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LANDSCAPE & VISUAL APPRAISAL

Client

Cotswold Homes Limited

Project

**Land off Biddestone Lane,
Yatton Keynell**

Date

March 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	FINAL	CEH/27/03/25	CEH/27/03/25
A	FINAL	CEH/28/03/25	CEH/28/03/25

1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed residential development by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application drawings and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The site is located on the southern edge of the village of Yatton Keynell in Wiltshire. The site is situated on the south eastern side of Biddestone Lane with an area of open space adjacent to the north east. Figure 1 shows the site location while the aerial context is shown in Figure 2.

Proposed Development

- 1.4 The development proposal is for a detailed residential development of 55 houses with associated access, drainage features and landscape proposals.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

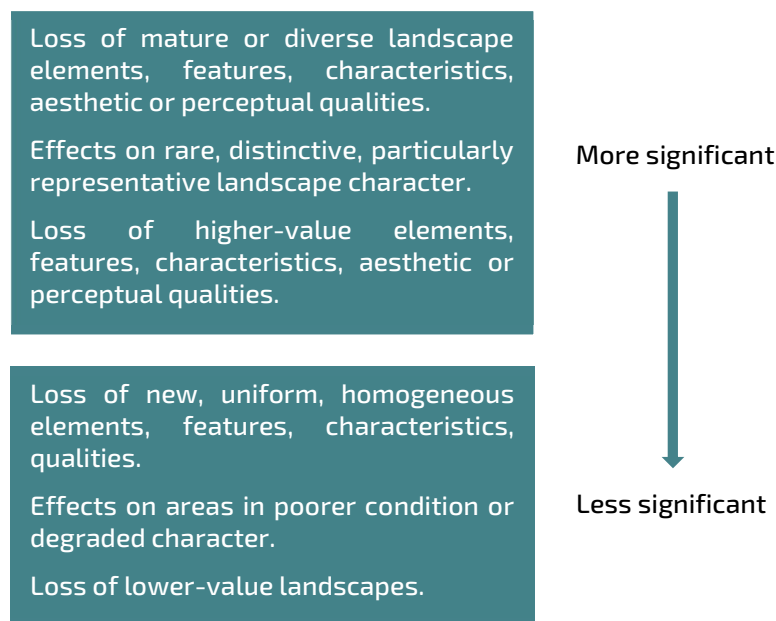
2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance (shown below). Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- Major
 - Moderate
 - Minor
 - Negligible

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 188 advises 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".
- 3.5 Paragraph 189 goes on to add:
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues". And
"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The site is within an undesignated landscape although lies adjacent to the edge of the Cotswolds National Landscape and is considered to be within the setting of the nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Wiltshire Core Strategy (January 2015)

- 3.8 Key principles which underpin the strategy to help build more resilient communities of relevance to landscape and visual matters and the proposed development include:

“...Protecting and planning for the enhancement of the natural, historic and built environments, including maintaining, enhancing and expanding Wiltshire’s network of green infrastructure to support the health and wellbeing of communities...”

- 3.9 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVA process:

Core Policy 50: Biodiversity and geodiversity

- 3.10 This policy requires proposed developments to demonstrate how they protect features of nature conservation and geological value through design rationale. Features are expected to be retained, buffered and managed with ecological mitigation required where features are to be removed or damaged and compensatory measures secured to ensure not net loss of the local biodiversity resource.

Policy 51: Landscape

- 3.11 This policy refers to the protection, conservation and enhancement of the landscape character and states the following:

“Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures::

- *The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- *The locally distinctive character of settlements and their landscape settings.*
- *The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- *Visually sensitive skylines, soils, geological and topographical features.*
- *Landscape features of cultural, historic and heritage value.*
- *Important views and visual amenity.*
- *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- *Landscape functions including places to live, work, relax and recreate.*
- *Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.”*

Core Policy 52: Green Infrastructure

- 3.12 This policy requires development to make provision for the retention and enhancement of Wiltshire's green infrastructure network with suitable links to the network provided and maintained. Developers will be required to:

"i. retain and enhance existing on site green infrastructure...

...iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development

iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy

v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire."

- 3.13 New or replacement green infrastructure will be required where damage or loss of existing green infrastructure is unavoidable with support given to proposals which contribute to the delivery of a high quality and valued Green Infrastructure (GI) in accordance with the Wiltshire Green Infrastructure Strategy.

Core Policy 57: Ensuring high quality design and place shaping

- 3.14 This policy requires a high standard of design in all new developments and states that proposals should respond to the value of the natural and historic environment, relating positively to the landscape setting with consideration of the local topography and retention of any important views. Existing important landscape and natural features are to be retained and enhanced with development responding to identified constraints and opportunities of the site and local context.

Wiltshire Local Plan Pre-Submission Draft 20200-2038 (September 2023)Policy 91: Conserving and Enhancing Wiltshire's Landscapes

- 3.15 This policy sets out the measures by which development will conserve and where possible enhance Wiltshire's landscapes, as follows:
1. *"being located and designed to respect landscape character and maintain an area's distinctive sense of place and reinforce local distinctiveness as set out in the Wiltshire Landscape Character Assessment and emerging Landscape Strategy;*
 2. *conserving, enhancing, and restoring the characteristics and views of landscapes along with valued attributes and existing site features such as trees, hedgerows, dry stone walls and waterbodies that contribute to the character and quality of the area;*
 3. *conserving and enhancing the locally distinctive character of settlements and their landscape settings;*
 4. *conserving and enhancing the transition between man-made and natural landscapes at the urban fringe;*
 5. *being of high-quality design appropriate to its townscape and landscape context in accordance with the National Design Guidance and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community;*

6. *be located and designed to prevent erosion of relative tranquillity (light pollution and noise) and intrinsically dark landscapes, and use opportunities to enhance areas in which tranquillity have been eroded;*
 7. *where necessary, being supported by a proportionate Landscape and Visual Impact Assessment, Landscape and Visual Appraisal, or Townscape Appraisal that shows how, through an iterative process that has considered the site context, this has helped integrate and enhance the proposed development;*
 8. *protecting geology and soils that underpin the landscape character of Wiltshire enhancing healthy 'living' soils as the foundation for successful plant growth, natural carbon sequestration, groundwater storage and filtration, as well as all eco-system services."*
- 3.16 Policy 91 also confirms that great weight will be given to conserving and enhancing the landscape and scenic beauty of Wiltshire's designated landscapes. 44% of the area administered by Wiltshire Council is within a National Landscape, while a small area of the New Forest National Park is also present within the south of the county. The site lies adjacent to the Cotswolds National Landscape.

North Wiltshire Local Plan (2011)

- 3.17 The following 'saved policies' are of relevance to landscape and visual matters and the proposed development:

Policy NE14 Trees, Site Features and the Control of New Development:

- 3.18 This policy requires the incorporation of important landscape or ecological features with protection also given to trees and states that permission will not be granted for proposals that would result, or be likely to result in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features. Other Relevant Strategies, Guidelines or Documents

Other Relevant Strategies, Guidelines or Documents

Wiltshire Green Infrastructure Study (2022)

- 3.19 The Wiltshire Green Blue Infrastructure (GBI) Strategy was adopted in February 2022 and provides an overarching strategy for Wiltshire for the next eight years.
- 3.20 Yatton Keynell is mostly located within the Cotswolds National Landscape, identified as a Sub-Regional Strategic Green and Blue Infrastructure asset (GBI). This and the wider area to the west of Chippenham, is located within the Bristol Avon and Cotswolds Limestone Strategic GBI Area. Strategic GBI Areas are defined through reviewing River Catchments defined by the Environment Agency, Landscape Biodiversity Areas as defined by the Wiltshire & Swindon Local Nature Partnership and Landscape Character Types/Areas defined by Wiltshire Council. These areas are key to how the Strategy will be delivered with delivery informed by the review of existing priorities and opportunities.
- 3.21 The strategy outlines Goals, relating to three themes of Climate Change, Biodiversity and Health & Well-being. Delivery Themes are identified including Nature Recovery & Landscape Management within which the strategy states '*We will conserve, enhance and celebrate the outstanding natural beauty and character of our landscapes...*' Delivery Principle 5: Nature-Based solutions refers to The Wiltshire Landscape Strategy which advocates an integrated character-based approach to protecting and enhancing the landscape of Wiltshire. The

Wiltshire Landscape Strategy will be used as a decision-making tool ensuring valued landscape features and qualities are conserved and enhanced by development proposals.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.3 At this very broad landscape scale, the Site lies within Natural England's National Character Area (NCA) 107 – Cotswolds. This NCA stretches from Bath to Brackley and covers the entirety of the Cotswold National Landscape and therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:
- *"Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combs, and outliers illustrating the slow erosion of escarpments. The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement.*
 - *Open and expansive scarp and high wold dipping gently to the southeast, dissected by river valleys.*
 - *Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.*
 - *Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.*
 - *Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope.*
 - *Large areas of common land, important for unimproved calcareous grassland, are characteristic of the scarp and high wold around the Stroud valleys and along the crest of the scarp to Cleeve Hill.*
 - *The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames with the exception of rivers in the west which flow into the River Avon and then the Severn Estuary.*
 - *Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and Second World War airfields. The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures.*
 - *Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are*

renowned. Bath stone is also famous and has been used for building since Roman times, both locally in the principal buildings and streets of Bath and more widely, for example for Buckingham Palace in London. Parkland, gardens and historic designed landscapes are features particularly of the dip slope and broad lowland, such as Lawrence Johnston's garden at Hidcote, and Heather Muir's garden at Kiftsgate, parkland at Stanway, Chastleton and Blenheim Palace.

- *Prominent natural and built features in the landscape include the City of Bath WHS, Brailes Hill, Broadway Tower, Cleeve Hill, the Tyndale monument, Freezing Hill, Kelston Round Hill and Blenheim Palace WHS."*

4.4 The description also states:

SEO 3: Protect, maintain and expand the distinctive character of the Cotswolds and the network of semi-natural and arable habitats, including limestone grassland, beech woods and wetlands along streams and rivers, to enhance water quality, strengthen ecological and landscape connectivity, support rare species and allow for adaptation to changes in climate.

Cotswolds AONB Landscape Character Assessment (September 2003)

4.5 The Cotswolds AONB (now National Landscape) Landscape Character Assessment identifies 19 Landscape Character Types across the National Landscape with further, more detailed Landscape Character Areas. Yatton Keynell is located within LCT 14 Cornbrash Lowlands and within the more detailed LCA 14A: Biddestone Lowland Farmland.

4.6 The Key Characteristics of the LCT 14 Cornbrash Lowlands are as follows:

- *"Flat or very gently undulating landform with occasional low hills;*
- *occasional wide views over productive farmland limited only by small farm copses and woodlands;*
- *vertical elements such as hedgerow trees and pylons gain visual prominence;*
- *network of tributary streams draining eastwards occupy shallow valleys with course of narrow streams marked by alder and other wetland tree species;*
- *fertile soils derived from the Cornbrash Formation bedrock;*
- *predominance of arable farming together with some pastoral land mainly bordering water courses;*
- *medium to large scale rectilinear fields with intermittent hedgerows and occasional stone walls;*
- *dispersed settlement pattern of mainly nucleated villages, hamlets and farms;*
- *infrequent woodland cover of mainly geometric broadleaf and coniferous plantations;*
- *network of principal roads surround or cross the area but have limited effect on the quiet settled rural character; and*
- *quiet rural lanes bordered by tall hedgerows, narrow grass verges and drainage ditches that weave through the landscape."*

4.7 LCA 14A Biddestone Lowland Farmland is described as having a gently domed and undulating landform which is predominantly arable with some pastoral fields. The A420 and other minor

roads cross the area but the area is described as quiet with a rural settled character with occasional nucleated villages including Yatton Keynell and dispersed farms. Fields are bound by well maintained hawthorn hedges often on banks with ditches with some stone walls. Woodland cover is generally sparse but with some coniferous plantations to the south east which provide some enclosure and local landmarks within the otherwise undistinguished but gentle rural farmed landscape.

- 4.8 The valley landform to the west and south is located within the 12A: Upper By Brook Valley within LCT 12 Dip-Slope Lowland Valley.

Cotswolds AONB Landscape Strategy and Guidelines (June 2016)

- 4.9 Within Part 2 of the Cotswolds AONB (now National Landscape) Landscape Character Assessment, the description of Landscape Sensitivity for LCT 14 Cornbrash Pastoral Lowlands identifies the predominantly agricultural areas not associated with any form or development as being sensitive to change, although notes that woodland cover, copses and landform can reduce sensitivity through localised screening enabling the landscape to accommodate some small scale development.
- 4.10 Local Forces for Change identifies New Development in the form of expansion of settlements with the following Landscape Strategies and Guidelines of relevance to the site and proposed residential development:
- *Maintain the open, sparsely settled character of the Cornbrash Lowlands by limiting new development to existing settlements.*
 - *Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements in areas of open landscape*
 - *Ensure that new development does not adversely affect the wider rural landscape and views to and from the AONB.*
 - *Ensure new development is proportionate and does not overwhelm the existing settlement.*
 - *Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character.*
 - *Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.*
 - *Control the proliferation of suburban building styles and materials*
 - *Ensure that new development does not adversely affect settlement character and form or impact on views of key features such as church towers/spires*
 - *Promote the use of local stone and building styles in the construction of new buildings... (New buildings should, at least, respect local vernacular style).*
 - *Adopt measures to minimise and where possible reduce light pollution*
 - *Retain existing trees, dry stone walls, hedges etc as part of the scheme.*
 - *Ensure new development is visually integrated into its surroundings and does not interrupt the setting of existing settlements. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place.*

- *Ensure the density of new development reflects its location relative to the 'core' of the settlement and its proximity to the surrounding rural landscape*
- *Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements*
- *Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network.*

Wiltshire Landscape Character Assessment – December 2005

4.11 The Wiltshire Landscape Character Assessment has been undertaken at a county level. It subdivides the landscape into 16 Landscape Character Types (LCT's). Some of these types are further broken down into more detailed Landscape Character Areas (LCA's). The Site sits within LCT 16 Limestone Lowlands, and more specifically the LCA 16A Malmesbury-Corsham Limestone Lowlands.

4.12 The LCT 16 Limestone Lowlands has the following Key Characteristics:

- *"Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.*
- *A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses.*
- *Mix of permanent pasture and arable farmland.*
- *Strong network of hedgerows with hedgerow trees.*
- *Dry stone walls field boundaries in some areas and around settlements.*
- *Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement.*
- *More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views.*
- *Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows.*
- *Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads.*
- *Traditional buildings of local limestone buildings an outstanding feature.*
- *Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues."*

4.13 LCA 16A Malmesbury-Corsham Limestone Lowlands is described as rolling mixed pastoral and arable farmland with large fields bound by hedgerows of varied condition with hedgerow trees. Higher landform to the west lies on limestone while lower land is on clay to the east. On higher ground to the west, hedgerows are less prominent with some dry stone walls and there are panoramic and distant views across farmland. Shallow valleys along watercourses are more

intimate including along the River Avon. Areas of estate and historic parkland are often associated with large houses with open pastoral land with numerous standard trees. Distinctive limestone villages and towns are connected by winding rural lanes with some straight Roman roads.

4.14 The Condition of the Limestone Lowland LCT is described as generally '**Good**' while the Strength of Character is described as '**Moderate**'.

4.15 The Strategy for LCA 16 A is as follows:

"The strategy for the Limestone Lowland Landscape Type is to conserve those elements intrinsic to the type's character or important in their own right, such as the distinctive stone villages, the areas of ecological importance and the historic parkland and to strengthen locally degraded elements such as the flailed hedgerows and overgrown stone walls."

4.16 Broad Management Objectives for LCA 16A are as follows:

- *Conserve the network of hedgerows, hedgerow trees and woodland copses and take opportunities for new planting where this will strengthen local character (for instance avoiding planting that will affect the open views in the high ground at the west of the area).*
- *Encourage conservation and rebuilding of dry stone wall field boundaries, particularly close to settlement.*
- *Conserve the remaining areas of ecological interest such as those with statutory designations, areas of ancient woodland, veteran hedgerow trees and chalk grassland.*
- *Maintain the subtle variations that occur throughout the landscape, encouraging local distinctiveness for instance in the variation in field boundaries from hedgerows to stone walls.*
- *Encourage management and restoration of the historic parkland landscapes that are characteristic of the area.*
- *Retain the distinctive character of the villages; ensuring any change respects the traditional stone built character and vernacular form.*
- *Resist urbanisation of the country lanes through addition of road markings and concrete kerbs or lamp posts or excessive signage that detracts from the rural character of the area."*

4.17 The study area includes the LCT 10 Limestone Valleys and LCA 10A By Brook Limestone Valley. This character area is at a distance to the site and no intervisibility was identified during the site visit.

Designations

4.18 The site is located adjacent to the Cotswolds National Landscape which also covers most of the village of Yatton Keynell. There are no other designations directly associated with the site. A number of Sites of Special Scientific Interest (SSSI's) are located to the west of the site with West Yatton Down lying around 0.9km to the west of the site boundary. A number of listed buildings are located within the village and surrounding area, the nearest of which is the Grade II Listed School House and School 0.2km to the north east with the Grade II Summerhouse to West of Manor House Rear Wing, Grade II* Manor House and Grade II Barn to East of Manor House located 0.3km to the north west. The Grade II Listed West Barn Farm lies 0.6km to the

south west. There are no scheduled monuments within the site or its immediate vicinity, the nearest being the Dovecote immediately north of Hogsbush Farm house some 1.2km away in West Yatton.

Topography

- 4.19 The following should be read in conjunction with Figure 5.
- 4.20 The Site is located within an undulating topography with Yatton Keynell located on a fairly level plateau set at around 125m Above Ordnance Datum (AOD). The wider landscape undulates with an eastern slope towards Chippenham. The Cotswolds National Landscape to the west is located on a generally raised landform with the Castle Combe racing circuit at a local high point of around 130m AOD. A narrow valley is located to the west of the site associated with the By Brook which features a bridleway along the low levels.

Site and Immediate Context

- 4.21 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.22 The site consists of one open arable field and extends slightly into the adjacent field to the south. It is located on the southwestern edge of the village of Yatton Keynell, adjacent to an area of open playing fields with the Yatton Keynell Village Hall and car park, play area and tennis courts off Biddestone Lane to the north. The site forms part of the open farmland south of the village with agricultural fields of an irregular size and shape. Fields are generally bound by hedgerows with some hedgerow trees. Tree cover is generally low with a low number of scattered trees and small woodland blocks, although large areas of linear woodland are found to the west within the Cotswolds NL associated with valleys and water courses. The mature hedgerows and hedgerow trees do however give an overall impression of tree cover within views. Biddestone Lane passes along the western site boundary with other minor roads and lanes leading through the area and linking to the A420 which runs east to west around 1km south of Yatton Keynell. The A420 leads to the larger settlement of Chippenham around 3.56km to the south east.
- 4.23 Other land uses in the wider area include solar farms to the east and west and a racing circuit at Castle Combe to the west which is audible in the surrounding area. A golf centre is also located to the east of the site on the edge of the village.
- 4.24 A network of Public Rights of Way (PRoW) lead through the area extending out from the village with a route WT/TKEY/15 leading along the northern boundary of the site before heading south to the A420. Area of Open Access land are also located to the west on the edge of the Castle Combe race circuit with an area around a small disused quarry and further area at West Yatton Down further to the south west.
- 4.25 Views are generally limited across the area due to the flat landform and field boundary vegetation. Pylons and overhead cable pass through the landscape to the south of the site which feature within views.

Landscape Value

- 4.26 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.27 **Landscape Designations:** The site is located adjacent to the Cotswolds National Landscape which extends across the majority of Yatton Keynell to the north.
- 4.28 **Natural Heritage:** Features of natural heritage within the site are mostly limited to ecological habitats associated with the boundary hedgerows and trees. The field has one standalone mature ash tree towards the south with associated scrub and a field pond. A tree classified as Ancient within the arboricultural report is located within tree group on the south western corner of the site.
- 4.29 **Cultural Heritage:** There are no features of built heritage interest directly associated with the site or located within the site, however a number of listed buildings are located within the village of Yatton Keynell to the northeast with others scattered in the wider area.
- 4.30 **Landscape Condition:** The landscape condition is generally good with the local farmland managed and large mature hedgerows intact, although there are some gaps. Where present, drystone walls are also generally intact within the surrounding area. Pylons feature to the south of the site and have a limited presence in the area.
- 4.31 **Associations:** The site is not known to have any particular associations with any particular people e.g. artists or writers, or historic events that contribute to perceptions of the natural beauty of the area.
- 4.32 **Distinctiveness:** The site is located within LCA 16A Malmesbury-Corsham Limestone Lowlands and reflects some of the key characteristics of the description such as peaceful rural landscapes, remaining areas with Medieval field patterns and a strong network of hedgerows, hedgerow trees and woodland copses. The site and immediate context is very typical of the settlement edge location and does not feature any rare or unusual landscape features. More distinctive 'Cotswold' features such as dry stone walls and landform, with woodlands are found within the wider Cotswolds NL to the west of Biddestone Lane.
- 4.33 **Recreational Value:** The site is within private ownership and has no direct recreational value. There is a PROW passing through the site along the northern boundary and clear views across the site are possible from along the PROW. Visibility is lost however once beyond the site boundary as a result of the mature boundary hedges and hedgerow trees.
- 4.34 **Perceptual (Scenic):** The site is relatively contained as a result of the mature boundary vegetation and relatively flat landform within the site and surrounding area. Views are therefore limited with some longer views only possible through gaps in the boundary hedgerow. From surrounding locations, views into the site are limited by the boundary vegetation and the site is seen in the context of the adjacent village and forms part of the typical setting to the settlement.
- 4.35 **Perceptual (Wildness and tranquillity):** The site and immediate context is enclosed with mature vegetation with limited intervisibility with the adjacent Cotswolds NL and settlement to

the north. This does create a feeling of enclosure although pylons which feature within views and glimpses of adjacent houses and roads reduce any sense of wildness. Disturbance from adjacent roads and the settlement adjacent to the site including the adjacent play area and village hall also reduces any sense of tranquillity.

- 4.36 **Functional aspects:** The site is an agricultural field and the boundary hedgerows and trees will contribute to the local green infrastructure connectivity for wildlife. Beyond this, the site does not provide a clear functional role as part of a strategic green infrastructure network or act as a flood plain. The site is located adjacent to the Cotswolds NL and is therefore considered to form part of the setting to the designated landscape.
- 4.37 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **Medium** landscape value.

Visual Baseline

- 4.38 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis. Consultation was carried out on 14th October 2024 with Wiltshire Council regarding the location of viewpoints to be included within the LVA however a response was not received.
- 4.39 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 3rd October 2024 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.40 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.41 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-18 illustrate the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.42 Public footpath ref WT/YKEY/15 joins route WT/YKEY/16 which leads south west from The Street leading to Biddestone Lane. Route WT/YKEY/15 leads parallel to the road towards the north west corner of the site. Just off the footpath is the local playing field and play area. Mature trees on the access to the village hall limit views, from the footpath although more open views are possible towards the site from the more open playing field as illustrated by the view. Views of the site are limited by the mature trees and hedgerow vegetation along the northern boundary.

Viewpoints 2 & 3

- 4.43 These views are from public footpath WT/YKEY/15 as it leads through the site along the northern and part of the eastern boundary. Views are possible across the site, although longer views beyond the site boundaries are mostly limited by the mature perimeter vegetation and relatively flat landform. Some glimpsed longer views are possible through gaps in the southern boundary hedge. Once the footpath exits the site on the eastern boundary, views are restricted by the boundary hedge.

Viewpoint 4

- 4.44 Biddestone Lane leads adjacent to the north western and western site boundary. There is no footpath along the road so views are only experienced by road users. Views into the site are restricted by the mature hedge as illustrated by the view although a glimpsed view into the site is possible at an open gateway.

Viewpoint 5

- 4.45 Public footpath route WT/YKEY/15 leads south, towards the A420. Once away from the site boundary, views of the site are limited by intervening vegetation of field boundary hedgerows and trees as illustrated by the view. Pylons and overhead cables passing through the landscape are a feature of views possible along this part of the footpath.

Viewpoint 6 & 7

- 4.46 Public footpath ref WT/YKEY17 leads west off Biddestone Lane towards an West Yatton Road lane and is located within the Cotswolds NL. Views across open fields are possible for users of the route with Cotswold features of dry stone walls visible, contrasting with modern urban pylons and overhead cables, as illustrated by the views. The site itself is not visible as it is screened by intervening hedgerows and large trees.

Viewpoints 8, 9 & 10

- 4.47 These views represent views for users of West Yatton Road to the west of the site, located within the Cotswolds NL and including road users, walkers and a low number of residents. Views are mostly limited by mature hedges and trees along the lane, but some glimpsed views are possible from open gateways as illustrated by the views. The site is not visible due a combination of overlapping mature trees and hedgerows and a flat landform. From further to the south west (Viewpoint 10), views are possible of the edge of the village with views featuring houses and St Margarets's Church set amongst mature vegetation as well as pylons and overhead cables.

Viewpoint 11

- 4.48 Public footpath WT/YKEY/15 leads through an open field between Biddestone Lane and West Yatton Road. Views are possible for users of the route, towards the south east although the site itself is screened by mature trees along Biddestone Lane. Views feature properties on the edge of Yatton Keynell, set amongst mature vegetation, as well as pylons and overhead cables leading through the landscape.

Viewpoint 12

- 4.49 Towards the north west of the site within the Cotswolds NL, an area of Open Access Land covers a steep valley and former quarry. Views are restricted within this area due to the steep

landform and mature trees, and while the landform rises steeply towards the boundary of the Castle Combe Circuit allowing some longer views, the site itself is not visible.

Summary of Visual Baseline

- 4.50 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The site is contained within the landscape due to the mature boundary vegetation.
 - Views from within the site are limited by boundary vegetation to the north, east and west, although some longer views are possible through gaps in the southern boundary hedgerow.
 - From the surrounding landscape, views are limited due to a combination of the locally flat landform and overlapping mature vegetation.
 - Visual receptors are limited to those in relatively close proximity to the site.
 - Some views are possible from within the Cotswolds NL, although these are limited to a low number of locations in close proximity to the site with views of the site itself mostly limited by the landform and vegetation.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Retain existing landscape features of value such as the mature hedgerows on the site boundaries and internal field pond and associated vegetation and incorporate into the development GI proposals as far as possible.
 - Retain the existing PROW which leads through the site within a green corridor to retain connectivity with the edge of the village and to create an attractive route.
 - Respond to the site's topography and location on the edge of the village of Yatton Keynell through the siting of areas of open space provision within the development.
 - Provide additional structural landscape planting to mitigate visual effects for local sensitive receptors where required.
 - Consider connectivity for wildlife and people through the provision of enhanced green infrastructure corridors as well as new and enhanced recreational routes linking around the development and to the settlement of Yatton Keynell.
 - Enhance biodiversity through the provision of new habitats and appropriate species selection for new planting.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of 2ha of land dedicated to landscape, GI, public open space and habitat related proposals – representing approximately 46% of the total Site area;
 - The retention of the existing mature hedgerows as far as possible with only short sections removed to allow access into the development.
 - Where hedges on boundaries have to be removed for example, to accommodate visibility splays, these will be replaced with new hedgerow planting with an appropriate species mix to reflect the existing character of the site;
 - Existing boundary hedges to be infilled where necessary with an appropriate native mix to maintain the enclosure of the site and avoid development intruding into the surrounding landscape in accordance with landscape character area guidance. Green 'buffers' are also

incorporated around the site perimeters to respond to Landscape Strategies and Guidelines, for the Cotswolds Cornbrash Lowlands LCT.

- Additional boundary planting in the form of native trees, hedges and shrubs to enhance the landscape structure of the development. In areas of open space and on boundaries, larger canopy trees are included to create a strong landscape structure. Additional planting is to be provided especially along the southern boundary to help reduce visibility in views from the south.
- Planting will also be provided around the edges of open spaces and around development blocks in the form of hedges with trees in frontages to help soften views of the new houses;
- The inclusion of a green corridor leading along the route of the retained public footpath to the north of the development along the northern hedge, to provide habitat connectivity with areas of greenspace allowing some views through the development from along the route.
- The inclusion of SuDs features such as a swale and attenuation basin to accommodate surface water run off to be seeded with wet grassland mixes to create areas of new habitat. Further habitat creation in the form of meadow grasslands and areas of native shrub planting.
- Appropriate species selection which responds to species found in the local area and prioritises native planting. Appropriate selection of meadow grass seed and marginal species to ensure these habitats establish successfully;
- Tree planting used to reinforce street hierarchy with planting along the main route and further planting within property frontages to create an identity to the development and to aid legibility and navigation.

- 5.4 The landscape and GI proposals will establish a strong framework for the built development providing recreation and habitat enhancements helping the development fit within the edge of settlement location.

Landscape Management

- 5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 All construction works will be carried out in accordance with best practice procedures to minimise effects on landscape character. Appropriate methods will be adopted to protect trees and vegetation, including the majority of the boundary hedgerows, during the construction phase based upon guidance contained within BS 5837.
- 6.3 There will be initial disruption to the site's landscape during the construction phase, which will include the erection of protective fencing for retained hedgerows and trees, the removal of some hedgerow along Biddestone Lane to accommodate the proposed access and earthworks to accommodate the attenuation features and development plots.
- 6.4 For the National Character Area (NCA 107 Cotswolds) construction effects are assessed as **Negligible** due to the small scale of the site within the extensive NCA and retention of existing landscape features. Moderate/Minor Adverse construction effects are also assessed for the Cotswolds NL LCA 14A Biddestone Lowland Farmland due to the limited intervisibility between the adjacent NL and the site, the small scale of the site within the wider landscape context and the retention of existing landscape features. These effects will also be indirect. At a more local scale, construction effects are assessed as **Moderate Adverse** for the Wiltshire District Limestone Lowlands LCT and Malmesbury – Corsham Limestone Lowlands LCA with effects being localised and contained by the boundary vegetation.
- 6.5 With regard to the site and immediate context, construction effects are assessed as **Major Adverse** and would directly affect the landscape of the site. This is due to the general retention and protection of landscape features associated with the site but with some hedge removal and general disturbance to the site.
- 6.6 It is assessed that the effects during the construction phase would be over a relatively short duration (c5 years) and consequently, there would be a short term effect as a result.

Operation (following Completion)

National Character Area

- 6.7 NCA 107 Cotswolds covers an extensive landscape area with the site forming only a very small part. The site reflects some of the key characteristics as it is a small arable field on a lower lying landform with other features such as dry stone walls and the presence of the dramatic limestone dip slope and escarpment present in the wider area. The development proposals respond to SEO3 by protecting a maintaining the character of the Cotswolds, providing habitat connectivity within the site and enhancing water quality through drainage strategies in line with best practice. Landscape effects are assessed as **Negligible** at completion and at Year 15 and will be limited to the site and immediate context with the development maturing to be perceived as a minor expansion of the existing settlement of Yatton Keynell.

Cotswolds National Landscape

- 6.8 The Biddestone Lowland Farmland LCA within the Cornbrash Lowlands LCT covers a relatively small landscape area within the Cotswolds NL adjacent to the site. The site and context reflects some of the key characteristics such as the generally flat or gently undulating topography, presence of vertical elements including trees and pylons, predominance of farmland and mature vegetation bounding arable fields. The landscape context of the site also 'retains a quiet, rural settled character with occasional nucleated villages'. The proposals respond to the Landscape Strategy and Guidelines by associating the proposed development with an existing settlement. The development is proposed within a contained field parcel which will limit views to and from the National Landscape with views towards St Margaret's Church still possible from along public footpaths within the NL. The layout responds to the existing landscape structure by retaining existing landscape features including the boundary hedgerows and trees and by retaining green corridors around the peripheries of the site. Landscape effects are assessed as **Minor Adverse** at completion, reducing to **Negligible** at Year 15. Effects will be indirect and limited to locations in close proximity to the site as a result of the combination of existing landform in the wider context and the screening provided by both existing vegetation and proposed GI enhancements.

Wiltshire Landscape Character Assessment

- 6.9 The Malmesbury-Corsham Limestone Lowlands LCA within the Limestone Lowlands LCT covers a large landscape area within Wiltshire with the site forming a very small part. The LCA extends into the Cotswolds NL to the west. The site and context reflect some of the key characteristics of the description such as gently undulating arable farmland, a strong network of hedgerows and the village accessed by rural roads. The landscape proposals associated with the development respond to the Landscape Strategy for the LCA by retaining the existing landscape structure including the field pattern and mature hedges and existing trees as far as possible with opportunities for new planting taken to strengthen the boundaries, soften the development and incorporate drainage features. Landscape effects are assessed as **Minor Adverse** at completion, reducing to **Negligible** at Year 15. The effects will be limited as a result of the combination of existing landform in the wider context and the screening provided by both existing vegetation and proposed GI enhancements.

Site and Immediate Context

- 6.10 The site is located adjacent to the existing settlement edge and consists of a medium sized arable field bound by mature hedges and hedgerow trees. The site extends slightly into the adjacent field to the south. The landform is essentially flat and views out are limited by vegetation and include existing infrastructure such as pylons and associated overhead cables. Retained boundaries will be infill planted as necessary with a suitable native hedgerow mix with additional trees on the western and southern edges to enhance the landscape structure. The existing internal tree and associated field pond and scrub will be retained and incorporated into an area of greenspace. The attenuation basins and swale give opportunities for habitat enhancements in the form of marginal species. A series of open green spaces will be maintained around the perimeter of the development, providing a buffer between the development and the mature vegetation. New tree and shrub planting will be incorporated into the green spaces and frontages which will mature and soften the development, helping it to

assimilate into its context. Landscape effects are assessed as **Moderate Adverse** at completion, reducing to **Minor Adverse** at Year 15.

Visual Effects

Visual Envelope (VE)

- 6.11 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.12 A VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.13 The VE of the proposed development is reasonably limited to the site and immediate surroundings with visibility limited to the north east by the existing village and to the east by mature vegetation. The VE extends slightly to the south and west due to the relatively flat landform with some glimpsed visibility through gaps in the mature field boundary vegetation. Trees and hedgerows along West Yatton Road limits views from the north west.
- 6.14 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.15 All construction works will be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity.
- 6.16 During the construction phase, adverse effects upon the local visual resource will occur. This depends on the actual extent of visibility of the site for receptors. Inevitably those visual receptors in closest proximity e.g. road users of Biddestone Lane which follows the sites western boundary and users of PRoW WT/YKEY/15 which leads through the site will experience views of construction activity to include vehicular movement and associated machinery, site compounds and earthworks/ground modelling and the construction of the new dwellings, drainage attenuation features and access points. For residents to the north east, some activity may just be visible within the site, but this will be partly obscured by existing hedgerows and mature hedgerow trees.
- 6.17 It is assessed that the overall visual effects during the construction phase would be over a short duration (c.5 years) and consequently, there would be a short-term effect as a result. Construction effects are judged to result in a High to Medium magnitude of visual change for local sensitive receptors, and the visual effects during temporary construction would be **Major Adverse** for sensitive receptors in close proximity to and within the site but **Minor Adverse** to Negligible for less sensitive receptors or those at a distance to the site.

Operation (following Completion)

- 6.18 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.19 Properties located on the southern edge of Yatton Keynell are set back from the site, but views are likely through intervening trees, especially during winter months with less leaf cover. On completion new houses will be set back from the northern boundary with a green corridor along the retained public footpath. Some rooftops may be visible through the trees but views would be further filtered as planting along the northern boundary matures. Visual effects are assessed as **Minor Adverse** on completion and **Negligible** at Year 15 as the scheme matures.
- 6.20 Tallut House is set back from the site with views for residents largely filtered by layering of boundary vegetation. Some rooftops within the village will be visible amongst the vegetation. On completion, new houses will be set back from the site boundary with some frontage planting. Some rooftops of houses within the site may be visible but will be heavily filtered by vegetation and seen at a distance. Views will be increased during winter months. Once planting within the open spaces has matured, views will be further filtered with the development seen as a minor extension of the existing settlement. Visual effects are assessed as **Minor Adverse/Negligible** on completion and **Negligible** at Year 15.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.21 Public footpath WT/YKEY/15 leads through the site with full views possible for users of the route across the field parcel. On completion, the route is to be retained within a green corridor with new houses fronting onto the route. Existing boundary hedgerow vegetation along the path will be retained. Views will however be shortened and will be permanently changed from that of a field to a residential development. Views will soften as the development matures with trees along the route helping to soften views of the houses. Views will however be permanently changed with the introduction of new features not currently seen in views. The layout with houses set back from the path and planting will however help to create an attractive environment for users of the route. Visual effects are assessed as **Moderate Adverse** on completion reducing to **Moderate/Minor Adverse** at Year 15 once the proposed planting has matured.
- 6.22 A short section of the route also leads north, away from the site. This part of the route leads along the edge of the playing fields north of the site with views of the site from along the route limited by the mature boundary hedgerow. On completion, the development is to be set back from the northern edge with the boundary vegetation retained however some built form, mainly rooftops, is likely to be glimpsed through the trees. The route leads through a settlement edge character with other built form and features such as the play area and village hall car park already visible. New houses filtered by vegetation would reflect this character. Once new planting within the northern part of the site matures, views will be further softened. Visual effects are assessed as **Moderate/Minor Adverse** on completion reducing to **Minor Adverse** at Year 15.
- 6.23 Beyond the site boundary to the south, route WT/YKEY/15 leads through adjacent fields with mature boundary vegetation. Views to the site for users are therefore restricted. On completion, the new housing is to be set back from the site boundaries with new planting to strengthen the existing structure. Some glimpsed views will be possible but mostly filtered by the existing vegetation. Views will reduce quickly once away from the site boundary. Views will be further softened over time as the development and landscape treatment matures.

Visual effects for users of the route to the south of the site are assessed as **Minor Adverse/Negligible** on completion reducing to **Negligible/None** at Year 15.

- 6.24 PROW WT/YKEY/17 is within the Cotswolds National Landscape to the south west of the site. The route is at a distance to the site with views for users limited by the flat landform and intervening vegetation although visibility will increase in winter months with less leaf cover. On completion, some glimpsed views of the new houses may be possible with the roofs set amongst the surrounding vegetation but views will be heavily filtered. Views will reduce as new planting within open space areas on the perimeter of the development matures over time and visual effects are assessed as **Minor Adverse/Negligible** on completion and **Negligible/None** at Year 15.
- 6.25 Further to the north west, route WT/YKEY/15 leads through an open field which is within the Cotswolds NL. Views towards the site are possible across the open field but the site itself is contained by the field boundary vegetation. Existing houses within the village are already visible, set amongst mature vegetation. On completion, the new houses will be set back from the north western boundary with new planting within the perimeter greenspace. Some glimpsed views of the new buildings may be possible but will be filtered by the existing hedgerows and trees. Views will be further filtered as the new planting matures over time with any views of new houses reflecting those already possible from along the route. Visual effects for users of this part of the route are assessed as **Minor Adverse** on completion reducing to **Minor Adverse/ Negligible** at Year 15 as the development and associated planting matures.

Roads & Transport Users

- 6.26 Biddestone Lane leads along the western site boundary. Views for road users are limited by the boundary hedgerow and trees with only a glimpsed view possible at an open gateway. On completion, the new houses are to be set back into the site beyond a linear open space and suds basin. New houses are likely to be visible above the hedgeline but will be limited by the hedgerow vegetation. The retained trees on the southern boundary will help to provide containment on the approach from the south. Road users are moving at speed and the development will form an extension to the existing settlement as already perceived. Visual effects for road users are assessed as **Minor Adverse** on completion reducing to **Minor Adverse/ Negligible** at Year 15.
- 6.27 West Yatton Road is a lane which leads through the Cotswolds NL to the west of the site. Views for road users of the lane are largely restricted by the mature roadside vegetation with glimpsed views limited to open gateways. On completion, views will be limited but where seen, new houses will be visible as rooftops set amongst mature vegetation reflecting the views already possible of the edge of the village. Views of the new houses will reduce over time as the proposed landscape matures and visual effects are assessed as **Minor Adverse/ Negligible** on completion and **Negligible** at Year 15.

Other Visual Receptors

- 6.28 An area of open space is located adjacent to the site to the north east which includes informal grassed pitches and a play area. Visitors to the open space will experience some filtered views of the site but with views heavily filtered by the existing boundary vegetation. Views will only be experienced while using the open space facility. The open space is located on the edge of the settlement and the new housing, filtered by the boundary vegetation will reflect views of

buildings already possible for users. Visual effects are assessed as **Minor Adverse** on completion and **Minor Adverse/Negligible** at Year 15.

Night-time Visual Effects

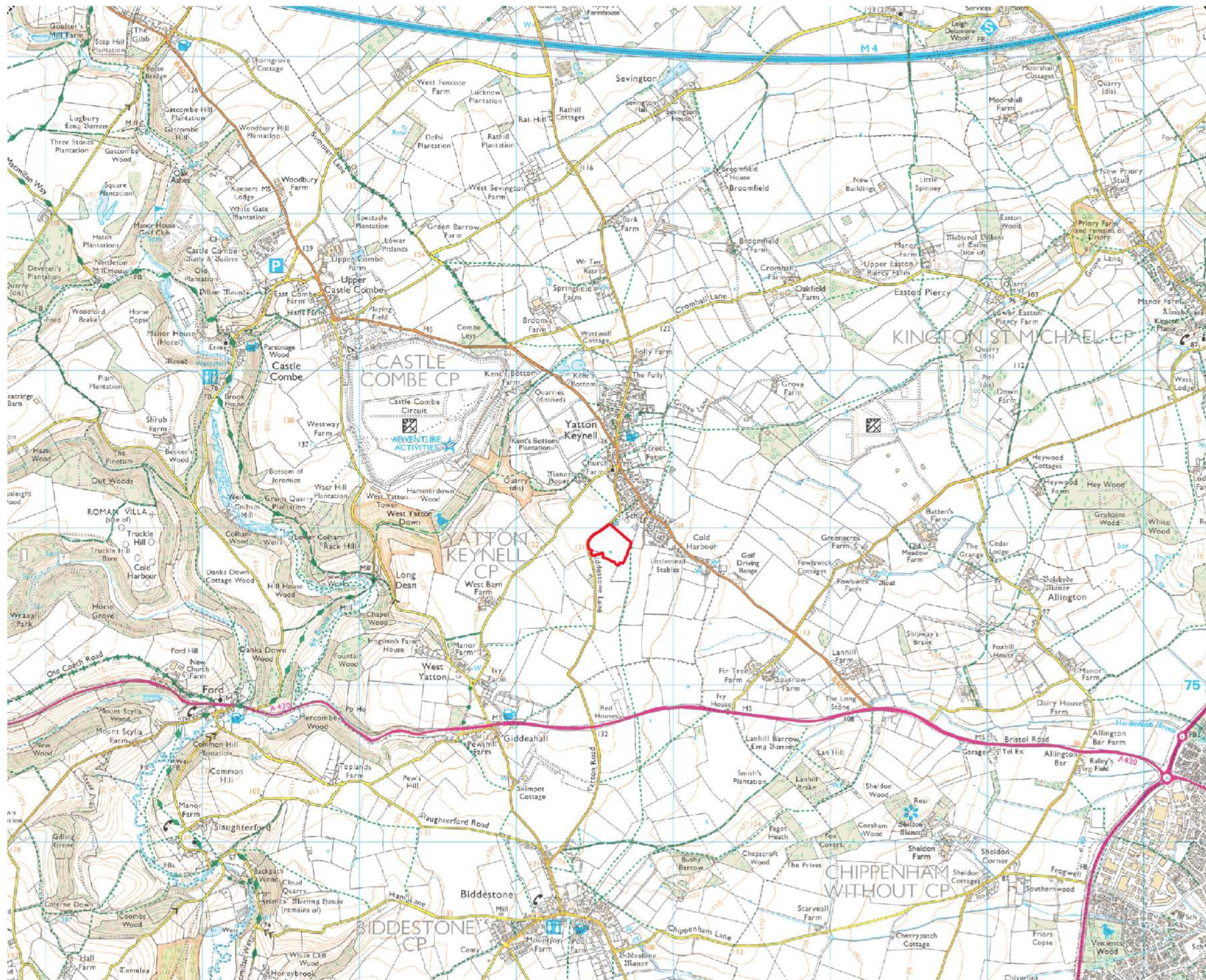
- 6.29 The development will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night-time skies. The site is located close to the existing development of Yatton Keynell with lighting columns already positioned along the roads including the B4039 The Street, Biddestone Lane, and surround smaller residential streets. It is proposed that the development will utilise an appropriate lighting strategy to minimise lighting effects on night-time skies. Given an appropriate mitigating lighting strategy, the existence of vegetation within the local context and the additional proposed tree planting that will absorb some of the lighting effect, the lighting effects on the night-time skies are considered to result in only a very slight increase in lighting levels from that already provided by existing development within the local context.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The site is located on the southern edge of the village of Yatton Keynell in Wiltshire and is situated on the south eastern side of Biddestone Lane. An area of open space lies adjacent to the north east as well as the Yatton Keynell Village Hall and car park, play area and tennis courts.
- 7.2 The site consists of one open arable field and extends slightly into the adjacent field to the south and forms part of the open farmland south of the village. Fields are generally bound by hedgerows with some hedgerow trees although tree cover is generally low. Large areas of linear woodland are found to the west within the Cotswolds NL associated with valleys and water courses. Biddestone Lane passes along the western site boundary with other minor roads and lanes leading through the area and linking to the A420. Other land uses in the wider area include solar farms to the east and west and a racing circuit at Castle Combe to the west which is audible in the surrounding area. A golf centre is also located to the east of the site on the edge of the village. A network of Public Rights of Way (PRoW) lead through the area extending out from the village with a route WT/TKEY/15 leading along the northern boundary of the site before heading south to the A420. Views are generally limited across the area due to the flat landform and field boundary vegetation. Pylons and overhead cable pass through the landscape to the south of the site which feature within views.
- 7.3 At a national scale, the site is located within NCA 107 'Cotswolds' and within the Malmesbury-Corsham Limestone Lowlands LCA of the Wiltshire Landscape Character Assessment. The Cornbrash Pastoral Lowlands of the Cotswolds NL extend to the west. The site and immediate context reflects some of the key characteristics of the character area descriptions which refer to gently undulating arable farmland with a strong network of hedgerows and rural roads.
- 7.4 The site is not covered by any national, local or other landscape designations for landscape value although the Cotswolds NL lies adjacent to the west. An appraisal of factors considered to contribute to landscape value including landscape designations, natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual and functional aspects has concluded that the site and immediate context is of a Medium landscape value.
- 7.5 The proposals are for a residential development of 55 houses with associated access, drainage features and landscape proposals. Extensive GI proposals account for around 46% of the site area and provide both informal recreation and biodiversity enhancements to the scheme. Existing landscape features including mature boundary hedgerows will be retained and incorporated into the proposals with only short sections of removal required to accommodate access. Boundary hedgerows will be infill planted with an appropriate native mix with additional perimeter tree planting to strengthen the landscape structure and help to provide containment. Habitat will be created associated with the swale and attenuation basin in the form of marginal vegetation. Internally frontage planting including trees, shrubs and hedges will help to soften views of the houses.
- 7.6 Long term landscape effects on the wider scale LCA's including the NCA 107 Cotswolds and LCA 16A Malmesbury-Corsham Limestone Lowlands are assessed as **Negligible** due to the small scale of the proposed development within the wider LCA's and the retention of landscape features. For the site and immediate context, long term landscape effects are assessed as **Minor Adverse** due to the loss of the open field to built form but incorporation of existing

structural landscape features within extensive new GI proposals with additional planting and habitat creation.

- 7.7 The VE of the proposed development is reasonably limited due to the existing settlement to the north and presence of mature vegetation and flat landform within the local landscape. A relatively low number of visual receptors have been identified for the proposed development with sensitive receptors limited to users of the PROW though the site and residents who are set at a distance to the site to the north. Medium sensitivity road receptors also experience visual effects. Long term visual effects for more sensitive receptors are assessed as **Moderate/Minor Adverse** with effects for lower sensitive receptors assessed as **Minor Adverse/Negligible**. Effects on views from the Cotswolds NL were limited and assessed as no greater than **Minor Adverse/Negligible**.
- 7.8 In conclusion, it is considered that the site has the ability to absorb a well designed residential development as proposed, along with associated access and landscape proposals. The development would form a minor extension to the existing settlement and would mature to assimilate into the landscape context. Effects of the proposed development are not considered to give rise to unacceptable harm to local landscape and visual receptors.



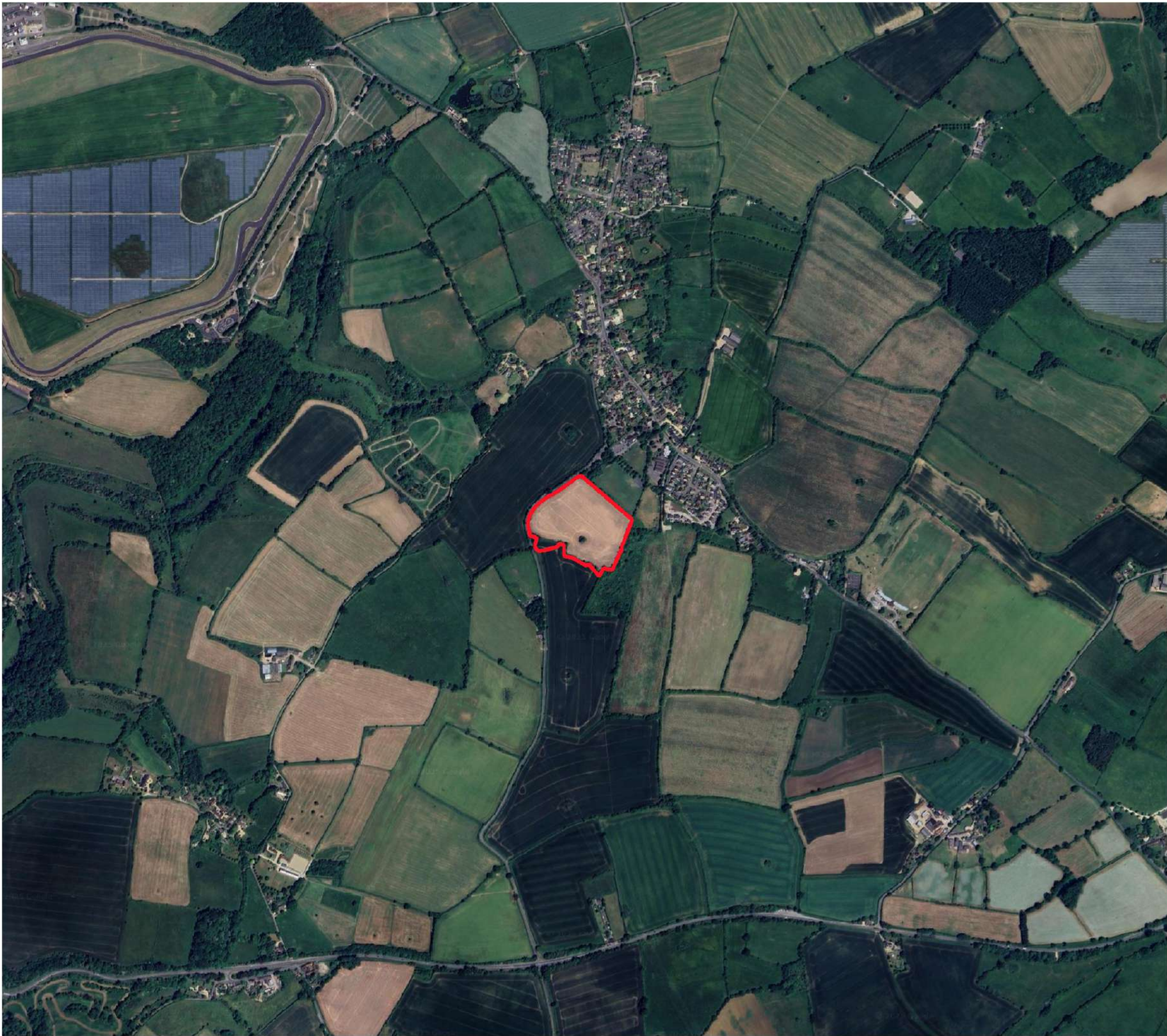
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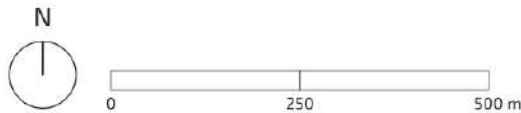
 Site Boundary

date	14/03/25	drwn/chkd	11 / CEH
client	Cotswold Homes Ltd		
project	Yatton Keynell		
title	SITE LOCATION		
number		scale	1:25,000 @ A3
		rev	
FIGURE 1			



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date
14/03/25

drwn/chkd
JJ / CEH

client
Cotswold Homes Ltd

project

Yatton Keynell

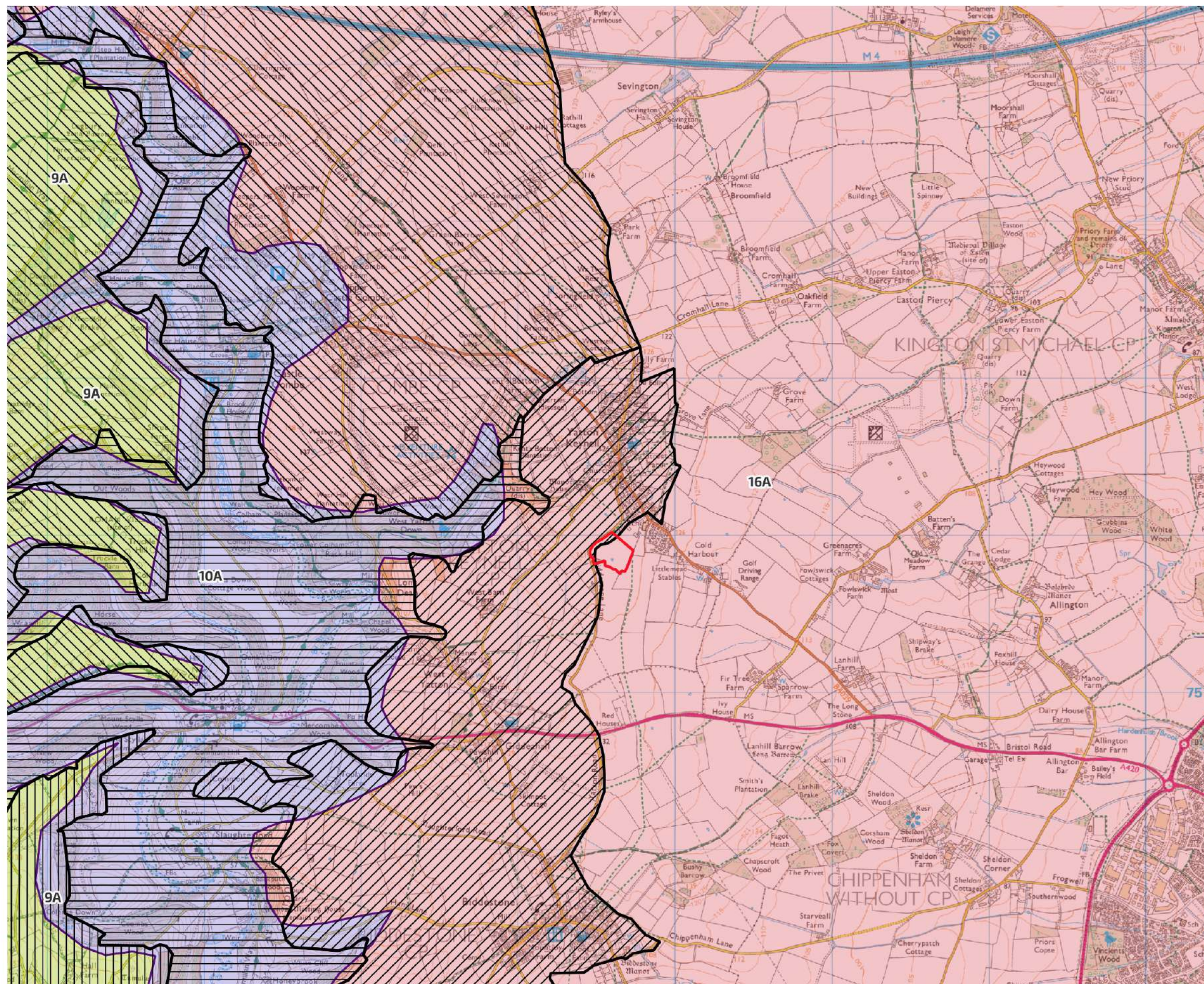
title
AERIAL PHOTOGRAPH

scale
1:10,000 @ A3

number
FIGURE 2

rev
-

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Site Boundary

Wiltshire Landscape Character Assessment (2005)

- Limestone Lowland
16A - Malmesbury-Corsham Limestone Lowlands
- Limestone Valleys
10A - By Brook Limestone Valley
- Limestone Wold
9A - Cotswolds Dip Slope

Costwold Landscape Character Area Map (2025)

- Cornbrash Pastoral Lowlands
- Dip-slope Lowland
- Dip-Slope Lowland Valley
- High Wold Dip-Slope

date
14/03/25

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Yatton Keynell

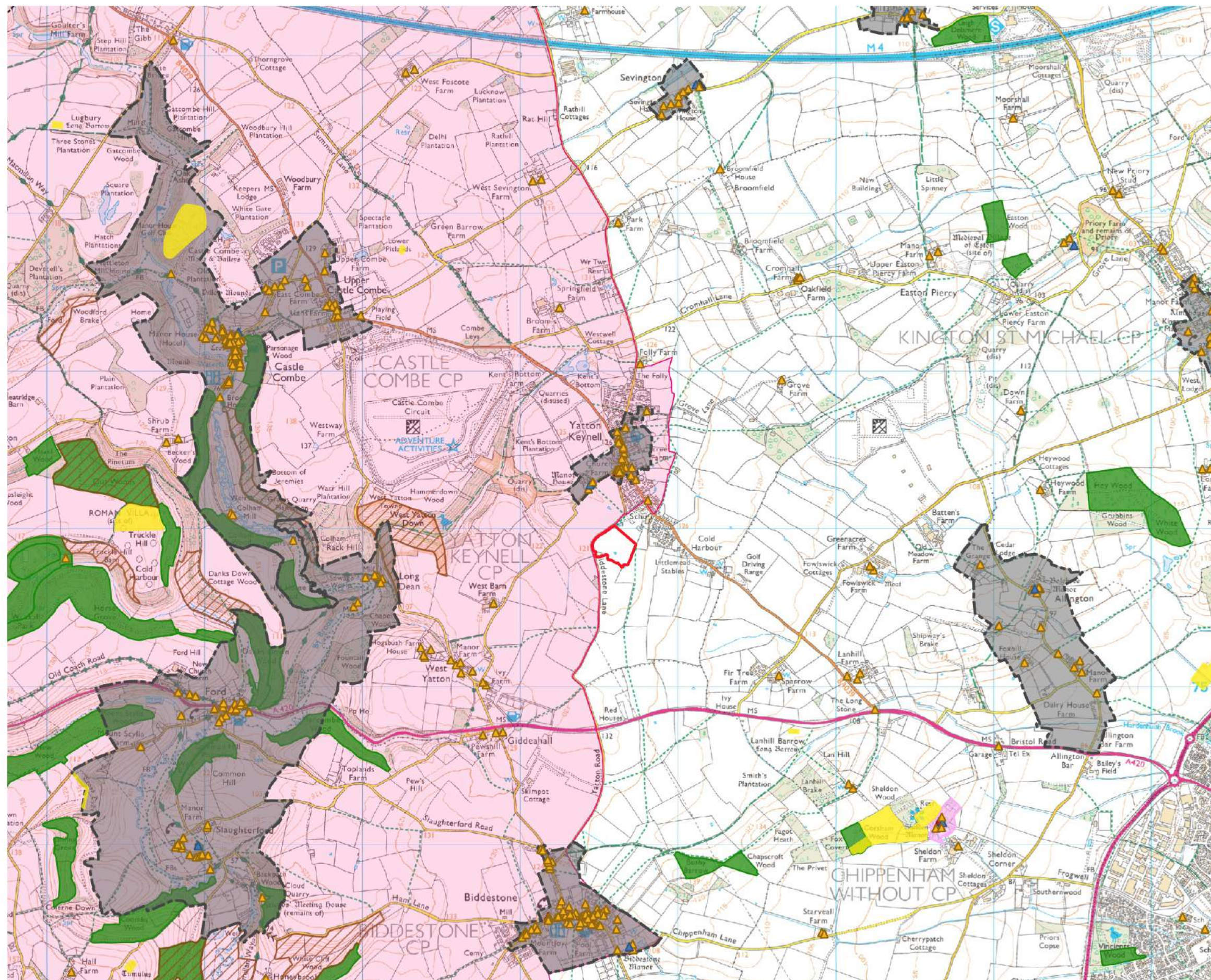
title
LANDSCAPE CHARACTER

scale
1:25,000 @ A3

number
FIGURE 3

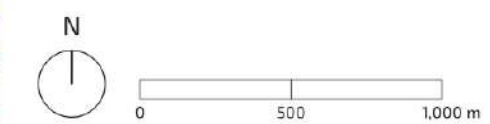
rev
-

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- Site Boundary
- Ancient Woodland
- National Landscapes
- SSSI
- Conservation Areas
- Parks and Gardens
- Scheduled Monuments

Listed Buildings

- Grade I
- Grade II
- Grade II*

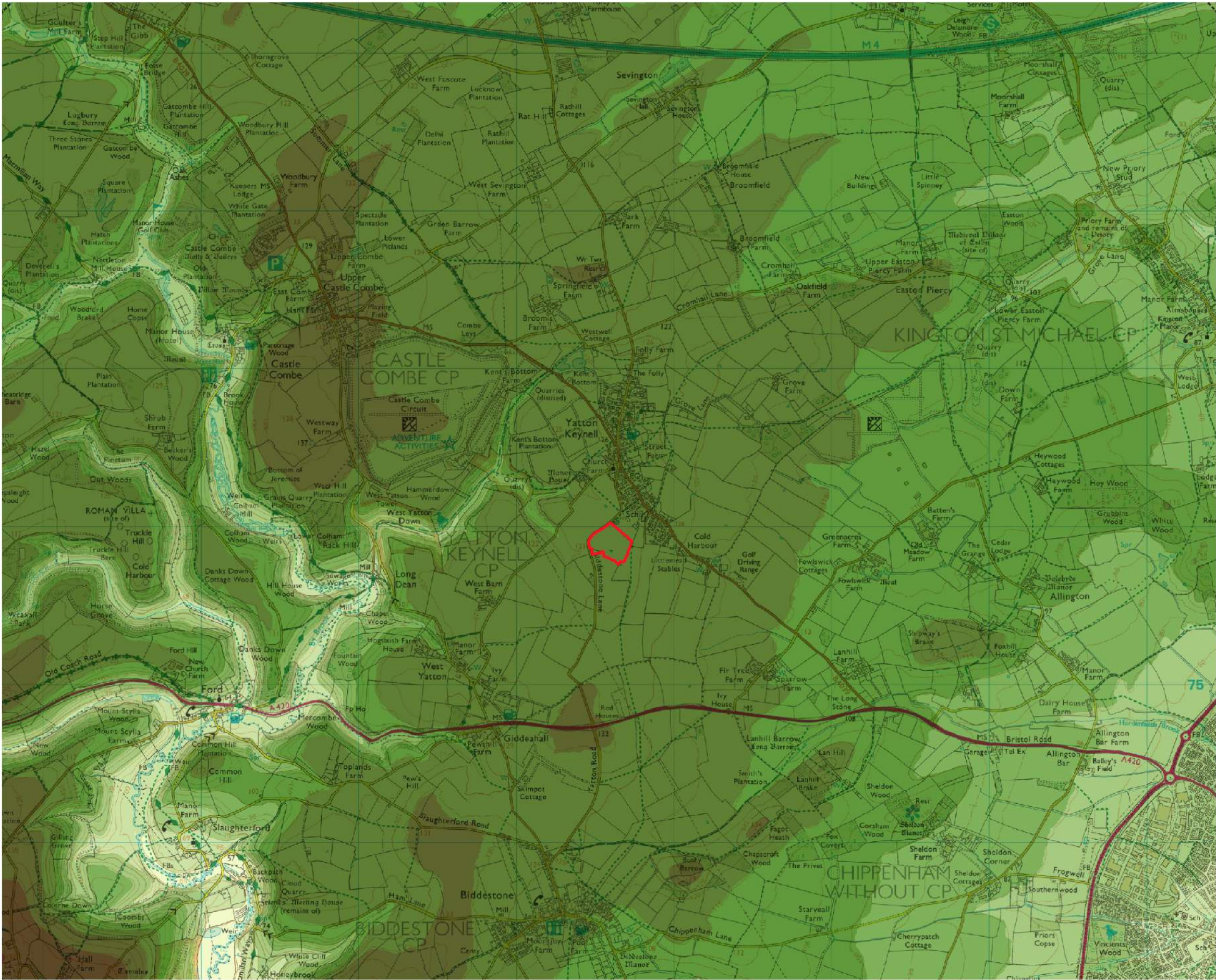
date 14/03/25
drwn/chkd
11 / CEH

client
Cotswold Homes Ltd
project

Yatton Keynell

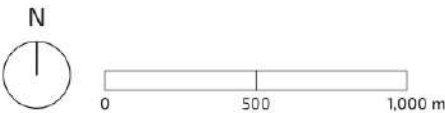
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DESIGNATIONS
scale
1:25,000 @ A3

number
FIGURE 4
rev
-



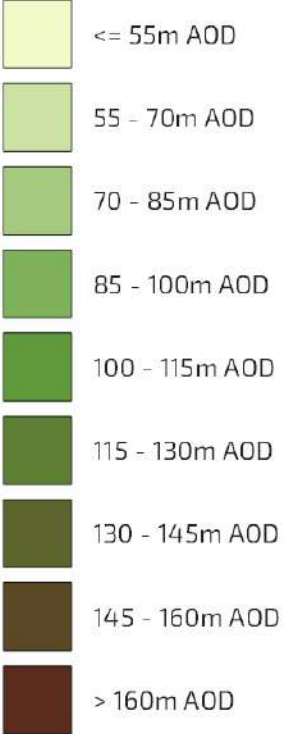
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 Site Boundary

Topography



date
14/03/25

drwn/chkd
JJ / CEH

client
Cotswold Homes Ltd
project

Yatton Keynell

title
TOPOGRAPHY

scale
1:25,000 @ A3

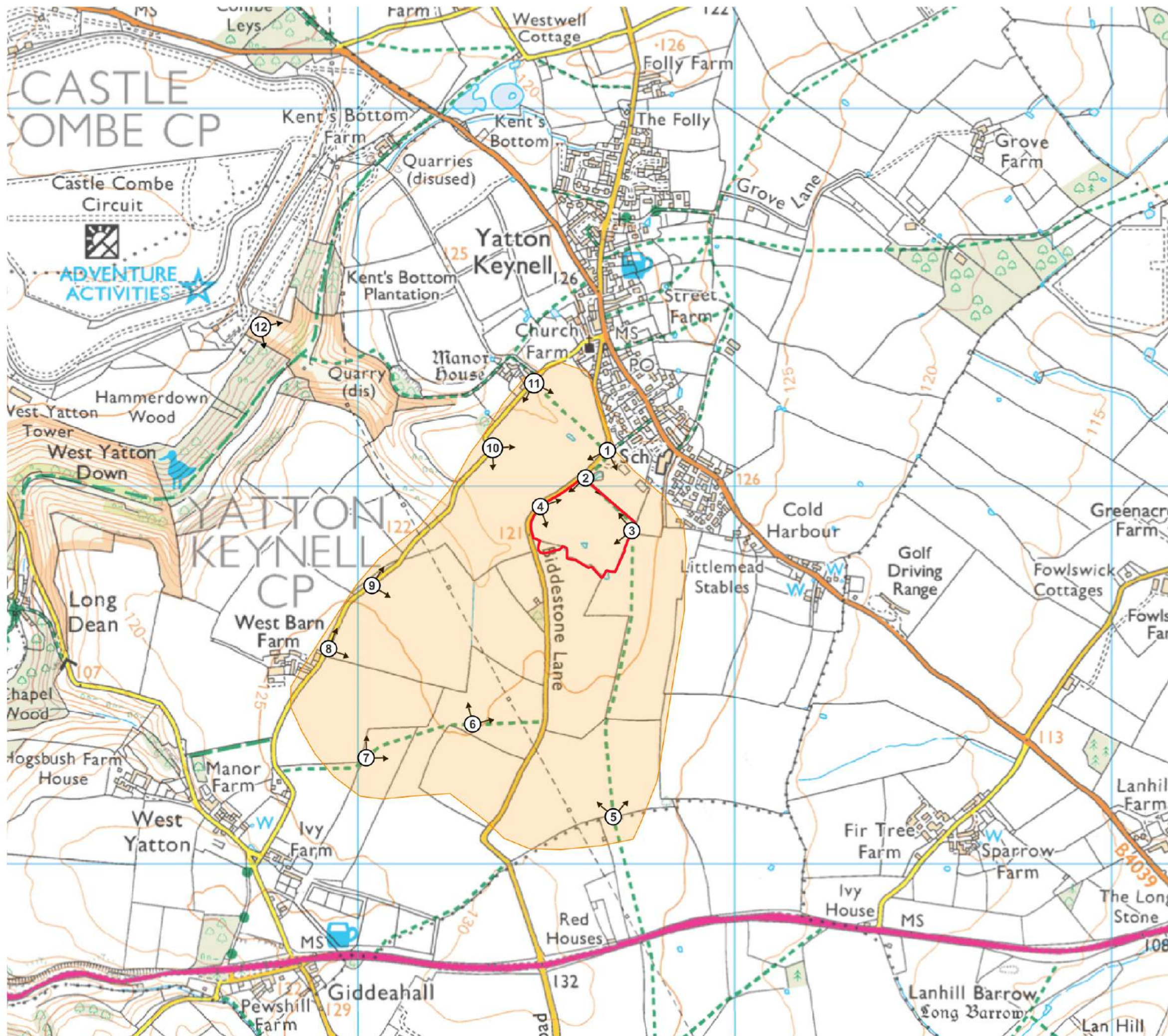
number

FIGURE 5

rev

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- Site Boundary
- Visual Envelope
- Viewpoint Locations

date
14/03/25

drawn/chkd
JJ / CEH

client
Cotswold Homes Ltd

project
Yatton Keynell

title
VISUAL APPRAISAL

scale
1:10,000 @ A3

number
FIGURE 6

rev
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Photo Viewpoint 1: View south from public footpath WT/YKEY/16 adjacent to play area

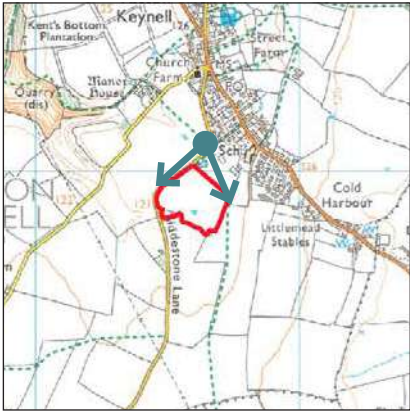


Photo Viewpoint 1

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 03/10/24

Time: 10:16

Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens

Horizontal Field of View: 83°

Direction of View: 200° (bearing from North)

Viewing distance: To be viewed at comfortable arm's length

date

27/03/25

drwn/chkd

RW / CEH

client

Cotswolds Homes Ltd

project

Yatton Keynell

title

PHOTOVIEWPOINT 1

number

FIGURE 7

rev

-



Photo Viewpoint 2: View south from public footpath WT/YKEY/15 within the site



Photo Viewpoint 2: Continued...

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Photo Viewpoint 2

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
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Time: 10:21
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Horizontal Field of View: 83°
Direction of View: 180° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 27/03/25 drwn/chkd
RW / CEH

client
Cotswolds Homes Ltd
project
Yatton Keynell

title
PHOTOVIEWPOINT 2

number
FIGURE 8

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PRoW WT/YKEY'15

Site



Photo Viewpoint 3: View west from public footpath WT/YKEY/15 within the site

Site

Mature vegetation on site boundary



Photo Viewpoint 3: Continued...

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Photo Viewpoint 3

Visualisation Type: Type 1
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Date: 03/10/24
Time: 10:28
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 270° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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project
Yatton Keynell

title
PHOTOVIEWPOINT 3

number
FIGURE 9

rev
-

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Biddestone Lane

Location of site behind hedgerow



Photo Viewpoint 4: View north east from Biddestone Lane adjacent to site boundary

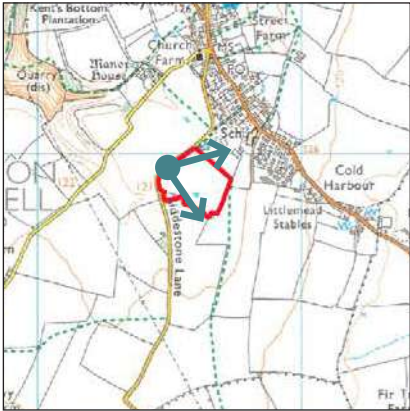


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Time: 12:05
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Horizontal Field of View: 83°
Direction of View: 110° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
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project
Yatton Keynell

title
PHOTOVIEWPOINT 4

number
FIGURE 10

rev
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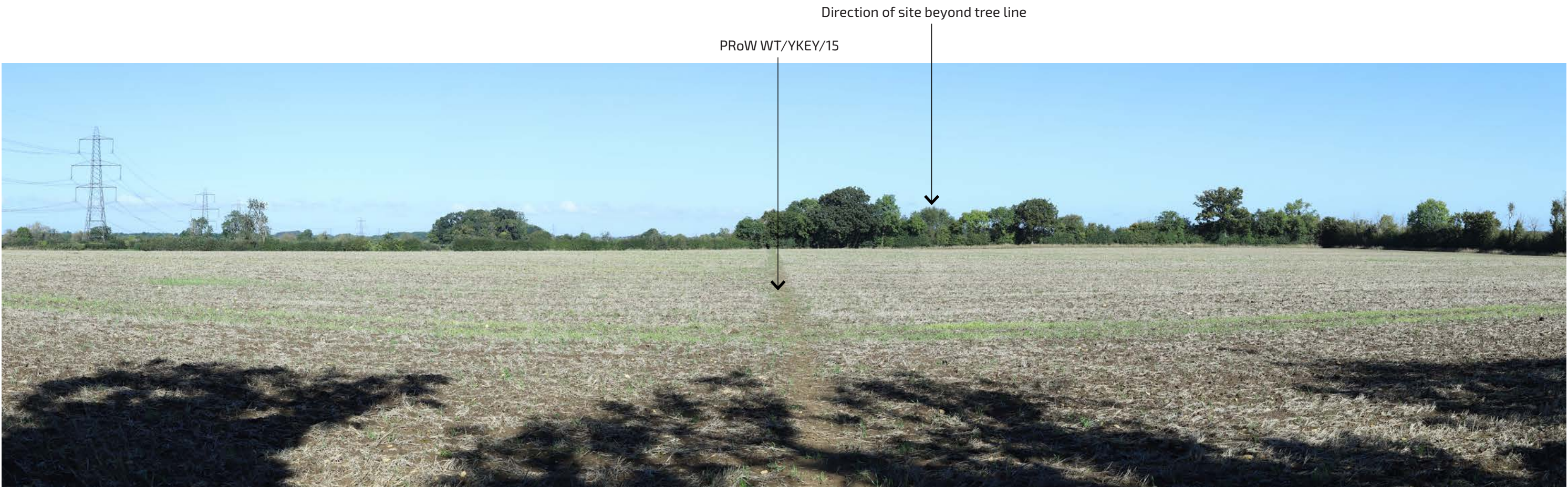


Photo Viewpoint 5: View north from public footpath WT/YKEY/15

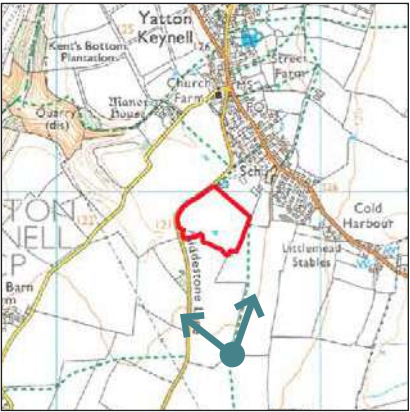


Photo Viewpoint 5

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Time: 10:40
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 340° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date
27/03/25

drwn/chkd
RW / CEH

client
Cotswolds Homes Ltd

project
Yatton Keynell

title
PHOTOVIEWPOINT 5

number
FIGURE 11

rev
-

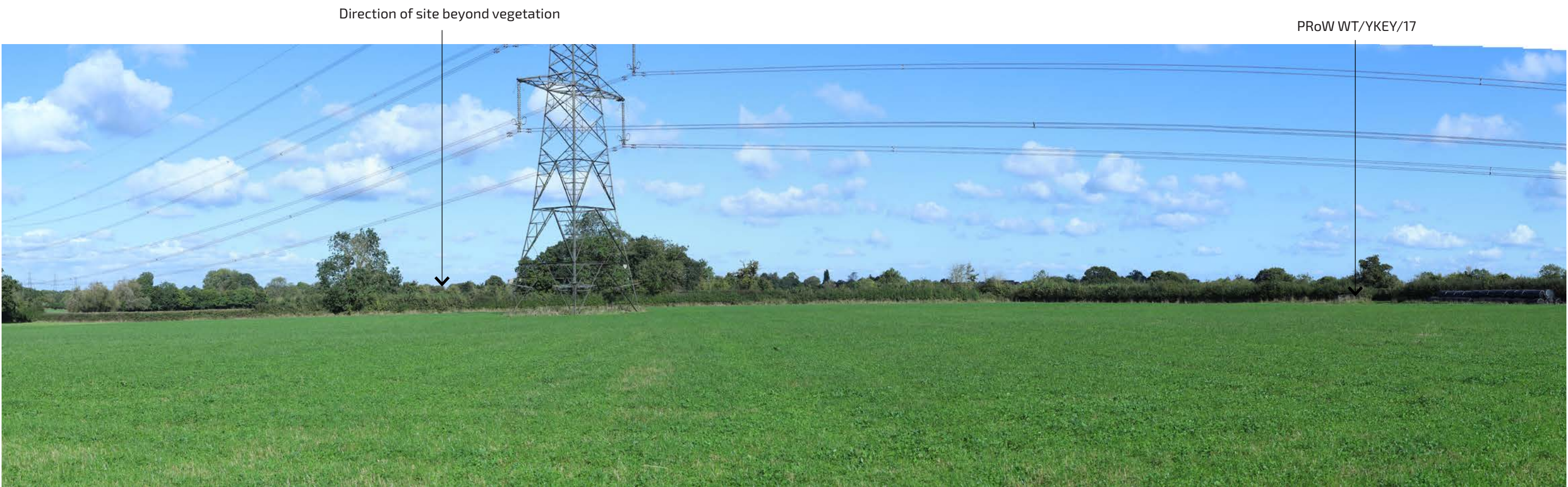


Photo Viewpoint 6: View north east from public footpath WT/YKEY17 within Cotswolds National Landscape

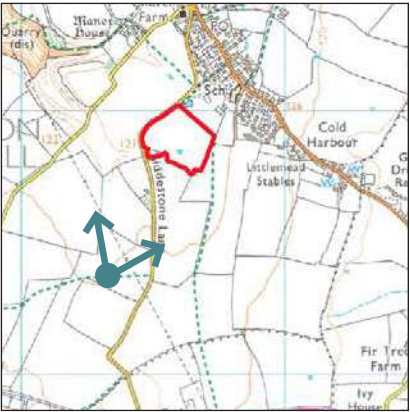


Photo Viewpoint 6

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Horizontal Field of View: 83°
Direction of View: 020° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/03/25	RW / CEH

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Cotswolds Homes Ltd
project
Yatton Keynell

title	rev
PHOTOVIEWPOINT 6	
number	
FIGURE 12	-

Direction of site beyond vegetation

PRoW WT/YKEY/15



Photo Viewpoint 7: View north east from public footpath WT/YKEY17 within Cotswolds National Landscape

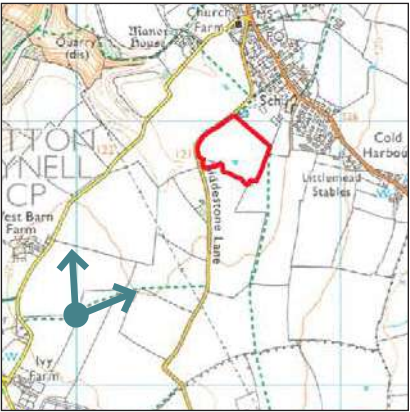


Photo Viewpoint 7

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Date: 03/10/24
Time: 11:51
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Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 030° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/03/25	RW / CEH

client
Cotswolds Homes Ltd
project
Yatton Keynell

title	rev
PHOTOVIEWPOINT 7	
number	
FIGURE 13	-



Photo Viewpoint 8: View north east from West Yatton Road to west of site close to West Barn Farm within Cotswolds National Landscape.

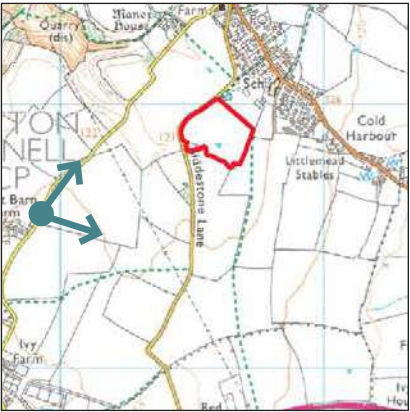


Photo Viewpoint 8

Visualisation Type: Type 1
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Enlargement factor: 100% (when printed at A1)
Date: 03/10/24
Time: 11:43
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 070° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/03/25	RW / CEH

client
Cotswolds Homes Ltd
project
Yatton Keynell

title	
PHOTOVIEWPOINT 8	
number	rev
FIGURE 14	-



Photo Viewpoint 9: View north east from unnamed lane to west of site, within Cotswolds National Landscape.

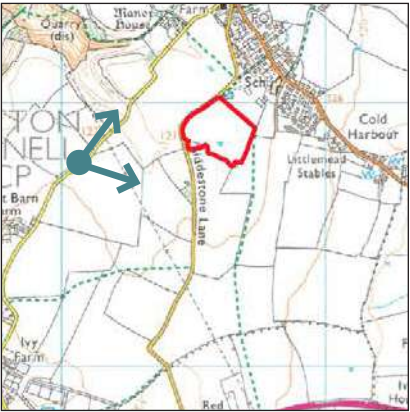


Photo Viewpoint 9

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 03/10/24
Time: 11:40
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 075° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	27/03/25	drwn/chkd	RW / CEH
client	Cotswolds Homes Ltd		
project	Yatton Keynell		
title			
PHOTOVIEWPOINT 9			
number	FIGURE 15		
rev	-		



Photo Viewpoint 10: View east from unnamed lane to west of site, within Cotswolds National Landscape.

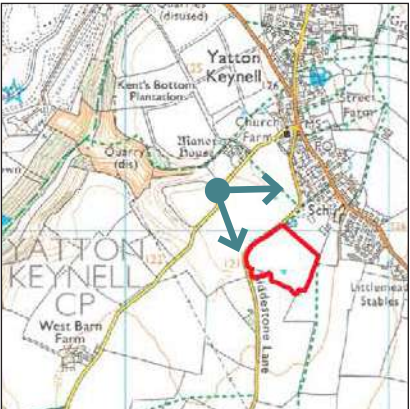


Photo Viewpoint 10

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
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Time: 11:32
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 120° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date

27/03/25

drwn/chkd

RW / CEH

client

Cotswolds Homes Ltd

project

Yatton Keynell

title

PHOTOVIEWPOINT 10

number

FIGURE 16

rev

-

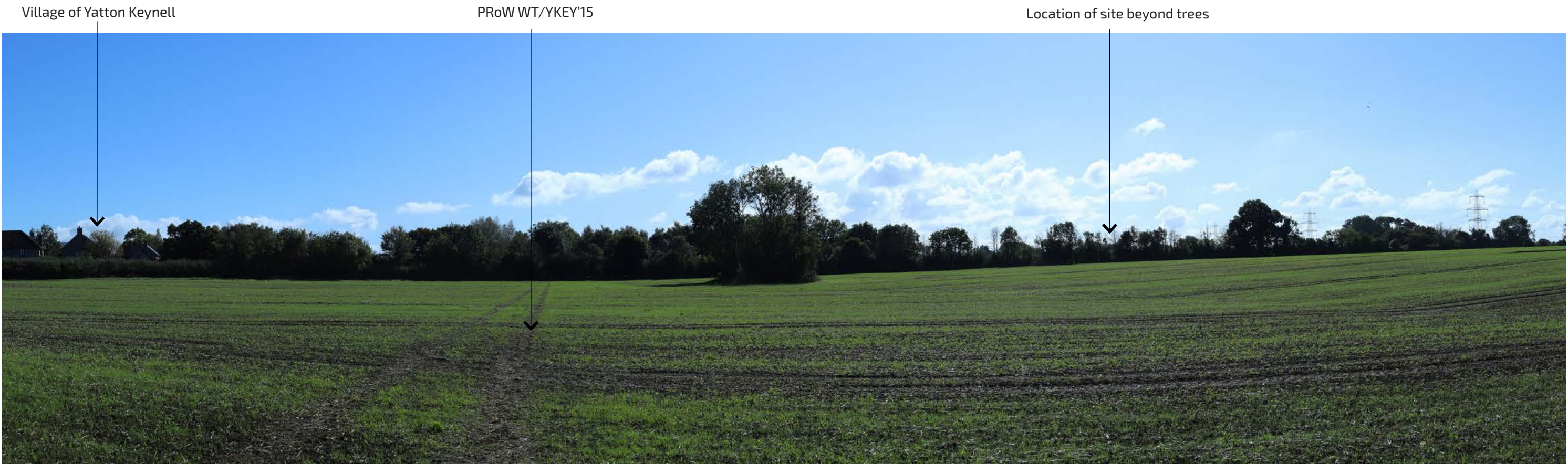


Photo Viewpoint 11: View south east from public footpath WT/YKEY/15 to north west of site, within Cotswolds National Landscape

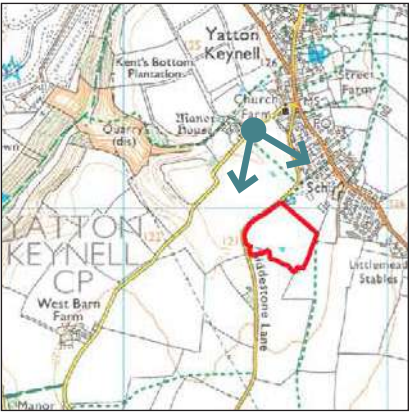


Photo Viewpoint 11

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 03/10/24
Time: 11:01
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 160° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	27/03/25	drwn/chkd	RW / CEH
client	Cotswolds Homes Ltd		
project	Yatton Keynell		
title	PHOTOVIEWPOINT 11		
number	FIGURE 17	rev	-

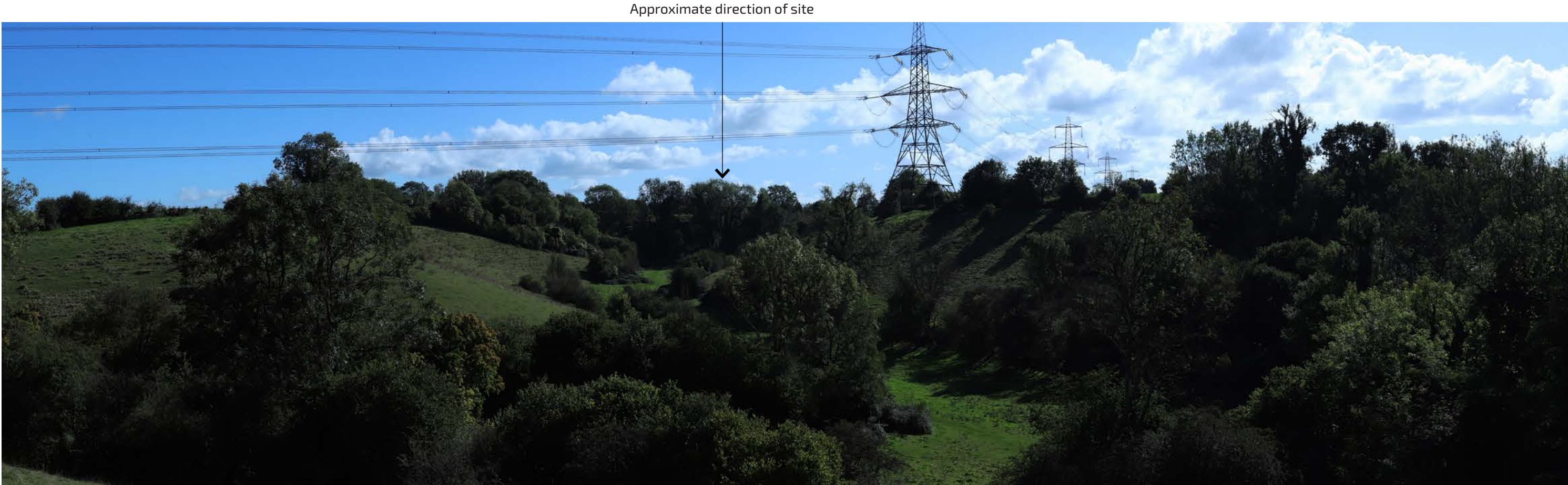


Photo Viewpoint 12: View south east from Open Access Land close to Castle Combe race circuit, within Cotswolds National Landscape

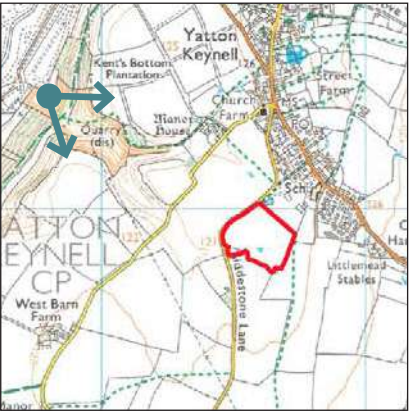


Photo Viewpoint 12

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 03/10/24
Time: 11:17
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 130° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
27/03/25	RW / CEH

client
Cotswolds Homes Ltd
project
Yatton Keynell

title
PHOTOVIEWPOINT 12

number	rev
FIGURE 18	-

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- | | | |
|-----------------------|----------------------|--|
| • Natural Heritage | • Associations | • Perceptual (scenic) |
| • Cultural Heritage | • Distinctiveness | • Perceptual (wildness and tranquillity) |
| • Landscape Condition | • Recreational Value | • Functional |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) 107 Cotswolds	Varies across the extensive NCA but Medium at the local scale	Varies across the extensive NCA but Medium at the local scale	Medi Varies across the extensive NCA but Medium at the local scale um	Construction: Negligible Completion: Negligible Year 15: None	No	This NCA covers an extensive landscape area with the site forming only a very small part. The site reflects some of the key characteristics as it is a small arable field on a lower lying landform with other features such as dry stone walls and the presence of the dramatic limestone dip slope and escarpment present in the wider area. The development proposals respond to SE03 by protecting a maintaining the character of the Cotswolds, providing habitat connectivity within the site and enhancing water quality through drainage strategies in line with best practice. Landscape effects will be limited to the site and immediate context with the development maturing to be perceived as a minor expansion of the existing settlement of Yatton Kenell.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): National Landscape/ District									
Cotswolds AONB (now National Landscape) Character Assessment 2003 LCT 14 Cornbrash Lowlands LCA 14A Biddestone Lowland Farmland	Medium/High	High	Hlgh	Construction: Medium/ Low Completion: Low Year 15: Negligible	No	This LCA covers a relatively small landscape area within the Cotswolds NL adjacent to the site. The site and context reflects some of the key characteristics such as the generally flat or gently undulating topography, presence of vertical elements including trees and pylons, predominance of farmland and mature vegetation bounding arable fields. The landscape context of the site also ' <i>retains a quiet, rural settled character with occasional nucleated villages</i> ' The proposals respond to the Landscape Strategy and Guidelines by associating the proposed development with an existing settlement. The development is proposed within a contained field parcel which will limit views to and from the National Landscape with views towards St Margaret's Church still possible from along public footpaths within the NL. The layout responds to the existing landscape structure by retaining existing landscape features including the boundary hedgerows and trees and by retaining green corridors around the peripheries of the site. Effects will be indirect and limited as a result of the combination of existing landform in the wider context and the screening provided by both existing vegetation and proposed GI enhancements.	Moderate/ Adverse Minor	Minor Adverse	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Wiltshire Landscape Character Assessment 2005 LCT 16 Limestone Lowlands LCA 16A Malmesbury-Corsham Limestone Lowlands	Medium	Medium	Medium	Construction: Medium Completion: Low Year 15: Negligible	No	This LCA covers a large landscape area within Wiltshire with the site forming a very small part. The LCA extends into the Cotswolds NL to the west. The site and context reflect some of the key characteristics of the description such as gently undulating arable farmland, a strong network of hedgerows and the village accessed by rural roads. The landscape proposals associated with the development respond to the Landscape Strategy for the LCA by retaining the existing landscape structure including the field pattern and mature hedges and existing trees as far as possible with opportunities for new planting taken to strengthen the boundaries, soften the development and incorporate drainage features. The effects will be limited as a result of the combination of existing landform in the wider context and the screening provided by both existing vegetation and proposed GI enhancements.	Moderate Adverse	Minor Adverse	Negligible
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Construction: High Completion: Medium Year 15: Low	No	The site is located adjacent to the existing settlement edge and consists of a medium sized arable field bound by mature hedges and hedgerow trees. The site extends slightly into the adjacent field to the south. The landform is essentially flat and views out are limited by vegetation and include existing infrastructure such as pylons and associated overhead cables. During construction, there will be general disturbance to the site due to earthworks required to create the attenuation basin and swale and development platforms as well as some hedge removal along Biddestone Lane to create the new access. Existing hedgerows will however be retained and protected during the construction phase. Retained boundaries will be infill planted as necessary with a suitable native hedgerow mx with additional trees on the western and southern edges to enhance the landscape structure. The existing internal tree and associated field pond and scrub will be retained and incorporated into an area of greenspace. The attenuation basins and swale give opportunities for habitat enhancements in the form of marginal species. A series of open green spaces will be maintained around the perimeter of the development, providing a buffer between the development and the mature vegetation. New tree and shrub planting will be incorporated into the green spaces and frontages which will mature and soften the development, helping it to assimilate into its context.	Major Adverse	Moderate Adverse	Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
1	Residential Properties on the southern edge of Yatton Keynell	High	Medium	High	100-150m	Glimpse	Permanent	Construction: Medium/ Low Completion: Low Year 15: Negligible	Properties are set back from the site, but views are likely through intervening trees, especially during winter months with less leaf cover. Some glimpsed views of construction activity are likely within the site such as scaffold and machinery but will be filtered by existing boundary trees. On completion new houses will be set back from the northern boundary with a green corridor along the retained public footpath. Some rooftops may be visible through the trees but views would be further filtered as planting along the northern boundary matures.	Moderate/ Minor Adverse	Minor Adverse	Negligible
2	Residential Residents of Tallut House to north west VP 11	High	Medium	High	290m	Glimpse	Permanent	Construction: Low Completion: Low/Negligible Year 15: Negligible	This property is set back from the site with views largely filtered by layering of boundary vegetation. Some rooftops within the village will be visible amongst the vegetation. During construction, some glimpsed views are likely, but will be seen at a distance and filtered by the existing trees. On completion, new houses will be set back from the site boundary with some frontage planting. Some rooftops of houses within the site may be visible, but will be heavily filtered by vegetation and seen at a distance. Views will be increased during winter months. Once planting within the open spaces has matured, views will be further filtered with the development seen as a minor extension of the existing settlement.	Minor Adverse	Minor Adverse/ Negligible	Negligible
3	PROW User Users of PROW WT/YKEY/15 within site boundary	High	Medium	High	0m (within site boundary)	Full	Permanent	Construction: High Completion: High/Medium Year 15: Medium	This route leads through the site with full views possible across the field parcel. During construction, views will change to that of disturbance and construction activity within the site to include earthworks to create basins and construction of buildings and roads.	Major Adverse	Moderate Adverse	Moderate/ Minor Adverse

	VP 2 & 3								On completion, the route is to be retained within a green corridor with new houses fronting onto the route. Existing boundary hedgerow vegetation along the path will be retained. Views will however be shortened and will be permanently changed from that of a field to a residential development. Views will soften as the development matures with trees along the route helping to soften views of the houses. Views will however be permanently changed with the introduction of new features not currently seen in views. The layout with houses set back from the path and planting will however help to create an attractive environment for users of the route.			
4	PROW User Users of PROW WT/YKEY/15 north of site VP 1	High	Medium	High	10m +	Glimpse	Permanent	Construction: Medium Completion: Medium/ Low Year 15: Low	This short section of the route leads along the edge of the playing fields north of the site with views of the site limited by the mature boundary hedgerow. During construction, some disturbance may be visible with visibility increasing during winter months with less leaf cover. On completion, the development is to be set back from the northern edge with the boundary vegetation retained however some built form, mainly rooftops is likely to be glimpsed through the trees. The route leads through a settlement edge character with other built form and features such as the play area and village hall car park already visible. New houses filtered by vegetation would reflect this character. Once new planting within the northern part of the site matures, views will be further softened.	Moderate Adverse	Moderate/ Minor Adverse	Minor Adverse
5	PROW User Users of PROW WT/YKEY/15 south of site boundary VP 5	High	Medium	High	400m +	Glimpse / None	Permanent	Construction: Low Completion: Negligible Year 15: Negligible/ None	Outside of the site boundary, the route leads through adjacent fields with mature boundary vegetation. Views to the site are therefore restricted. During construction, some activity may be glimpsed through the boundary hedge, although this will be limited to locations in close proximity to the site. On completion, the new housing is to be set back from the site boundaries with new planting to strengthen the existing structure. Some glimpsed views will be possible, but mostly filtered by the existing vegetation. Views will reduce quickly once away from the site boundary. Views will be further softened over time as the development and landscape treatment matures.	Moderate/ Minor Adverse	Minor Adverse/ Negligible	Negligible/ None
6	PROW User Users of PROW WT/YKEY/17 Within Cotswolds NL VP 6 & 7	High	Medium	High	515m	Glimpse / None	Permanent	Construction: Low Completion: Low/ Negligible Year 15: Negligible/ None	This route is at a distance to the site with views limited by the flat landform and intervening vegetation. During construction, glimpsed views may be possible of activity within the site, but these will be heavily filtered by the vegetation with some increase in visibility likely in winter months with less leaf cover.	Moderate/ Minor Adverse	Minor Adverse/ Negligible	Negligible/ None

									On completion, some glimpsed views of the new houses may be possible with the roofs set amongst the surrounding vegetation but views will be heavily filtered. Views will reduce as new planting within open space areas on the perimeter of the development matures over time.			
7	PROW User Users of PROW WT/YKEY/15 Within Cotswolds NL VP 11	High	Medium	High	100m	Glimpse	Permanent	Construction: Medium Completion: Low Year 15: Low/ Negligible	This route leads through an open field to the north west. Views towards the site are possible across the open field but the site itself is contained by the field boundary vegetation. Existing houses within the village are already visible, set amongst mature vegetation. During construction, some activity may be visible but will be heavily filtered by the retained boundary vegetation. Visibility would increase in winter months with low leaf cover. On completion, the new houses will be set back from the north western boundary with new planting within the perimeter greenspace. Some glimpsed views of the new buildings may be possible but will be filtered by the existing hedgerows and trees. Views will be further filtered as the new planting matures over time with any views of new houses reflecting those already possible from along the route.	Moderate/ Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
8	Road Users Users of Biddestone Lane VP 4	Medium	Medium	Medium	5m+	Partial/ Glimpse	Permanent	Construction: Medium Completion: Low Year 15: Low/ Negligible	This route leads around the western site boundary. Views for road users are limited by the boundary hedgerow and trees with only a glimpsed view possible at an open gateway. During construction, activity will be visible within the site, with taller elements visible over the hedge, but views would be transient in nature and limited by the retained hedge. On completion, the new houses are to be set back into the site beyond a linear open space and suds basin. New houses are likely to be visible above the hedgeline but will be limited by the hedge. The retained trees on the southern boundary will help to provide containment on the approach from the south. Road users are moving at speed and the development will form an extension to the existing settlement as already perceived.	Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible
9	Road Users Users of West Yatton Road (within Cotswolds NL) VP 8-11	Medium	Medium	Medium	190m	Glimpse / None	Permanent	Construction: Low Completion: Low/ Negligible Year 15: Negligible	Views for road users of the lane are largely restricted by the mature roadside vegetation with glimpsed views limited to open gateways. During construction, only glimpses of activity are likely to be possible from limited locations along the lane. On completion, views will be limited but where seen, new houses will be visible as rooftops set amongst mature vegetation reflecting the views already possible of the edge of the village. Views of the new houses will reduce over time as the proposed landscape matures.	Minor Adverse	Minor Adverse/ Negligible	Negligible

10	Other Users of POS to north east of site VP1	Medium/Low	Medium	Medium/Low	10m+	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low/Negligible	Visitors to the play area and pitches will experience some filtered views of the site but with views heavily filtered by the existing boundary vegetation. Views will only be experienced while using the open space facility. The open space is located on the edge of the settlement and the new housing, filtered by the boundary vegetation will reflect views of buildings already possible for users.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
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