

Landscape and Visual Impact Assessment

**Proposed Equestrian Arena, Ivy Farm, West Yatton, Yatton Keynell,
Chippenham**

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Note – from November 2023 Areas of Outstanding Natural Beauty (AONB) have been renamed ‘National Landscapes’. The term National Landscape is used throughout this report. However, where published documents and planning policies are directly referenced, the term AONB may be quoted. The two terms National Landscape and AONB should be understood as referring to the same geographic area, designation and planning policy context.

1.0 Introduction

- 1.1 Nicholas Pearson Associates was appointed to prepare a Landscape and Visual Impact Assessment to accompany a planning application (LVIA), for a proposed equestrian arena at Ivy Farm, West Yatton, hereafter referred to as the Site. The proposed arena comprises an open area of specialist equestrian surfacing enclosed by fencing. No lighting is proposed.
- 1.2 The planning application description of the project is:
- "Formation of new outdoor equestrian arena with associated fencing for private use."*
- 1.3 The Site is located to the south of Oak Lodge, north of the A420 within the Cotswold National Landscape.
- 1.4 Landscape is defined in the European Landscape Convention, as: *"...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"* (Council of Europe, 2000). Visual considerations relate specifically to the views of a landscape afforded to people. These separate, but related issues, form the basis for this LVIA.

2.0 Methodology

- 2.1 The LVIA has been undertaken in accordance with guidance provided in the Institute of Environmental Management and Assessment and Landscape Institute (LI/IEMA) document, 'Guidelines for Landscape and Visual Impact Assessment' (LI/IEMA, 3rd edition 2013).
- 2.2 The appraisal comprised the following stages:
- Desk study review of relevant published information, including planning policy context, landscape character assessments, and the Cotswolds National Landscape Management Plan.
 - Establishment of baseline conditions through the desk study, including preparation of a Zone of Theoretical Visibility (ZTV) and site appraisal of landscape character and visual receptors, with consideration of values and sensitivities.
 - Consideration of the development proposals and embedded mitigation, including with respect to landscape enhancement.
 - Assessment of potential landscape and visual effects. The latter is based upon "winter" conditions when views are typically more open.

- 2.1 The LVIA was informed by previous landscape and visual appraisal undertaken for the consented access drive (planning reference PL/2023/11106). This previous appraisal, including the viewpoint photography, undertaken in “winter” has enabled an appreciation of the conditions without vegetation foliage. It also assisted in scoping the representative viewpoints used this assessment of the proposed arena.
- 2.2 Night time conditions are noted as relatively dark, however on the basis that no lighting is proposed as part of the development this aspect of the landscape and visual context is not considered further in this assessment.

Study Area

- 2.3 A study area of 1km radius from the centre of the Site has been used as the area for the assessment. This was based upon initial consideration of the limited scale and type of development. The ZTV was prepared (see figure 1.02) to assist with consideration of the receptors.
- 2.4 The landscape assessment study area comprises the Site and local environs at West Yatton, set within a wider landscape. The landscape receptors are:
- Fields local to the Site; north of A420. (Local landscape character area)
 - West Yatton settlement. (Local landscape character area)
 - The relevant landscape context as defined by the Landscape Character Assessments (CNL and Wiltshire Council, including with respect to the Special Qualities of the National Landscape.
- 2.5 The visual assessment study area is considerably influenced by a combination of the type of development and the Site’s visual containment by vegetation and built form. The visual study area comprises:
- Local roads/ lanes and related properties west of the Site:
 - Public footpath east of Site (ref. YKEY18)
 - Biddestone Lane/ public footpath (ref. YKEY17)
 - Elevated ground to the south (north west of Biddestone)

3.0 Planning Context

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF)¹ sets out the Government's planning policies for England and how these are expected to be applied. It includes requirements for the protection of the natural and historic environments (Section 15. Conserving and enhancing the natural environment).
- 3.2 In relation to Section 15. Conserving and enhancing the natural environment it is stated that (paragraph 189): *"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... 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."*

Local Planning Policy and Guidance – Wiltshire Council Core Strategy (2015)

- 3.3 Core Policy 51: Landscape; *"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:*
- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
 - ii. The locally distinctive character of settlements and their landscape settings.*
 - iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
 - iv. Visually sensitive skylines, soils, geological and topographical features.*
 - v. Landscape features of cultural, historic and heritage value.*

¹ Ministry of Housing, Communities and Local Government (December 2024). National Planning Policy Framework.

- vi. *Important views and visual amenity.*
- vii. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- viii. *Landscape functions including places to live, work, relax and recreate.*
- ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) ...where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs) ...shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.

- 3.4 Core Policy 52: Green infrastructure: Relevant commentary comprises: *"Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network and shall ensure that suitable links to the network are provided and maintained. Where development is permitted 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. If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required."*
- 3.5 Core Policy 57: Ensuring high quality design and place shaping. Relevant text states: *A high standard of design is required in all new developments... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*
- i. *... relating positively to its landscape setting and the existing;*
 - ii. *the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), ...effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.*

Statutory and Non-Statutory Designations

- 3.6 Designations within the Site and study area are illustrated on Figure 1.01. The key designation comprises the Cotswolds National Landscape.

4.0 Landscape Character Assessments and guidance

National Character Area

- 4.1 The site is located within the Cotswolds National Character Area 107. However given the limited scale of proposed development and the existence of local Landscape Character Assessments this is not considered further in this assessment.

Cotswold National Landscape Management Plan 2023 – 2025

- 4.2 The Management Plan sets out the 'special qualities' of the National Landscape. These are defined as being; *"those aspects of the area's natural beauty which make the area distinctive, and which are considered valuable, especially at a national scale. They are the key attributes on which the priorities for its conservation, enhancement and management are based."* There are 14no. special qualities. The following table sets out the five 'special qualities' relevant to the locality and the Site's contribution. The Site and the proposed development has no relevance to the other nine special qualities

Table 1. The Special Qualities of the Cotswolds National Landscape – statement of significance and Site relevance/ reference.

Special Qualities of the Cotswolds National Landscape	Relevance to Site and locality
The unifying character of the limestone geology – its visible presence in the landscape and use as a building material	Overall landscape character; existing dry stone walls.
Distinctive dry stone walls	Existing dry stone wall along western boundary of field – in good condition.
The tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution;	Site tranquillity influenced/ affected by adjacent A420 and Castle Combe Circuit to the north. Power lines/ pylons noted to the east.
Extensive dark sky areas	Some existing influence of lighting from adjacent settlement and local roads.

An accessible landscape for quiet recreation for both rural and urban users, with numerous walking and riding routes.	Existing public footpaths to the east and north of the Site – note the footpath to the east appears little used.
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4.3 The Management Plan sets out policies for *'Influencing and delivering for landscape, nature and climate'*. Policy CE1: Landscape requires that:

- CE1.1: Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to, be compatible with, and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines. There should be a presumption against the loss of key characteristics identified in the landscape character assessment.
- CE1.2: Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the National landscape – and visual amenity are conserved and enhanced.

4.4 The CNL has prepared a number of 'Position Statements' on key issues affecting the landscape. Relevant to the Site environs (since the applicant keeps horses) is the 'Keeping Of Horses and Ponies' (July 2023) which identifies best practice and provides recommendations. This includes with respect to; new gates; pasture management; and tree protection.

Cotswold National Landscape - Landscape Character Assessment

4.5 The Site is located within LCA: 14A Cornbrash Lowlands: Biddestone Lowland Farmland (see plate 1 below).

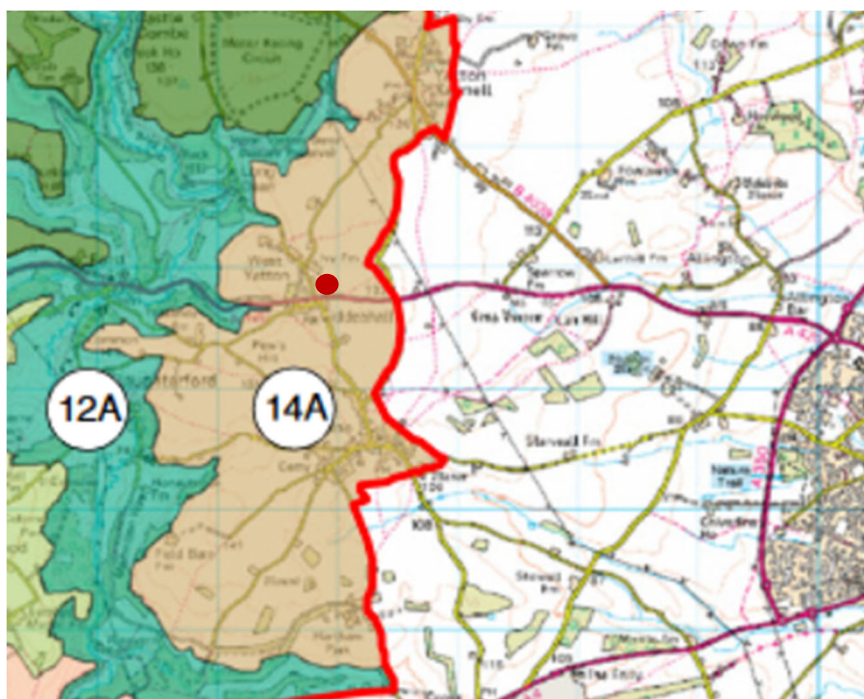


Plate 1. Site location (red dot) within CNL LCA: 14A Cornbrash Lowlands: Biddestone Lowland Farmland (Extract from CNL LCA), plan not to scale.

4.6 Key relevant characteristics comprise:

- *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;*
- *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.*

4.7 CNL Landscape strategy and guidelines – Landscape sensitivity commentary states: *“The quiet, rural and sparsely settled landscapes of the Cornbrash Pastoral Lowlands are highly sensitive to change particularly predominantly agricultural areas not currently associated with any form of development. Despite this, where present, woodland cover, copses and landform can reduce sensitivity and provide localised screening thus may provide opportunities for the landscape to accommodate small scale development.”*

4.8 From field appraisal the Site context aligns with the above characteristics noting that:

- Locally the existing vegetation of copses, tree belts, trees and boundary hedgerows provide physical and visual containment.
- The Castle Combe Circuit (1.5km to the north) has (temporarily, when in use) considerable audible impact with respect to effect on tranquillity.
- The Site is closely related to the local settlement at West Yatton and Giddeahall.

4.9 In terms of the CNL Landscape strategy and guidelines for the landscape character area the aspects in table 2 below are relevant:

Table 2. Extracts from CNL Landscape strategy and guidelines 14. Cornbrash Pastoral Lowlands.

Local Forces for Change	Potential Landscape Implications	Landscape Strategies and Guidelines
<i>Development (generally)</i>	<i>Degradation of views to, from and across the Cornbrash Pastoral Lowland</i> <i>Impact or loss of views of key features such as church towers across the landscape.</i> <i>Introduction of suburbanising features such as mini roundabouts, street lighting, Highway fencing, kerbs and traffic calming measures.</i>	<i>Maintain the open, sparsely settled character of the Cornbrash Lowlands by limiting new development to existing settlements.</i> <i>Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated,</i> <i>Ensure that new development does not adversely affect the wider rural landscape and views to and from the AONB.</i>

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		<i>Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs.</i>
<i>Isolated development that might compromise rural landscape character.</i>	<i>Visual intrusions introduced to the landscape. Loss of tranquility and sense of seclusion.</i>	<i>Avoid isolated development, that will intrude negatively into the landscape and cannot be successfully mitigated.</i>

North Wiltshire Landscape Character Assessment (2004)

- 4.10 The Site is located within LCA Area 8 Hullavington Rolling Lowland, which covers a relatively large area north and west of Chippenham (see plate 2 below).

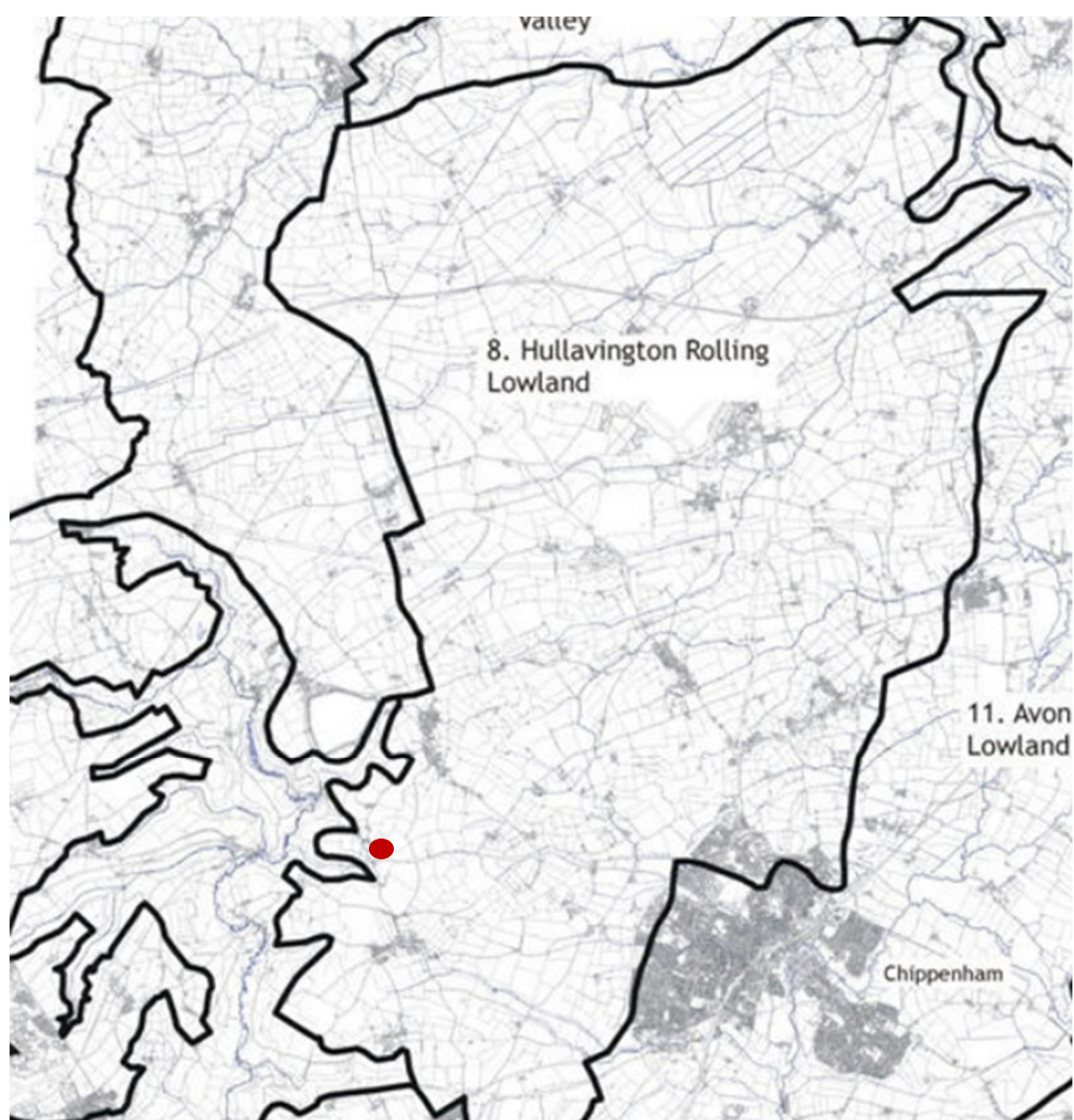


Plate 2. Site location (red dot) within LCA Area 8 Hullavington Rolling Lowland (Extract from Figure 4, North Wiltshire Landscape Character Assessment), plan not to scale.

4.11 The relevant 'main characteristics' comprise:

- Rolling or lowland hills between 60-120m AOD, on Forest Marble limestone, Oxford Clay and Cornbrash.
- Patchwork of irregular, medium sized fields, mainly pasture, and larger more recent enclosures used for arable, especially in on the richer soils.
- Continuous hedges with many mature oaks.
- Medium sized woodlands and deciduous copses.

- Fine stone villages with muted colours and dispersed farms.

4.12 Relevant 'Management guidelines' objectives comprise;

- *"to conserve and enhance its pastoral character, and ensure that any new development respects the grain of the dispersed settlement in the area..."*
- That; *"The continuity of hedgerows is important in shaping the character of the area, and should be encouraged through appropriate land management programmes."*

4.13 Relevant 'Management strategy: actions comprise:

- Conserve hedgerows and mature trees, including planting new trees in existing hedges and planting specimen trees in field corners.

4.1 The 'key views management strategy' notes the importance of wide views and mature trees and field pattern. It notes that views from major roads (eg. A420) and connecting B roads are important for perceptions of many local people, whilst also noting that much of the rural hinterland is relatively remote and tranquil.

4.2 Landscape sensitivity notes that many features are of local value, especially the woodlands, mature trees and continuous hedgerows. Text states that; *"The whole area has an essentially tranquil and pastoral character within which only small scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts."*

5.0 Description of Site and context

5.1 The proposed location for the equestrian arena (see plate 3 below) within the Site is in the westernmost part of a field (pasture) to the south of the Ivy Farm. The location for the arena is variously well contained and enclosed by; existing mature hedgerows to the west and east; a belt of maturing trees/ woodland (mixed deciduous species, of varying width) to the south (adjacent to the A420); and Oak Lodge, a small woodland (mixed deciduous species) block and other varied trees to the north. There are a number of scattered mature and maturing oak trees in the field to the east. Timber post and rail fencing relating to the existing horse use is used to subdivide the field. The field is at an elevation of 125m AOD, and is level, with a very gentle, almost imperceptible slope to the south and east.

- 5.2 At the time of the appraisal in September 2025 part of the Site was in temporary use as a construction compound associated with the adjacent Oak Lodge redevelopment (Note – by November 2025 this area had been grass seeded). Other parts of the field were fenced and in use by horses.



Plate 3. Proposed location for arena (red rectangle), showing local settlement context and extent of local vegetation. (Source; Bing - map not to scale).

- 5.3 The trees were subject to arboricultural survey and assessment (Bosky Trees May 2023) which has informed the proposed location of the arena.
- 5.4 The landscape of the immediate environs (and the wider property) is generally well managed. Hedgerows are typically managed to a height of circa 2-3m and the pasture is in a good condition. The belt of trees/ vegetation to the southern edge is unmanaged, with the eastern length thinner and less

substantial. This vegetation includes a number of ash trees suffering from ash die back disease. Proposed tree/ woodland planting which formed part of the consented access drive to reinforce this vegetation has yet to be undertaken. Various drystone walls are located adjacent to the existing driveway/ property entrance.

5.5 The landscape of the property is well maintained, with an overall management approach which generally accords with the CNL Position Statement 'Keeping Of Horses and Ponies' (July 2023).

5.6 The immediate context of the Site comprises a level or very gently undulating rural landscape, with a network of lanes/ rural roads:

- North: Oak Lodge (recent redevelopment) and the varied built form of Ivy Farm beyond comprising the main house and a series of barns and stables, together with and associated garden areas, a tennis court and a menage. Further north are various residential properties, generally detached, set within well vegetated and enclosed gardens, associated with the small settlement of West Yatton.
- West: 2no. residential properties set within gardens with considerable trees and vegetation providing enclosure/ containment, adjacent to a narrow/ single carriageway width lane (Upper Castle Coombe Road).
- South: The local section of the A420. The road is locally well enclosed by the roadside vegetation, which includes the belt of trees/ vegetation to the south of the Site. A series of properties (forming most of the small settlement of Giddeahall), with associated buildings and garden areas lie adjacent to the road to the south. A circa 2m high earth bund had been recently created to the immediate south of the Site.
- East: Other rectilinear agricultural fields (pasture and arable), enclosed by mature hedgerows with Biddestone Lane/ Tatton Road (a rural lane) to the east. Two public footpaths cross the fields to/ from the lane; ref YKEY17 and YKEY18. (It was noted from site appraisal, as previously, that YKEY18 has not been in recent use ie. the stile at Biddestone Lane was partially overgrown with vegetation. This is likely due to the path meeting/ joining the A420 with no adjacent pavement or ongoing link nearby). An overhead power line and related pylons is also present.

5.7 The wider landscape context comprises the undulating agricultural landscape of the local character area noted above, with rectilinear fields bounded by managed hedgerows, with occasional copses. The

settlements of Biddestone and Yatton Keynell are located circa 1km to the south and north of the Site respectively. To the east (circa 1km) is the well wooded, well featured and relatively narrow By Brook valley.

- 5.8 The tranquillity of the wider rural area, as part of the CNL, is noted. However, this tranquillity is locally variously influenced by the adjacent A420 and related traffic activity, the local settlement pattern, the noise from the Castle Coombe Circuit to the north, and the presence of the overhead powerlines/ pylons east of the Site.
- 5.9 The future baseline of the landscape context will change as a result of/ when the consented access drive and associated planting is implemented. This will introduce an additional element of built form increasing the locally settled character. The tree and woodland planting will increase the local containment and enclosure and reinforce the local wooded context.
- 5.10 Overall, the locality comprises a valued location due to the CNL designation, and noted 'special qualities', with related rural landscape characteristics associated with the gently undulating agricultural landscape of rectilinear fields bounded by hedgerows, with other woodland features. The immediate Site context is locally influenced by the settled character associated with West Yatton and Giddeahall, together with the adjacent A420 corridor. The Site itself, north of the A420, comprising the western part of an existing field is very well contained and enclosed by hedgerows, trees and woodland.
- 5.11 The landscape receptors for the assessment, with associated values and sensitivities are as ass below (see plate 4 below for the local LCA). Sensitivity fully recognises and acknowledges the values related to the CNL designation, with moderation related to the locally settled context:
- 5.12 The landscape receptors are:
- Fields local to the Site; north of A420. (Local landscape character area): Sensitivity – Medium/ high.
 - West Yatton settlement. (Local landscape character area): Sensitivity – Medium/ high.
 - CNL LCA: 14A Cornbrash Lowlands: Biddestone Lowland Farmland. Sensitivity – High

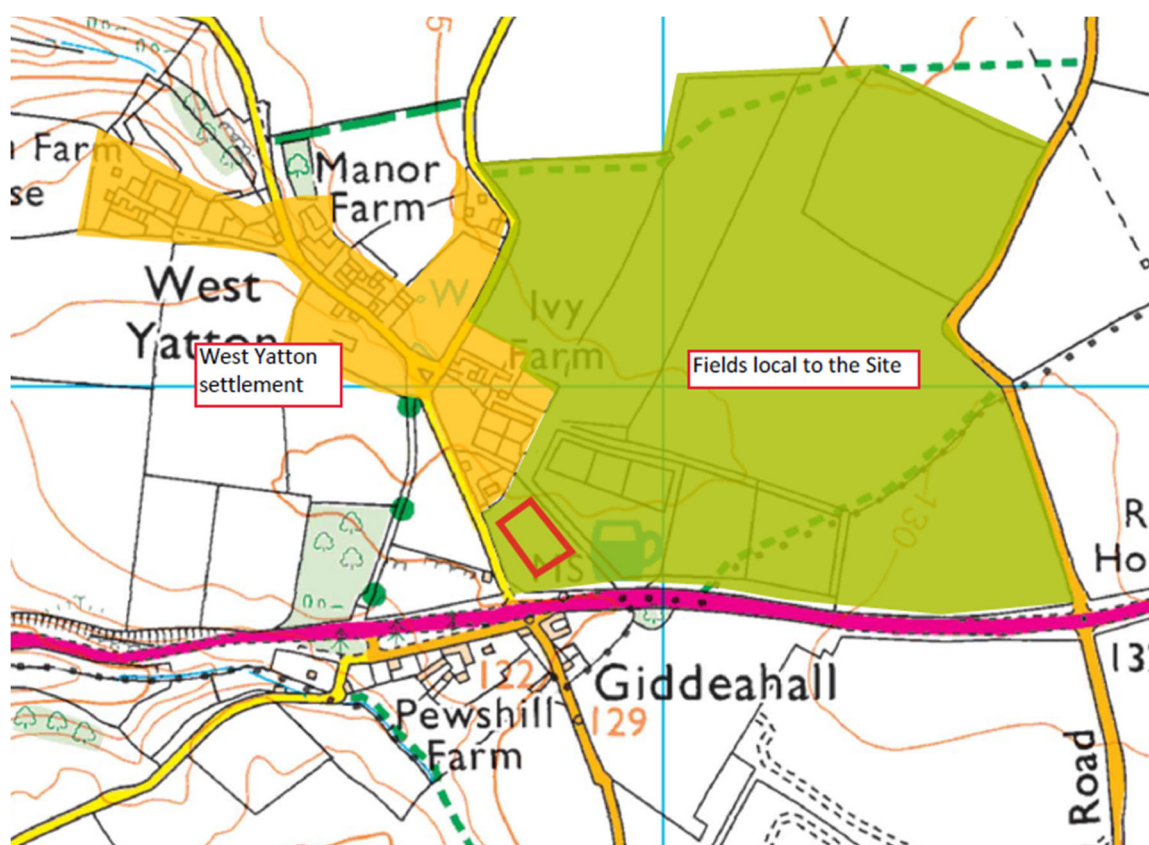


Plate 4. Location for arena (red rectangle) and Local landscape character area receptors. (Plan not to scale)

6.0 Visual Baseline

- 6.1 The visual context and availability of views of the Site are influenced and defined by a combination of the local topography and existing vegetation, together with the varying relationships with residential properties and public rights of way. Effects of concealment/ integration are considerably and substantially increased by leaf cover in the summer months, noting that due to the extent of vegetation there is considerable visual containment during the winter months.
- 6.2 Values attached to available views relate to and reflect the valued landscape context (CNL designation) and the nature of visual receptors (residents and users of public rights of way). Sensitivity is moderated by the well settled context and local influence of the A420.
- 6.3 Preparation of ZTV (see figure 1.02) identified various areas where views of or toward the future equestrian arena might be available. However, views from many locations are often, variously and considerably limited due to the extent of intervening built form and vegetation (even in winter).

6.4 Views of the Site from publicly accessible areas are grouped into geographic areas as follows, with representative views selected as appropriate.

6.5 Local roads/ lanes and related properties west of site (distance 10m - 150m):

- Viewpoint: 1. Upper Castle Combe Road.
- Receptors and type of views: Road users; private properties (eg. The Rookery). Sequential and transitory views along rural lane close to the edge of the settlement. Static from private properties.
- View description: Generally enclosed, corridor/ framed level views along the lanes, with glimpses of rural landscape through limited gaps in roadside hedgerows/ walls. Such glimpsed views include the well vegetated and enclosed landscape, local settlement and pylons to the east. Views from properties often limited by local vegetation but do include varying views, typically from upper storeys, across the local fields. No ground level views are available from locations west of Upper Castle Coombe Road (eg. undefined track linking with YKEY26) due to intervening vegetation.
- Relationship with Site: The Site is generally not visible due to the extent of intervening local vegetation and built form. A limited partial glimpse is available at the entrance to Oak Lodge, with the Site seen as part of the field with the scattered trees and enclosed by vegetation. An east facing view is available from 1st floor windows at The Rookery. The use of part of the Site as a temporary construction compound is currently visible.
- Sensitivity: High.

6.6 Public footpath (ref. YKEY18) east of Site (distance 100m - 550m):

- Viewpoint: 2. Public footpath (YKEY18) east of Site; 3. Public footpath (YKEY18) adjacent to Biddestone Lane.
- Receptors and type of views: Path users. Sequential and transitory.
- View description: Varying level and local views along path of the well vegetated, enclosed agricultural landscape of rectilinear fields bounded by hedgerows with limited partial glimpses of settlement of West Yatton. Views (east and north) include the pylons and overhead

powerline crossing the fields. Views from the adjacent lane, near the footpath, are blocked by the roadside hedgerow.

- Relationship with Site: The Site in the western part of the field, south of Oak Lodge, is predominantly only visible as the footpath crosses the eastern part of the field, entering through a gap in the boundary hedgerow in the eastern corner. Further east along the footpath the Site is variously concealed by the intervening hedgerow and trees, with limited glimpses only. The Site and field is seen as a well enclosed element of local landscape, with the scattered trees within the field a local and attractive feature.
- Sensitivity: High.

6.7 Giddeahall and local A420 corridor south of Site (distance 30m - 100m):

- Viewpoint: 4. The Crown pub, Cuttle Lane, A420.
- Receptors and type of views: Road users (sequential and transitory); residents (static).
- View description: Varying local views of/ along and from A420 comprising the road corridor enclosed by associated mostly dense roadside vegetation of trees with the local settlement of buildings at Giddeahall. Very limited views beyond the road corridor due to the vegetation and built form.
- Relationship with Site: The Site is not visible from ground level due to the extent of the roadside vegetation in combination with the recently constructed bund. Some very limited views may be available of the existing field from upper storey windows through the intervening vegetation.
- Sensitivity: Medium.

6.8 The other areas on the ZTV where potential views have been indicated/ might be available have been reviewed. This has comprised consideration of the previous appraisal work and viewpoint photography undertaken for the consented access drive, and site appraisal. This review has confirmed that due to the extent of intervening vegetation and/ or built form the Site and the proposed development is, or will be, either not visible or is/ will be barely discernible. On this basis visual appraisal and assessment is not considered further from the following locations:

- West Yatton, including from along Yatton Keynell Road, north of the Site.

- PROW YKEY17 (north/ north east of the Site).
- Biddestone Lane, east of the Site.
- Slaughterford Road, PROW BIDD12 and BIDD13 south of the Site.

6.9 Overall, the visual context comprises the gently undulating, and well vegetated, enclosed agricultural landscape between Yatton Keynell and Biddestone. This context includes various elements of settlement, the A420 road corridor and overhead powerlines/ line of pylons. Views of the Site are very limited by the effects of intervening vegetation, with clear views only available from immediately adjacent to the west and across the field from the east. Views from Giddeahall and the A420 to the south are not available due to vegetation and the recently constructed bund.

7.0 Proposed Development and Mitigation

7.1 The proposed development is shown on the planning drawings prepared by Hapiticity. This comprises:

- An equestrian arena (85m x 50m) surfaced with specialist surfacing, set at 125.475m AOD.
- Timber post and rail fencing to enclose the arena.
- Drainage attenuation comprising a gravel layer beneath the arena.

7.2 The required Biodiversity Net Gain (BNG) will be delivered through habitat enhancement on agricultural land within the applicant's ownership to the north east of the location for the proposed arena. The BNG will comprise grassland management/ enhancement to increase/ improve species diversity and planting of ten trees (native species).

7.3 Design mitigation to avoid/ minimise adverse landscape and visual effects comprises:

- Arena located to avoid existing trees and associated root protection areas and set at a level to minimise cut/ fill.
- Fencing to match that existing elsewhere within the field.

7.4 An element of landscape enhancement to the Cotswold National Landscape will be provided through the provision of BNG as noted above.

8.0 Landscape assessment

8.1 The proposed development will result in landscape effects with respect to the following:

- Construction impacts:

- Direct effects; relating to the required construction activities to install the arena including site compound, vehicle movements, groundworks, laying of the surfacing and erection of fencing. Such effects will be temporary and short term. Effects will be adverse and local to the Site and immediate context. The magnitude and level of effect will depend upon the duration of construction works but will be very low.
- Indirect effects to the wider landscape context/ receptors will be very limited and associated with changes to very small parts to the landscape setting of the receptor. The magnitude and level of effect will be negligible.
- Operational effects:
 - Direct effects:
 - These will relate to the change to the related area of existing field with respect to the proposed surface finish, local minor changes in levels, drainage features and the additional timber fencing.
 - The effects are noted as potentially reversible.
 - Indirect effects:
 - These will be limited to the change to a very small part of to the landscape setting of West Yatton.

8.2 The effects upon the landscape receptors are assessed as follows.

8.3 Fields local to the Site; north of A420. (Local landscape character area): Sensitivity – Medium/ high.

- Nature of change: Direct effect associated with the arena area, surfacing and fencing, at the western edge of the fields, between the A420 and Oak Lodge. BNG habitat enhancement to an area of field to the north/ north east of the proposed arena.
- Magnitude of change: Negligible – noting the limited area affected, the scale (and potential reversibility) of the development, and the current equestrian activities within the fields.
- Overall level of effect: Slight (adverse) – relating to the replacement of an area of pasture with the equestrian surfacing. Slight/ negligible (beneficial) – habitat enhancement.

8.4 West Yatton settlement. (Local landscape character area): Sensitivity – Medium/ high.

- Nature of change: Indirect effect. Change associated with the proposed arena on a very small part of the landscape setting to the south of the settlement.
- Magnitude of change: Negligible – noting the very limited area affected, the small scale (and potential reversibility) of the development, and the current equestrian activities within the fields.
- Overall level of effect: Negligible (adverse/neutral) – no material landscape effect to the character of the settlement.

8.5 CNL LCA: 14A Cornbrash Lowlands: Biddestone Lowland Farmland. Sensitivity – High.

- Nature of change: Direct effect. Change associated with the proposed arena on a very small part of this landscape character area. There will no changes or effects to the key elements or characteristics of the area, including the related special qualities of the CNL. The BNG habitat enhancement will be relatively small scale.
- Magnitude of change: Negligible – noting the very limited area affected, the scale (and potential reversibility) of the development, and the current equestrian activities within the fields.
- Overall level of effect: Negligible (adverse) associated with the arena – no material landscape effect to the character area. Negligible (beneficial) – BNG habitat enhancement.

8.6 Overall, the landscape effects will be very limited relating to the relatively small scale (and potentially reversible) change associated with the proposed arena surfacing and fencing, within a well enclosed and contained landscape. An element of landscape enhancement, proportional to the scale of the development, would be provided through BNG habitat enhancement. There will be no other effects to the landscape and no material adverse effects to the special qualities of the CNL, or its wider landscape character.

8.7 Summary landscape assessment table 1:

<i>Receptor</i>	<i>Sensitivity</i>	<i>Magnitude of change</i>	<i>Level of effect</i>
Fields local to the Site; north of A420	Medium/high	Negligible	Slight (adverse) - arena Slight/ negligible (beneficial) – BNG habit enhancement
West Yatton settlement	Medium/high	Negligible	Negligible (adverse/neutral)

CNL LCA: 14A Cornbrash Lowlands: Biddestone Lowland Farmland	High	None/ Negligible	Negligible (adverse) - arena Negligible (beneficial) – BNG habit enhancement
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9.0 Visual assessment

9.1 The visual effects will relate to changes to/ effects upon views from during:

- The construction period and associated activities (site compound, vehicles, groundworks and laying of surfacing); temporary/ very short term. Such effects will be very limited and negligible/ slight (adverse).
- The operational period; reversible effects associated with change from area of grass field to an equestrian arena, with associated fencing.

9.2 The potential for visual effects associated with each geographic area are set out below.

9.3 Local roads/ lanes and related properties west of site (distance 10m - 150m): Sensitivity – High.

- Nature of change: The proposed arena will be seen in the foreground, glimpsed in part from Upper Castle Coombe Road and from the adjacent residential properties, as a change in surfacing and a different element to the locality. There will be no change to the availability of the wider views across the fields and related enclosing vegetation.
- Magnitude of change: Varying Negligible - Low, relating the limited extent and type of change to the visual experience in the local views.
- Overall level of effect: Slight (adverse); relating to the visible change from grass and introduction of a different feature/ element in the views of the landscape.

9.4 Public footpath (ref. YKEY18) east of Site (distance 100m - 550m): Sensitivity – High.

- Nature of change: The proposed arena will be just visible, obliquely in the mid distance as a minor element of different surfacing. There will be no change to the availability of the wider views across the fields and related enclosing vegetation or amenity enjoyed from the footpath.
- Magnitude of change: Negligible, relating the very limited extent and type of change to the visual experience in the local views.
- Overall level of effect: Negligible/ slight (adverse/ neutral); relating to the change from grass and introduction of a different feature/ element in the landscape.

9.1 Giddeahall and local A420 corridor south of Site (distance 30m - 100m): Sensitivity - Medium

- Nature of change: The proposed arena will not be visible from the ground level due to the effect of the intervening vegetation and existing bund. There is the potential for some very limited, partial views to be available of the arena from upper storey windows. In any such views the arena will likely be just visible as a minor element as a change in surfacing and a different element to the locality.
- Magnitude of change: Varying None - Negligible.
- Overall level of effect: None – Negligible/ slight (adverse); relating to the change from grass and introduction of a different feature/ element in the landscape.

9.2 Overall, the visual effects of the proposed arena will be very limited due to the containment and concealment provided by local vegetation. Very limited glimpses and/ or partial views of the proposed arena will only be visible from the adjacent lane and associated properties and a little used public footpath. In these views the arena will be seen as a different element in the landscape. Views of the wider landscape, and visual amenity associated with the CNL, will be unaffected.

10.0 Conclusion

10.1 A Landscape and Visual Impact Assessment (LVIA) of a proposed equestrian arena at Oak Lodge, West Yatton has been prepared by an experienced Chartered Landscape Architect, with reference to GLVIA 3rd edition.

10.2 The locality comprises a valued location due to the CNL designation, and noted 'special qualities', with related rural landscape characteristics associated with the gently undulating agricultural landscape of rectilinear fields bounded by hedgerows, with other woodland features. The immediate Site context is locally influenced by the settled character associated with West Yatton and Giddeahall, together with the adjacent A420 corridor. The Site itself, north of the A420, comprising the western part of an existing field is very well contained and enclosed by hedgerows, trees and woodland.

10.3 The visual context comprises the gently undulating, and well vegetated, enclosed agricultural landscape between Yatton Keynell and Biddestone. This context includes various elements of settlement, the A420 road corridor and overhead powerlines/ line of pylons. Views of the Site are very limited by the effects of intervening vegetation, with clear views only available from immediately adjacent to the west and

across the field from the east. Views from Giddeahall and the A420 to the south are not available due to vegetation and the recently constructed bund.

- 10.4 The proposals comprise the fenced equestrian arena and associated drainage. The layout has avoided the need to remove trees and has minimised changes to ground levels. The proposals are reversible.
- 10.5 The landscape effects will be very limited relating to the relatively small scale (and potentially reversible) change associated with the proposed arena surfacing and fencing, within a well enclosed and contained landscape. An element of landscape enhancement, proportional to the scale of the development, would be provided through BNG habitat enhancement. There will be no other effects to the landscape and no material adverse effects to the special qualities of the CNL, or its wider landscape character.
- 10.6 The visual effects of the proposed arena will be very limited due to the containment and concealment provided by local vegetation. Very limited glimpses and/ or partial views of the proposed arena will only be visible from the adjacent lane and associated properties and a little used public footpath. In these views the arena will be seen as a different element in the landscape. Views of the wider landscape, and visual amenity associated with the CNL, will be unaffected.

List of Figures

Chapter 1: Figures

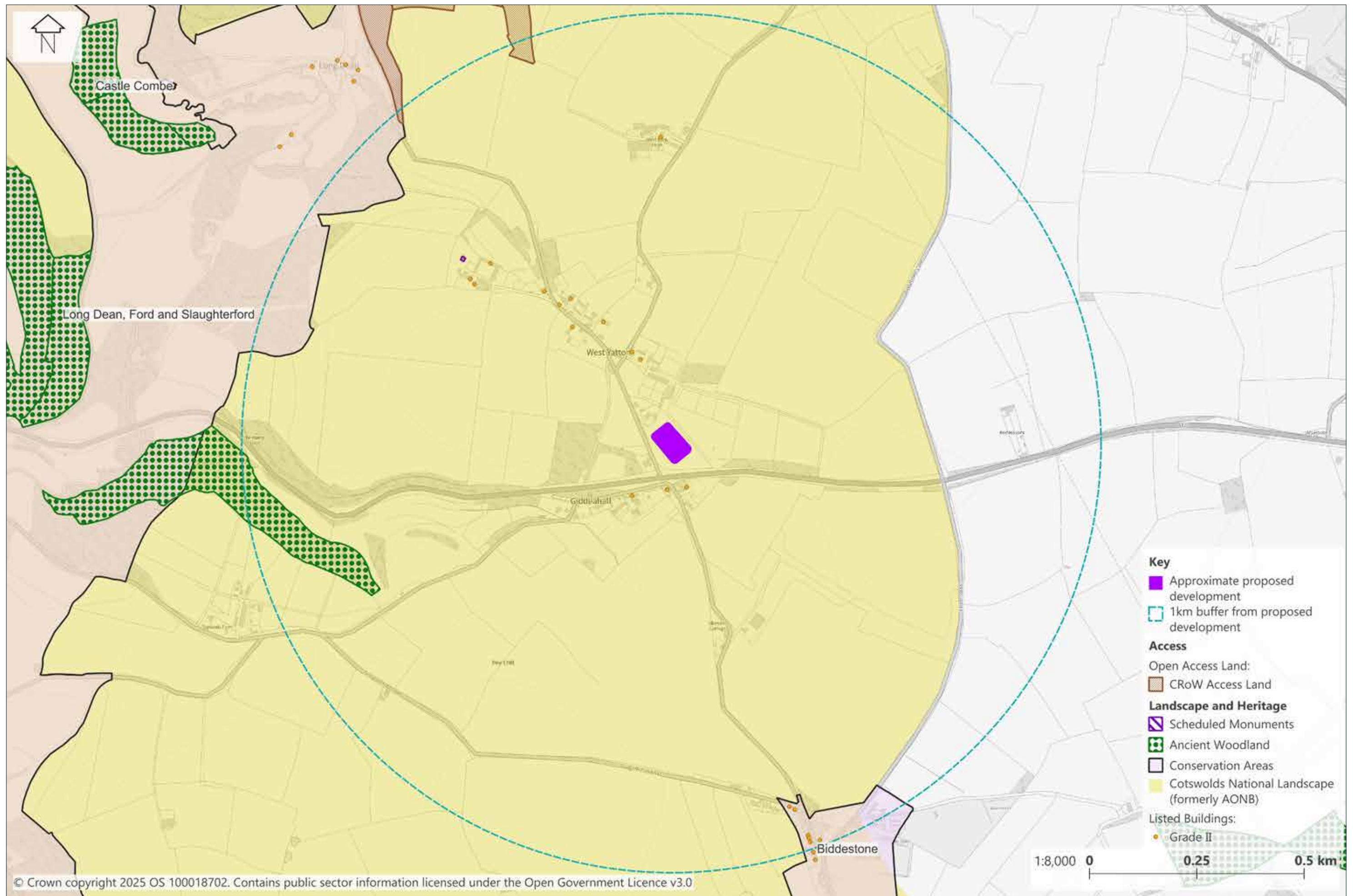
- 1.01 Landscape and Heritage Designations
- 1.02 Zone of Theoretical Visibility
- 1.03 Viewpoint location plan

Chapter 2: Viewpoint Photographs

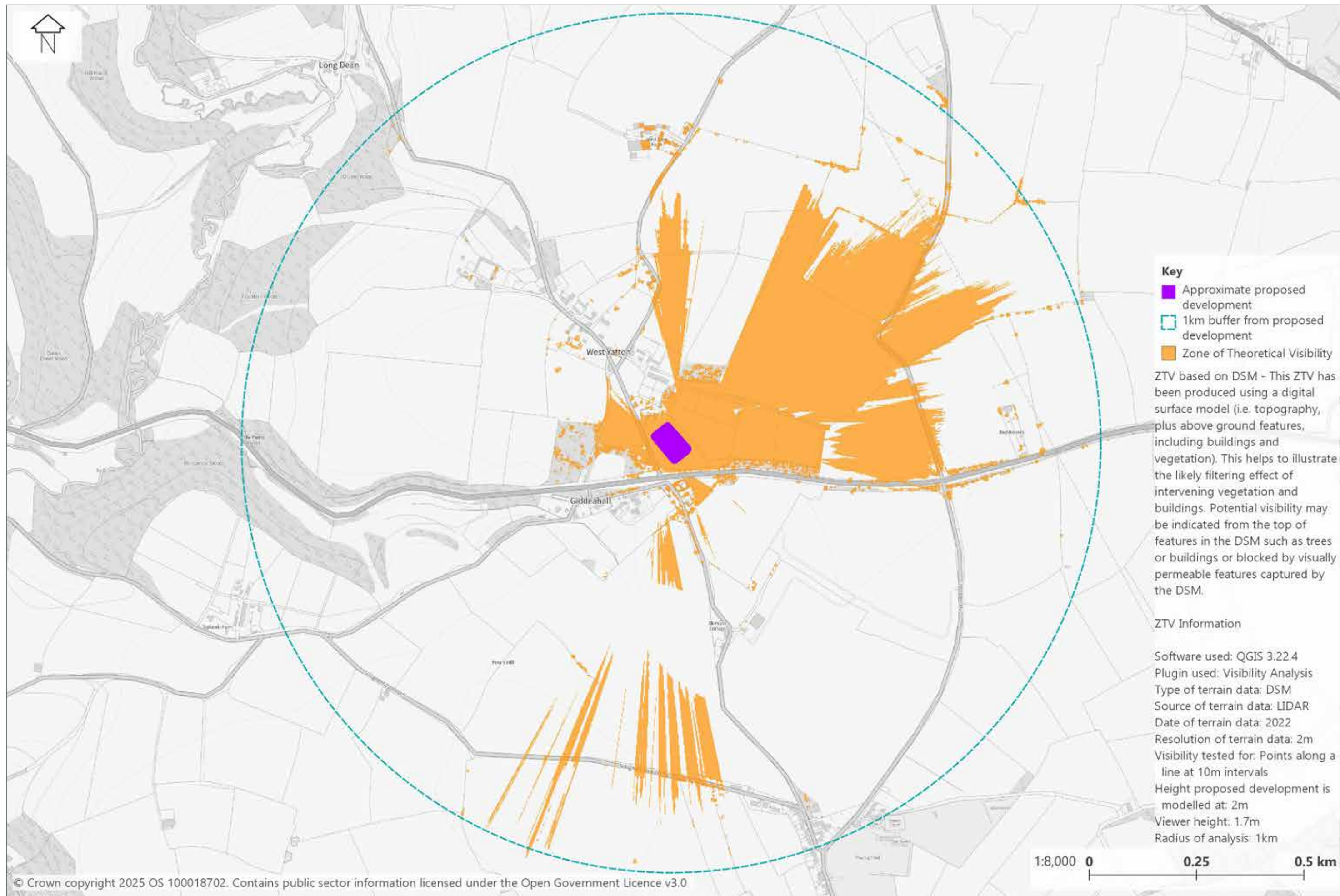
- 2.01 View 1 - Upper Castle Combe Road
- 2.02 View 2 - Public footpath (YKEY18) east of Site
- 2.03 View 3 - Public footpath (YKEY18) adjacent to Biddestone Lane
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Chapter 1: Figures

Chapter 1: Figures



Project No	NPA 30217	Client	Private
Date	November 2025	Project	Proposed Equestrian Arena, Ivy Farm
Status:	Planning app.	Figure	1.01 Landscape and Heritage Designations



Project No	NPA 30217	Client	Private
Date	November 2025	Project	Proposed Equestrian Arena, Ivy Farm
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Project No	NPA 30217	Client	Private
Date	November 2025	Project	Proposed Equestrian Arena, Ivy Farm
Status:	Planning app.	Figure	1.03 Viewpoint location plan

Chapter 2: Viewpoint Photographs



Site location

Date: 09/09/2025 11:16 | Camera: Canon EOS 1000D | Lens: 17mm | Field of View: 39° | Projection: Planar | Coordinates: 385788, 174858 | Orientation: 120 SE N

Visualisation Type	Type 1	Project No	NPA 30217	Client	Private
Image Enlargement	100% (Monocular)	Date	November 2025	Project	Proposed Equestrian Arena, Ivy Farm
Page Size	A3	Status:	Planning app.	Figure	2.01 View 1 - Upper Castle Combe Road

To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length





Site location

To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

10cm
(Original image width 390mm)
0cm

Date: 09/09/2025 11:25 | Camera: Canon EOS 1000D | Lens: 35mm | Field of View: 39° | Projection: Planar | Coordinates: 386207, 174858 | Orientation: 263 W N

Visualisation Type	Type 1	Project No	NPA 30217	Client	Private
Image Enlargement	100% (Monocular)	Date	November 2025	Project	Proposed Equestrian Arena, Ivy Farm
Page Size	A3	Status:	Planning app.	Figure	2.02 View 2 - Public footpath (YKEY18) east of Site



Site location, beyond hedgerow, partially
concealed by intervening vegetation

To view this image digitally, calibrate this scale bar, on screen, for a correct scale
representation and view the image at a comfortable arm's length



Date: 09/09/2025 11:29 | Camera: Canon EOS 1000D | Lens: 35mm | Field of View: 39° | Projection: Planar | Coordinates: 386393, 174993 | Orientation: 252 W N

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Visualisation Type	Type 1	Project No	NPA 30217	Client	Private
Image Enlargement	100% (Monocular)	Date	November 2025	Project	Proposed Equestrian Arena, Ivy Farm
Page Size	A3	Status:	Planning app.	Figure	2.03 View 3 - Public footpath (YKEY18) adjacent to Biddestone Lane



Date: 09/09/2025 11:08 | Camera: Canon EOS 1000D | Lens: 17mm | Field of View: 39° | Projection: Planar | Coordinates: 385858, 174726 | Orientation: 360 N N

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Visualisation Type	Type 1	Project No	NPA 30217	Client	Private
Image Enlargement	100% (Monocular)	Date	November 2025	Project	Proposed Equestrian Arena, Ivy Farm
Page Size	A3	Status:	Planning app.	Figure	2.04 View 4 - The Crown pub, Cuttle Lane, A420

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