. Located to the west of the church is a locate a viewpoint with a stone monument and seat with views overlooking the countryside to the west.

Effectuated: No

There development site is not visible from within Old Sodbury due to intervening trees and hedgerows etc.

Therefore, this landscape receptor will not require further impacts assessment.

3.25. **Name:** Yate / Chipping Sodbury

Size: Town

Approx. distance: Approx. 1km to the eastern town boundaries.

Description: Chipping Sodbury is a dense residential that has become amalgamated with the larger Yate urban area to the west. The main retail and commercial area are located around the West Gate Centre and there is a sizeable light industrial centre located along the western town boundary to Yate.

Effectuated: No

The landform to the Old Sodbury and Yate are predominantly flat and consistently lower elevations than the site. The edge of

Chipping Sodbury is similar to many of the local urban areas with residential edges extending along roads such as Badminton Road (A432) with intermittent housing and agricultural fields.

There are no locations within the urban areas where the development site is visible.

Therefore, this landscape receptor will not require further impacts assessment.

Access

Long Distance Recreational Footpath

3.26. **Name:** Frome Valley Walkway within development site
Length: approx. 29kms in length of which 70 metres travels across the site.

Description: This footpath follows the River Frome between the River Avon in Bristol and the Cotswold Hills in South Gloucestershire. The path passes through a variety of landscapes including open countryside, wooded valleys and historic, landscaped parks in Bristol.

From the north, the footpath crosses Badminton Road (A432) and a short section of the footpath (70 metres) goes across the development site before continuing over the railway bridge and on into the countryside to the south.

Effectuated: YES

The development of up to 35 new homes would be built over most of the site and include access roads, footpaths and open green space.

Receptor Type: Landscape

Susceptibility: MEDIUM (limited to 70m section on site)

Value: National

Sensitivity to Change: MEDIUM-HIGH

3.27. **Name:** Frome Valley Walkway within field to the south
Length: approx. 29kms in length of which 90 metres travels across the adjacent field.

Description: The footpath leaves the development site and over the railway bridge into the field to the south of the site before going through a tall and thick hedgerow.

Effectuated: YES

The development would be built in the fields to the north of this viewpoint location and it would be perceived in context with the existing railway line/bridge and adjoining houses within Badminton Road.

Receptor Type: Landscape

Susceptibility: MEDIUM

Value: National

Sensitivity to Change: MEDIUM-HIGH

3.28. **Names:** Cotswold Way

Description: Within the study area the Cotswold Way passes through Little Sodbury to the north-east of the development site and then passes through St John's Church, Old Sodbury. After leaving the grounds of St John's Church and before descending down the hill (west), there is a local viewpoint with views looking west.

Effectuated: No

Although this local vantage point and footpath (going west) have a wide view out over the local landscape, there are no views of the development site due to intervening hedges and trees.

Therefore, this landscape receptor will not require further impacts assessment.

3.29. **Names: Jubilee Way and Monarchs Way**

Description: Within the study area there are several other long distance recreation routes that wind their way through the low land countryside. None of these footpaths pass through the site.

Effected: No

There are no locations along the footpaths where the development site is visible, due to intervening hedges and trees.

Therefore, this landscape receptor will not require further impacts assessment.

Local Footpath

3.30. Name: Footpath (LSO/61) nr Cotswold Lane, Old Sodbury
Length: approx. 1km metres in length located to the -east of the development site

Description: The route of the PRoW runs from Cotswold Lane through a field before passing into a woodland block that screens all views toward the site.

Effected: Yes

The development would be built in the fields to the north of this viewpoint location and it would be perceived in context with the

existing railway line/bridge and adjoining houses within Badminton

Receptor Type: Landscape

Susceptibility: MEDIUM

Value: LOCAL

Sensitivity to Change: MEDIUM

Local Roads

3.31. Name: **Badminton Road (A432)**

Description: The Badminton Road connects Yate / Chipping Sodbury to Old Sodbury and on toward the A46.

There is a short section (150m) of roadway where the site is visible but partially screened by the existing boundary trees and hedgerow to the site.

Effected: Yes

The development of up to 35 new homes would be built over most of the site and include access roads, footpaths and open green space would be glimpsed from passing vehicles.

Receptor Type: Landscape

Susceptibility: LOW-MEDIUM

Value: LOCAL

Sensitivity to Change: LOW-MEDIUM

3.32. Name: **Badminton Road (A432) – East of Old Sodbury**

Description: The Badminton Road continues east and winds through the Cotswold scarp toward the junction with the A46.

There is a public bench located just outside the built-up area which faces to the west.

Effected: NO

Although this is an elevated part of the roadway there are no views out due to adjacent intervening hedges and trees.

Therefore, this landscape receptor will not require further impacts assessment.

Railway Line**3.33. Name: Main Line Railway**

Description: The route of the railway line is located within a deep (approx. 8 metres) and wide cutting with steep slopes on either side. It is unlikely that the activities within the site would be visible from within the train.

Effected: No

Therefore, this landscape receptor will not require further impact assessment.

Scheduled Monuments**3.34. Name: Little Sodbury Fort**

Description: The hill fort is located to the north-east of the site and is located on the elevated edge of the Cotswold AONB. There are no views from the fort as the boundary trees block all views to the south-west and toward the site.

Effected: No

Therefore, this landscape receptor will not require further impact assessment.

SITE LANDSCAPE CHARACTER**Use/Land Cover**

- 3.35. At the time of writing the LVIA, the single field was being used for hay production and grazing horse/sheep.

Receptor Type: Landscape (site)

Susceptibility: HIGH

Due to the proposed development on site that is likely to cause undue consequences arising from a noticeable new and uncharacteristic 'residential development' layout in the landscape and therefore, stopping any agricultural activities.

Value: Community

No formal recognition of value through landscape designations but the site contributes to what is currently a good example of the character described in the Landscape Character Assessments and forms part of the wider setting of the '**05 – Wickwar Ridge & Vale**' LCT.

Sensitivity to Change: MEDIUM

Topography/Landform

- 3.36. The site is located on a relatively flat area of land with ground levels ranging from 105m AOD in the south -western corner to 110m AOD at the existing gate and access into the site. The landform of the countryside immediately adjacent to the site is similar to the north, south and east. Elevations noticeable change to the east as the landform rises within the Cotswold Scarp before levelling out onto the Badminton Plateau (approx. 200m AOD).

- 3.37. **Receptor Type:** Landscape (site)

Susceptibility: LOW

The proposed development plan should seek to build on the flat site and provide housing, infrastructure (roads and footpaths), amenity and open public areas. The attenuation pond will be situated in the low area within the south-western corner. Therefore, there would be very little change to the topography of the site.

Value: Community

Sensitivity to Change: LOW

Landscape Features

- 3.38. Site boundaries consist of hedgerows with a varied mix of local species and managed well, typically 3m high and dense/compact. There are only a many mature trees (10 -12m high) within the boundary hedgerow.
- 3.39. A short section of hedge (85 linear metres) that divides the two fields (south-west corner) would require removal in order to accommodate the proposed development.

Receptor Type: Landscape (site)

Susceptibility: MEDIUM

The relatively few landscape features that currently exist on site should be retained, protected and maintained within the emerging development layout.

Value: Community

Sensitivity to Change: LOW-MEDIUM

LANDSCAPE SUMMARY: CONDITION, VALUE & SENSITIVITY

CONDITION

3.40. As noted from the field survey the landscape features locally and within the site, tend to be in good condition and contribute to the local landscape character. The site is located on a relatively flat area of land set between the Badminton Road and Railway line cutting. The site is private land with vehicle access by track from Badminton Road located at the north-east corner of the site.

3.41. There is currently very little vegetation contained within the site, as it is currently under agricultural use and is covered with improved grass. All field boundaries are defined by native hedgerows that have been maintained as part of the agricultural use.

3.42. Soilsmapes (<http://www.landis.org.uk/SoilScapes/index.cfm>)

describes the landcover of the site and immediate local area is identified as ‘**Soilscape 18**: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The Agricultural Land Classification has a ‘Moderate’ grade for the land within the site with local landcover of grassland, arable and woodlands.

VALUE

3.43. The character of the study area is in general representative of the agricultural landscape described in the Landscape Character Assessments carried out by South Gloucestershire Council. The mature hedgerows and grass fields combined with the glimpsed views of Cotswold Scarp and hillside. The site and surrounding landscape are typical of the ‘**05 – Wickwar Ridge & Vale LCT**.’

Although there are no landscape designations for the development site and land to the north, there are designations to adjoining parts of the study area. To the east, the Cotswold Scarp and Badminton Plateau form part of the Cotswold AONB and the land south of the railway line forms part of the Bristol and Bath Green Belt.

3.44. Within the study area there are the Scheduled Monument sites at Little Sodbury Hillfort. There are several Listed buildings (mainly Grade II) within 500m of the site and also the Old Sodbury village conservation area. However, all these elements are separated from the site and obscured by local topography and intervening trees and hedges.

3.45. There are several detractors within the landscape, including the main line railway line set within a wide and deep cutting to the south of the site.

3.46. It is considered that the site and study area is part of a landscape of **LOW-MEDIUM** Value.

SENSITIVITY

3.47. Sensitivity is categorised as high, medium, or low, according to the degree to which a particular landscape or area can accommodate change arising from a particular development without detrimental effects on its character and visual amenity. This is judged by considering the susceptibility of receptors against the value placed on it. Refer to methodology Table ‘B’ in the Appendix of the document for sensitivity levels and definitions. The general judgement on sensitivity given below is a result of the combined

individual judgements established during the Baseline and Evaluation.

- 3.48. Landscape character is based on the following factors: landform, sense of openness, field pattern and scale, land cover, perceptual qualities, historic landscape character, distinctive landscape features and scenic quality.

Study Area - Landscape Character Summary

- 3.49. The general landscape character of the study area has a **Low-Medium Sensitivity**. This is primarily due to the development site being located in a landscape with no designations - **05 – Wickwar Ridge & Vale** LCT. However, the wider countryside is either Green Belt (to the south) or Cotswold AONB (to the east).

- 3.50. The wider countryside within the study area is relatively flat with the exception of the Cotswold Scarp and Badminton Plateau. From the lowland areas the development site cannot be experienced due to intervening hedges and trees. From the Badminton Plateau there are no public locations that have an overlooking scene of the development site.

- 3.51. The sensitivity of Badminton Road has a Medium Sensitivity; however, this would only be applicable to a short section (150 metres) along the northern boundary to the site.

- 3.52. The receptors that are most relevant to the proposed development in Landscape Character terms are:

- **'05 – Wickwar Ridge & Vale'** LCT
- Badminton Road (A432) – site access gateway
- Badminton Road / Commonmead Lane / FVW

- Frome Valley Walkway - footpath through site
- Frome Valley Walkway - footpath to the south
- Chapel Lane, Old Sodbury
- Footpath near Cotswold Lane, Old Sodbury

Site - Landscape Character/Features Summary

- 3.41. The receptors that make up the site character have a general Low-Medium Sensitivity due to its grassland/grazing character and is experienced in the same context as the surrounding landscape.

- 3.42. The topography of the site is consistent with and contributes to the character of the wider study area. The fields of the site are generally flat and could accommodate development with little alterations so has a Low-Medium Sensitivity.

- 3.43. The vegetation (hedges and trees) on site have a Medium Sensitivity make a positive contribution to the character to the site and as part of the local area. The proposed development should seek to protect and integrate the majority of the hedges into the layout design. However, a section of hedge requires removal to accommodate the proposed development. The proposed development would seek to remedy this loss with new native hedge planting along the south-eastern boundary where currently there is only a post and wire fence.

- 3.44. The PRoW that crosses the site has a Medium Sensitivity. Any proposed development should seek to protect and integrate the PRoW and continue to allow local walkers (Frome Valley Walkway) to access the wider countryside for recreation.

VISUAL RECEPTORS WITHIN THE STUDY AREA

3.45. It is also important to understand and identify the existing users (or visual receptors) of the landscape within the Study Area to establish the potential changes to the visual amenity of those users as a result of the proposed development.

3.46. The existing visibility of the development site was initially assessed by a desktop study of Ordnance Survey explorer map in order to establish the extent to which the proposals would affect the visual amenity of the study area. This work was based around the production of a Zone of Theoretical Visibility (ZTV), a computer-generated map using landform data to project the greatest extent that proposal would be visible from. This was tested over a 2.5km radius using a multiple point set at 9.4m high across the field to indicate the location of the proposed dwellings. The ZTV was used as a desktop tool as it uses bare ground data and Terrain 5 Data to map large blocks of woodland and housing areas and is therefore used a 'worst case scenario' for desk top analysis. The ZTV is not able to include any of the existing smaller features such as intervening hedges, woodlands and buildings within the surrounding landscape.

3.47. To ensure a complete and accurate representation of the possible effects of the development a field survey was undertaken on 17 March 2021. The fieldwork analysis of the visibility of the site from the surrounding landscape takes into account all those existing landscape features (hedges, woodlands, buildings, topography) that could considerably reduce visibility of the site.

3.48. A comprehensive number of viewpoint locations were tested and a photographic record was taken from each relevant location. The object of the field study was to determine which locations offer the clearest views of the site and are most accessible to the public.

3.49. The Zone of Visual Influence (ZVI) has been defined as the extent of where elements of the proposed development are predicted to be visible based on topography and existing landscape features and coloured orange on the ZVI. The ZVI shows that there are a limited number of publicly accessible vantage points that will have either, a full or partial view of the land/development buildings within the application site. Vantage points with views of the site are from a very few locations either from the PRoW or local highpoints/landmarks.

Visual Environment and Nature of Views

3.45. The ZTV is shown within 026_120 Figure Sheet. This has been used to assist the process of identifying the broad extent of site visibility and subsequently the location of potential views of the proposals. Field work has then been used to confirm the nature of any visual barriers and their influence on the sites actual visibility from the surrounding area, which gives us the Zone of Visual Influence (ZVI).

3.46. The photographic survey is shown within 026_120 Figure Sheet. The overall visibility of the application site can be summarised as:

3.47. Within the site, the PRoW that cross the site have uninterpreted views over the field with views that extend out of the site into the wider study area to the west and east. Long distance views are restricted by local topography and mature, tall and dense hedges and trees.

- 3.48. From the wider study area, the site is screened from public views from the north, west and south by a combination of low-lying topography and/or vegetation.
- 3.49. The majority of views of the site from the local countryside are from along local footpaths and within approx. 250m and would be seen in context with the wider countryside and housing along Badminton Road.
- 3.50. Further descriptions of the views are given on 026_120 Figure Sheet, photo-panels 1-5.

Settlements

Name: Old Sodbury and Chipping Sodbury / Yate

- 3.51. Views from public spaces (greens, squares, parks etc.) within the local urban areas are not available due to intervening buildings, topography and tall trees and hedges.
- 3.52. Views from individual residential properties are not covered by the LVIA as they are private and not available to the public.

Effectuated: No

The development site is not visible from within urban area due to intervening trees and hedgerows etc.

Therefore, this visual receptor will not require further impact assessment.

Local Roads

Name: Badminton Road Junction with Site Access Gate

- 3.53. In the main, views from Badminton Road are not available due to intervening buildings, hedge and tree belts. However, there is a short (150 metres) section of road way with glimpsed views and a single view directly into the site from the vehicle access gateway.

Effectuated: YES

Road users/ Walkers traveling along trunk road with little or no opportunity to linger and/or pause to appreciate the limited views of the surrounding countryside.

Receptor Type: Visual

Value: Local

Users: Low- Medium

Sensitivity to Change: LOW-MEDIUM

Name: Badminton Road / Commonmead Lane / Frome Valley Walkway

- 3.54. In the main, views from Badminton Road are not available due to intervening buildings, hedge and tree belts. However, from the junction of these two roads there is a view through the tall trees along the site boundary with glimpsed views of the site beyond.

Effectuated: YES

Road users traveling along these two very busy roads have little or no opportunity to linger and/or pause to appreciate the limited views of the surrounding countryside.

Receptor Type: Visual

Value: Local

Users: Low- Medium

Sensitivity to Change: LOW-MEDIUM

Name: Badminton Road, A432

3.55. In the main, views from Badminton Road of the development site are not available due to intervening buildings, hedge and tree belts. However, from locations along a short section of the roadway there is a view through the tall trees along the site boundary with glimpsed views of the site beyond.

Effectected: YES

Road users traveling along these two very busy roads have little or no opportunity to linger and/or pause to appreciate the limited views of the surrounding countryside.

Receptor Type:

Visual

Value:

Local

Users:

Low-Medium

Sensitivity to Change: LOW-MEDIUM**Name: Chapel Lane**

3.56. In the main, views from Chapel Lane are not available due to intervening buildings, however, from the access track leading between Kingston House and Eljalgo House there is a single view from a short section (6m wide) toward the southern and eastern site boundary with glimpsed views of the grassland within the site.

Effectected: YES

Road users/walkers traveling along these two roads with little or no opportunity to linger and/or pause to appreciate the limited views of the surrounding countryside.

Receptor Type:

Visual

Value:

Local

Users:

Low-Medium

Sensitivity to Change: LOW-MEDIUM**Recreational Routes (026_120 Figure Sheet)****Long Distance Walking Routes**

3.1. **Name:** Frome Valley Walkway within development site LSO/47

Length: approx. 29kms in length of which 70 metres travels across the site.

Description: From a short section of the footpath (70 metres) that goes across the development site before continuing over the railway bridge and on into the countryside to the south.

Effectected: YES

The development of up to 35 new homes would be built over most of the site. Proximity of the proposed development infers that recreational walkers have plenty of opportunity to linger and/or pause to appreciate the limited views toward the Cotswold Scarp (AONB). Along most of this section of footpath the development would be seen in conjunction with the other houses within Badminton Road and Chapel Lane.

Receptor Type:

Visual

Value:

NATIONAL

Users:

Medium-High

Sensitivity to Change: HIGH

3.2. **Name:** Frome Valley Walkway / Footpath within southern field LSO/47

Length: approx. 29kms in length of which 130 metres of footpath from the bridge and southern field.

Description: The footpath leaves the development site and into the grass land field before passing through a tall and thick hedge and into the wider landscape.

Effectuated: YES

The development of up to 35 new homes would be built over most of the site and include access roads, footpaths and open green space. Along most of this section of footpath the development would be seen in conjunction with the other houses within Badminton Road.

Receptor Type: Visual
Value: NATIONAL
Users: Medium

Sensitivity to Change: MEDIUM-HIGH

3.3. Cotswold Way, near Little Sodbury Hill Fort, LSO/55

Description: The footpath passes through the Hill Fort SM and continues south along the bottom of the local ridgeline and toward Old Sodbury village.

Effectuated: NO

The development site cannot be seen from the footpath due to intervening trees and hedgerows etc.

Therefore, this visual receptor will not require further impact assessment.

3.4. Cotswold Way, near St John's Church, LSO/52

Description: The footpath passes through the St Johns Church and continues west down the hill toward Badminton Road.

Effectuated: NO

The development site cannot be seen from the footpath due to intervening trees and hedgerows etc.

Therefore, this visual receptor will not require further impact assessment.

Local Footpaths

3.5. Name: PROW (LSO/61) near Cotswold Lane, Old Sodbury

3.6. Length: approx. 1km in length located to the east of the development site.

3.7. Description: The route of the footpath runs from Cotswold Lane up to the Badminton Plateau. This elevated footpath passes through grassland before crossing a field gate and into woodland.

3.8. There a short section (90 metres) of this footpath that would have views toward the development site. The development site can be seen located between the railway cutting and Badminton Road but mostly screened by the tall boundary trees and nearby woodland belts.

Effectuated: Yes

The development of up to 35 new homes would be built over most of the site and include access roads, footpaths and open green space.

Receptor Type: Visual
Value: LOCAL
Users: Medium

Sensitivity to Change: MEDIUM

3.9. Footpath near Mill Lane, south of development site, LSO/40

Description: The footpath diverges from Frome Valley Walkway and connects with Mill Lane near Fattening House Farm.

Effected: **NO**

The development site cannot be seen from the footpath due to intervening trees and hedgerows etc.

Therefore, this visual receptor will not require further impact assessment.

SENSITIVITY OF VISUAL AMENITY WITHIN THE STUDY AREA

Visual Amenity SUMMARY

3.10. The ZVI in the accompanying 026_120 Viewpoint Figure Sheet document illustrates the extent that which views of the site are mostly restricted to small 'sections' of publicly accessible footpaths located within 250 metres from the site boundary.

3.11. In summary, views from the short section of the Frome Valley Walkway (long distance footpath) that runs through the site would have a **HIGH Sensitivity**.

3.12. Views from short section (90 metres) of publicly accessible Frome Valley Walkway located directly south of the development site would have **MEDIUM-HIGH Sensitivity**.

3.13. Views from local Badminton Road to the north of the site and from Chapel Lane to the east would have **LOW-MEDIUM Sensitivity**.

3.14. Views from the publicly accessible local footpath such as footpath near Cotswold Lane, Old Sodbury would have **MEDIUM Sensitivity**.

Table 1: Summary of Receptor Sensitivity (Landscape & Visual)

3.15. The receptors in the study area that are most relevant to the proposed development in Visual Amenity terms are:

- Badminton Road and Site Access Gateway
- Badminton Road/Commonmead Lane and Frome Valley Walkway
- Frome Valley Walkway through development site
- Frome Valley Walkway south of development site
- Chapel Lane (single location)
- PRoW nr Cotswold Lane (LSO/61)

Table 1: Summary of Receptor Sensitivity (Landscape and Visual)

Receptor	Sensitivity
Study Area – Landscape	
Area 5 – Wickwar Ridge & Vale' LCT	MEDIUM
Area 4 - Cotswold Scarp	LOW-MEDIUM
COTSWOLD AONB	MEDIUM
Bristol and Bath Greenbelt	LOW-MEDIUM
Frome Valley Walkway (within development site)	MEDIUM-HIGH
Site	
Use/Land Cover	MEDIUM
Topography/Landform	LOW
Landscape Features	LOW-MEDIUM
Study Area - Visual	
Badminton Road and Site Access Gateway	LOW-MEDIUM
Badminton Rd/Commonmead Lane/FVW	LOW-MEDIUM
Badminton Rd, A432	LOW-MEDIUM
Frome Valley Walkway (within site) (LSO/47)	HIGH
Frome Valley Walkway (south of site) (LSO/47)	MEDIUM-HIGH
Chapel Lane, Old Sodbury	LOW-MEDIUM
PRoW nr Cotswold Lane (LSO/61)	MEDIUM

4.0 ASSESSMENT OF PROPOSED DEVELOPMENT

DESIGN APPROACH

- 4.1. The outline application seeks permission to develop the agricultural land within land off Badminton Road and proposes a residential development.
- 4.2. The proposal includes residential dwelling (up to 35 new homes), access road from Badminton Road, street lighting, attenuation pond / wildlife habitat, individual gardens (front and back), up-graded footpath (Frome Valley Walkway), trees and shrub planting.
- 4.3. The new homes will be a mix of 1, 2, 3 and 4 bedrooms with a maximum ridge line height of 9.4m. The dwellings will be a mix of private and affordable/rental properties housing with rear fenced gardens, patios and lawns.

MITIGATION MEASURES

Primary Mitigation

- 4.4. Primary mitigation measures have been incorporated into the scheme to limit the potential effects of the proposed developments; these include:
 - Where practicable, retain and protect the existing boundary hedgerows and trees.
 - Retain and protect the Frome Valley Walkway that currently crosses the site.
 - Retain existing access way into the site from Badminton Road
 - As the site is relatively flat there is no requirement to significantly alter the site topography to construct the buildings. The only exception would be the excavation of the attenuation area toward the SW corner of the site.

Secondary Mitigation

- 4.5. The following secondary mitigation measures have been proposed for the scheme in order to further reduce any effects of the proposed development:
 - Tree planting at the northern boundary to screen the effects of the proposed development and especially some of the garages from views along Badminton Road. These trees would re-establish screening that has been lost to the diminishing effects of Dutch Elm disease and some ash tree 'die back' that can be found within the existing hedgerow.
 - In fill hedge planting (where appropriate) to northern boundary hedgerows to replace the trees lost to disease that currently screen the effects of the proposed development on views from sensitive locations.
 - Tree and hedge planting positioned at critical locations on the southern boundary and throughout the site to screen the effects of the proposed development on views from sensitive locations to the south. Proposed tree species to comply with National Rails Guidance (Appendix C) and would include the following native species – Hornbeam, Silver birch, Field Maple, Oak and Rowan.
 - Tree and hedge planting (see above) at the western and eastern boundary to screen the effects of the proposed development on adjacent residential properties, especially to the east along Cotswold Way.
 - Views from Footpath at junction of internal access road - Trees planted and arranged along roadside edges to no. 02 and 32 which would help (in-time) to break up the massing of no. 02, 32 and 35 and reduce potential visual impacts to views toward Scarp (AONB).
 - Vehicle access from Badminton Road – Tree and shrub planting to provide an aesthetic setting for the proposed development within the Badminton Street scene.

- Electrical Substation – Trees and shrubs planted to soften the small building within its setting.
- Construction of a hard wearing and durable footpath set within a safe and landscaped route that provides continued pedestrian access through the site and on to the surrounding footpath network within the local countryside.
- Public Open Space – Provision of seating, play provision (natural/low impact – boulders, mounding and stepping logs etc.) and recreational space

POTENTIAL EFFECTS

Construction Effects

- 4.6. The following activities and operations are likely to arise as a result of the construction phase of the project:
- On site construction machinery
 - Upgrade of the existing access to make suitable for construction vehicles as well as the future vehicles intended to use the on-site car park provision for the construction staff and visitors
 - The creation of suitable access roads to accommodate the traffic generated by the proposals, to and from the building plots
 - Areas set aside for construction materials as well as earth storage mounds that will be used and re-spread back on the site (gardens and amenity areas)
 - Scaffolding and construction of dwelling structures
 - Protection measure (Heras fencing) to ensure continued pedestrian access along the onsite PROW's and existing vegetation
- 4.7. It is accepted that the scale of effects during construction are likely to be higher than those at completion and the ongoing residual effects due to the construction activities being more prominent and visually intrusive. These would however be for a short-term

duration so overall would result in a lesser impact to the wider landscape character and visual amenity of the area.

Therefore, the effects during construction will not be assessed further.

Effects at Completion

- 4.8. The following will result in short term effects once construction is complete:
- A larger and landscape vehicle and pedestrian entrance from Badminton Road
 - Presence of numerous buildings within the development site
 - Augmenting and supplementing existing boundary vegetation of the site with native species
 - New native tree planting within the overall site and along the boundaries of the site providing screening and increasing the biodiversity of the site
 - New landscapes front, rear gardens, planting and off-road parking.
 - Provision of a new and durable public footpath (Frome Valley Walkway) set within its own landscape corridor
 - Provision of street lighting to appropriate highway lighting standards and lighting style / design fitting for the proposed local housing character. Also, the 'light spill' from the street columns would not negatively impact on the ecological corridors

Permanent Effects/Effects during Operation

- 4.9. Many of those identified above (4.8) will remain, so the focus here is on the changes arising through the establishment and growth of trees and hedges and landscaped gardens, the following will result in permanent effects:

- Landscaped entrance from Badminton Road would be safe and provide a softer and integrated development as seen in the wider street scene
- Reduced perception of vehicles within the proposed development due to maturing on site native trees and hedge planting
- New native tree planting within the overall site would (within 15 years) provide substantial screening to houses and general on-site activity
- New native trees and hedges would have the positive perception of increasing the biodiversity and net gain within the development
- The Frome Valley Walkway would remain and provided with a durable footpath and continue uninterrupted the walk from Badminton Road into countryside
- The landscaped area around the would provide an amenity space and also a new ecological habitat
- Street lighting would continue to provide a road/footpath space that was safe and inviting. Also, the 'light spill' from street columns would not negatively impact on the ecological corridors.

5.0 LANDSCAPE IMPACT ASSESSMENT

5.1. This section identifies impacts caused by the proposed development on the landscape. The significance of effects is considered at the operational phase. The impact assessment is conducted in accordance with the definitions/criteria described in this document, and follows the report structure by assessing impacts on:

- Receptors including landscape designations, if required;
- Landscape Character;
- Landscape elements, feature and characteristics;

Planning Layout 13351_5000M



Table 2: Summary of Predicted Effects on Landscape

Receptor	Sensitivity to Change	Magnitude of Change	Mitigation (Residual)	Significance of Effect (Residual)
Site Character				
Use / Landcover	Medium	HIGH Due to the large scale, permanent effect across the majority of the site. The current use (grazing land) could not continue within the site as there is proposed to be up to 35 homes constructed. The overall agricultural landscape setting of Badminton Road would remain and the landscape mitigation proposals would help the developments integration into the surrounding landscape.	MEDIUM-HIGH Mitigation principles have been indicated in the Planning Layout 13351_5000G and would respect and contribute to the character of the site and the wider local study area. The mitigation measures would reduce the magnitude of change with the addition of the following measures; - Trees strategically planted to screen views of the proposed development from sensitive locations/receptors. - New hedges and shrubs areas - New habitat (northern boundary) as part of the attenuation pond / wildlife refuge that in conjunction with the existing on-site hedges would enhance and diversify the wildlife habitats. - A high quality landscaped route for the existing PRoW footpath. This would result in a medium/large scale, permanent effect across the site. = Medium-High	MODERATE-MAJOR, Adverse Residual effects- after mitigation measures have matured. The magnitude of change would reduce as the building materials age/settle and the proposed/ existing tress establish and mature. The proposed development would in time become integrated and be in-keeping with the existing surrounding context. The new development would introduce a 'residential massing' into a landscape that already has similar scale residential housing as seen along Badminton Road and Chapel Lane, Old Sodbury.

Receptor	Sensitivity to Change	Magnitude of Change	Mitigation (Residual)	Significance of Effect (Residual)
Landform	LOW	LOW Due to the small-medium scale, permanent effect to a localised part of the site. The existing landform is relatively flat and there is anticipated to be no or very localised re-grading to accommodate the proposed development. There will also be some works required to provide vehicle access into the site and attenuation basin.	LOW Within drawing - Planning Layout 13351_5000G the layout will work with the existing contours of the site as far as is practicable. This would result in a small scale, permanent effect across the site = Low	SLIGHT, Adverse The overall nature of the landform would remain and would still be recognisable and would contribute to the character of the site and the surrounding countryside.
Landscape Features	LOW-MED	LOW Due to the small scale, permanent effect on local parts of the site. Within drawing - Planning Layout 13351_5000G where appropriate it is proposed to retain and protect the existing landscape features these include the following; Where practicable to retain and protect boundary hedgerows and mature trees	LOW Proposed landscape mitigation measures (as described in the Planning Layout 13351_5000G would reduce the magnitude of change with the provision of additional new landscape features; - Trees planted to screen views from sensitive landscape locations. - New hedges and shrubs areas - New habitat (northern boundary) as part of the attenuation pond / wildlife refuge that in conjunction with the existing on-site hedges would enhance wildlife habitats.	SLIGHT, Beneficial Due to the mitigation measures that would add and support a strong landscape and habitat structure to the development site. The existing and proposed features which would be in-keeping with the characteristic of the area.

Receptor	Sensitivity to Change	Magnitude of Change	Mitigation (Residual)	Significance of Effect (Residual)
			A high-quality landscaped route for the existing PRoW footpath. Due to the small scale, permanent effect on local parts of the site. = Low	
Study Area				
Landscape Character Area: 'Wickwar Ridge & Vale' LCT	LOW-MED	LOW-MEDIUM Due to the small scale, permanent effect on local area. The proposed development will be a recognisable new feature in this LCT. The proposed development would only be visible from the local and near-by footpaths as the topography and local hedges/trees screen all other public views. The proposed development would be regarded as a continuation of the development along Badminton Road which is an accepted feature that is characteristic of the area.	LOW The mitigation measures as described in the Planning Layout 13351_5000G would in time, reduce the magnitude of change with the provision of addition new landscape features; - The existing boundary hedgerows and trees would be retained and protected as well supplemented with 'infill' hedgerow planting - Trees, hedges and shrubs planted to screen views of the proposed development from sensitive locations. - New habitat (northern boundary) as part of the attenuation pond / wildlife enhancements Due to the small scale, permanent effect on local area.	SLIGHT, Adverse This significance of effect is due to the presence of the proposed development which would change the agricultural use of the site to residential use. The new development would introduce a 'residential massing' into the landscape. The proposed development would be similar in scale as the existing residential housing along Badminton Road. The proposed development would add to the edge of the settlement but not be experienced as a prominent feature in its own right.

Receptor	Sensitivity to Change	Magnitude of Change	Mitigation (Residual)	Significance of Effect (Residual)
Landscape Character Area: 'Cotswold Scarp' LCT	LOW-MED	LOW Due to the negligible/small scale, permanent effect on local area. The proposed development is not located within this LCT. The proposed development would only be visible from a short section of footpaths and would be an in-direct impact that is mostly screened by on-site and local hedges/trees. The proposed development would be experienced as a continuation of the development along Badminton Road which is an accepted feature that is characteristic of the area.	LOW The mitigation measures as described in the Planning Layout 13351_5000G would in time, reduce the magnitude of change with the provision of addition new landscape features; - The existing boundary hedgerows and trees would be retained and protected as well supplemented with 'infill' hedgerow planting - Trees, hedges and shrubs planted to screen views of the proposed development from sensitive locations. - New habitat (northern boundary) as part of the attenuation pond / wildlife enhancements Due to the Negligible/small scale, permanent effect on local area.	SLIGHT, Adverse This significance of effect is due to the presence of the proposed development which would change the agricultural use of the site to residential use. The new development would introduce a 'residential massing' into the landscape. The proposed development would be similar in scale as the existing residential housing along Badminton Road. The proposed development would add to the edge of the settlement but not be experienced as a prominent feature in its own right.
Cotswold AONB	MEDIUM	LOW Due to the negligible/small scale, permanent effect on local area. The proposed development is not located within this LCT. The proposed development would be in-direct and only visible from a short section of footpath	LOW The mitigation measures as described in the Planning Layout 13351_5000G would in time, reduce the magnitude of change with the provision of addition new landscape features; The existing boundary hedgerows and trees would be retained and protected as well supplemented with 'infill' hedgerow planting	SLIGHT, Adverse This significance of effect is due to the presence of the proposed development which would change the agricultural use of the site to residential use. The new development would introduce a 'residential massing' into

Receptor	Sensitivity to Change	Magnitude of Change	Mitigation (Residual)	Significance of Effect (Residual)
		and is mostly screened by on-site and local hedges/trees. The proposed development would be experienced as a continuation of the development along Badminton Road which is an accepted feature that is characteristic of the area.	- Trees, hedges and shrubs planted to screen views of the proposed development from sensitive locations. - New habitat (northern boundary) as part of the attenuation pond / wildlife enhancements Due to the Negligible/small scale, permanent effect on local area.	the landscape. The proposed development would be similar in scale as the existing residential housing along Badminton Road. The proposed development would add to the edge of the settlement but not be experienced as a prominent feature in its own right.
Bristol and Bath Greenbelt	LOW-MED	LOW Due to the small scale, permanent effect on local area. The proposed development is not located within this LCT. The proposed development would be in-direct and only visible from a short section of footpath. The proposed development would be experienced as a continuation of the development along Badminton Road which is an accepted feature that is characteristic of the area.	LOW The mitigation measures as described in the Planning Layout 13351_5000G would in time, reduce the magnitude of change with the provision of addition new landscape features; - The existing boundary hedgerows and trees would be retained and protected as well supplemented with 'infill' hedgerow planting - Trees, hedges and shrubs planted to screen views of the proposed development from sensitive locations. - New habitat (northern boundary) as part of the attenuation pond / wildlife enhancements Due to the Negligible/small scale, permanent effect on local area.	SLIGHT, Adverse This significance of effect is due to the presence of the proposed development which would change the agricultural use of the site to residential use. The new development would introduce a 'residential massing' into the landscape. The proposed development would be similar in scale as the existing residential housing along Badminton Road. The proposed development would add to the edge of the settlement but not be experienced as a prominent feature in its own right.

6.0 VISUAL IMPACT ASSESSMENT

- 6.1. This section assesses visual impacts on visual receptors grouped using the receptor sensitivity established in the Baseline against the Magnitude of Change in views from these receptors.
- 6.2. This starts by using summarising the scale of effects of specific viewpoints throughout the study area which are then used as visual aids to judge the effect on visual receptors. These viewpoints provide a 'sample' of potential effects, representing a wide range of receptors – including not only those actually at the viewpoint, but also those nearby, at a similar distance and/or direction.

Visual Impacts

- 5.2. As can be seen by the ZTV (see document 026_120 Badminton Road ZTV Figure Sheet), the development site is visually well contained by the boundary hedges and trees. Also, the local low-lying landform is generally flat and field boundaries are tall hedges and trees contribute to restricting views toward the development site.
- 5.3. The main visual receptors will be from the footpath (Frome Valley Walkway) that crosses the Badminton Road, runs through the site and continues into the field to the south of the site. Users of this footpath would see a change as they walk a short distance through a small sized development and back into the wider landscape.
- 5.4. Views from local roads including Badminton Road and Chapel Lane, Old Sodbury would only see glimpsed views into the development

site from short sections (10 metres) where there is a break between houses or trees.

- 5.5. The view from the local path leading from Cotswold Lane, Old Sodbury has only partial views of the development site from a short section of the footpath before the view is obscured by local trees or buildings. The development site would be seen as a continuation of the built environment of Old Sodbury and not seen as an isolated feature in the landscape.

Table 3: Scale of Effects on Viewpoints

VP no.	Viewpoint Location	Distance	Scale of Effect		Rationale
			At Completion	Residual	
VP 1	Badminton Road and Site Access	Adjacent to NE site boundary	Medium	Small-Medium	Parts of the development would only be visible from this location but would be seen from a short section of the site gateway and the junction with Badminton Road. Only some of the houses closest to the road would be visible as the remainder of the development would be screen by buildings and existing and proposed boundary trees and hedging. The style and layout of the proposed development would be high quality and in-keeping with the existing residential housing along Badminton Road. On completion of the development the mitigation proposals would help in the development's integration into the surrounding landscape. Over time the maturing trees within the site and along the boundary hedge will increase in canopy size and density to soften the effects of the proposed housing and help to integrate it into the adjoining countryside.
VP 2	Badminton Road and Commonmead Lane	Within 30m of the site boundary	Medium	Small- Medium	At the junction of Commonmead Lane and Badminton Road the traveller would have a view south toward the northern boundary of the development site. Badminton Road is a busy roadway and the driver's attention is always on the road. There would be glimpsed views of the upper sections of the proposed housing but mostly screened by the existing and proposed tree planting. The style and layout of the proposed development would be seen as an extension to the settlement edge that would be in-keeping with the existing residential housing along Badminton Road. Over time the maturing trees within the site and along the boundary hedge will increase in canopy size and density to ensure that the proposed development

VP no.	Viewpoint Location	Distance	Scale of Effect		Rationale
			At Completion	Residual	
					would soften the housing layout and help to integrate it into the adjoining countryside.
VP 3	Badminton Road, A432	Within 30m of the site boundary	Medium	Small- Medium	Badminton Road, the traveller would have a view south toward the northern boundary of the development site. Badminton Road is a busy roadway and the driver's attention is always on the road. There would be glimpsed views of the upper sections of the proposed housing but mostly screened by the existing and proposed tree planting. The style and layout of the proposed development would be seen as an extension to the settlement edge that would be in-keeping with the existing residential housing along Badminton Road. Over time the maturing trees within the site and along the boundary hedge will increase in canopy size and density to ensure that the proposed development would soften the housing layout and help to integrate it into the adjoining countryside.
VP 4	Frome Valley Walkway within Site	Within development site	Large	Large	The Frome Valley Walkway are mainly seen by walkers living and working in Old Sodbury and by dog walkers on a circular route. From this viewpoint location the proposed high-quality houses would be seen throughout the development site. The existing footpath would be up-graded and integrated into proposed housing layout and along a landscaped route leading to the countryside to the south. The height of the proposed buildings is similar to the existing adjacent houses and no higher than 9.4 metres. In order to ensure that the massing of the proposed housing is reduced, the housing has been set back from Badminton

VP no.	Viewpoint Location	Distance	Scale of Effect		Rationale
			At Completion	Residual	
					Road and mitigation trees will be planted to break up and screen the small groups of proposed houses. The proposed development would be seen in conjunction with other houses within Badminton Road as well as the house along Chapel Lane, Old Sodbury as seen in the middle-distance. The proposed development would add to the edge of the settlement but not be seen as a prominent feature in its own right. The proposed development would retain visual connectivity with parts of the Cotswold Scarp, as seen between the proposed housing and along the central east-west access road. Over time the maturing trees within the site and along the site boundary will increase in canopy size and density to ensure that the proposed development will soften the housing layout and help to integrate it into the adjoining countryside.
VP 5	From Valley Walkway from southern field	90 metres of site boundary	Medium-Large	Medium	Views from the footpath are mainly seen by local people walking their dogs whilst on a circular route. From this viewpoint the proposed development would be seen as an extension of the existing houses along Badminton Road. The housing would be of high-quality using materials that are comparable to the local vernacular. The housing would be seen within the adjacent land and beyond the railway cutting with groups of trees breaking up the built form. The southern boundary to the development would have a native hedge which would be maintained at 2m high and this would further aid the screening of the proposed buildings.

VP no.	Viewpoint Location	Distance	Scale of Effect		Rationale
			At Completion	Residual	
					The proposed development would add to the edge of the settlement but not be seen as a prominent feature in its own right. The proposed development would not be seen to obstruct views of the Cotswold Scarp. Over time the maturing trees within the site and along the boundary hedge will increase in canopy size and density to ensure that the proposed development will soften the housing layout and help to integrate it into the adjoining countryside.
VP 6	Footpath, near Mill Lane, south of site.	Not Applicable	Not Applicable	Not Applicable	No view of the development site.
VP 7	Chapel Lane, Old Sodbury	250 metres of site boundary	Small	Negligible	The view of the development site is only possible from a short section of road/footpath as seen between two houses. From this viewpoint location the buildings in the proposed development site would be seen in the mid-distance, beyond the railway cutting but mostly screened by mature trees that are adjacent to the viewer as well as along the boundary of the development site. A proposed native hedge and trees would be planted along the southern and eastern boundary and would in a short time screen all ground level activities in the proposed site. The size and massing of the proposed development would be similar to that of the existing dwellings in Badminton Road (right of the photo) would be seen to add to the edge of the settlement but not be seen as a prominent feature in its own right. Over time the maturing trees within the site and along the boundary hedge would increase in canopy size and density to ensure that the proposed

VP no.	Viewpoint Location	Distance	Scale of Effect		Rationale
			At Completion	Residual	
					development would soften the housing layout and help to integrate it into the adjoining countryside.
VP8	PROW's (LSO/61), nr Cotswold Lane, Old Sodbury	775 metres of site boundary	Small	Negligible	The local footpath leads east from Cotswold Lane and cuts diagonally across the hillside and exits the field into a mature woodland block. Views toward the site are possible only from a short section of the footpath and mainly toward the more elevated parts of the field to the east. Houses within Old Sodbury, the railway cutting and small areas of grassland within the development site are just visible in the middle distance. The tall trees and hedgerow within the development site field boundaries create substantial screening and contribute to the wider woodland block within the local landscape. The urban area of Old Sodbury is visible as seen along Church Lane and along Cotswold Lane and small blocks of houses can be seen along Badminton Road between Old Sodbury and Chipping Sodbury. Over time the maturing trees within the site would soften the housing layout and help the buildings to integrate it into the adjoining countryside. The proposed development would add to the edge of the settlement but not be seen as a prominent feature in its own right.
VP9	Footpath (LSO/52) west of St John's Church	Not Applicable	Not Applicable	Not Applicable	No view of the development site.
VP10	Cotswold Way Footpath (LSO/55)	Not Applicable	Not Applicable	Not Applicable	No view of the development site.

VP no.	Viewpoint Location	Distance	Scale of Effect		Rationale
			At Completion	Residual	
	near Little Sodbury Hill Fort				

Table 4: Summary of Predicted Effects on Visual Receptors

Receptor	Sensitivity to Change	Magnitude of Change	Mitigation	Significance of Effect (Residual)
Badminton Road and Chapel Lane (VP 1, 2 and 3)	Low-Medium	= Medium The proposed development would be a noticeable change when viewed from Badminton Road and Chapel Lane. This would result in a medium scale, long term effect to a local and short section (approx. 150 metres) of Badminton Road and the short also between housing on Chapel Lane. = Medium	= Low The existing site boundary hedgerow of tall trees will be retained and protected where practicable. Within Planning Layout 13351_5000G the benefits from the addition new boundary screening stands of trees at the gateway entrance and along the southern and eastern boundaries would aid in screening the proposed buildings The magnitude of change would reduce.	Slight Adverse To those travelling along a short (approx. 150 m) section of Badminton Road would have glimpsed views of the upper sections of the proposed development. The proposed development would be seen in conjunction with adjacent housing and would add to the edge of the settlement but not be seen as a prominent feature in its own right.
PRoW Frome Valley Way (LSO/47) within development site (VP 4)	High	= Medium – High There would be a change to the visual perception whilst travelling through the site.	= Medium Within Planning Layout 13351_5000G outlines benefits from the addition upgrade of the footpaths through a new landscaped corridor that would also have screening shrubs and trees planted.	Moderate-Major Adverse Extensive views of the proposed development would be obvious to those travelling within the proposed site boundary.

Receptor	Sensitivity to Change	Magnitude of Change	Mitigation	Significance of Effect (Residual)
		This would result in a large scale, long term effect within very local effect i.e. within the boundary of the site. = Medium-High	The magnitude of change would reduce. This would result in a medium magnitude of change that is -medium scale, permanent effect within very local (only within the boundary of the site) effect.	The proposed development would add to the edge of the settlement but not be seen as a prominent feature in its own right. As travellers pass the site and into the wider study area the proposed development site becomes less prominent in views as distance increases.
Footpath Frome Valley Walkway (LSO/47) within southern field (VP 5)	Medium-High	= Medium The proposed development would be a noticeable change as seen from the footpath to the south of the site and only looking north. This would result in a medium scale, long term effect to a very local extent within the footpath as walkers travel toward the site. = Medium	= Low Within Planning Layout 13351_5000G the improvements outline benefits from the addition of; new boundary trees, native hedges at the access gateway and within the southern and eastern boundaries. This would result in a small scale, permanent effect to a local extent within the short section of footpath within the field to the south of the site.	Slight Adverse Due to the presence of the new development, views would only be available within close proximity to the site. The proposed development would be seen in conjunction with adjacent buildings and would be seen to add to the edge of the settlement but not be seen as a prominent feature in its own right.
Footpath Nr Cotswold Lane, Old Sodbury (LSO/61) (VP 8)	Medium	= Low The proposed development would be a perceptible change within the urban edge of Old Sodbury. This would result in a small scale, long term effect to a very local extent within the footpath. = Low	= Negligible The existing boundary hedgerow with tall trees will be retained and protected where practicable. Within 13351_5000G the benefits from the addition new boundary trees along the southern and eastern boundaries would aid in screening the proposed buildings. The magnitude of change would reduce.	Minimal Adverse To those travelling along a short section of the footpath would have glimpsed views of the upper sections of the proposed development. The proposed development would be seen in conjunction with adjacent housing and would add to the edge of the settlement but not be seen as a prominent feature in its own right.

7.0 CONCLUSION

LANDSCAPE EFFECTS

Site Character

7.1. The baseline concluded that the development site has a **Low-Medium Sensitivity** to the development proposed.

7.2. Due to the proposed development of up to 35 homes that would alter the majority of the grass field into residential housing. The land-use of the site would not be able to continue and would no longer contribute to the existing character of the Old Sodbury agricultural landscape. The impact to the site character as a result of the proposed residential development would be **Slight-Moderate Adverse**.

7.3. The in-direct impact of the proposed development would ensure that only a **Slight Adverse** impact would be received on the adjacent Cotswold AONB and Bristol and Bath Greenbelt.

7.4. The mitigation measures as described in the landscape arrangements within the Planning Layout 13351_5000M would reduce the magnitude of change with the provision of additional new landscape features;

- Layout of the housing would be set back from Badminton Road enabling the housing to be in-keeping with other houses along Badminton Road.
- Stands of trees planted to screen views of the proposed development from sensitive locations and mainly along the northern and southern boundaries.

- New native hedges and landscaped shrubs areas throughout the proposed development
- Attenuation basin/wildlife habitat within on-site pond with marginal planting to encourage ecological diversity
- A high-quality landscaped route for the existing PRoW footpaths with views toward the sensitive Scarp (AONB) with careful arrangement of building to avoid massing issues and further softened with street trees.
- Provision of natural play space with the Public Open Space area.

7.5. The proposed housing layout, height, style and materials are comparable to existing buildings within Badminton Road and would ensure that the site continues to contribute to the street scene. The significance of effect/impact to the site character as a result of the proposed residential development would be an overall **Slight Adverse** due to the change to land use but this would be contained to within the site itself and would not be completely out of character with the surrounding Badminton Road and adjacent countryside context.

Landscape Character

7.6. The baseline concluded that the landscape character of the study area has a Medium-High Sensitivity, this in part, is due to the adjacent areas which form part of the edge to Bristol and Bath Green Belt and edge of Cotswold AONB. However, the host landscape character has no landscape designation and therefore has a **Low-Medium Sensitivity**.

7.7. The site is only experienced from close-quarters and from vantage points that are mainly within 250 metres of the site boundary.

- 7.8. Over time the maturing trees along the site boundaries would contribute and help the development settle within the landscape. The impact to the landscape character of the study area as a result of the proposed development would have a magnitude of significance of **Slight Adverse** once the mitigation measures have taken time to mature.

VISUAL EFFECTS

Visual Amenity

- 7.9. The sensitivity of the various visual receptors ranged from nationally recognised long distance recreational footpaths to local footpaths and local roads that are within close proximity to the site. The baseline study concluded that the visual amenity of the study area has an overall Medium Sensitivity.
- 7.10. Road users along the Badminton Road / Commonmead Lane and Chapel Lane (VP 1,2 and 3) have views of the site which are either glimpsed, partial or seen from short sections of roadway and would have a magnitude significance of **Slight Adverse**.
- 7.11. Walkers within the on-site footpath (VP 4) would have the largest effect due to the development activities and graded as Medium-High. The proposed housing would be seen as a continuation of the adjacent housing within Badminton Road.
- 7.12. Housing would not obstruct the footpath route within the site and would enable walkers to continue along the footpath into the adjoining countryside. The impact to the visual amenity would have a significance of **Moderate-Major Adverse**. Over time the maturing trees within the site and along the boundary

hedge will increase in canopy size and density and would ensure that the proposed development will soften the housing layout and help to integrate it into the adjoining countryside.

- 7.13. Views from within the development site (footpath crossing north to south) have been considered and the housing arrangement of houses (no. 02, 32 and 35) and street trees have been carefully sited to ensure views between the proposed development and the Cotswold Scarp (AONB) are sympathetic and in keeping with the local area.
- 7.14. Walkers travelling either from Badminton Road (VP1) or within the field to the south of the site (VP4) would see the development as a continuation of the Badminton Road housing and seen in conjunction with the housing within Old Sodbury. The impact to the visual amenity would have a significance of **Slight Adverse**.
- 7.15. Along the southern and eastern boundaries, additional native trees would be planted not only to comply with National Rails Guidance (Appendix C - Hornbeam, Silver birch, Field Maple, Oak and Rowan) but also to screen the site from vantage locations to the south and east.
- 7.16. Walkers along the footpath within the field near Cotswold Lane would be able to see the urban area of Old Sodbury and small blocks of housing along Badminton Road between Old Sodbury and Chipping Sodbury. The development within the site would have a significance of **Minimal Adverse**. Over time the maturing trees within the site and along the southern boundary would increase in canopy size and density to ensure that the proposed development

7.17. Therefore, the proposed development would be regarded as a continuation of the settlement edge to Old Sodbury which is an accepted feature that is characteristic of the area. The proposed development would contribute to the growth of Old Sodbury which is identified as a force for change but not be experienced as a prominent feature in its own right.

- REPORT END -

Table A: Landscape Character Index – Key Characteristics/Special Qualities Evaluation Tables

County: The Landscape Character Assessment - Supplementary Planning Document (2014)		
01 – Badminton Plateau		
Relevant Key Characteristics	Relevance to study area	
Gently sloping and undulating, dip slope plateau landscape.	The flat and relatively open countryside to the east of the Cotswold scarp is consistent with this descriptor. Views are typically inward looking and there are no views toward the site form this LCA.	
Large regular shaped fields, mainly arable defined by Cotswold stone walls, (often in a state of disrepair), clipped hedgerows or in places by post and wire fencing.	The fields are typically bigger than those found within the site and surrounding LCA's.	
Open exposed landscape punctuated by mature trees, copses and scattered woodland of oak, ash, beech and sycamore including ancient woodland.	Open views tend to be inward to views within the plateau area and woodlands are more typical in this LCA than within the site and adjacent LCA.	
Panoramic views westwards are obtained from the scarp plateau edge.		
Major roads cross the open landscape - the lack of significant surrounding vegetation making them a strong visible and audible element within the landscape. Away from these there are however tranquil areas that are undisturbed by visual, noise and other disturbance.	The major roads are a typical feature within this LCA as well as the site and surrounding LCA. The A432 Badminton Road passes to the north of the site and the railway line to the south and therefore contains elements that create, visual and noisy disturbance within the countryside	
Settlement pattern is generally very limited, concentrated in one small town, two villages and scattered elsewhere.	Yate and Chipping Sodbury are local areas of urban concentration. The site would be seen as part of the semi-rural linear development along the A432 toward Old Sodbury.	

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County: The Landscape Character Assessment - Supplementary Planning Document (2014)	
04 – Cotswold Scarp	
Key Characteristics	Representation on site and study area
Distinct, extensive and large scale, steeply sloping and folded scarp landform, falling from the Cotswold Plateau westwards the lower vales.	The scarp is a elevated and visual feature to the east of the site and forms a local border and backdrop. The scarp is a long physical element in the landscape that stretches north to south with potential views of the site from footpaths and local viewpoints.
A largely undisturbed landscape with dramatic and panoramic views over the landscape to the west and is highly prominent as a backcloth to the lower lying landscape.	Although there are views from some locations within this elevated landscape the only vantage point of the site is from a local footpath and these are distant and the development would not be a significant element in the landscape.
Comprises a diverse land cover of largely small, irregular pasture fields, rough grassland, some regular arable fields, parkland.	This LCA is similar in its type and size and shape of fields of the resident LCA
Trees and hedgerows are important landscape elements. Fields defined by thick clipped hedges, some laid, often intermittent and supplemented with fences.	Hedgerows and trees are a typical feature in this and the resident LCA and are considerable in their ability to screen views and reduce the range of views within the countryside.
Sunken lanes climb the scarp enclosed by high banks, hedgerows or trees.	The high banks of the lanes add to the restricted view out and into the wider countryside, including the site and resident LCA.

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County: The Landscape Character Assessment - Supplementary Planning Document (2014)	
05 – Wickwar Ridge & Vale	
Relevant Key Characteristics	Relevance to site and study area
Large scale undulating landscape with small and medium scale. The Cotswold Scarp to the east forms a significant backcloth and provides extensive views over the area.	The character of landscape to the north of the site is consistent with this descriptor and the Cotswold Scarp can be seen from within this study area and from the site.
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 countryside to the north of the site can be considered to be rural with small to medium fields defined by managed hedgerows and including woodland. However, the site is located on a busy road A432, adjacent to the main rail way line and surrounding by buildings.
Landscape Strategy	
There is strong visual interrelationship between this LCA and the Cotswold Scarp which <u>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.</u>	Site is located on the western edge of the Cotswold Scarp and there are views from the footpath that crosses the site. The existing view is already degraded due to adjacent buildings, roadside, railway line and tall electricity poles etc.
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.	Where appropriate the hedgerow within the site would be retained and protected. New native hedges are proposed within the site and would be further planted with tall trees to break up buildings and screen views into the site.
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	A comprehensive landscape plan has been prepared to support the integration of the site into the surrounding urban route way as well as into the wider countryside. This will include, hedges, trees and an area of open water as part of the attenuation SUDS network.

APPENDIX

picks up on the characteristic landscape features and framework of the surrounding area.	
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.	The buildings and associated garden walls would be in keeping with the building materials found within the local area.
County: The Landscape Character Assessment - Supplementary Planning Document (2014)	
06 – Pucklechurch Ridge and Boyd Valley	
Relevant Key Characteristics	Relevance to site and study area
Large scale, generally undulating plateau and vale landscape	The character of landscape to the north of the site is consistent with this descriptor and the there maybe some intervisibility between this LCA and the site but only from very nearby field south of the railway line.
The Cotswold Scarp is a prominent backdrop and skyline dominating and enclosing views beyond the area to the east.	The character of landscape to the south of the site is consistent with this descriptor and the Cotswold Scarp can be seen from within this study area.
Land cover of medium sized pasture and arable fields, with some areas of large and small fields associated with plateau and steeper ground respectively. Distinct areas of commons, with infrequent small broadleaved woodlands including ancient woodland or copses in the north. Field boundaries are predominantly clipped hedges, with limited hedgerow trees and some post and wire fences, with thick, more overgrown hedges and more frequent hedgerow trees	The countryside to the south of the site can be considered to be rural with small to medium fields defined by managed hedgerows and including woodland. The hedgerows in this relatively flat landscape have the added quality of restricting long distant views toward the site.

METHODOLOGY

The landscape and visual impact assessment deals with the separate but related issues of:

- **Landscape Character:** the effects of the development upon discrete character areas and/or character comprising features possessing a particular quality or merit: and
- **Visual Context:** the effects of the development on views from visual receptors, and upon the amenity value of the views.

This landscape and visual impact assessment has been carried out by the means of desktop and field studies. Initial analysis of maps studying existing landforms was undertaken to identify potential viewpoints. Panorama Digital Topographical Data was used to establish approximate heights within the application sites. Viewpoints and any other views identified during the fieldwork were then visited and assessed for their sensitivity to the proposed development.

All viewpoints were photographed using a Nikon D40 Digital SLR camera. The nature of the views are of relatively wide panoramas and it was therefore considered beneficial to present of the photographs in this way. The panoramic views consist of a number of photographic frames merged together. (All photographic technical information can be found alongside each individual viewpoint.)

Landscape Assessment

The sensitivity of a landscape is the degree to which change is able to be accommodated without unacceptable adverse effects upon character or change of character. The GLVIA guidelines indicate, however, that landscape sensitivity is not an absolute criterion and depends upon the nature of the development. Thus the assessment of sensitivity is not strictly part of the initial baseline study of landscape character. Landscapes of high sensitivity are at risk of having their key characteristics fundamentally altered by a particular development.

The magnitude of landscape effects depends upon the extent to which the landscape changes are perceptible in the wider context, whilst assessing the degree to which the fundamental elements of the landscape that give it its unique characteristics are affected.

Direct effects are those that actually change the physical characteristics of the identified elements that make up the landscape, such as the landform and land cover, whereas indirect effects are those which alter the perceptual characteristics of the landscape character, such as the tranquility and sense of remoteness.

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Landscape Sensitivity

Sensitivity is categorised as high, medium, or low, according to the degree to which a particular landscape receptor can accommodate change arising from a particular development without detrimental effects on its character. This is judged by combining the **susceptibility** of individual landscape receptors to the type of change or development proposed with the **value** attached to that receptor through protection by designations or contribution at a local to national level.

Susceptibility indicates the ability of a receptor (landscape or visual) to accommodate the proposed development 'without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies or strategies'. The susceptibility of a receptor is influenced by key characteristics, special qualities, purpose for designation and/or activity likely to be taking place. It is judged as:

- **High** – undue consequences are likely to arise from the proposed development.
- **Medium** – undue consequences may arise from the proposed development.
- **Low** – undue consequences are unlikely to arise from the proposed development.

Landscape/Receptor Value is 'the relative value that is attached to different landscapes by society'. It is judged as:

- **National/International** – Designated landscapes which are nationally or internationally designated for their landscape value – including National Parks, Areas of Outstanding Natural Beauty (AONB), World Heritage Sites, Heritage Coasts and National

Scenic Areas.

- **Local** – Locally or regionally designated landscapes such as Areas of Great Landscape Value (AGLV). Also, areas which local evidence indicates as being more valued than the surrounding area.
- **Community** – 'everyday' landscape which is appreciated by the local community but has little or no wider recognition of its value.
- **Limited** – despoiled or degraded landscape with little or no evidence of being valued by the community.

Table B: Sensitivity Levels and Definitions.

Sensitivity Level	Landscape Resources
High	The key characteristics and qualities of the landscape are highly susceptible to change from the type of development being assessed.
Medium-High	The key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed.
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed.
Low-Medium	Few of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed.
Low	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type of development being assessed.

APPENDIX

Landscape and Visual Impact Assessment

It is also important to consider the value of the general wider landscape outside of landscape designations particularly where they are not present within the study area or to test their relevance to the specific site and/or study area in question. Judgments on landscape value consider the following factors:

- **Landscape Quality** (including physical state, visual intactness, functional intactness, ecological intactness and state of repair)
- **Scenic Quality** (primarily but not wholly visual sense)
- **Rarity**
- **Representativeness** (key characteristics as identified in the relevant landscape character assessment that are contained within the site and the surrounding area)
- **Conservation Interests** (features of wildlife, earth science, archaeological, historical and cultural interest)
- **Recreational Opportunity**
- **Perceptual Aspects** (such as wildness and tranquility)
- **Associations** (with particular people/events in history)

Table C: General Landscape Value.

Value	Typical Criteria	Typical Example
High	A clear composition of valued landscape components in a robust form and health, free of disruptive detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. All landscape elements remain intact and in good repair. No or limited potential for substitution.	World Heritage Site, National Park, AONB, Heritage Coast

Medium-High	Primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Most landscape elements remain intact and in good repair. Limited potential for substitution.	National Park, AONB, Heritage Coast, AGLV
Medium	Consisting primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Some landscape elements remain intact and in good repair. Limited potential for substitution.	Undesignated, but value perhaps expressed through non-official publications or demonstrable use
Low-Medium	Containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Few landscape elements remain intact and in good repair.	Areas identified as having some redeeming features and possibly identified for improvement
Low	Lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. No landscape elements remain intact and in good repair.	Areas identified for recovery

Landscape Impact Assessment:

Magnitude of change

Magnitude of change to the landscape character is measured on a scale of **High, Medium or Low** by considering the **scale** of effect to the baseline situation with the **duration** it is likely to occur and the **extent** of the receptor that will experience the change.

The following degrees of **scale** of effect have been adapted from GLVIA methodology:

- **Large:** total loss or major alteration to key elements of the pre development landscape, or the introduction of elements considered to be uncharacteristic when assessed within the attributes of the receiving landscape, or the proposal becomes a dominant feature within the scene with the surrounding elements becoming subordinate and the resultant effect is a change in the overall character.

- **Medium:** partial loss of, or alteration to one or more key elements of the landscape pre-development, or the introduction of elements that maybe prominent, or from a visibly recognisable new feature, but may not necessarily be considered substantially uncharacteristic when set within the attributes of the receiving landscape.

- **Small:** minor loss or alteration to one or more key elements of the pre-development landscape, or the introduction of elements which constitute a minor component of the wider landscape, and are not uncharacteristic when set within the attributes of the receiving landscape.

- **Negligible:** where the development would cause a virtually imperceptible change in the existing use or character.

Duration is the time period over which the change to the receptor would arise as a result of the development. It is judged as:

- **Permanent:** The change is expected to be permanent with no intention for it to be reversed.
- **Long-term:** the change is expected to be in place for 10-25 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.
- **Medium-term:** the change is expected to be in place for 2-10 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.
- **Short-term:** the change is expected to be in place for 0-2 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.

Extent indicates the geographic area over which the effects will be felt as a result of the proposed development. It is judged as Wide, Intermediate, Localised or Limited.

- **Wide:** beyond 4km (or more than 50% of the receptor)
- **Intermediate:** up to approx. 2-4km (or around 50% of the receptor)
- **Localised:** site and surroundings up to 2km (or up to approx. 25% of the receptor)
- **Limited:** site, or part of the site (or up to approx. 10% of the receptor)

Significance of Landscape Impacts

The landscape impacts of the proposed development have been assessed by considering the degree to which each landscape feature is likely to be affected, taking into account the ease with which features could be replaced, and the contribution each feature makes to local landscape character, is assessed as large, medium or small. The condition of each feature is assessed as good, moderate or poor. These aspects are difficult to quantify and their assessment depends largely on professional judgement. Measures to mitigate the landscape impacts are also considered.

The overall significance of the landscape impacts are established by comparing the sensitivity of the landscape receptor against the magnitude of change with after consideration of the elements described in the paragraphs above. This is expressed as **Slight**, **Moderate** or **Major** and is summarised using the criteria stated in methodology Table C below. A judgement is made as to whether the type of effect resulting from the proposed development is considered to be **Beneficial** or **Adverse** based on the nature of the change in question.

Table D: Significance criteria of landscape impacts

SIGNIFICANCE	CRITERIA
Major Beneficial	Landscape feature is significantly enhance and improved in a manner consistent with the local landscape character
Moderate Beneficial	Landscape feature is enhanced and extended in a manner consistent with the local landscape character
Slight Beneficial	Landscape feature is enhanced in a manner consistent with local landscape character
Neutral	Virtually imperceptible or no indirect change in landscape characteristics over a very localised area, or virtually imperceptible, or no, direct change to landscape components/ character
Slight Adverse	Perceptible indirect change in landscape characteristics over a localised area, or direct change to landscape components/ character over a very localised area. Partial loss or deterioration of landscape component which is not mitigated
Moderate Adverse	Noticeable indirect change in landscape characteristics over less extensive area, or direct change to landscape feature/ character over a localised area.
Major Adverse	Very noticeable indirect change in landscape characteristics over an extensive area, or direct change to landscape features/ character over a less extensive area.

Visual Assessment

Views have been assessed from an average height of approximately 1.6m above ground level. The significance of a predicted impact is determined by combining the sensitivity of visual receptors with the magnitude of change, duration of the proposed development and the extent of the receptor that is likely to experience the change. The visual assessment focuses on the visual impacts upon public viewpoints so does not consider the effects upon views from private properties, which would be subject to separate Residential Amenity Assessment; this does not however affect the sensitivity of the receptors experiencing views.

The viewpoints were chosen to represent views in which the proposed development would be visible, none are included in which the proposed development would not be visible.

Sensitivity of Visual Receptors

Sensitivity is categorised as high, medium, or low, according to the degree to which a particular viewpoint or receptor can accommodate change arising from a particular development without detrimental effects on its visual amenity. This is judged by considering the susceptibility of the visual receptor to the type of change or development proposed with the value attached to that receptor with particular regard to the type and number of users of the receptor, this is summarised in Table D below. Sensitivity also considered the following factors:

- Location and context of the receptor: For example, receptors/viewpoints which are closer to the site are generally more susceptible;

- Number of viewers who commonly use the receptor: Some receptors/viewpoints are commonly used by the public, such as formal viewing platforms, picnic areas or recreational rights of way. Other viewpoints may be difficult to gain access to;
- Nature of the receptor: Public footpaths, for example, can be susceptible, since the users' attention is often focused on the landscape. By contrast, views from outdoor sport facilities, transport routes or places of work are less susceptible;
- Movement of viewers at /on the receptor: More transitory views, for example from a motorway, are generally less sensitive than views experienced from footpaths;
- Value attached to views take account of the relation to heritage assets or planning designations and the cultural significance of the viewpoint, including its appearance in guidebooks and tourist maps, or cultural and historical associations.

APPENDIX

ABBREVIATIONS AND GLOSSARY OF TERMS

TERM	DEFINITION
AGHV	Areas of Great Historic Value
AGLV	Area of Great Landscape Value
AOD	Above Ordnance Datum (sea level)
AONB	Area of Outstanding Natural Beauty
Characteristic	A distinctive element of the landscape that contributes to landscape character for instance a particular hedgerow pattern or sense of tranquillity.
Cumulative effects	The situation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions. As defined by the Landscape Institute and Institute of Environmental Management and Assessment (2002)
Duration of effect	The time period over which the change to the receptor would arise as a result of the development. It is judged as Permanent, Long-term, Medium-term and Short-term.
Extent of effect	Indicates the geographic area over which the effects will be felt as a result of the proposed development. It is judged as Wide, Intermediate, Localised or Limited.
Landscape Character	The distinct, recognisable and consistent pattern of elements that occur in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape Character Areas	Single unique areas that are the discrete geological area of a particular landscape type.
Landscape Value	'The relative value that is attached to different landscapes by society'. It is judged as National/International, Local, Community or Limited
LVIA	Landscape and Visual Impact Assessment
Magnitude of effect	Judged as detailed in the methodology but tends to consider the scale, duration and extent of the effect.
SM	Schedule Monuments
Scale of effect	The degree of change which would arise as a result of the proposed development. It is judged as Large, Medium, Small or Negligible
Sensitivity	The relative extent to which the character and quality of the receptor can accommodate change as a result of a particular type of development. The sensitivity of a receptor is a combination of its susceptibility and value. Judgements of sensitivity are detailed in the methodology.
Significance of effect	Judgements are detailed in the methodology but tend to be the sensitivity of receptor considered against the magnitude of change

APPENDIX

SSSI	Sites of Special Scientific Interest
Susceptibility	Indicates the ability of a receptor (landscape or visual) to accommodate the proposed development ' <i>without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies or strategies</i> '. The susceptibility of a receptor is influenced by key characteristics, special qualities, purpose for designation and/or activity likely to be taking place. It is judged as High, Medium or Low.
ZVI	Zone of Visual Influence, the extent of where elements of the proposal are predicted to be visible based on topography and landscape features.
ZVT	Zone of Theoretical Visibility, this represents the area over which a development can theoretically be seen, based on digital terrain data. Limitations occur with intervening objects within the landscape not captured by the digital terrain data.

REFERENCES

Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013), (GLVIA)

Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advise Note 01/2011

Landscape Character Assessment, Guidance for England and Scotland. The Countryside Agency and Scottish Natural Heritage, 2002

National Planning Policy Framework (NPPF) – Feb 2019

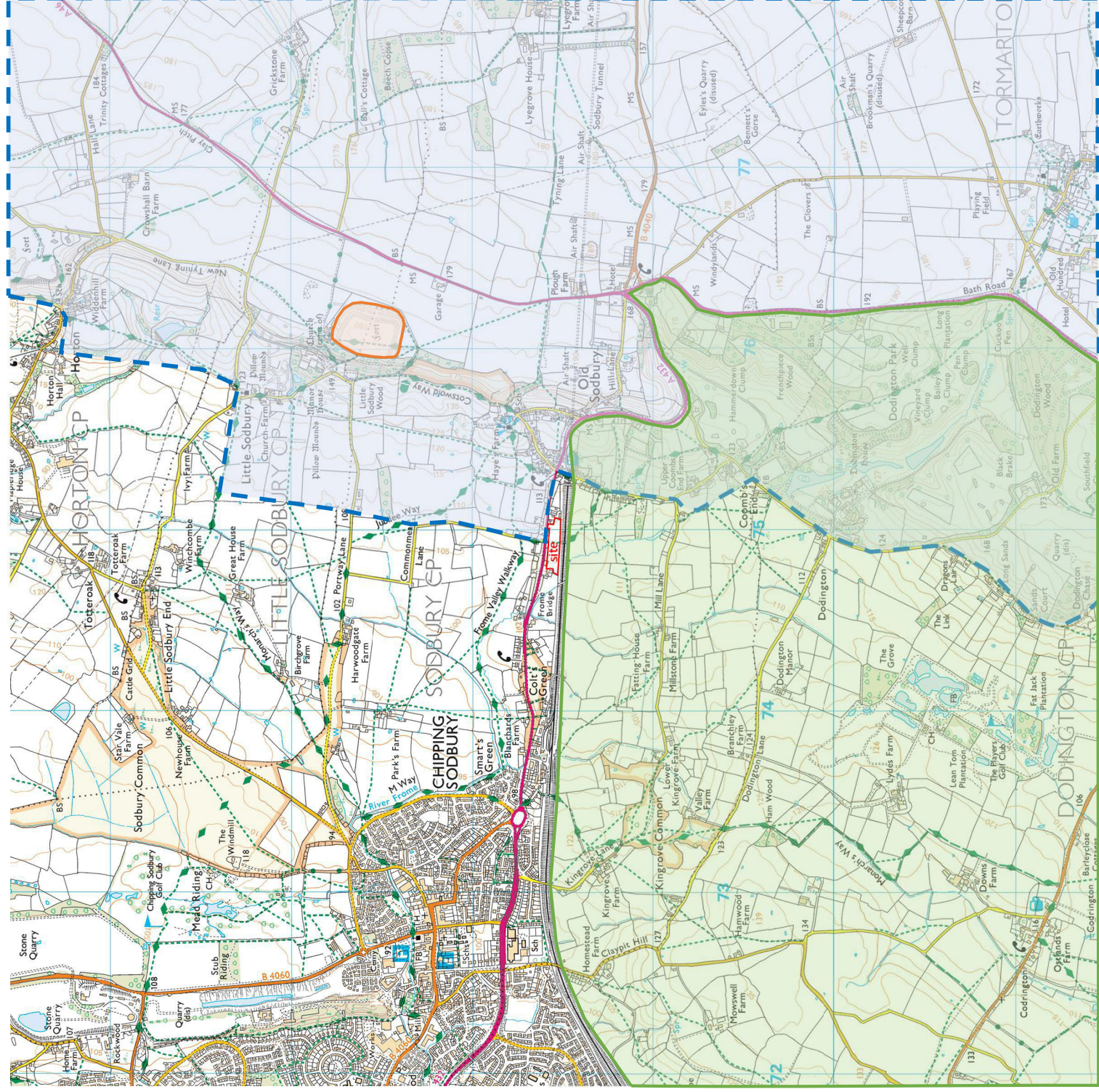
National Character Areas profiles produced by and available from Natural England

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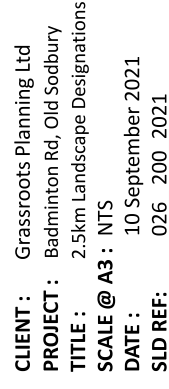
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Natural England (March 2014), ‘*National Character Area No 118: Bristol and Avon Valleys and Ridges*

END



Open Access Land



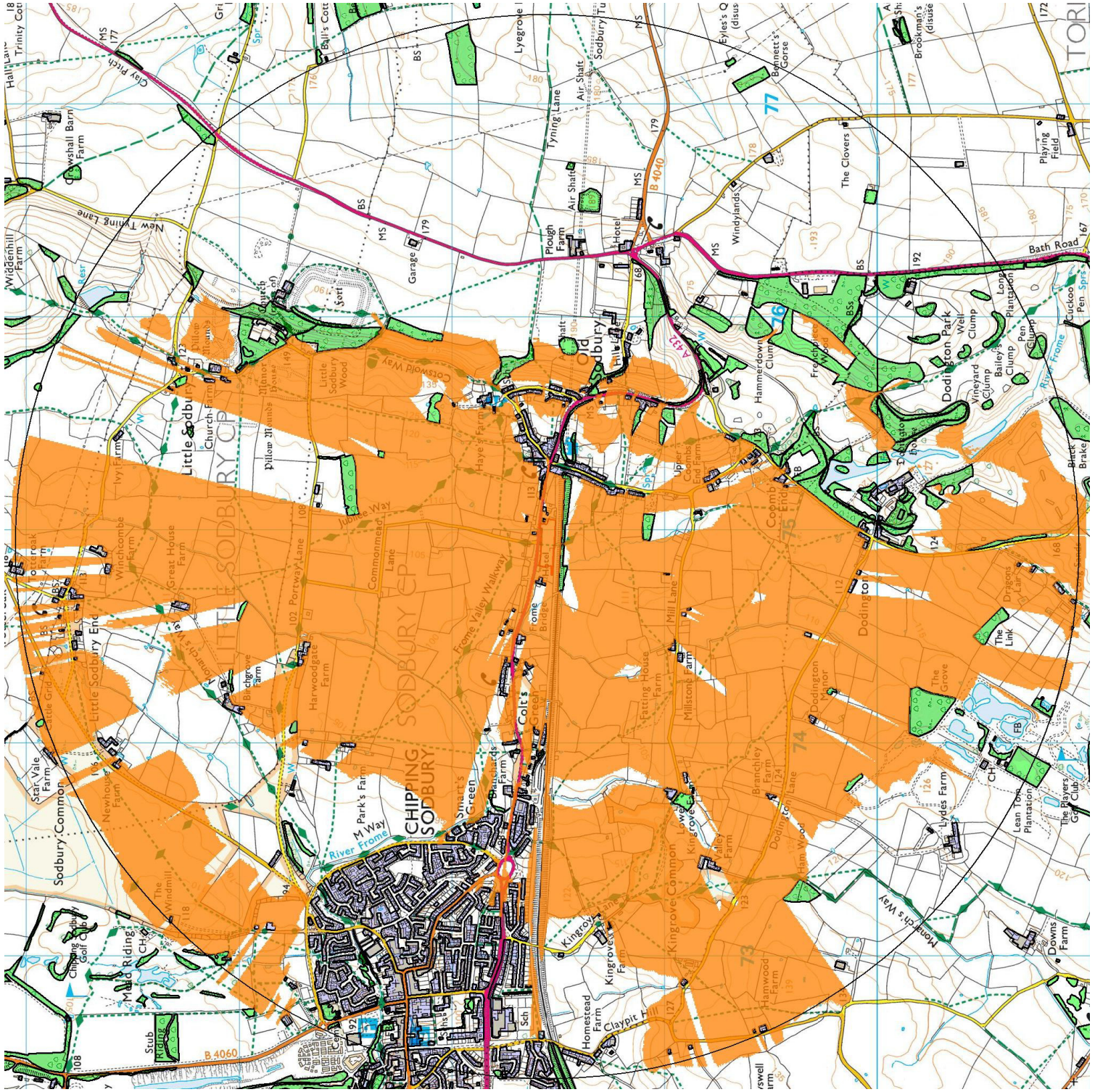
e vince@steelandscape design.co.uk
w www.steelandscape design.co.uk





KEY

-  Site Boundary
-  Woodland
-  Buildings
-  Zone Visual Influence
-  Long Distance Footpath
-  Local Footpath

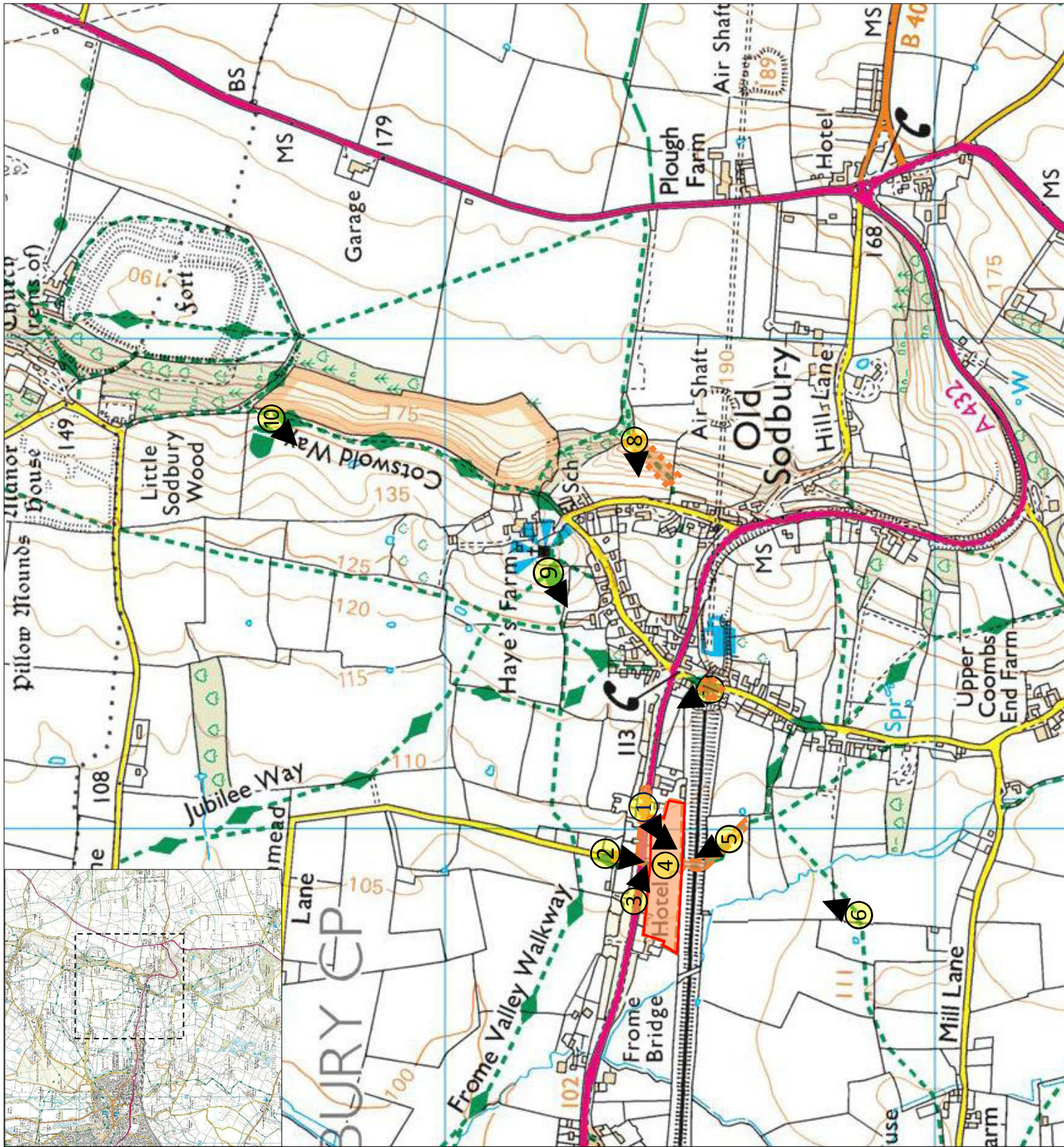


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PROJECT : Badminton Rd, Old Sodbury
TITLE : 2.5km ZTV
SCALE @ A3 : NTS
DATE : 10 September 2021
SLD REF: 026_200_2021

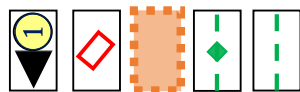
Steele Landscape Design

10 Dunstan Road, Burnham on Sea,
Somerset, TA8 1ER.
e vince@steelandscape design.co.uk
w www.steelandscape design.co.uk





KEY



CLIENT : Grassroots Planning Ltd
 PROJECT : Badminton Rd, Old Sodbury
 TITLE : 2.5km Viewpoint Locations
 SCALE @ A3 : NTS
 DATE : 10 September 2021
 SLD REF: 026_200_2021

Steele Landscape Design

10 Dunstan Road, Burnham on Sea,
 Somerset, TA8 1ER.

e vince@steelelandscape design.co.uk
w www.steelelandscapedesign.co.uk

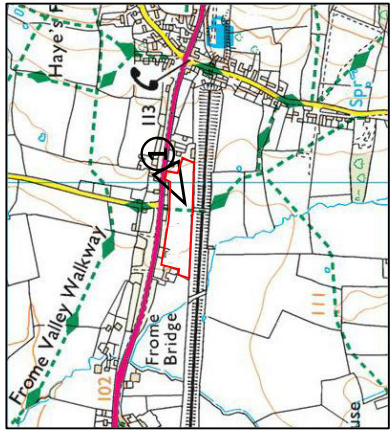


STEELE LANDSCAPE DESIGN

Development Site



Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings	375031
Northings	181586
Lens Height AOD (m):	111m
Date and Time:	17 March 2021
Distance from Development:	5m
Weather/Visibility:	Overcast/Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

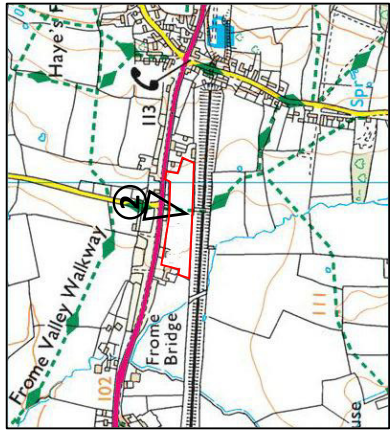
Viewpoint Location 01: Badminton Road and Vehicle Access

Description: Direction of view is approx. south-west from a short section (10 linear metres) of the roadway/footpath. The grassland to the east and central portion of the development site is visible with the western half of the site being obscured by foreground trees and hedge of the allotment site.

The footbridge over the railway cutting is visible in the mid-foreground and also the tall and mature boundary hedges in the fields to the south of the development site.

Views further south are obstructed by the many lines of mature hedges and trees along field boundaries and also small changes to the local topography.

Just visible to the left of the photograph are the tall (2.5 metre) boundary walls and outbuildings to the adjacent residential property – Chestnut House.



Eastings	374934
Northings	181606
Lens Height AOD (m):	109m
Date and Time:	17 March 2021
Distance from Development:	30m
Weather/Visibility:	Overcast/Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	50 mm

Viewpoint Location 02: Badminton Road, Commonmead Lane and Frome Valley Walkway (FVW)

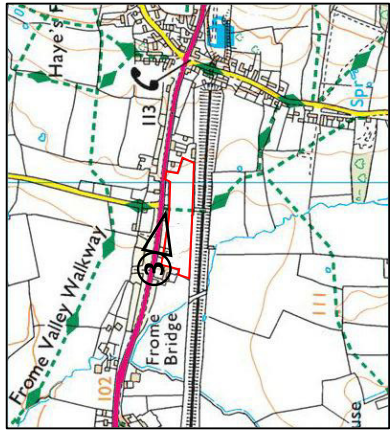
Description: This photograph is taken from the footway at the junction of Badminton A432 and Commonmead Lane looking south toward the development site which is located behind the foreground mature tree and hedge boundary line. The location of the viewpoint also includes the Frome Valley Walkway footpath which at this point crosses the Badminton Road, passes through both the allotment and development site and into the countryside to the south.

From this viewpoint there would also be views east toward Old Sodbury (left of the photograph) and the backdrop of the Cotswold Scarp (edge of Cotswold AONB).

Development Site



Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings	374772
Northings	181645
Lens Height AOD (m):	105m
Date and Time:	17 March 2021
Distance from Development:	180m
Weather/Visibility:	Overcast/Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	50 mm

Viewpoint Location 03: Badminton Road, A432

Description: This photograph is west of the development site and located on the footpath adjacent to the Badminton Road (A432). The roadway guides the viewers eye toward the housing within the western edge of Old Sodbury. The roadway is framed by mature trees and hedgerows and the development site is located behind the allotment and boundary trees (to the centre and right of the photograph).

Long distance views to the north, south and west are restricted by the adjacent trees and hedgerows, however, there is a framed view of Old Sodbury with a backdrop of the Cotswold Scarp (edge of Cotswold AONB) where there can be seen several small woodland blocks and grassland fields.

Development Site

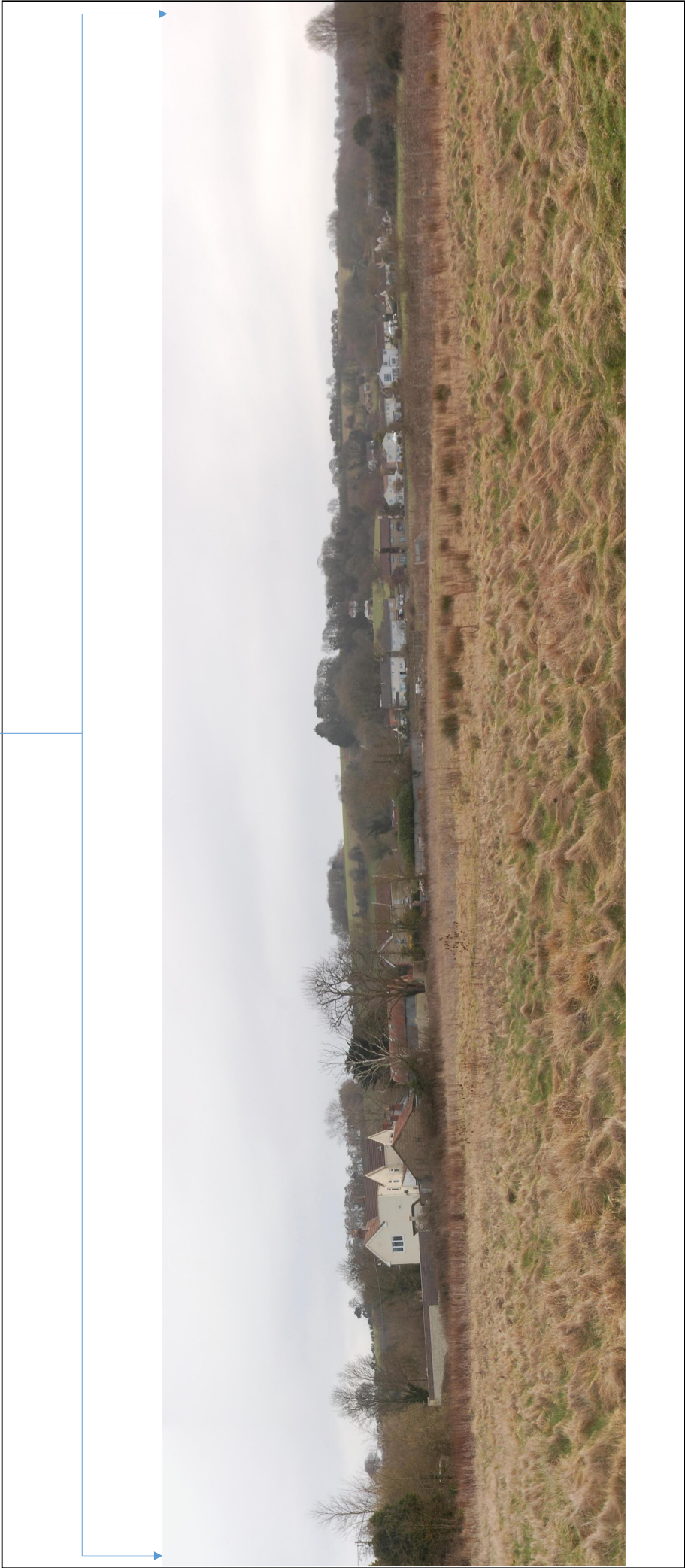
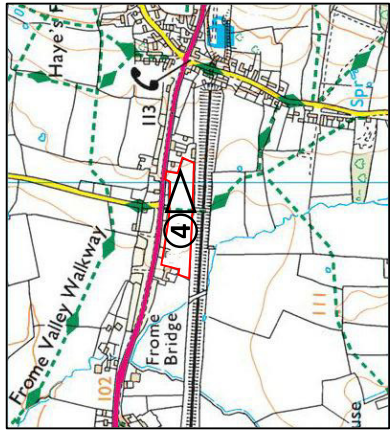


Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings 374926
Northings 181551
Lens Height AOD (m): 107m
Date and Time: 17 March 2021
Distance from Development: Within Site
Weather/Visibility: Overcast/Good
Field of View - Digital Lens: 35mm
Field of View - Film Equivalent: 54.4mm

Viewpoint Location 04: Frome Valley Walkway Site (LSO/47) within Development

Description: Within the view toward the east of the site there are clear views of Old Sodbury village with a backdrop of the Cotswold Scarp (part of Cotswold AONB). The residential edge of Old Sodbury is visible along Badminton Road (properties to left of photograph) and the houses along Chapel Road (properties to centre and right of photograph).

The railway cutting and slopes are just visible to the rear of the development site's grassland with housing running along Chapel Lane.

Within the Cotswold Scarp there can be seen the predominately mature woodland blocks, boundary hedgerows and grazing grassland. The woodland block and railway air shaft (left of centre) can be seen on the horizon but there are no views of St Johns Church. Long distance views to the north, south and west are restricted by the local tall trees and hedgerows and by the Cotswold Scarp to the east.

Development Site

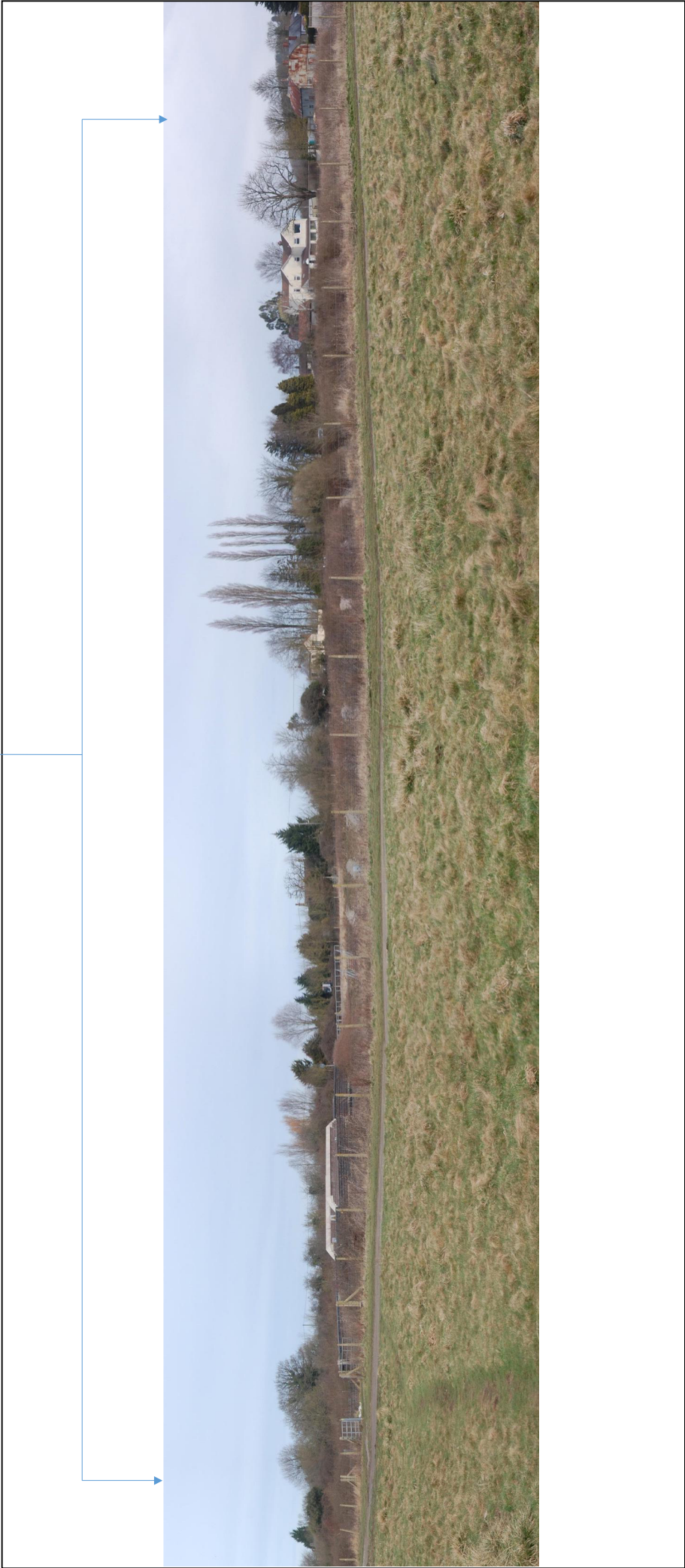
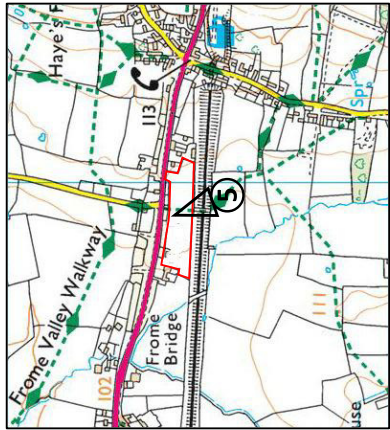


Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings	374981
Northings	181418
Lens Height AOD (m):	108m
Date and Time:	18 March 2021, 10 AM
Distance from Development:	90 metres
Weather/Visibility:	Overcast/Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

Viewpoint Location 05: From Valley Walkway (LSO/47) to the south of the Development Site

Description: This is a view to the north with the development site visible behind the railway fence with the tall trees and hedge line along Badminton Road creating a backdrop to the development site. The railway bridge can be seen (to the left of the photograph) and the railway cutting mostly screened by rail-side hedgerow along the southern side.

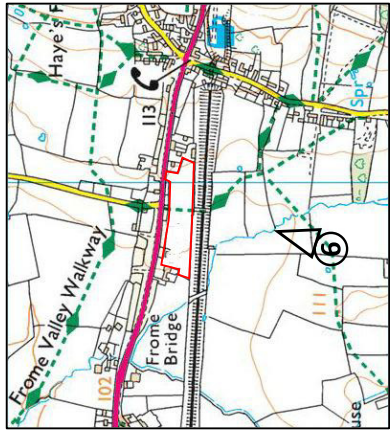
The urban edge of Old Sodbury is visible along Badminton Road (properties to right of photograph) including Chestnut House, rusting commercial tall sheds and Rose Cottage etc.

Long distance views to the north, south and west are restricted by the local tall trees and hedgerows.

There are no views of the Cotswold Scarp as these are screened by the tall trees and hedgerow within the adjacent field boundaries.

Viewpoint 06: Footpath (LSO/52) , near Mill Lane, to the South of the Development Site

Badminton Road, Old Sodbury



Map Insert - Not to Scale

Eastings	374821
Northings	181155
Lens Height AOD (m):	107m
Date and Time:	18 March 2021
Distance from Development:	420 metres
Weather/Visibility:	Overcast/Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

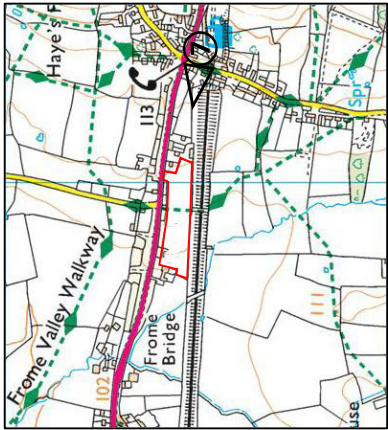
Viewpoint Location 06: Footpath (LSO/40) , near Mill Lane, to the South of the Development Site

Description: This is a view northward from a short section of the local footpath, there can be seen the various lines of boundary trees and hedgerows. There can be seen the elevated ground of the Cotswold Scarp (right of Photograph) with St John’s Church set above the housing areas of Old Sodbury.

The development site can not be seen due to intervening boundary trees and hedgerows.



Photo Frame 390x170mm



Eastings	375288
Northings	181453
Lens Height AOD (m):	116m
Date and Time:	17 March 2021
Distance from Development:	250 metres
Weather/Visibility:	Overcast/Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

Viewpoint Location 07: Chapel Road – Railway Access track between Kingston House and Eljalgo House
Description: View west along the railway access track with the railway cutting and slopes clearly visible. The grassland within the development site is visible in the middle distance and the tall trees and hedgerow along Badminton Road form the backdrop to the development site.

The urban edge of Old Sodbury is visible along Badminton Road (properties to right of photograph) and the houses along Chapel Road (properties in the foreground).

Long distance views to the north, south and west are restricted by the local buildings within Chapel Lane.

General Location of Development Site



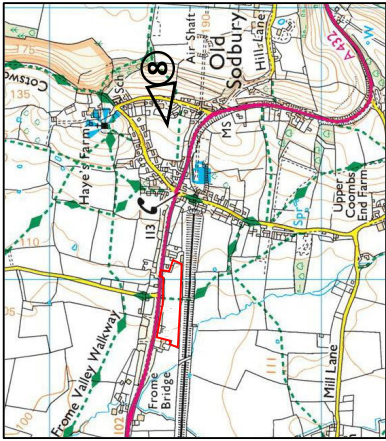
Photo Frame 390x170mm

Eastings	375788
Northings	181610
Lens Height AOD (m):	178m
Date and Time:	17 March 2021
Distance from Development:	775 metres
Weather/Visibility:	Overcast/Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

Viewpoint Location 08: Footpath (LSO/61) east of Cotswold Lane

Description: View west, as seen from a short section of elevated footpath with open and panoramic views over the South Gloucestershire countryside. Houses within Old Sodbury, the railway cutting and small areas of grassland within the development site are just visible in the middle distance. The tall trees and hedgerow within the development site field boundaries create substantial screening and contribute to the wider woodland block within the local landscape.

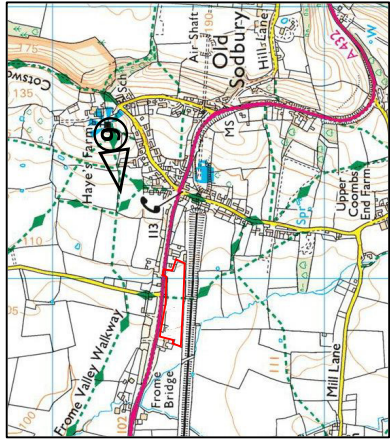
The urban edge of Old Sodbury is visible along Church Lane (properties to the foreground of photograph), houses along Cotswold Lane (properties in the mid-ground) and houses along Badminton Road (properties in the mid-ground) can be seen intermittently between Old Sodbury and Chipping Sodbury (properties in the distance).



General Location of Development Site



Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings 375528
Northings 181782
Lens Height AOD (m): 144m
Date and Time: 17 March 2021
Distance from Development: 640 metres
Weather/Visibility: Overcast/Good
Field of View - Digital Lens: 35mm
Field of View - Film Equivalent: 54.4mm

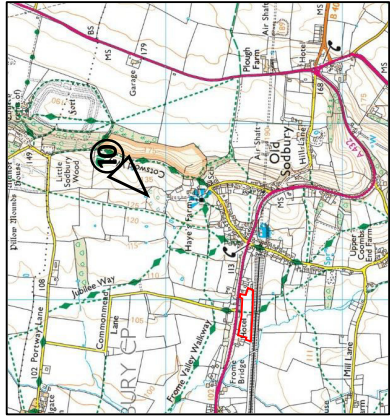
Viewpoint Location 09: Footpath (LSO/52) west of St John's Church

Description: View west, as seen from a short section of elevated footpath with open and panoramic views over the South Gloucestershire countryside. Houses and farm buildings on the eastern edge of Old Sodbury can be seen (left pf the photograph), however, the development site can not be seen due to intervening buildings and boundary trees and hedgerows. The dashed rectangle outlines the approximated area of the development site.

General Location of Development Site



Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings 375841
Northings 182352
Lens Height AOD (m): 153m
Date and Time: 17 March 2021
Distance from Development: 1.95 km
Weather/Visibility: Overcast/Good
Field of View - Digital Lens: 35mm
Field of View - Film Equivalent: 54.4mm

Viewpoint Location 10: Cotswold Way Footpath (LSO/55) near Little Sodbury Hill Fort

Description: View south-west, as seen from a short section of elevated footpath with open and panoramic views over the South Gloucestershire countryside. The majority of the view is of the agricultural field pattern defined by mature and well maintained trees and hedgerows.

There are glimpsed views as seen between trees of small clusters of either housing, farmsteads and large farm buildings. However, the development site can not be seen due to intervening buildings and boundary trees and hedgerows. The dashed rectangle outlines the approximated area of the development site.