

LANDSAPE AND VISUAL APPRAISAL ADDENDUM

Cotswold Homes Ltd

Land off Biddestone Lane, Yatton Keynelly

November 2025

Ref: PL/2025/03672

1.0 INTRODUCTION

- 1.1 This Landscape Addendum has been prepared by FPCR Environment and Design Ltd (FPCR) to review changes to the masterplan and landscape proposals for the proposed development at Yatton Keynell application ref: PL/2025/03672. The report also includes a response to comments received from Wiltshire Councils Landscape Officer on the design proposals and LVA which were submitted as part of planning application. The application is described as follows:

Full Planning Application For Residential Development To Provide 55 Dwellings, Public Open Space, Access, Drainage, Landscaping, Associated Infrastructure And Ancillary Works.

Site Location

- 1.2 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. The location and aerial site context are illustrated within Figures 1 and 2 of the original LVA.

Changes to the Proposed Development

- 1.3 The development proposal is for a detailed residential development of 55 houses with associated access, drainage features and landscape proposals. Since the initial submission, the design proposals have been changed to respond to a number of comments. The changes are summarised as follows:
- Enlargement of the flood compensation area at the southern end of site (with associated red line enlargement) and associated landscape proposals
 - Revision to the layout of the western affordable block to remove courtyard parking and replace with a mix of parking in front and to the side of plots
 - Some housetype substitutions for certain plots so that they sit more comfortably within their curtilage
 - Introduction of drystone walling to frontages of plots along the main spine road
 - Extension of a tree lined street (single sided) around the corner of Plot 8
 - Extension of the footpath around Plots 24-25 to provide a more legible walking link for occupiers on south eastern corner
 - Relocation of pump station further away from houses

2.0 LANDSCAPE AND VISUAL APPRAISAL

- 2.1 The following provides a summary of any changes to the previously submitted LVA as a result of the design changes.

Planning Policy

- 2.2 There are no changes to planning policy or other associated documents since the previous LVA was carried out.

Baseline Summary

Landscape Character

- 2.3 There are no changes to the baseline Landscape Character information since the previous LVA was carried out. The site is located within the NCA 107 Cotswolds and within the LCT 16 Limestone Lowlands and LCA 16A Malmesbury – Corsham Limestone Lowlands within the Wiltshire Landscape Character Assessment. The site is located outside of the Cotswolds National Landscape however is adjacent to the boundary which runs along Biddestone Lane. There are no other designations associated with the site
- 2.4 The description of the site remains as previously described in the LVA and the Landscape value is considered to be Medium.

Visual Baseline

- 2.5 The visual baseline is as described in the previous LVA. No changes have occurred to the surrounding area which would alter the visual baseline.

Landscape Proposals

- 2.6 The landscape proposals have been amended following the revised masterplan proposals and in response to comments received from the LPA.
- 2.7 The proposals include the following:
- A general increase in boundary planting within the perimeter greenspace around the built development. This includes additional clumps of native shrub planting, especially within the south eastern corner of the site. Larger canopy trees are also included around the perimeter, but especially along the north western edge close to the National Landscape boundary.
 - Additional hedgerow is now shown along the inner edge of the north western hedge close to the access to strengthen the boundary and accommodate the cutting back of the hedge for visibility splays.
 - The Suds within the parcel of the development include some aquatic and marginal planting with native shrub planting on the banks of the basin. The larger basin on the southern side of the hedge is also planted with native shrub planting on the embankments with trees to help soften the form.
 - Internally, the landscape proposals have been updated to the new layout.

Landscape and Visual Effects

Landscape Effects

- 2.8 The changes to the landscape proposals are broadly in line with the GI objectives for the previous scheme, however include additional boundary planting with larger canopy native trees proposed to strengthen the site boundaries. Whilst the changes are positive with the larger canopy trees helping to provide containment from the adjacent NL and helping integrate the scheme into the existing landscape character, the changes are not sufficient as to alter the previous judgements of landscape effects on the NCA and Wiltshire LCT/LCA. At a local level, existing features will still be retained with additional tree and native shrub planting providing further local enhancements and structure, but again, the changes are not sufficient as to alter the previous judgements of the LVA.

Visual Effects

- 2.9 The additional planting, especially the larger canopy trees on the perimeter of the development will help to provide further containment in views for local receptors however, it is not considered that the changes will be sufficient alter the judgements on visual effects included within the original LVA.

3.0 RESPONSE SUMMARY

- 3.1 The following provides a response to comments received from the Landscape Officer. The comments raised a number of issues associated with the following:
- Changes to highways altering the character and urbanising Biddestone Lane as well as the opening up of views into the site,
 - Disagreement on judgements and levels of effects for users of PRoW YKEY15 both through site and to the east and west of the site,
 - Effects of lighting associated with the development,
 - Issues relating to the likely visibility of rooflines from within the NL protruding above vegetation,
 - Inappropriate tree species proposed,
 - Lack of planting within the south east of the site, and
 - Treatment of SuDS features.
- 3.2 The comments agree with the Medium judgement of landscape value within the LVA.
- 3.3 The comments consider the proposed development to be isolated from the existing settlement due to its location beyond the playing fields and states that urbanising elements will be required to upgrade Biddestone Lane beyond the national speed limit signage. The comments also note that views will be opened up into the site due to loss of hedgerow for visibility splays and highway technical requirements.
- 3.4 The site is located adjacent to the existing playing fields which, although are not built development, are part of the settlement edge character of the village. Some highway improvements will be required, but this will be for only a relatively short length along Biddestone Lane. It is proposed that a circa 100m length of 2m wide footway will be provided

on the south eastern side of Biddestone Lane which will provide a pedestrian link to the village hall. The footway will be single sided and located within the existing verge with no other urbanising infrastructure proposed along this length. The existing green infrastructure on both sides of the road will be retained as part of the proposals. It is not considered that this minor addition alongside the existing carriageway will have an urbanising effect on the area.

- 3.5 With regard to the site access, only a limited extent of the existing hedge (c. 15m) will be removed to accommodate the new access. Some lengths of the hedge will be cut back to accommodate the visibility splays but will not require removal (see Proposed Access Strategy drawings by Pegasus). To help mitigate hedgerow loss, the existing hedge will be reinforced south of the access point through additional planting within the site and further lengths of new native hedge will be included within the landscape scheme (see Detailed Soft Landscape Proposals drawings by Mood Landscape). The new access will open up the site boundary, enabling views into the development, but this will be for a short stretch of the lane only with views being transient in nature as experienced by road users. It is also noted that as part of the landscape proposals, the existing circa 6m gap in the hedgerow along the Biddestone Lane boundary will be infilled with native hedge planting that will further reinforce perimeter planting.
- 3.6 The comments disagree with the level of judgement of effects for visual receptors using the PRoW YKEY15 through the development. The comments disagree with the LVA judgement of Moderate Adverse effects on users of the PROW and states that:
- "In my professional opinion this is a major adverse visual impact on the current baseline experience from walking along this section of PRoW currently. Even after the landscape mitigation has softened the initial harsh edges of built form, the experience will still remain walking through a linear amenity space with significant pinch points along its length, faced by a mixture of housing and rear gardens. It is my conclusion therefore that the major adverse visual impact on YKEY15 will remain in perpetuity as its rural open character will forever be lost."*
- 3.7 Open views along route YKEY15 are possible across the open field to the south, however, are limited by the existing field boundary vegetation and flat landform. The pylons and overhead cables are visible from along the route and are detracting features of the views. The layout has been designed to be mostly set back from the northern boundary with the route leading through a linear greenspace. The greenspace only narrows in one location with built form still set back from the route beyond the shared drive and parking area and it is not considered that this will create the impression of a 'significant pinch point'. The majority of the open space along the route is considerably wider. The landscape proposals show the development edge as being softened by hedges with native shrub and tree planting which will further soften built form, provide seasonal interest and create an attractive route. The LVA notes users of the footpath to be of overall High sensitivity with the development resulting in a High/Medium magnitude of change at completion and Medium at Year 15 as the development will result in an obvious and recognisable change in the view. The LVA acknowledges the permanence of the changes of views but notes that the landscape proposals will help to soften views and create an attractive frontage to the development as it matures over time.
- 3.8 The comments note that the site is generally well screened but raises concerns regarding the visibility of the development from the Cotswolds NL and from public footpath YKEY15 to the north west.

"...I am concerned that the proposed rooflines will unacceptably protrude above the existing and proposed landscape planting and visually signify an isolated urban extension into the rural countryside both from the southeast and more importantly with regards policy from the northwest and PRoW that lead to and from and in particular YKEY15 between Biddestone Lane and Yatton Road..."

"... If built form is still visible even after 15 years of landscape mitigation growth in this isolated location it will significantly alter the perception of this section of the National Landscape when viewed from YKEY15, from a continuation of the same rural Landscape Character Type to, instead, approaching an urban settlement edge..."

- 3.9 Biddestone Lane features mature trees along its length in the locality of the site. These trees provide screening of the site from the surrounding area. The landscape proposals have been amended to respond to the comments and include larger canopy trees to be planted as heavy standards along the north western edge. These trees will mature to provide further filtering of any views of rooftops over time.
- 3.10 Footpath YKEY15 leads through a field which lies adjacent to the existing residential edge of the village. Views of houses are an existing feature within views for users of the route. It is acknowledged that there will be no views of buildings around the village hall and carpark due to the presence of mature trees, but it is not considered that the development will be seen to be 'isolated' as other views of houses will be possible from along the footpath. Existing mature vegetation already provides some containment with the revised landscape proposals providing additional large canopy trees to strengthen the boundary with the NL. The magnitude of change for these receptors is assessed as Low at completion and Low/Negligible at Year 15 as views of houses set amongst mature trees are *'a more recognisable component that reflects those apparent in the existing view'* as noted in LVA Methodology and Assessment Criteria within Appendix A of the LVA.
- 3.11 Lighting columns are already present along Biddestone Lane as far as north of the village hall access. Lighting will be required along the primary road through the site as it is intended that this will be adopted, however this will be sensitively design and will be of a suitable category for the village location.
- 3.12 The comments note that the tree species included within the perimeter landscape proposals were not appropriate due to the medium height at maturity of the species specified. Concerns are raised regarding the more sensitive north western boundary with the NL and south eastern boundary.
- 3.13 The landscape proposals have been amended to respond to these comments and now include larger canopy species including oak and lime to be planted within the peripheral open spaces. These will mature to provide a stronger perimeter to the development. Additional planting has also been included within the south eastern corner of the site to provide additional structure on this edge of the development.
- 3.14 The comments note the lack of inclusion of a viewpoint from PRoW YKEY15 to the east of the site.

"It is disappointing that the only viewpoint provided in the LVA on this side of the site is viewpoint 5 over 600m from the site boundary with several intervening field boundaries. An additional viewpoint from YKEY15 within the adjacent field to the site would have been helpful

to understand how prominent the site would likely be in the context of the settlement boundary of Yatton Keynell and especially considering the recently completed development to the east of the settlement and be able to make a more informed judgement of the potential landscape visual impacts."

- 3.15 Prior to undertaking the LVA site visit, the LPA were consulted regarding the location of viewpoints in order to agree viewpoint locations to be included within the LVA. A response was not received. At the time of the site visit, the field immediately to the east of the site boundary was heavily vegetated making access difficult. The field beyond this along the PRoW route was filled with a crop which reached above head height limiting any opportunity of obtaining a viewpoint towards the south eastern corner of the site. This is illustrated within Figure 1, Viewpoint A which is attached to this document. The image was taken during the site visit in October 2024. The site is located to the left of the image with views limited by the vegetation but the recent development at Drovers Green to the north is visible. The location of Viewpoint 5 was selected to illustrate how the intervening field boundary vegetation limits views towards the site from along the footpath route as it leads north towards the site.

- 3.16 The comments refer to the treatment of the SuDs

"The attenuation basin looks to be over engineered and is mostly hidden behind a native hedge rather than integrated into the design of the development."

- 3.17 The drainage proposals have been re-designed with a larger attenuation basin located beyond the southern hedgerow. It would be hard to integrate this feature into the development without removing a long section of the existing hedgerow. The landscape proposals have however been amended to include clumps of native wet woodland planting on the embankments with trees around the perimeter, including some larger canopy species, to help soften the form and naturalise the feature. The proposals for the swale and basin within the parcel of the site also include areas of aquatic and marginal planting with clumps of native shrub planting to soften the feature.

4.0 CONCLUSION

- 4.1 The proposed development has been amended in response to comments received. This includes a revised landscape scheme which features additional planting to the perimeters of the development including larger canopy trees and an increase in planting associated with Suds features to help soften and integrate them into the development.
- 4.2 Although the revised landscape proposals are positive, overall, it is not considered that the design changes are sufficient as to alter the judgements for effects on landscape and visual receptors from those included within the original LVA.

Site located to the west but screened by vegetation

Recent development on Drovers Green to the east of site



Photo Viewpoint A: View from public footpath WT/YKEY/15 to south east of the site

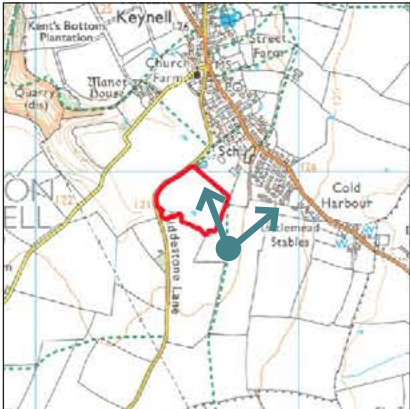


Photo Viewpoint A

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 03/10/24
Time: 10:50
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 13° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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

client
Cotswolds Homes Ltd
project
Yatton Keynell

title	rev
PHOTOVIEWPOINT A	
number	
FIGURE 1	-

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