

3.1 Overview

The following section distils the information presented in the previous Sections and outlines the strategic approaches that underpin the Proposed Development in terms of:

- Summary of the baseline conditions, and potential constraints and opportunities;
- Siting of infrastructure such as access and farm buildings/ structure, circulation and parking;
- Strategic planting to accommodate the proposed development and reinforce the local landscape character.

The Proposed Development is then appraised in terms of how it would be received in the contexts of landscape character and visual amenity.

3.2 Constraints and Opportunities

In considering the development opportunities for the Site the following constraints and recommendations are reviewed:

1. Access from Church Lane should minimise the impact on character of the road. Existing trees to be retained and hedgerow re-located or re-provided.
2. Additional mitigation to the northern and eastern boundaries would limit potential impact on local amenity.
3. Buildings and key infrastructure to be located in the north/ north-eastern part of the Site as this is the most visually discreet.
4. Outlook for St Mary's Church to be a key consideration with built form located in the northern half of the Site, and opportunities for screen planting to be explored.
5. Strategic planting to the open eastern boundary to help mitigate against close- and mid-range views. In addition, new native hedgerow and tree planting would improve habitat connectivity and biodiversity.
6. Existing hedgerow to be reinforced with understorey planting to improve the visual screening and help mitigate the prevailing wind.



Figure 12. Constraints and opportunities diagram

3.3 Site Masterplan

The masterplan has been developed through an iterative design process with the Client and Design team, informed by the Community Farm requirements, site analysis and detailed landscape and visual analysis to help shape and refine the layout.

The layout clusters the proposed buildings and infrastructure in the enclosed northern section of the Site adjacent to the new access from Church Lane. To all boundaries and within the Site a combination of additional tree planting, hedgerows and understorey planting is proposed to reinforce existing planting, enhance the screening and/or increase biodiversity.

Key

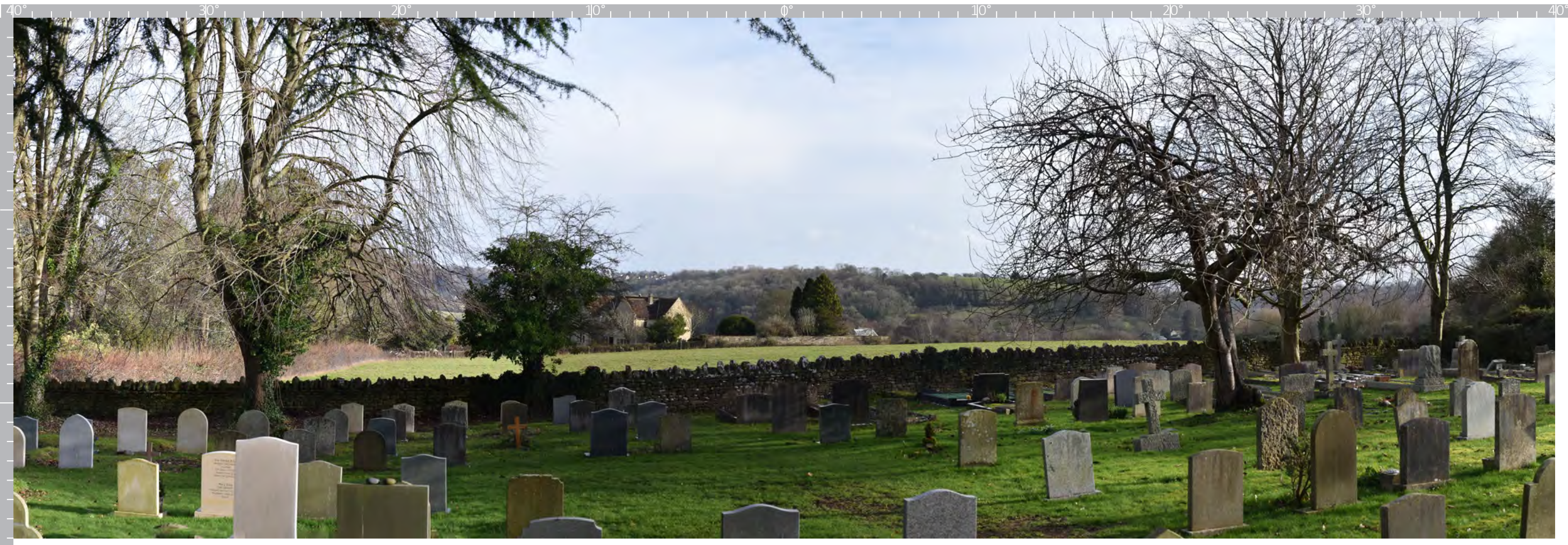
- A** New access from Church Lane
- refer to Highway Engineer’s drawing ref: 25127-SK02S
- B** Parking and circulation
- 4no. cycle stands
- 8no. car parking spaces
- C** Bin store
- 4x4m timber enclosure
- D** Tool store
- 6x5m
- E** Packing Shed with Welfare
- 16x5m
- F** 3no. Polytunnels
- 18x6m



3.4 Visualisations

The following pages present accurate visualisations of the Proposed Development from two key local viewpoints. Each visualisation is preceded by the baseline (existing) view to help contextualise the changes that would occur.

The visualisations are prepared following industry standard guidance including *‘Technical Guidance Note 06/19: Visual Representation of Development Proposals’*, produced by the Landscape Institute, 2019. In accordance with this guidance the following visualisations conform to ‘Type 3’ visualisation to represent appearance, context, form and extent of development. The Proposed Development is presented as a photo-real render photomontaged with the existing photography.



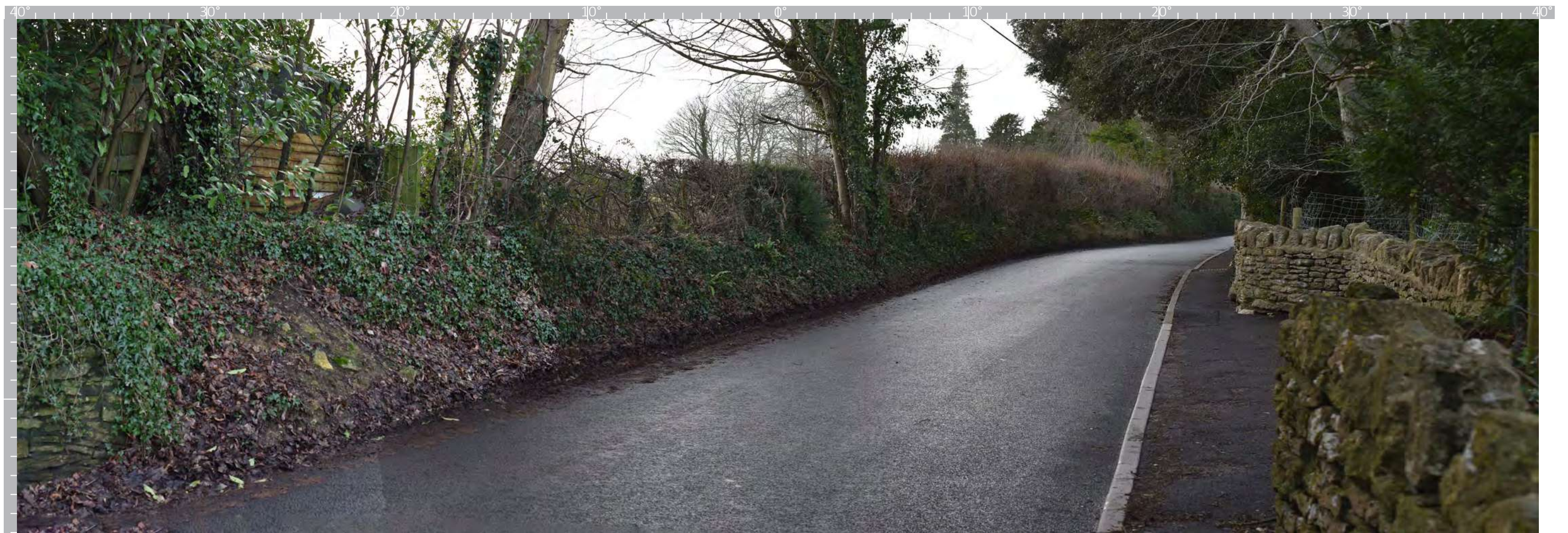
Viewpoint 14: **Existing view** from the grounds of St Mary’s Church adjacent to the Site.

By year 5 after completion new tree planting would make a visible contribution to the view. In the winter view, new tree planting at the western boundary with St Mary's Church would filter views towards the polytunnels. In the summer view the polytunnels would be largely screened from view.

As well as contributing to visual screening of the polytunnels, careful siting of new trees at the western boundary would retain the open view across the Site to the hills and woods beyond. This retained vista is also enabled by the strategy of siting buildings and infrastructure in the northern part of the Site (left in the image).



Viewpoint 14: **Proposed view at Year 5 after completion.**



Viewpoint 16: **Existing view** from the footway along Church Lane, Freshford.

By year 5 after completion new boundary planting including trees would help to integrate new buildings into the view. In the winter view, new tree planting at the northern boundary would filter views towards the new tool store and packing shed. The slight glimpses of this new roofscape would be relatively discreet and not incongruous alongside the neighbouring domestic curtilage. In the summer view roofscape glimpses would be almost entirely screened from view.

From this position on Church Lane, the proposed access would be a subtle addition, not unduly detracting from the form and character of the lane's boundary owing to the retention of established vegetation and hedgebank in its vicinity.



Viewpoint 16: **Proposed view at Year 5 after completion.**

3.5 Appraisal: Summary and Conclusion

Summary

The Site forms part of the agricultural edge which surrounds much of the connected villages of Freshford and Limpley Stoke. The Site would be accessed off Church Lane, an historically rural road which has become significantly urbanised through incremental residential development and presentation of domestic frontage and curtilage along it. The Site’s boundary with Church Lane is a remnant hedgebank with trees.

The Site can be partially glimpsed from a limited number of public positions in the immediate setting, generally reduced by topography and intervening built form or vegetation. The clearest views are from footpaths to the south, though only the southern area of the Site is visible. The Site’s northern boundary is clearly visible from Church Lane as it forms part of the roadside edge. There is also visibility of part of the Site from the churchyard of the neighbouring St Mary’s Church.

In response to the prevailing landscape character and visual amenity contexts, the proposed layout would include the following measures:

- A singular new access would be provided in a position that allows optimal retention of existing boundary hedgerow and trees, utilising steep embankments to minimise the opening and reflect the existing lane’s localised sections of hedgebank.
- New buildings and infrastructure would be sited in the northern part of the Site where it would be most closely associated with existing development/ settlement on Church Lane following the established settlement pattern. It would also be most discreet in close-range views from the south and sensitive to views from the churchyard including by enabling the retention of longer-range views across the Site from the churchyard. The positioning of proposed buildings close to Church Lane also limits the extent of access tracks and infrastructure and allows a consolidated approach.
- New planting to all Site edges, variously trees and hedgerows, to help mitigate views in, to increase the visual screening effect and help integrate the Proposed Development into its setting. New planting would also reinforce positive characteristics of the local landscape, as well as benefiting the proposed productive use of the land through wind breaks, deer-proofing and additional productive planting such as orchard trees.

Conclusion

In conclusion, the well-considered layout and discreet new access off Church Lane would respond appropriately to the key sensitivities identified in the locality of the Site. Furthermore, it would reflect established settlement pattern and would constitute a contextually appropriate land use and landscape character at the village edge; an edge strongly influenced by domestic and urbanising elements abutting the agricultural surrounds.

Visual mitigation measures in the form of the massing and siting of new buildings, and new boundary planting to help screen views would ensure that the Proposed Development is well integrated into its local setting.

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