



Appendix 1 LVIA Methodology

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1.1 This Pre-Application Landscape and Visual Statement has been undertaken with regards to best practice, as outlined within the following publications:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment (hereafter referred to as GLVIA3).
- An Approach to Landscape Character Assessment (2014) - Natural England.
- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.
- Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals, 17 September 2019 by the Landscape Institute.
- Technical Guidance Note (TGN) 1/20 Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs), 10th January 2020 by the Landscape Institute.
- Technical Guidance Note (TGN) 2/21 Assessing landscape value outside national designations, May 2021 by the Landscape Institute.

1.2 The consequent Landscape and Visual Impact Assessment (LVIA) will follow the same methodology and approach.

1.3 The assessment is based on the principle that the proposed development is a non-EIA scheme.

1.4 GLVIA3 states within paragraph 1.1 that "***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 the landscape as an environmental resource in its own right and on people's views and visual amenity.***"¹

1.5 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is ***a "need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."***²

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

- 1.6 GLVIA3 recognises within paragraph 2.23 that ***"professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"***³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).
- 1.7 GLVIA3 notes in paragraph 1.3 ***that "LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."***⁴ Although the proposed development is not subject to an EIA requiring an assessment of the likely significance of effects, this assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding.
- 1.8 The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

- 1.9 The study area focuses on a 2km radius from the site **in order to analyse the site's** context and verify the published landscape character assessment. It is considered that even with clear visibility, due to the combination of topography and intervening vegetation, the proposals would not be easily perceptible in the landscape beyond this distance. A number of viewpoints have been selected to provide evidence of this very limited visibility.

Effects Assessed

- 1.10 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, landscape character, visual receptors and representative viewpoints combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:
- Effects on landscape elements;
 - Effects on landscape character; and
 - Effects on visual amenity.
- 1.11 Sensitivity is defined in GLVIA3 as ***"a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or***

³ Para 2.23, Page 21, GLVIA, 3rd Edition

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition

*development proposed and the value related to that receptor.*⁵ Various factors in relation to the value and susceptibility of landscape elements, landscape character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors				
	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

1.12 Magnitude of change is defined in GLVIA3 as ***"a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration."***⁶ Various factors contribute to the magnitude of change on landscape elements, landscape character, visual receptors and representative viewpoints.

1.13 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 9 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

2.1 The effects on landscape elements are limited to within the site and includes the direct physical change to the fabric of the land, such as the potential removal of trees, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that

⁵ Glossary, Page 158, GLVIA, 3rd Edition

⁶ Glossary, Page 158, GLVIA, 3rd Edition

would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium, or low.

2.3 The criteria for assessing the value of landscape elements and landscape character are shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character	
HIGH	<p>Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character experienced by a high number of people.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>
MEDIUM	<p>Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>
LOW	<p>Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has limited levels of tranquillity.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>

2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc).</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
MEDIUM	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>
LOW	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

Magnitude of Change on Landscape Elements

2.6 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 4:

Table 4, Criteria for assessing magnitude of change for landscape elements	
HIGH	Total loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

3.1 Landscape character is defined as the ***"distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."***⁷

3.2 The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

3.3 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium, or low.

⁷ Glossary, Page 157, GLVIA, 3rd Edition

3.4 The criteria for assessing the value of landscape character are shown in Table 2 and has been assessed with regards to Box 5.1 of the GLVIA3.

3.5 The criteria for assessing the susceptibility of landscape character is shown in Table 3.

3.6 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

3.7 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 5:

Table 5, Criteria for assessing magnitude of change on landscape character	
HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLECTIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. EFFECTS ON VISUAL AMEITY

4.1 Visual amenity is defined within GLVIA3 as the ***"overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area."***⁸

⁸ Page 158, Glossary, GLVIA3

4.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and representative viewpoints or specific locations within the study area.

Sensitivity of Visual Receptors

4.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium, or low.

4.4 The criteria for assessing the value of views are shown in Table 6:

Table 6, Criteria for assessing the value of views	
HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5 The criteria for assessing the susceptibility of views is shown in Table 7:

Table 7, Criteria for assessing visual susceptibility	
HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.

LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.
-----	---

Magnitude of Change on Visual Receptors

4.6 Professional judgement has been used to determine the magnitude change on visual receptors as shown in Table 8:

Table 8, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a defining influence on the overall view with many visual receptors affected.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

5. DEGREE OF LANDSCAPE AND VISUAL EFFECTS

5.1 The degree of effects are professional judgements based upon all the factors in terms of landscape and visual sensitivity and the magnitude of change arising from the proposals. The cross referencing of landscape and visual sensitivity and the magnitude of change determines the overall degree of effects as shown in Table 9:

Table 9, Degree of landscape and visual effects				
		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor

	NEG L I G I B L E	Negligible	Negligible	Negligible
--	-------------------	------------	------------	------------

6. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

6.1 The typical descriptors of landscape significance of effects are detailed within Table 10 below:

Table 10, Typical Descriptors of Landscape Effects	
MAJOR BENEFICIAL	<p>Typically, the landscape resource has a high sensitivity with the proposals representing a high beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	<p>Typically, the landscape resource has a medium sensitivity with the proposals representing a medium beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.
MINOR BENEFICIAL	<p>Typically, the landscape resource has a low sensitivity with the proposals representing a low beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEG L I G I B L E / NEUTRAL	<p>Typically, the proposed changes would (on balance) maintain the character (including value) of the landscape and would:</p> <ul style="list-style-type: none"> - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
MINOR ADVERSE	<p>Typically, the landscape resource has a low sensitivity with the proposal representing a low adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.

<p>MODERATE ADVERSE</p>	<p>Typically, the landscape resource has a medium sensitivity with the proposals representing a medium adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; - diminish a sense of place.
<p>MAJOR ADVERSE</p>	<p>Typically, the landscape resource has a high sensitivity with the proposals representing a high adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.

7. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

7.1 The typical descriptors of visual effects are detailed within Table 11 below:

<p>Table 11, Typical Descriptors of Visual Effects</p>	
<p>MAJOR BENEFICIAL</p>	<p>Typically, the visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major improvement in the view.</p>
<p>MODERATE BENEFICIAL</p>	<p>Typically, the visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear improvement in the view.</p>
<p>MINOR BENEFICIAL</p>	<p>Typically, the visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight improvement in the view.</p>
<p>NEGLECTIBLE/ NEUTRAL</p>	<p>Typically, the proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the quality of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.</p>
<p>MINOR ADVERSE</p>	<p>Typically, the visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight deterioration in the view.</p>

MODERATE ADVERSE	Typically, the visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear deterioration in the view.
MAJOR ADVERSE	Typically, the visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major deterioration in the view.

8. NATURE OF EFFECTS

8.1 GLVIA3 includes an entry that states "***effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.***"⁹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement rather than reasoned criteria. Due to inconsistencies with the assessment of negative or positive effects a precautionary approach is applied to this LVIA which assumes that all landscape and visual effects are considered to be negative or adverse unless otherwise stated.

⁹ Para 6.29, Page 113, GLVIA 3rd Edition



**Appendix 2 LCA 8: Yate Vale - Extract from the
published *South Gloucestershire Landscape Character
Assessment* SPD**

South Gloucestershire

Landscape Character Assessment

Supplementary Planning Document

Revised and Proposed for Adoption November 2014



South Gloucestershire

Revised and Proposed for Adoption November 2014

Landscapae Character Assessment

Supplementary Planning Document

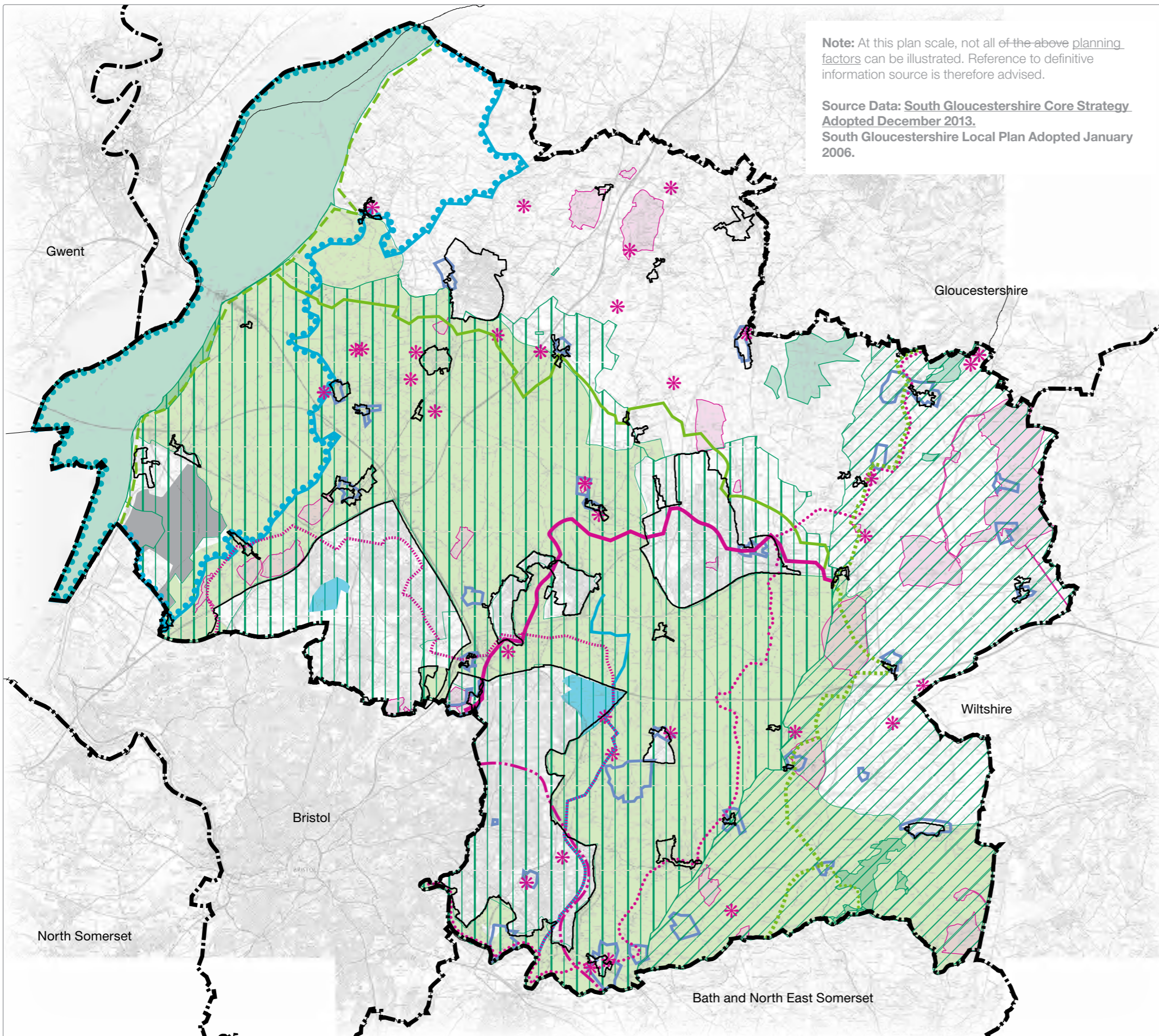
Contents

Review 2014	3
<ul style="list-style-type: none"> ■ An outline of the process of the Landscape Character Assessment review 	
Preface	5
Section 1	7
<ul style="list-style-type: none"> ■ 1.1 Landscape Character Assessment 7 ■ 1.2 Policy Context 7 ■ 1.3 Background to the character based approach to landscape policy 11 ■ 1.4 Development of the Landscape Character Assessment 11 ■ 1.5 Review of the Landscape Character Assessment 2014 12 ■ 1.6 Scope of the Character Assessment 12 ■ 1.7 Landscape Strategy 12 ■ 1.8 Introduction to South Gloucestershire's Landscapes 13 ■ 1.9 Development of the landscape 15 ■ 1.10 National Character Areas 15 	
Section 2	21
<ul style="list-style-type: none"> ■ Introduction 1: Badminton Plateau 25 ■ Plans showing South Gloucestershire's Landscape Character Areas 2: Marshfield Plateau 35 <ul style="list-style-type: none"> ■ Character Area descriptions 1 - 21; 3: Ashwicke Ridges 45 each including: 4: Cotswold Scarp 55 <ul style="list-style-type: none"> ■ Sketch map 5: Wickwar Ridge & Vale 67 ■ Key Characteristics 6: Pucklechurch Ridge & Boyd Valley 81 ■ Location 7: Falfield Vale 95 ■ Physical Influences 8: Yate Vale 107 ■ Land Cover 9: Tytherington Plain 121 ■ Biodiversity 10: Earthcott Vale 131 ■ Settlement & Infrastructure 11: Golden Valley 147 ■ Landscape Character 12: Westerleigh Vale & Oldland Ridge 159 ■ The Changing Landscape 13: Frome Valley 177 ■ Landscape Strategy 14: Kingswood 195 ■ Photographs 15: Patchway, Filton and the Stokes 207 ■ Landscape Character Area Boundary 16: Avon Valley 221 17: Rudgeway Ridge & Tytherington Ridge 233 18: Severn Ridges 245 19: Oldbury Levels 265 20: Pilning Levels 277 21: Severn Shoreline & Estuary 293 	

Landscape evolution

Note: At this plan scale, not all of the above planning factors can be illustrated. Reference to definitive information source is therefore advised.

Source Data: South Gloucestershire Core Strategy Adopted December 2013.
South Gloucestershire Local Plan Adopted January 2006.



- South Gloucestershire Boundary
- Natural & Cultural Heritage**
- ▨ Area of Outstanding Natural Beauty
- ▨ Forest of Avon
- SSSI's and Sites of International Nature Conservation Interest
- Registered Historic Parks, Gardens and Battlefields
- * Scheduled Ancient Monuments
- Conservation Areas
- Environmental Protection**
- ⋯ Coastal Zone
- Green Belt**
- Green Belt
- Economy and Settlement**
- Settlement Boundaries
- Major Employment Area with Historic Planning Permission
- Major Recreational Routes**
- Severn Way
- ⋯ Cotswold Way
- Frome Valley Walkway
- Jubilee Way
- Dramway
- ⋯ Monarch's Way
- ⋯ Limestone Link
- ⋯ Community Forest Path
- ⋯ Bristol & Bath Railway Path








0 5km

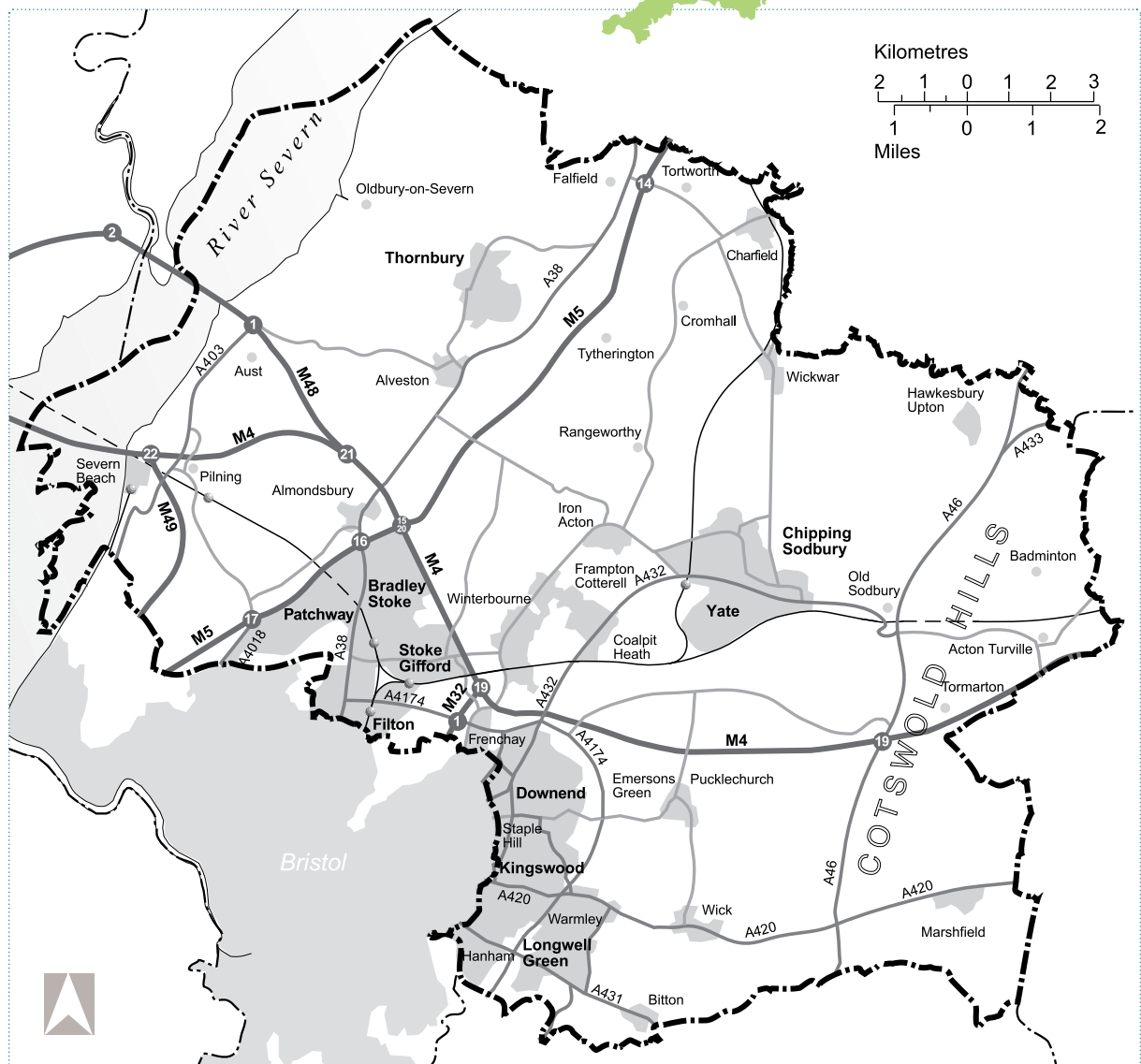


Figure 1
Planning Context

Figure 2

Context

-  South Gloucestershire Boundary
-  Main Settlements
-  Adjacent Authority Boundaries
-  Railway Line/Station
-  **M4** Motorway
-  **A46** 'A' Roads
-  Other Roads



© Crown copyright and database rights 2014 Ordnance Survey 100023410

1.9 Development of the Landscape

South Gloucestershire has a diverse and varied landscape. The present day landscape is a reflection of natural elements and processes and man's influence, both historically and more recently.

A review of the variations in the physical factors of geology, soils, topography and drainage, how these have influenced landscape character and man's influence upon it, through agricultural practices and settlement pattern in particular, often driven by economic demands, is provided at Appendix 1.

Present evidence of historic evolution can be subtle, resulting from archaeology, cultural associations and landscape history, but still influence the way the landscape is perceived today. Other influences, such as settlement, infrastructure, communications and mineral exploitation are more obvious and have left more significant evidence within the landscape. 20th and 21st century commercial, residential and light industrial development, as well as changes in agricultural practice, have also had a marked effect on the more recent evolution of the landscape and the character of the landscape today.

The importance of the physical and historical features is often reflected in their national or local designations.

Their designation could reflect their cultural, ecological and/or landscape value.

The physical features and elements in the landscapes across South Gloucestershire are discussed and illustrated in Appendix 2, together with the historical and more recent landscape influences. An analysis of the landscape components formed the basis for a definition of landscape character types and landscape character areas contained in the main body of this document. This section also discusses broadly some of the known changes and potential future changes which may affect the continuing evolution of the landscape and, therefore, its landscape character, in the 21st century.

1.10 National Character Areas (NCAs)

Natural England's National Character Areas have now replaced the Countryside Agency's Character of England regional landscape character areas showing the diversity of the landscape at a national scale. The National Character Areas divide England into 159 natural areas, each defined by a unique combination of landscape, biodiversity, geodiversity and economic and cultural activity. The profiles for each character area were updated in 2012/3 to pull together information across environmental disciplines, to identify key opportunities and context for local decision making and action. The character area maps (which remain unchanged from the Countryside Area boundaries) and the descriptions provide the top tier of landscape character assessment.

Within South Gloucestershire there are three national character areas, as identified in the National Map.

These include:

- Severn and Avon Vales (No. 106)
- Cotswolds (No. 107)
- Bristol, Avon Valleys and Ridges (No. 118)

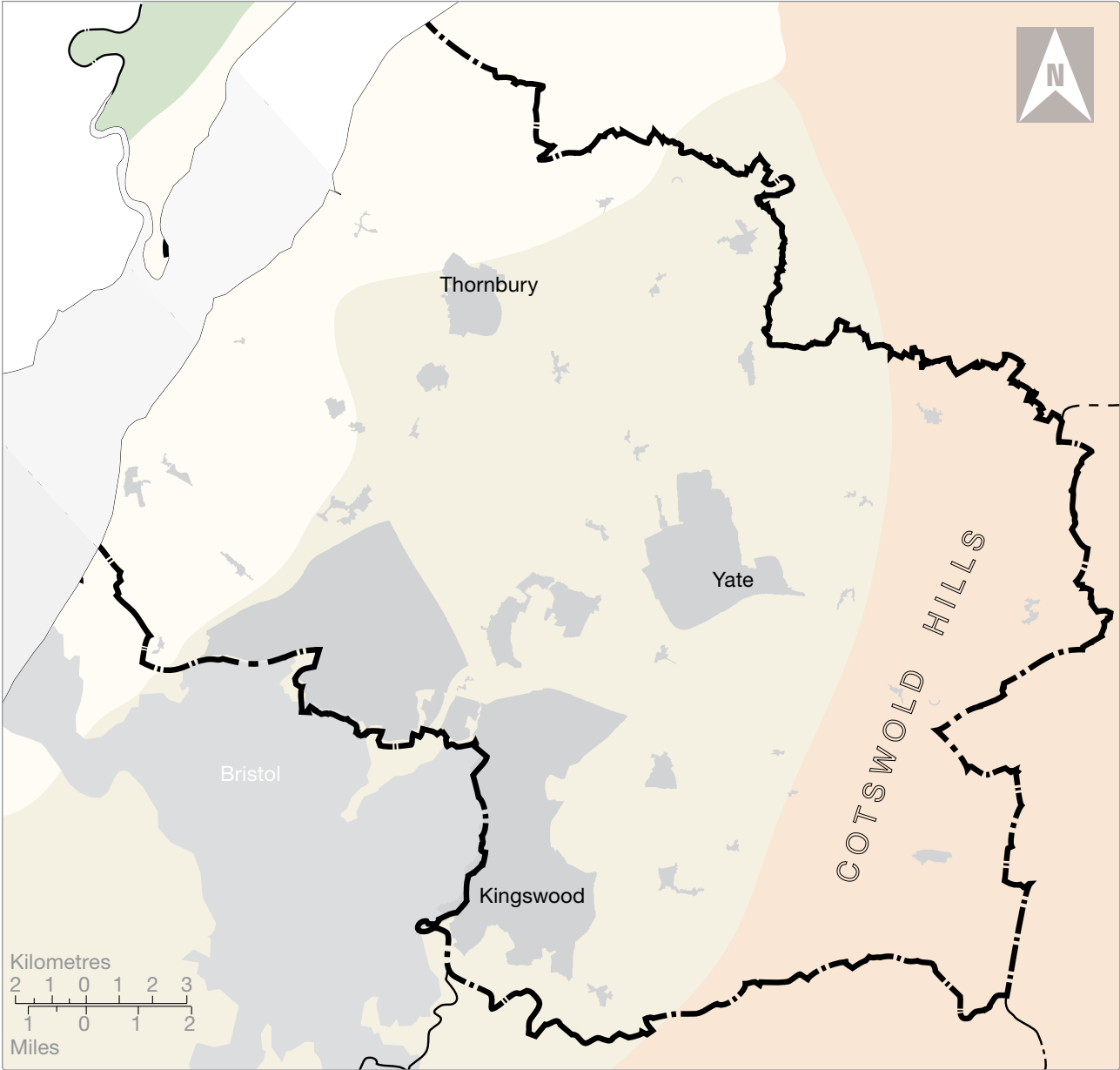
In addition:

- Forest of Dean and Lower Wye (No. 105) character area is visible from and forms part of the setting to South Gloucestershire, across the Severn Estuary to the west.

For further information please visit the National Character Areas section of the Natural England web site <http://www.naturalengland.org.uk/publications/nca/default.aspx>

These are illustrated in Figure 3, and those key characteristics and opportunities that are considered to be of most relevance to South Gloucestershire's landscapes are summarised below.

Character overview



- South Gloucestershire Boundary
- Main Settlements and Large scale industry
- Forest of Dean and Lower Wye (No. 105)
- Severn and Avon Vales (No.106)
- Cotswolds (No. 107)
- Bristol, Avon Valleys and Ridges (No. 118)

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Gloucestershire Council Licence No 100023410, 2013

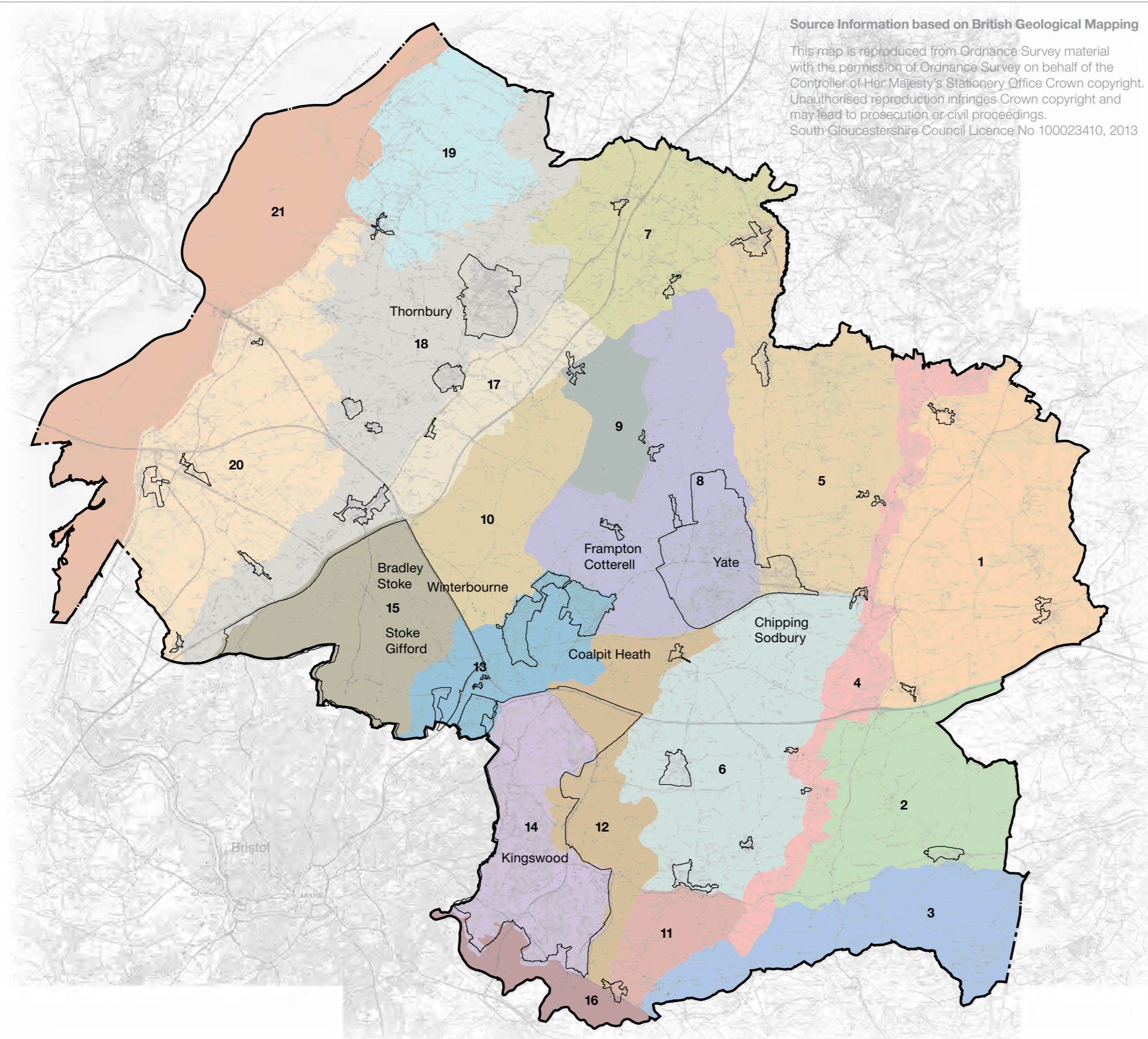
Bristol, Avon Valleys and Ridges (no. 118)

- A varied landform of low lying shallow vales that contrast sharply with high open downland ridges, and reflects the underlying varied geology including coal measures
- The River Avon and its often steep sided valley, with woodland on steeper slopes
- Livestock rearing with arable on flatter land
- Settlements dating from the medieval period, clustered around springheads of the Cotswold scarp. Scattered settlement in the vales.
- Local ashlar as a building material in older village buildings, gentry houses and mansions.
- Motorways, commercial and residential areas occupy a significant area, including at Cribbs Causeway, Aztec West and Abbey Wood.
- The Character Area profile identifies Statements of Environmental Opportunity that include the following:
 - **SEO 1:** Conserve and manage the distinction between small rural settlements and the densely urban city of Bristol, the urban fringe transition zone and the commuter settlements; and ensure that new development is sensitively designed to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure to enhance recreation, biodiversity and water flow regulation.
 - **SEO 2:** Protect and manage the strong sense of history and many historic assets ranging from prehistoric barrows to the mining legacy .. and the many varied geological exposures within the geologically significant landscape, to enable recreation and access, education, tourism and continued enjoyment of the heritage of the area.
 - **SEO 3:** Conserve and sustainably manage the gentle clay vales and limestone ridges and downs of the rural agricultural landscape and enhance the network of semi-natural habitats, linking them together to create a coherent and resilient ecological network, enabling ecosystems to adapt both to climate change and for the benefits to landscape, biodiversity, water flow, water quality, soil quality, soil erosion, rural heritage and culture.
 - **SEO 4:** Protect and manage the landscape, heritage and biodiversity associated with the River Avon corridor and other river valleys..., and
- Maintaining characteristic settlement patterns of the ridges and vales and encouraging sensitive development or alterations in villages, using vernacular materials to maintain their local and rural character.
- Conserve and provide interpretation for the area's rich and complex industrial heritage...
- Manage the recreational and tourism opportunities of the countryside surrounding Bristol to improve opportunities for enjoyment and understanding of the area's heritage and countryside... for their inspirational and diverse qualities.
- Landscape opportunities identified also include the restoration, maintenance and consolidation of areas of semi-natural grassland, the conservation and active management of woodland and hedgerows, the retention of rural character in villages.
- The associations with literary figures include Wordsworth and Coleridge as well as JK Rowling, author of the 'Harry Potter' books who was born at Chipping Sodbury.

Character overview

Source Information based on British Geological Mapping

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
South Gloucestershire Council Licence No 100023410, 2013



- South Gloucestershire Boundary
- Badminton Plateau (1)
- Marshfield Plateau (2)
- Ashwicke Ridges (3)
- Cotswold Scarp (4)
- Wickwar Ridge & Vale (5)
- Pucklechurch Ridge & Boyd Valley (6)
- Falfield Vale (7)
- Yate Vale (8)
- Tytherington Plain (9)
- Earthcott Vale (10)
- Golden Valley (11)
- Westerleigh Vale & Oldland Ridge (12)
- Frome Valley (13)
- Kingswood (14)
- Patchway & Filton (15)
- Avon Valley (16)
- Rudgeway & Tytherington Ridge (17)
- Severn Ridges (18)
- Oldbury Levels (19)
- Piling Levels (20)
- Severn Shoreline & Estuary (21)
- Major areas of settlement



Figure 3a
Landscape Character Areas



Area 8

Yate
Vale



Contents

Sketch map	108
Key characteristics	109
Location	110
Physical influences	110
Land cover	111
Settlement and infrastructure	113
Landscape character	114
The changing landscape	116
Landscape strategy	120
Photographs	
Landscape character area boundary	

Figure 25 Yate Vale

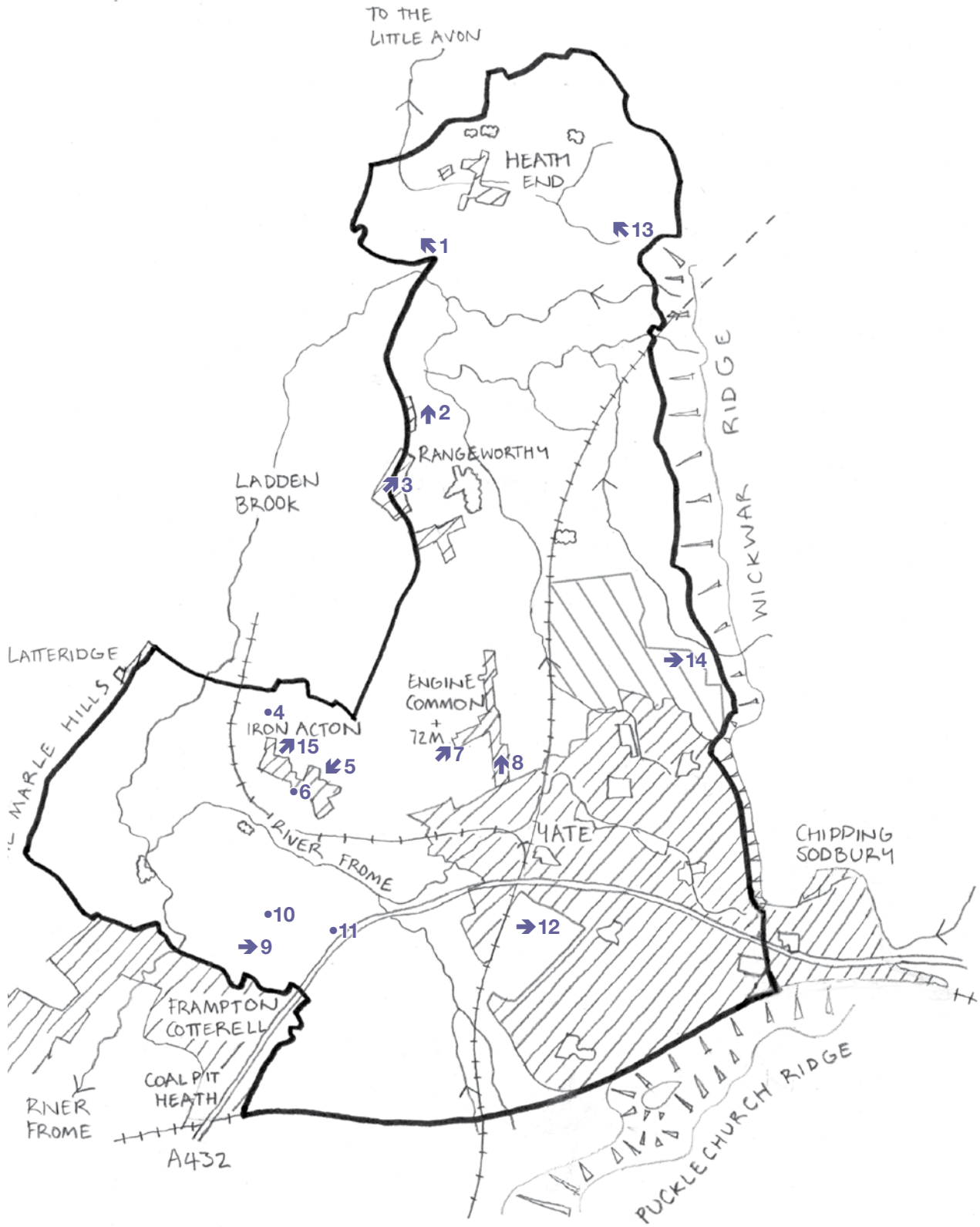
Sketch Map

Key

↖15 Photograph viewpoints

▨ Core strategy proposed new neighbourhood

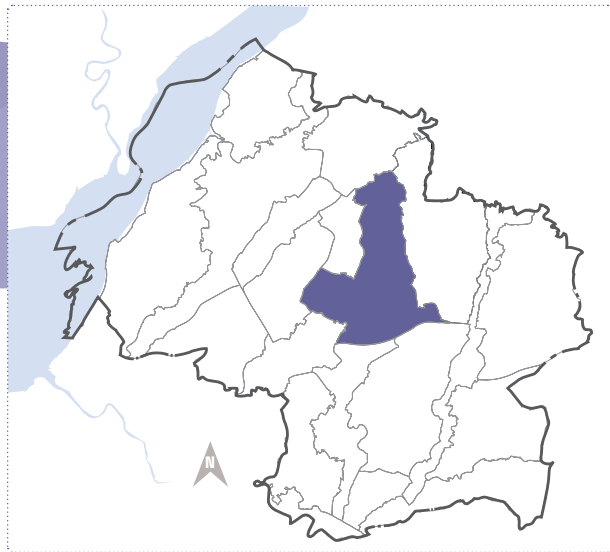
Scale: not to scale



Area 8

Yate Vale

The Yate Vale landscape character area comprises a gently sloping, largely agricultural often well treed area of medium sized fields, with large settlements in the south.



Key Characteristics

- Gently sloping vale of medium sized pasture and arable fields, very irregular shaped to the north, with small to medium regular shaped fields between and around Engine Common and Rangeworthy.
 - Fields are contained in places by clipped hedgerows with an even distribution of mature specimen trees, creating a strong parkland character.
 - Areas of neutral grassland within Yate Vale support a diverse range of flora including areas of species rich grassland, while arable farmland provides nesting opportunities in spring and foraging potential in the winter for farmland birds including Amber and Red listed species.
- North and west of Yate, tall overgrown hedgerows with mature hedgerow trees, copses and small woodlands, create a more enclosed landscape. Elsewhere occasional small woodlands scattered through parts of the area, often associated with relic coal mining, quarrying and the River Frome. The scattered woodland connected by hedgerows and other habitats across the Yate Vale provides habitat for notable species including European Protected Species.
- Large scale landscape with views largely filtered by vegetation; some distant views possible. This Character Area is overlooked by the adjacent Wickwar Ridge, The Marle Hills and over some distance from the Cotswold Scarp.
- Pennant stone walls feature along some minor roads to the south and B4058, elsewhere associated with older settlement and scattered farms.
- The town of Yate lies in the south, merging with Chipping Sodbury beyond the south eastern boundary. The village of Frampton Cotterell defines part of the southern boundary. There is a significant area proposed for the development of a new neighbourhood immediately to the north of Yate.
- A number of scattered linear settlements extend northwards from Yate and Iron Acton along the network of roads and lanes, mixed with an intricate landscape of dispersed settlement, historic courts, coal industry relics, commons, woodlands and fields. Much of the northern part of the area has very little settlement, other than scattered farmsteads.

Key Characteristics

- Numerous minor roads bisect the area in the south, whereas in the north access is very relatively limited and there are areas of tranquility.
- Overhead powerlines cross the area and are a visible horizontal and vertical element.

Location

The Yate Vale landscape character area is located in central South Gloucestershire, north east of Bristol and north of the M4 corridor.

The northern boundary defines an area of transition between the Yate Vale and higher ground with a different settlement and field pattern, within the adjacent Falfield Vale area. The eastern boundary follows the approximate toe of the Wickwar Ridge, which in the south is partly defined by the edge of Yate, before marking the approximate landform division between Yate and Chipping Sodbury.

The southern boundary continues to the west beyond the urban edges, following the South Wales to London railway line, which marks a transition from the simple Yate Vale landform to the more undulating and rising landform of the adjacent Westerleigh Vale. The south west boundary follows the eastern and northern settlement edge of Coalpit Heath and Frampton Cotterell. The western boundary follows the ridgeline of The Marle Hills and B4058. It is a transitional boundary between the subtle variation in landform and vegetation of the Yate Vale and that of the adjacent Earthcott Vale and Tytherington Plain landscapes. (See Figures 29).

Physical Influences

The Yate Vale landscape character area largely consists of Carboniferous Coal Measures, with Pennant sandstones, mudstones and shales within the vale and some Triassic Keuper marl, clays and sandstones along parts of the eastern and south western boundary.

The soils are dominated by a mix of Gleys, Stagnogleys and Brown Earth.

The area largely comprises part of the very shallow and broad Ladden Brook valley, which falls northwards from Yate at 85 metres a.o.d. to 54 metres a.o.d. (average heights). This area is contained to the east by the prominent Wickwar Ridge, which rises beyond the area's boundary, on average 40 metres above the Ladden Valley floor. The southern end of the ridge forms a shallow escarpment at Yate Rocks and Bury Hill, both within the adjacent area, before the gradient slackens to provide the slightly elevated shallow bowl at 100 metres a.o.d. within which Chipping Sodbury is located. Beyond the southern edge of Yate the land rises to form the Pucklechurch Ridge.

West of the Ladden Valley a broad area of slightly elevated ground is followed by the B4058.

To the north, land rises slightly at Heath End to 63 metres a.o.d. A tributary of the Little Avon River forms a small valley, flowing west and then northwards beyond this area.

The south western extent of the area comprises the shallow and broad River Frome valley, which is joined by the Ladden Brook, having passed through the adjacent Tytherington Plain to the north. The Marle Hills on this western boundary partly contain the valley, forming a low ridgeline at 65 metres a.o.d., above the valley floor at 50 metres a.o.d. (average heights).

The area's watercourses, comprising the River Frome, Ladden Brook and Little Avon River largely form irregular brooks and stream channels.

The River Frome is the most variable in channel form, flowing westwards through Yate, and then southwards through Frampton Cotterell. It variously forms a small natural river, a straightened channel and spillway (flood control measures) within Yate and south of Iron Acton and then follows an irregular, meandering river course north of Frampton Cotterell.

The large scale railway embankment of the South Wales to London line, on the southern boundary, is a significant elevated horizontal man-made landform, superimposed on the gently undulating, natural ground form.

Land Cover

The Yate Vale landscape character area includes arable and pasture land within various field patterns. In the north, to the east of Bagstone, is an area of irregular shaped fields. The field pattern over much of the remaining area is the result of parliamentary enclosure, which comprises distinct, regular shaped fields, small to medium in size, particularly in the area of Engine Common and Rangeworthy. Iron Acton also has a localised area of small to medium sized, rectangular fields. More extensively, south of Iron Acton, fields are generally medium sized and slightly more irregular in shape.

Fields are largely contained by clipped hedges, mixed with some tall overgrown hedges particularly to the north and west of Yate. Mature hedgerow tree specimens (predominantly oak) are common, scattered throughout parts of the area (Photo 2). In contrast, to the east of Heath End in the north of the area, there are fewer hedgerow trees (Photo 13). Copses and small deciduous and mixed woodlands are common to the west and north of Yate, often marking past industrial sites, including relic coal mines and quarrying (Photo 1).

Horse paddocks are scattered across the area, largely to the west of Yate, between and adjacent to Iron Acton and Engine Common. Paddocks are secured variously by overgrown hedgerows or stockproof fencing (either reinforcing gaps in

hedgerows or replacing hedgerows altogether), and also use electric tape to subdivide fields.

Pennant stone boundary walls are a common feature towards the south of the area, associated with ribbon settlements, at Acton Court, along minor roads and the B4058 (Photo 7 & 15). Hedge banks, including Pennant stone, are locally evident as boundaries to narrow lanes to the north of Frampton Cotterell (Photo 10).

There are small areas of common and heathland within the area as at Mays Hill, Goose Green in Yate, Nibley and, land along the B4058 within Rangeworthy. Iron Acton has a village green in the centre of the settlement. Westerleigh Common is a large open space, contained on three sides by a mix of residential and industrial estate development west of Yate, largely grassland and used for recreation. (Photo 12).

Mineral extraction within the area has left a number of relics. The extraction and burning of limestone has left small quarries and lime kilns along the toe of the Wickwar Ridge, near Yate Rocks/ Bury Hill. The remnants of a dramway, dating from the 1850's, runs west from these sites to the railway line. The extraction of celestite within this area has left only a number of small pits, now forming lakes. Wickwar Quarry, beyond the north eastern boundary, was at one time the world's largest extraction site for this mineral. Small scale remnants of stone and mineral extraction are also present north of Frampton Cotterell (Pennant sandstone) and between Engine Common and Rangeworthy (former colliery yard and coal pit). There is however, little visible evidence of the once extensive coal mining in the area, other than woodland cover over these sites today.

The urban area of Yate includes a variety of open space, retained amongst the dense settlement pattern. The extensive and distinctive network of amenity space contains relic trees and hedgerows from the former agricultural landscape and designed open space created as part of the Radburn style housing layouts of the 1960's expansion. This largely comprises amenity open space of mown grass and individual trees. The River Frome corridor includes both sections with overgrown hedgerows, mature trees (some pollarded) and amenity grassland and is an important ecological corridor and recreational route. The rural sections of the River Frome to the west of Yate, have occasional small woodland blocks and lengths of linear woodland.

On the northern edge of Yate lies Tyler's Field, which has a mix of maturing woodland and meadow on rising ground. There are a number of parks within Yate including, Brinsham Fields a small park and lake providing play, informal recreation and fishing which will lie between the existing housing development and the new housing area. A more structured area of mature trees, parkland children's play and lakes is found at Kingsgate Park on the site of historic parkland.

Biodiversity

The rural areas of the Yate Vale include a mosaic of grassland, woodland, arable and pastoral farmland with a criss-crossing of watercourses and ponds connected by wildlife corridors including hedgerows, thereby providing important habitat for a diverse range of species.

Ancient woodland is not frequent in this character area with approximately 1 hectare or 4% of the total woodland area being designated. Woodland habitat generally comprises more recent and scattered woodlands and copses. Key species likely to be associated with the woodland include bats and dormice both of which are present across the District and are UK priority species with associated Biodiversity Action Plans (BAP). There appears to be good connectivity for species between wooded areas and other habitats via hedgerows and scattered trees.

There are six sites within the Yate Vale designated as SNCIs for their neutral grassland habitat, including areas of species-rich grassland. This diverse habitat supports a range of invertebrates and ant hills are a regular feature. These invertebrates in turn provide a food source for mammals including bats.

This character area is criss crossed by a number of water courses, and many of the designated SNCIs within this Landscape Character Area include a watercourse or tributary, however the River Frome and Ladden Brook are designated as SNCIs specifically for the flowing water and bankside vegetation. These watercourses will support a diverse range of species from aquatic macro-invertebrates to fish and water voles. In addition, ponds and pools within the area will support amphibians such as great crested newts (a European Protected Species).

Agricultural areas comprise a patchwork of arable and pastoral farmland, the arable farmland in particular is an ideal habitat for many species of ground nesting farmland birds including birds that are listed as being Globally Threatened Red listed species. The winter stubble also provides a valuable foraging resource for farmland birds.

The more urban area of Yate in the south east of this character area may present further opportunities for wildlife in the form of gardens, amenity areas and ponds.

The disused quarries within the northern and western extents of this area may include underground quarries and mines that can provide an ideal habitat for many species of bat including European Protected Species.

Settlement and Infrastructure

The Yate Vale includes the large settlement of Yate, which has merged with Chipping Sodbury to the east to form a continuous urban area. The town of Yate is however physically separated from Chipping Sodbury, which is located on higher ground within a shallow bowl of the Wickwar Ridge. There is a noticeable increase in elevation from the Yate Vale to Chipping Sodbury on approaching from the west.

Although Yate has a medieval core, it has grown relatively recently to include extensive areas of 20th century housing, often in brick, concentrations of commercial and retail development along major roads and industrial estate development on its western fringe.

The medieval settlement pattern within Yate is particularly evident, clustered around St Mary's Church, Goose Green and Yate Rocks, where the traditional buildings and walls are constructed of Pennant stone. Closer to the Wickwar Ridge, limestone also features within older buildings and walls, reflecting the local changes in geology. A dense network of minor roads emanate from the north and west of Yate. The development of settlement is closely related to this road network, with dispersed houses of a variety of styles and mix of stone and render, straddling the roads and lanes (Photo 3).

Engine Common is a distinct linear settlement (Photo 8), whilst Rangeworthy (Photo 3) and Heath End are linear settlements with a clustered pattern at road intersections.

Iron Acton village, to the west of Yate, is probably the result of two settlements merging, now forming a linear settlement. Designated a Conservation Area, it was founded through its associations with ore extraction and iron workings. It consists largely of a mix of older building styles, combined with a village green and other small public open spaces. The buildings are mainly Pennant sandstone and light coloured render, with high stone walls defining property boundaries along the High Street (Photo 6).

Acton Court (a SAM), to the north of Iron Acton is included within the Conservation Area and comprises a large Tudor house, walled grounds and decorative gateway (Photo 4). A former deer park lies to the north of Iron Acton, the majority of which is located within the Tytherington Plain area.

Farm building groups are numerous in the area, distributed at close but random intervals along minor roads around Engine Common, clustered together as seen at Mayshill on the A432 to the north of Coalpit Heath (Photo 11), or distributed more sparsely within the more rural area of the Ladden Brook valley. These buildings are generally small Pennant sandstone farmhouse buildings, of similar design, constructed during the early 19th century.

Yate Court, a medieval manor, lies within the Ladden Valley, north of Yate and is unique in being the only moated habitation within the South Gloucestershire area. It is surrounded by a former deer park, the boundaries of which and some of the internal fields, are still evident in the hedgerow pattern.

The settlement edges of Frampton Cotterell and Coalpit Heath, which lie in the adjoining character area of the Frome Valley, form the south western boundary of this area. The irregular edge of Frampton Cotterell largely comprises linear pattern, traditional Pennant stone cottages and some brick housing infill, with a more clustered pattern around Frampton End. Frampton End extends slightly northwards from Frampton Cotterell into this character area and comprises scattered Pennant stone cottages, farm buildings and more recent housing infill along a winding country lane, flanked by open countryside. To the west, St Peter's Church also lies within this character area within a tight meander of the River Frome, creating a break within the settlement pattern on the northern edge of Frampton Cotterell.

The eastern edge of Coalpit Heath is defined by a linear, dense façade of 20th century brick housing, with a small clustered pattern at a minor road junction, near traditional farm buildings.

The small Roman town of Wickwar (now a scheduled monument) comprises an area of approximately 16 hectares and lies 2km to the south west of Wickwar village. The site is situated on a slight crest which drops away at the northern end towards the Ladden Brook. The town has been identified through extensive geophysical survey and a number of small trial excavations undertaken by Avon Archaeological Unit between 2001-2004. It is believed to date from the 2nd to 4th centuries AD. Although there is no evidence of a continuation of the metalled Roman road immediately across the Ladden Brook, aerial photography shows it exists further to the north of the site.

Numerous minor roads and lanes bisect the southern part of the area; however, in the north these are very limited. The B4059, B4060 and A432 are the principal routes and lie in the south, connecting Yate to Coalpit Heath, Frampton Cotterell and Bristol. The A432 and its high traffic have a particular effect upon Nibley, bisecting the village and isolating the two halves. The B4058 runs north-south and defines a major part of the western boundary.

Pennant stone walls border much of the B4058 and are common along the fringes of Frampton Cotterell (Photo 10) and to the west of Yate (Photo 7).

The minor roads and lanes link with the public rights of way network, which includes one of the Circular Rides in South Gloucestershire, the Jubilee Way and the Frome Valley Walkway, which are all major recreational routes.

- The Circular Ride crosses the area east to west, largely along country lanes and one short section of bridleway. The route descends the Wickwar Ridge into the area at Bury Hill, follows country lanes southwards to the east of Engine Common, along the

north western fringes of Yate, through Iron Acton and then south along Hover's Lane to Frampton End.

- The Jubilee Way enters the area in the east, from Chipping Sodbury Quarry, descends and briefly follows the toe of the Wickwar Ridge, before passing north westwards to Rangeworthy.
- The Frome Valley Walkway largely follows the river's course from east to west, following a green corridor through the urban area of Yate, an industrial area on the western edge of Yate, then crossing the rural area to the west before entering Frampton Cotterell.

Three railway lines cross the area. The Bristol-Gloucester line passes centrally south to north, largely at grade, entering into cutting and tunnel through the Wickwar Ridge. The South Wales-London line passes east to west along the southern boundary, initially in cutting in the east and then on high embankment, with two blue brick, single arched bridges along the section between Yate and Coalpit Heath. A mineral line runs from Yate westwards, before turning north at Iron Acton. This was formerly the main line to Thornbury.

The area is also crossed by numerous powerlines in a variety of directions, but principally west to east, some converging on a sub-station beyond this character area to the north of Latteridge. In addition, one line runs north-south, near the eastern boundary.

Landscape Character

The Yate Vale landscape character area is gently sloping, forming the eastern segment of an overall broad, rolling and curved vale, which extends into the adjacent Tytherington Plain area. The Yate Vale is contained to the east and south by low ridges of the Wickwar Ridge and Pucklechurch Ridge and is distinct from the Tytherington Plain, which has a more simple landform, pattern of land cover and very little settlement.

The Yate Vale is largely an agricultural landscape, with a large concentrated area of settlement in the south at Yate and beyond the area's boundary at Chipping Sodbury and Frampton Cotterell.

The rural character of the area has been influenced greatly by long term human activity associated with settlement, small scale coal mining, quarrying and associated infrastructure. This activity has been set within a low vale, which is contained by the gently rising landforms of the Wickwar (Photo 14) and Pucklechurch Ridges (to the east), The Marle Hills (to the west) and Severn Ridge (to the north). These slopes contribute visually to the rural setting, enclosure and sense of scale of this area.

The rural areas of the Ladden Brook and River Frome valleys largely comprise an area of subtle landform, semi-enclosed by clipped hedgerows and an even distribution of mature specimen trees, which create a structured landscape with a strong parkland character (Photo 2). Immediately to the north and west of Yate, there is a more enclosed landscape of tall overgrown hedgerows, mature hedgerow trees, copses and small woodlands (Photo1).

Within this framework, the pattern of dispersed farm buildings, linear settlements, low lying road and rail network are well integrated and generally visually low key.

In contrast, an area to the east of Heath End is more open, with few hedgerow trees (Photo 13). This allows views eastwards to Wickwar Quarry (within the adjacent area), where a section of quarry face and associated buildings on the skyline are visible.

Similarly, the area between Yate and Coalpit Heath/Frampton End has few hedgerow trees, which, combined with a shallow open valley, allows some open distant views across to the industrial edge of Yate (Photo 9).

Elsewhere, views are typically filtered by the layers of vegetation, with open views generally only possible from higher ground, such as from

the adjacent Wickwar Ridge, The Marle Hills, or from elevated open spaces within Yate, such as at Tyler's Field.

Distant views also extend over this area from the Cotswold Scarp, from where the low lying vale and strong vegetation structure forms part of a much larger panorama, extending to the Severn Ridges.

Land cover and vegetation pattern variations are evident. Within the widespread pattern of medium sized, slightly irregular shaped fields, is a small area of very irregular shaped fields to the east of Bagstone in the north, partly influenced by the Ladden Brook and its tributaries, with an ordered pattern of square and rectangular fields associated with linear settlement at Engine Common, Bagstone and part of Heath End.

Former coal mining and quarry sites for Pennant stone, lime and coal are now largely colonised by vegetation and marked by woodland, with former site features no longer visible from the wider landscape. These woodland sites are scattered throughout the vale adjacent to Yate, Frampton Cotterell, Coalpit Heath and along the toe of the Wickwar Ridge.

Former celestite extraction has also left small pools to the north of Yate, now largely colonised and enclosed by vegetation and woodland.

Horse paddocks, scattered across the area, particularly to the west of Yate, between and adjacent to Iron Acton and Engine Common, have in places disrupted the vegetation framework through changes in the management regimes of hedgerows and/or the replacement of hedgerows with timber fences. The consequence has been the creation of a more open landscape character than adjacent fields. This more open landscape increases the visibility of stables, parked vehicles, open storage, jumps and other features associated with the keeping of horses.

The urban edges of Yate are not particularly visible from within the wider vale landscape, due to the layered effect of vegetation and generally

low view points. Within southerly views the tower of St. Mary's Church forms a landmark. The urban edge and its extent is however very prominent within local views and from the Wickwar Ridge on this area's eastern boundary. From these locations the density of residential development and large scale industrial units form stark urban edges, however there is some amelioration of this as associated landscape works mature. The principal impact is from the south from Nibley and the Westerleigh Ridge where the industrial development is prominent.

Westerleigh Common, within the western fringes of Yate, is a large area of rough pasture and young woodland with some peripheral scrub, largely surrounded and dominated by industrial estates and residential development. The industrial estates cover an extensive area on the western edge of Yate and are evident within distant views from Coalpit Heath.

St. Peter's Church forms a local landmark, visible within rural views to the north and along this edge of Frampton Cotterell.

The settlement edge of Frampton Cotterell and Frampton End are well integrated by the strong hedgerow and tree structure, the riparian vegetation along the River Frome and wooded mound of the former iron workings.

The eastern edge of Coalpit Heath forms a more prominent built edge against the rural landscape beyond. Gently rising ground to the east however limits views of this edge from the wider landscape.

The South Wales to London railway, on high embankment along the southern boundary, physically contains views both into and out from the south western corner of the character area. The tall arched, brick bridges are distinctive local features, also found within the Frome Valley area to the west. Due to the removal of much of the linear woodland that formerly covered significant lengths of embankment, grass covered slopes often form a prominent artificial skyline.

Pockets of locally distinct landscape features are evident to the south of the area. Iron Acton has an attractive mix of historic buildings and open space with the church forming an important feature in the local landscape (photo 5). Acton Court to the north of the village is an historically important medieval manor.

The River Frome corridor within the urban context of Yate has sections of a remnant rural landscape, with mature bankside trees and less distinct sections of amenity landscape, with regularly planted trees within mown grass. This green corridor forms a significant physical break within the urban framework of Yate. With the exception of the planned layout and mature planting of Kingsgate Park, Yate's other open spaces are largely former fields contained by road and residential development, that now provide amenity spaces with an informal planting structure.

Powerlines and pylons, many converging on the substation to the north of Latteridge, form strong vertical and horizontal elements within the landscape that are prominent within many of the distant views, particularly in the south of the area.

The Changing Landscape

The Yate Vale landscape character area has a gently sloping landform and is predominately agricultural in character, with clipped hedges, some overgrown and a generally strong framework of trees. Broadly speaking, the landscape elements and components are intact and in good condition. In some places, however, the main landscape elements and components are eroded, although this condition does not currently significantly affect the existing rural structure.

The existing hedgerow and tree structure is generally in a good condition. However, the mature trees have few juvenile trees to sustain the future long term framework. A decline or loss of hedgerow trees, overgrown hedgerows or woodland would increase the visual prominence of existing settlement and infrastructure within the area, reducing the present perception of

tranquillity and relatively remote character, found particularly to the north of Yate, and around Engine Common and Rangeworthy.

The effectiveness of overgrown hedgerows for stock control will reduce in time if not managed. Bringing these features (which currently create a more enclosed landscape) back under management, will itself initially change the character of the local landscape, resulting in the loss of screening and enclosure, particularly where these features predominate, as to the north of Yate. Dependent on the number of hedgerow trees which are allowed to develop, or are planted, the landscape character could become more or less open as a result of management.

Loss or degradation of hedgerows or tree cover would also impact on the habitat value of the landscape and potentially on connectivity between habitats. Pools and ponds are also vulnerable to any loss of habitat including the terrestrial habitat around ponds as well as the ponds themselves.

New woodland planting, under the Forest of Avon initiative, was undertaken at Tyler's Field within the northern edge of Yate, and as this establishes the woodland on this slightly elevated site is increasingly contributing to and enhancing existing views from within Yate and will potentially screen parts of the urban area from the wider landscape, while also providing habitat value. The landscape structure of other areas such as Rangeworthy and Westerleigh Common have also benefitted from additional woodland planting and improved management.

Recreational pressure for 'horsiculture' is evident particularly along the edge of settlement. This change in land use is a relatively recent trend, which in places has led to the loss or erosion of hedgerows. The cumulative effect of this and the associated infrastructure of electric tape fencing or subdivision of fields, stables, entrance ways and access tracks, exercise areas, jumps and even floodlighting, can result in a marked change in landscape character as well as impact on biodiversity.

Pennant stone boundary walls around individual properties in the south are largely in good condition. However, in some locations e.g. along the B4058, the condition of walling is variable, influencing the character of the locality.

The settlement edges of Yate have a visual influence upon the adjacent rural fringe, due to limited integration from existing vegetation structure and a lack of new planting to accompany more recent housing development. The scale of commercial and industrial estate warehouses on the western edge of Yate has a significant impact, although associated landscape works is maturing to provide some integration with the wider landscape. The visibility of Yate's northern fringe to views from the Wickwar Ridge make this area sensitive to change. Another feature of the area is infill and intensification of use of existing sites, such as Brimsham School and Broad Lane Depot.

The Core Strategy proposes a significant extension to the settlement to the north of Yate, set within a strong landscape of green infrastructure. This should help not only to provide an appropriate buffer between the urban and rural landscape, but also break up the areas of built form in views from higher ground. At the time of writing there were pressures for further development at Engine Common, however this lies outside the Core Strategy proposed area.

The national trend of increasing traffic levels, with the potential for subsequent road widening, threatens some of the more populated ribbon settlements and linking routes. Currently these minor roads typically maintain a small scale presence and follow traditional routes which have evolved over time. There are however, examples of more recent road construction which have resulted in a significant impact in the locality, including the Iron Acton bypass (built in 1967), which cut through the village green to the north and the A432, creating severance through Nibley to the west of Yate.

An increase in traffic volumes and/or a perceived need for highway improvement measures, has the potential to introduce standard highway design solutions including kerbs, new signage and materials, which could have a localised but cumulative, effect eroding the existing rural character within settlements and rural corridors.

The sensitivity of the landscape to change varies within the area, with landform, elevation and vegetation cover. Typically, the more robust framework of mature hedgerow trees and strong hedgerows north of Yate creates enclosure.

In the north of the area, to the east of Heath End, few mature trees, low tightly clipped hedges and a rising landform allow open views across the landscape. The Heath End area is highly sensitive to any visible land use change which has the potential to erode the rural landscape character.

Similarly, change along the toe, slopes or skyline of the Wickwar Ridge, has the potential to be intrusive (as seen at Wickwar Quarry to the east), influencing the level of tranquillity and rural views experienced both along the ridge and within the vale below. The Core Strategy proposes to address this through the identification of a broad swathe of land along the scarp and toe of the ridge as significant green infrastructure.

To the northwest and west of Yate, the landscape is potentially less sensitive to change, due to the dense overgrown hedges and mature tree structure, which generally form a strong and robust vegetation framework. However, any loss of vegetation, as a result, has the potential to further affect landscape character and reduce habitat value, and change within this area could be visible from the adjacent rising land and ridgeline of the Wickwar Ridge.

The recently consented solar park development at Says Court has altered the character of this locality; however it is envisaged that the accompanying landscape scheme will reinforce the existing landscape pattern and should in time help to absorb this development into the

landscape. Some aspects, including ancillary equipment 'buildings' that are located on a gentle ridge are however likely to remain relatively prominent in the landscape.

The northern edge of Frampton Cotterell, at Frampton End, is well integrated and largely visually contained, given the current limits of the settlement edge, set behind an established and strong pattern of hedgerows, trees and small woodlands. This area is therefore less sensitive to change, although any loss of vegetation has the potential to erode this rural character, or increase the prominence of the existing settlement edge or any subsequent change.

The eastern edge of Coalpit Heath is partially screened from the Yate Vale by a low gentle ridge landform to the east of the settlement, making it less sensitive to change along the immediate settlement edge, although large scale change has the potential to be prominent, given the general openness of the landscape in this area, due to limited tree and woodland cover.

The rural village character of Engine Common and Rangeworthy comprises a linear settlement pattern, often interspersed with small fields. It is sensitive to incremental infill or the cumulative effect of changes that have the potential to alter this distinctive pattern, through the coalescence of built forms, increased density of development, or loss of vegetation features and stone walls. Such change could lead to the urbanisation of road corridors and loss of rural village characteristics. Engine Common is also sensitive to coalescence between this settlement area and Yate to the south and south east.

The remaining small linear settlement areas of Iron Acton and Heath End and the clustered settlements of Nibley and Mayshill, also have a distinctive character. These areas would be sensitive to change which could erode the existing architectural form and pattern or disturb the vegetation framework, which provides a setting for and integration of the settlements.

Embankment stabilisation works which cleared railway embankments of tree cover have significantly increased the prominence of the railway within the landscape. Future electrification of the line would add substantially to the visual intrusion of the line from overhead gantries and potentially the replacement or adaption of bridges and structures that cross the line.

Progressive restoration is expected for earlier phases of the Wickwar quarry. There has been some expansion northwards in recent years, in accordance with the preferred area for extraction identified in the Minerals & Waste Local Plan to the east of the B4509. This is beyond the Wickwar Ridge skyline (in the adjacent character area). There may be some local visual or audible effect evident near the site boundary, but excavation work is unlikely to have a significant visual effect on wider views from within this area. Restoration of the quarry area will be to permanent water.

Partial infill of Barn Hill quarry in Chipping Sodbury is providing a development area for retail and housing, close to the edge of the Conservation Area and the Frome valley. The quarry walls screen the development area from the north and east.

Landscape Strategy

- Restore, maintain and reinforce the characteristic hedgerows, dry stone walls, historic field patterns and mosaic of habitats of the Yate Vale.
- Protect and enhance the particular character, significance or setting of the parkland, historic field patterns and earthworks associated with Acton and Yate Courts and their deer parks, as well as the landscape pattern of the Engine Common area. Measures should include securing succession planting and landscape management plans.
- Ensure that new development of all scales respects and enhances the particular, variable and distinctive character and appearance of the landscapes, and settlement patterns of the Yate Vale. Ensure that traditional features of the landscape, including those of habitat value are incorporated into the design.
- Encourage the use of building materials that respect and integrate with the local vernacular, in particular Pennant Sandstone with carboniferous limestone closer to the Wickwar Ridge area.
- Avoid disturbance of the remaining areas of tranquility in the north of the character area. Lighting design needs careful consideration especially on the edge of settlements and in rural areas, both to minimise impact on landscape character and avoid disruption to vulnerable species.
- Encourage small scale woodland planting, particularly close to prominent industrial and residential development.
- The landscape strategy for new development should ensure a green character in views from adjacent high ground and buffering from the surrounding rural landscape.
- Where strategically visually important planting is removed to deliver infrastructure and transport projects, seek to secure replanting schemes and commitments to long term maintenance and management to ensure successful establishment of new planting.
- The landscape schemes associated with quarry restoration should ensure the creation of a new landscape structure that ensures re-integration of the site with the particular character and appearance of the wider landscape, and its mosaic of habitats.
- Improve the Frome River corridor as a recreational route and wildlife habitat, particularly through Yate and Chipping Sodbury
- Protect the character of the lane network from damage by maintaining roadside stone walls, hedges and trees and managing road verges to promote grassland interest.
- Ensure the new neighbourhood has a substantial framework of new tree planting to reduce visual impact from the Wickwar Ridge and the adjoining vale.
- Transport proposals including new structures should be sensitively located and designed to protect the character and amenity of the host landscape and wider views.

Landscape Character Areas



1 Heath End area is very flat. The hedges especially around fields to the west of the B4058 are formed of mature Oak trees, with an occasional Ash tree. There are several coal spoil heaps, now covered with trees, the largest of which is shown to the right of the photo.



2 View north from Green Lane, with wooded ridgeline of Falfield Vale (LCA7) along the skyline.



3 Typical scattered linear development within Rangeworthy.



4 Gateway to Acton Court Estate.



5 Iron Acton, looking south down the avenue towards St. James the Less Church. Pasture in the foreground.



6 Iron Acton looking west along High Street, with "The Cassy" in the foreground. A cassy is a raised footpath.



7 Looking north east along Mission Road. An example of a high, long, dry stone wall.



8 Looking north along North Road, with linear residential development of Engine Common.



9 Looking east from Frampton End Road showing the largely rural agricultural landscape within this area of broad vale, occupied by the River Frome.



10 Narrow winding lane. Hedgebank with Pennant stone walls hidden by hedge are common near Frampton Cotterell, which borders this area.



11 Old farmhouses are common features. Chestnut Farm at Mayshill, built from local pennant sandstone.



12 Westerleigh Common, Yate. Used for pasture and recreation.



13 View north westwards of semi-enclosed pasture and arable land with wooded hills of the Falfield Vale on the skyline.



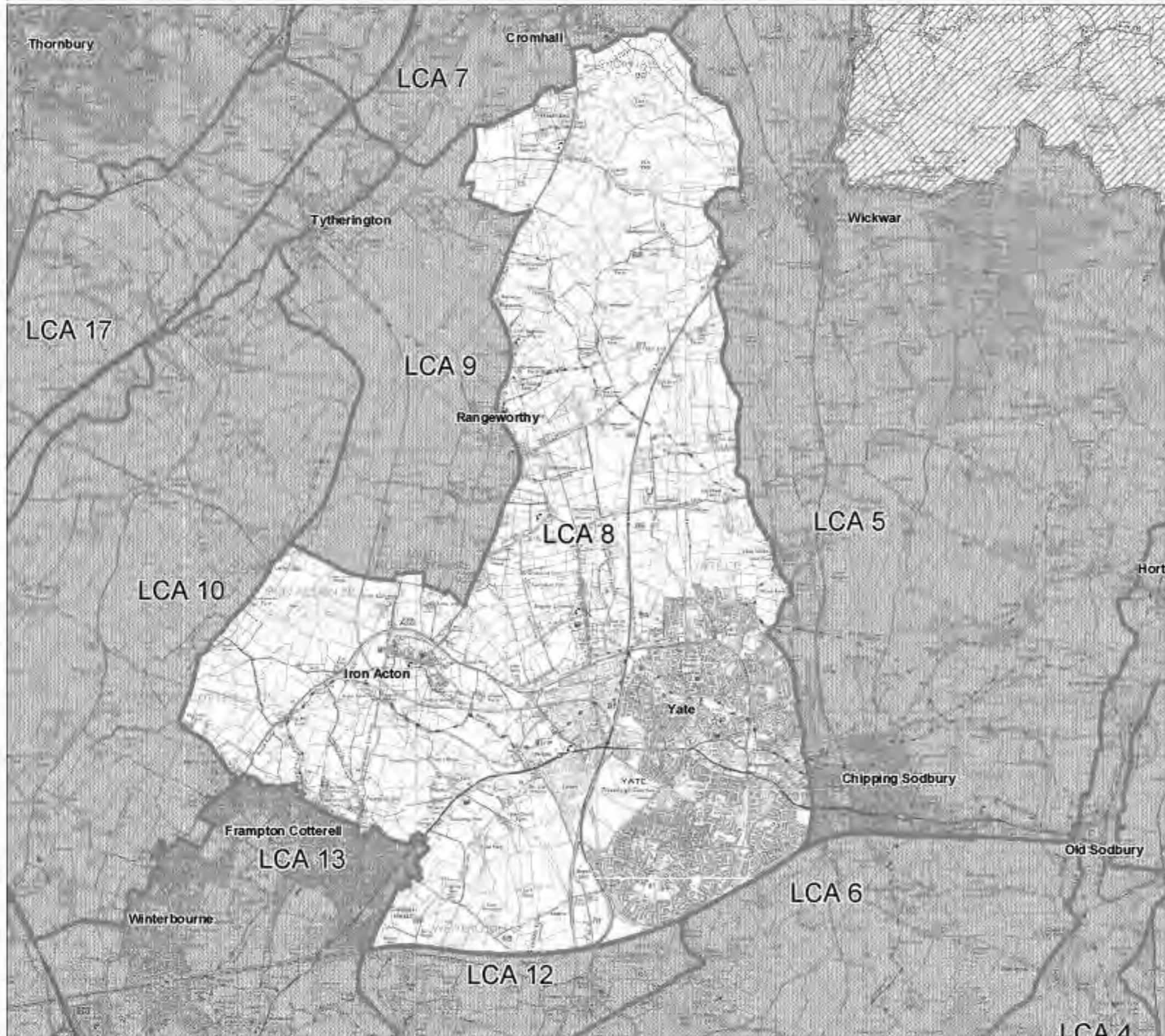
14 View south east to Wickwar Ridge and Yate Rocks. The ridge visually contains the Yate Vale along most of its eastern boundary.





15 Stone wall boundaries are locally a common feature near Acton Court and adjacent to the B4058.

Figure 26 – Area 8
Yate Vale

LANDSCAPE CHARACTER AREAS



Legend

-  South Gloucestershire Boundary
-  Landscape Character Area

The Landscape Character Area boundary shown on this map is indicative, sometimes marking a distinct change, but more often representing a transition in character with adjacent areas.

Similar attributes may therefore be evident within adjacent areas. (For further information refer to Report Section 4.1)



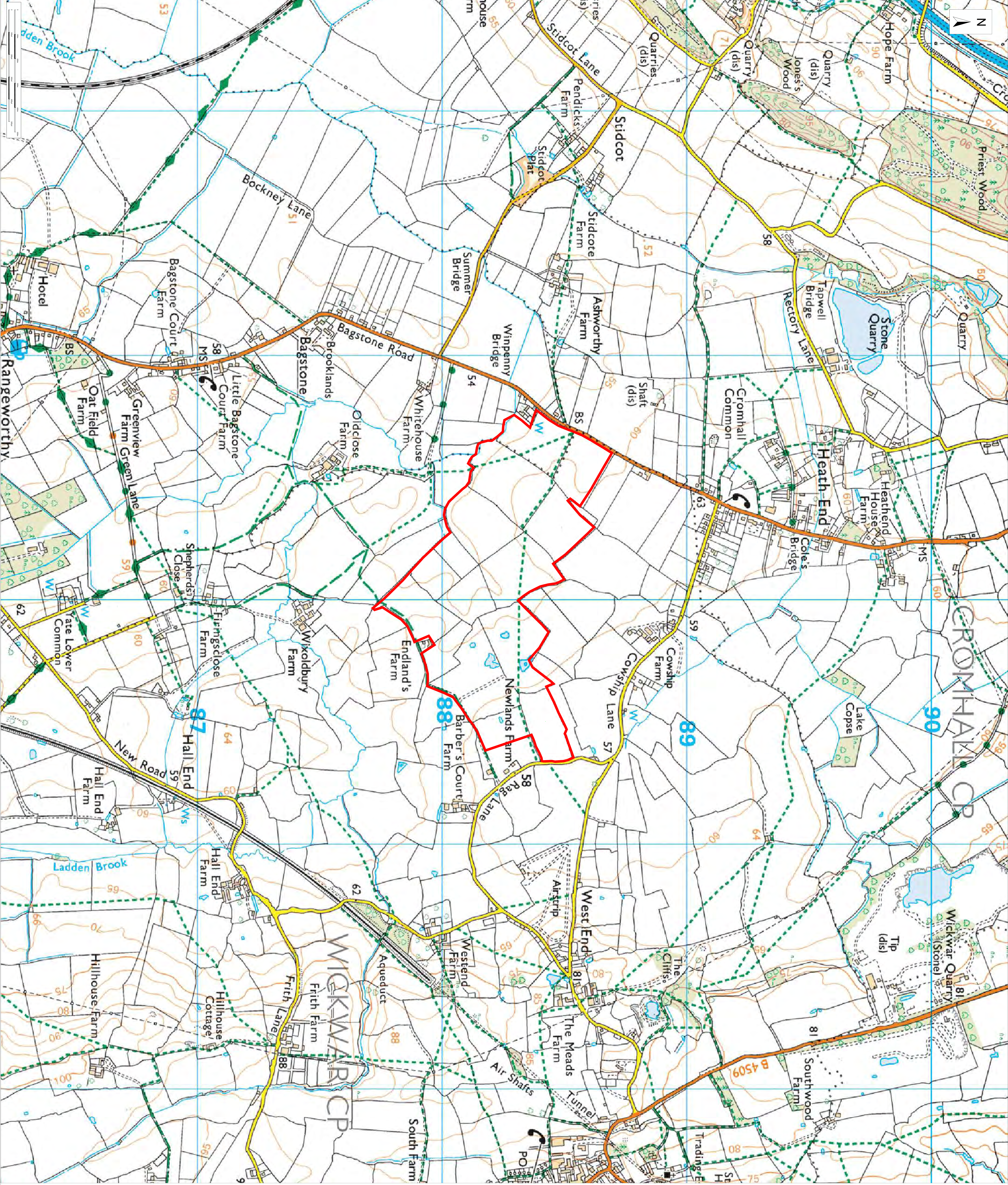
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

South Gloucestershire Council Licence No 100023410, 2008

Figure 27
Area 8
Yate Vale



Appendix 3: Extracts from the planning application documents prepared for the approved solar farm at Newlands Farm, Wickwar (P20/24180/F).



NEWLANDS SOLAR FARM

SITE DATA
 site area: approx. 67 ha (red line boundary)
 coordinates: 51.587N, -2.433W
 altitude: 52-65m

LEGEND
 — site boundary

ENERGISTO Adalstrasse 40 · 68553 Hohenkirchen · Germany
 copyright: ENERGISTO © 2019 · www.energisto.com

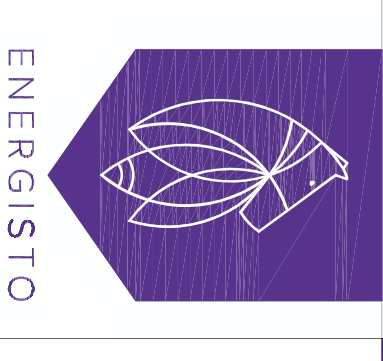
revision	date	drawn	production

SITE LOCATION PLAN			
idb	date	scale	total sheet count
00	24.03.2019	1:5000	00

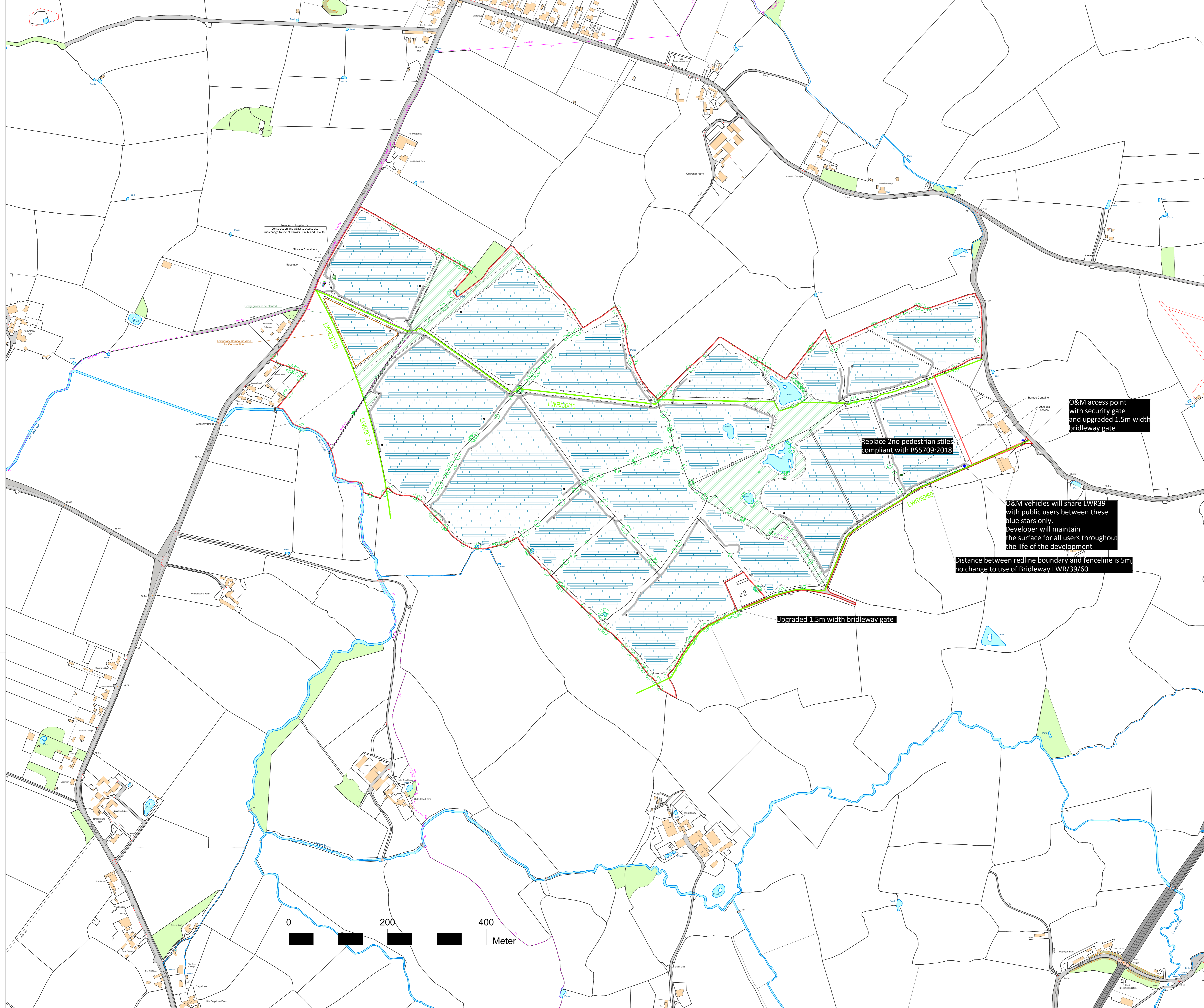
Project ref.			
client	project no.	revision no.	date
Newlands Solar Farm	191000	00	24.03.2019

drawing number			
client	project no.	revision no.	date
20190924_Art_Energisto_gib-loc-plan-00_sit	191000	00	24.03.2019

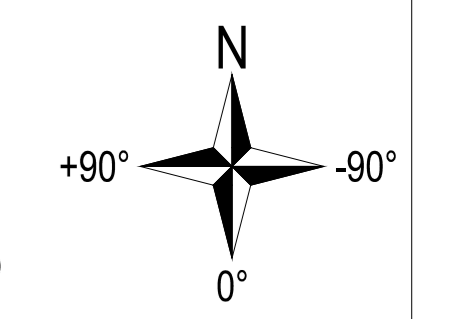
DWG file name: 20190924_Art_Energisto_gib-loc-plan-00_sit



ENERGISTO



Technical Data:	
System type:	Fixed Tilt
Nominal DC-Power:	~49,99 MWp
Nominal AC-Power:	~39,90MW
Maximum AC-Power:	~44,08 MVA
Area (inside fence):	~60 ha
Length of fence:	~14.300 m
Clearance between rows	
min. :	3,00 m
max. :	4,37 m
Field:	all fields
Module tilt angle:	20°
Module orientation (azimuth):	0° south
Module / Type:	DesignModule 450Wp
Size:	2.120 x 1.060 x 50 mm
Quantity:	~111.090
Inverter:	String Inverter
Quantity:	~250
String connection:	16-18 strings with 24/25/26/27 modules
Mounting system:	
Manufacturer:	Zimmermann
Type:	2V - 2 pile



Legend:	
	Module Unit
	Planning boundary area
	fence
	gate (8m wide)
	transformer station (8 pcs)
	storage container
	CCTV Camera Poles (310 pcs and 3,51m high)
	gravel road
	Public right of way
	Trees
	Habitat strip
	Substation

Replace 2no pedestrian stiles compliant with BS5709:2018

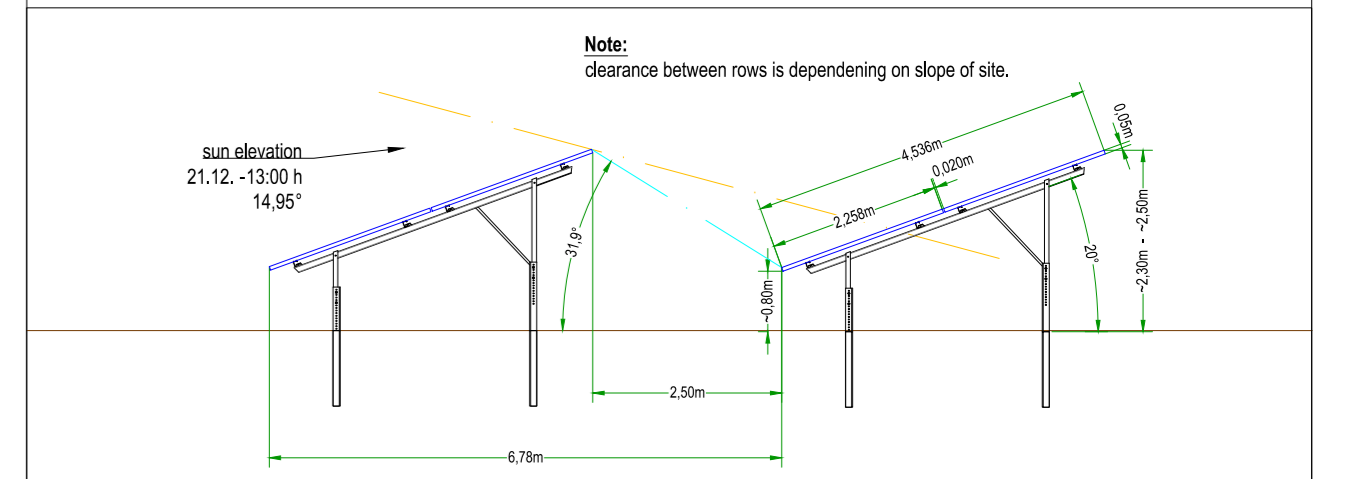
O&M vehicles will share LWR39 with public users between these blue stars only. Developer will maintain the surface for all users throughout the life of the development

Distance between redline boundary and fenceline is 5m, no change to use of Bridleway LWR/39/60

Upgraded 1.5m width brideway gate

O&M access point with security gate and upgraded 1.5m width brideway gate

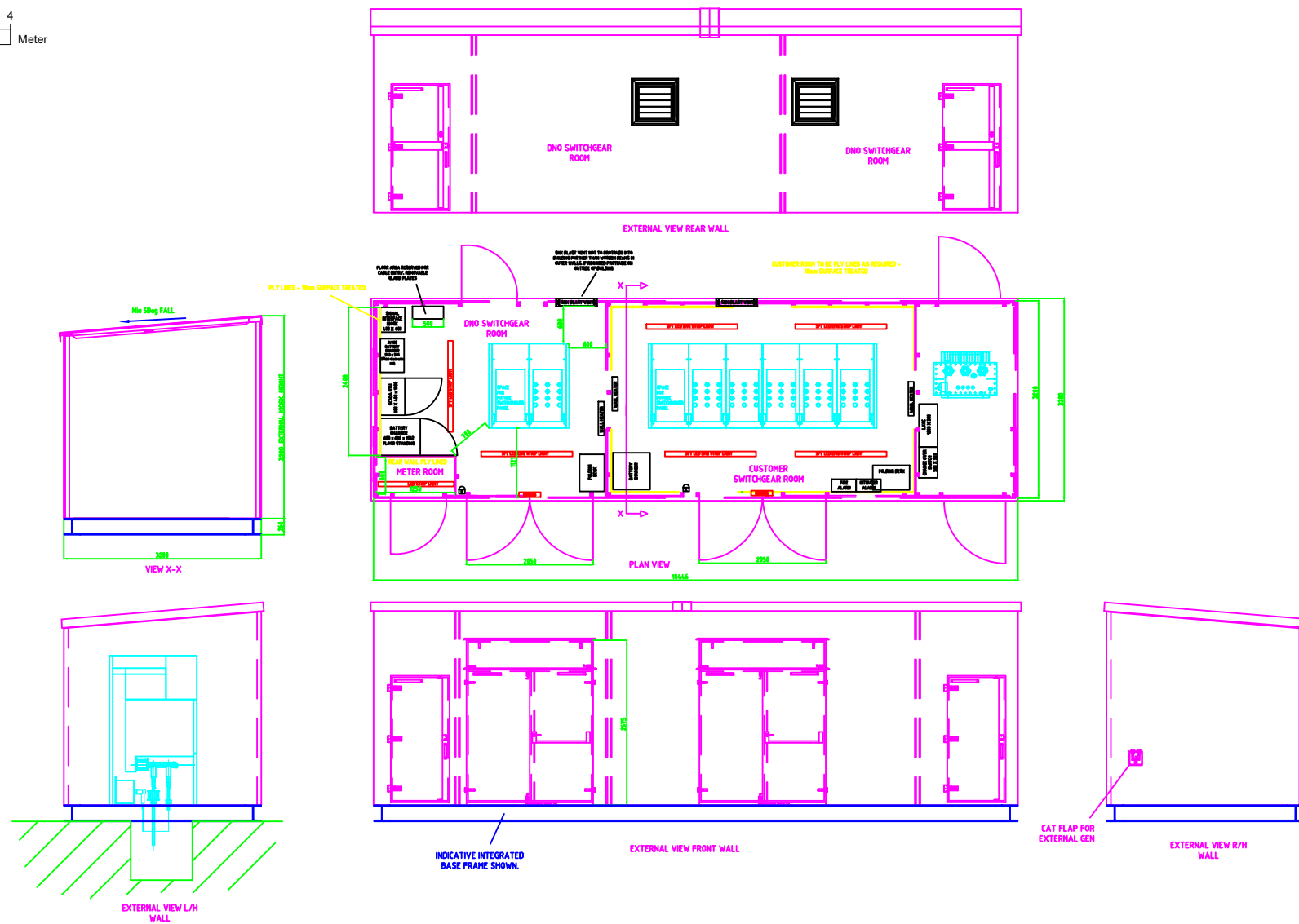
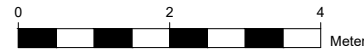
Note:
Layout has to be checked and eventually adapted to local requirements prior construction!



Date	Name	Editor	Modification / Adaptation of the drawing
14.07.2021	sur		Substation, storage containers and transformer station locations in west changed.
22.02.2021	sur		The footpath assessment increased to 15m. Row distance decreased to 2.5m. Pedestrian stiles acc to standards.
15.12.2020	sur		Habitat strip on west of the footpath removed. Gated access with CPS at the motorway added.
30.11.2020	sur		Table cross-section-height updated.
24.11.2020	sur		2 fields in west removed.


Project:	Rag Lane The UK PV Power Plant
Client:	Rag Lane Solar Limited
Scale:	1:2.500
Format:	A0
Permit:	Permit
File Name:	BWre20-RLE_PD.dwg

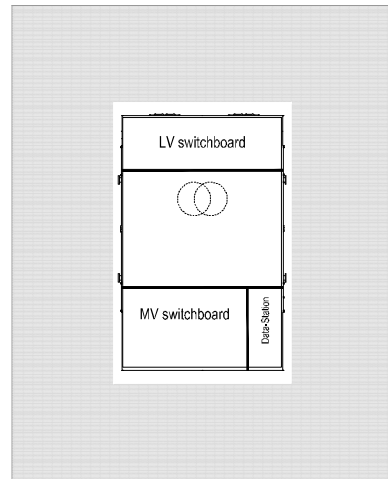
1:100



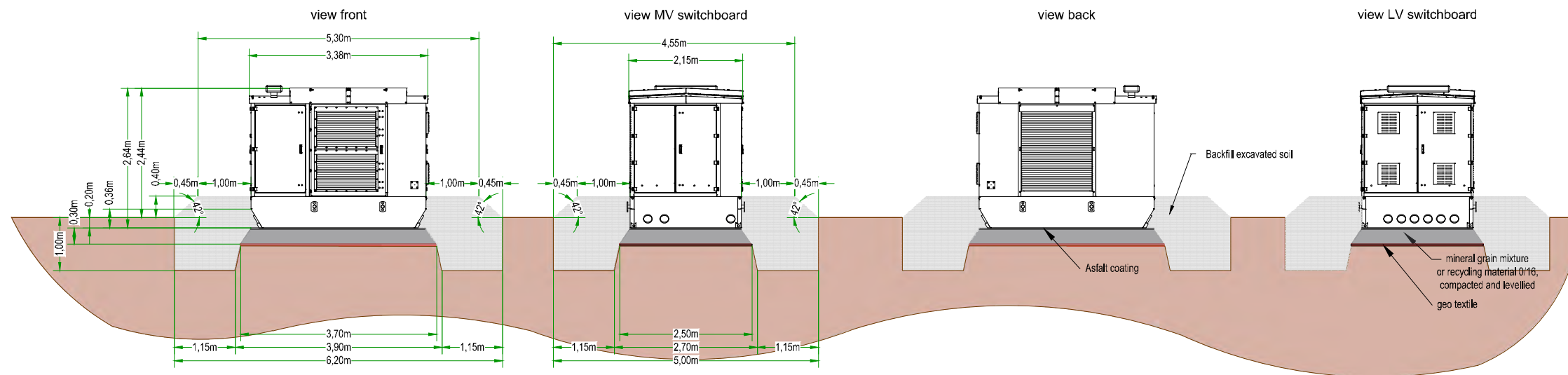
The station doors will be fitted with LPS 1175 SR1 compliant locks.

j			
i			
h			
g			
f			
e			
d			
c			
b			
a	22.02.2021	sur	The standard for the locks stated.
Index	Date	Name Editor	Modification / Adaptation of the drawing

 BayWa r.e. Solar Projects GmbH Arabellastrasse 4 81925 München Telefon +49 89 383932-0 www.baywa-re.com	Project: Rag Lane The UK PV Power Plant									
	Client: Rag Lane Solar Limited									
<table border="1"> <thead> <tr> <th>Date</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>Drawn 24.09.2020</td> <td>sur</td> </tr> <tr> <td>Changed</td> <td></td> </tr> <tr> <td>Checked</td> <td></td> </tr> </tbody> </table>	Date	Name	Drawn 24.09.2020	sur	Changed		Checked		Planning Period: Permit	Scale 1:100
Date	Name									
Drawn 24.09.2020	sur									
Changed										
Checked										
Drawing Title: Substation	Format A3									
File Name: 001-9-6089 R00 - BayWa Substation 1 GA.dwg										



All transformer station doors will be fitted with LPS 1175 SR1 compliant locks.

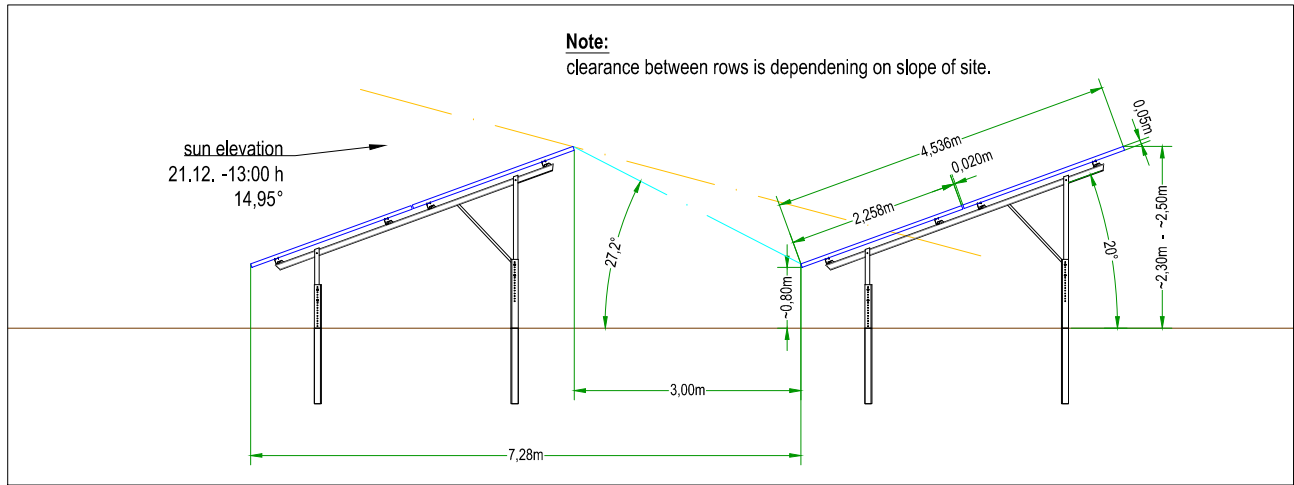


j			
i			
h			
g			
f			
e			
d			
c			
b			
a	22.02.2021	sur	The standard for the locks stated
Index	Date	Name Editor	Modification / Adaptation of the drawing

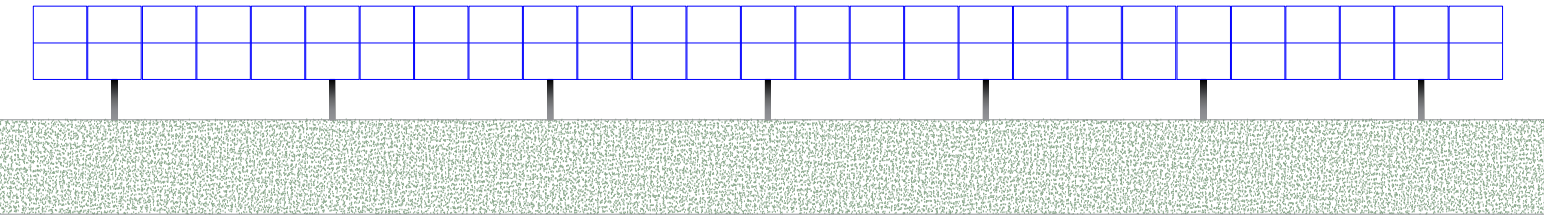
BayWa r.e. BayWa r.e. Solar Projects GmbH
 Arabellastrasse 4 | 81925 München
 Telefon +49 89 383932-0 | www.baywa-re.com

Date:		Name:	
Drawn:	06.10.2020	sur	
Changed:	---	---	
Checked:	---	---	
Drawing Title:	04_detail_transformer station 1_100		
file name:	BWre20-RLE_PD.dwg		

Project:		Rag Lane The UK PV Power Plant	
Client:	Rag Lane Solar Limited	Scale:	1:100
Planning Period:	Permit	Format:	A3



SIDE ELEVATION - 1:100



FRONT ELEVATION - 1:150



BayWa r.e. BayWa r.e. Solar Projects GmbH
 Arabellastrasse 4 | 81925 München
 Telefon +49 89 383932-0 | www.baywa-re.com

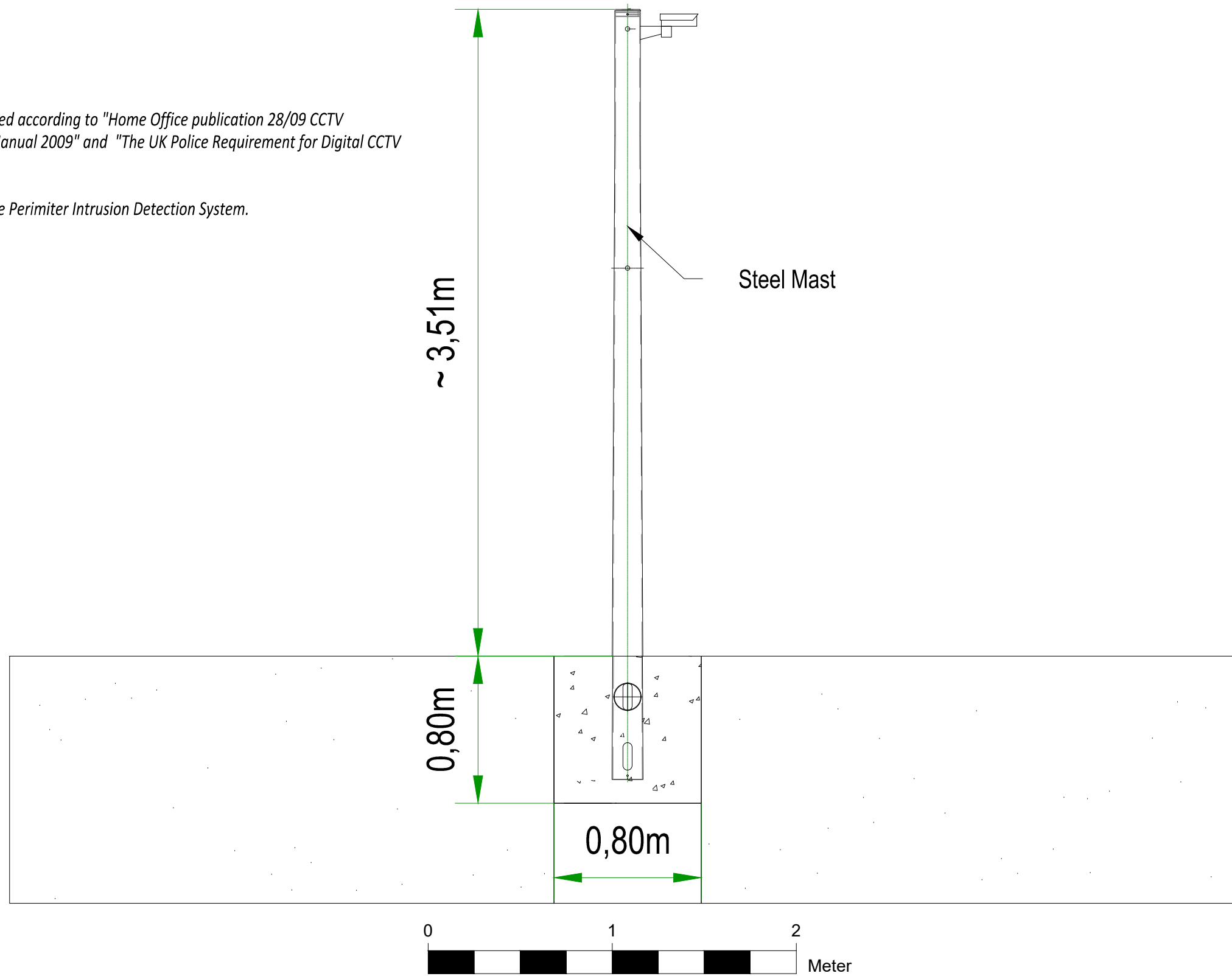
Project: Rag Lane
 The UK
 Ground Mounted PV

	Date:	Name:
Drawn:	06.10.2020	sur
Changed:		
Checked:		
Drawing Title:	02_detail_modul_mounting_1_100	
file name:	BWre20-RLE_PD.dwg	

Client:	Rag Lane Solar Limited	Scale:	1:100
Planning Period:	Permit#	Format:	A4

The CCTV will be implemented according to "Home Office publication 28/09 CCTV Operational Requirement Manual 2009" and "The UK Police Requirement for Digital CCTV Systems 09/05".

The CCTV System will include Perimeter Intrusion Detection System.

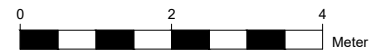
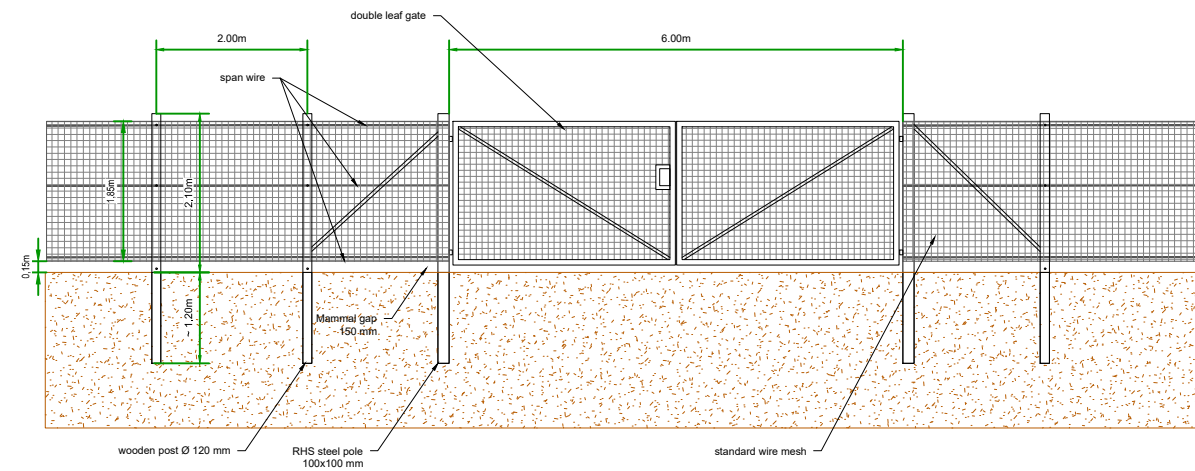



j			
i			
h			
g			
f			
e			
d			
c			
b			
a	22.02.2021	sur	CCTV compliance stated.
Index	Date	Name Editor	Modification / Adaptation of the drawing

BayWa r.e. BayWa r.e. Solar Projects GmbH
 Arabellastrasse 4 | 81925 München
 Telefon +49 89 383932-0 | www.baywa-re.com

Date:	06.10.2020	Name:	sur
Drawn:		Changed:	---
Checked:		Checked:	---
Drawing Title:	10_detail_security camera		
file name:	BWre20-RLE_PD.dwg		

Project:	Rag Lane The UK PV Power Plant	
Client:	Rag Lane Solar Limited	Scale 1:25
Planning Period:	Permit	Format: A3



j				 BayWa r.e. BayWa r.e. Solar Projects GmbH Arabellastrasse 4 81925 München Telefon +49 89 383932-0 www.baywa-re.com	Project: Rag Lane The UK PV Power Plant		
i					Date: 06.10.2020 Name: sur Drawn: 06.10.2020 sur Changed: -- --- Checked: -- ---	Client: Rag Lane Solar Limited	Scale: 1:100
h							
g							
f							
e							
d							
c	11.03.2021	sur	Fence type deer fence removed				
b	22.12.2020	sur	Mammal gap increased to 15cm.				
a	15.12.2020	sur	Mammal gap under the fence inserted.				
Index	Date	Name Editor	Modification / Adaptation of the drawing				

7.0 VISUAL BASELINE

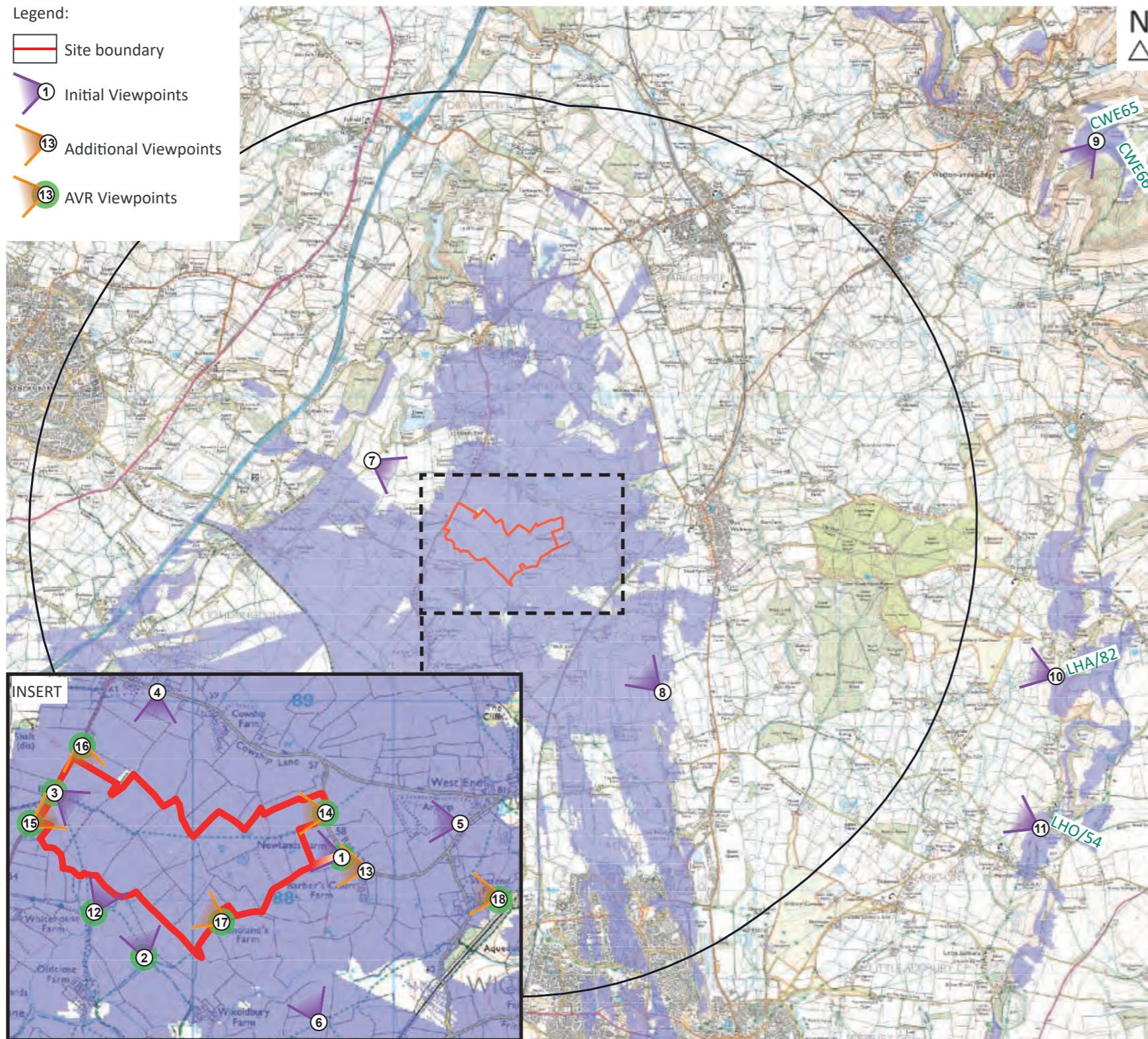


Figure 7 Zone of Theoretical Visibility (ZTV)

Extent of visibility

7.1. Figure 7 shows the theoretical extent to which development on the site is likely to be visible (identified by purple shading). The Zone of Theoretical Visibility (ZTV) is generated from an observer height of 1.7 m (average eye level) and an average target height of 3 m. Multiple targets were placed throughout the site. The ZTV was generated using a computer calculation which cannot take account of all intervening surface features such as trees or hedges. It therefore represents a worse case or precautionary assessment. The ZTV was validated for this assessment by field surveys carried out in April and May 2020 and subsequently in February 2021 which confirmed that the zones as calculated provide a good match with topography, but a precautionary view of inter-visibility. The site was found to be well contained within the wider landscape due to the local topography and layers of intervening vegetation which frequently curtail views.

Representative views

7.2. Eighteen (18) publicly accessible viewpoints (receptors) were selected to provide a representative sample and spread of typical views towards the site, shown on Figure 7. Panoramic photographs are included at Section 12.0. Viewpoints 4, 7 and 8 have been included to demonstrate the contained nature of the site; the site is not visible from these locations due to intervening vegetation and topography. Viewpoints 9, 10 and 11 have been captured from outside the 2km study area but are within the ZTV and have been included to consider potential impacts on the elevated Cotswolds AONB.

7.3. Views 13 through to 18, highlighted in orange, were requested through formal SGC response received in January 2021.

Local views (under 0.5 km)

7.4. Local views can be summarised as those within close proximity of the site or on the edge of the site boundary. Viewpoints 1, 2, 3, 12 and 17 are all captured from PROWs within or close to the site where portions of the site are visible.

7.5. Views 13-16 are captured from the local road network close to or immediately adjacent to the site.

Medium distance views (0.5 – 2km)

7.6. A series of medium distance views from PROWs and cycleways (on road) are represented in Viewpoints 4, 5, 6, 7, 8 and 18. Views of the site are limited and restricted to glimpses between intervening vegetation

Distant views (over 2km)

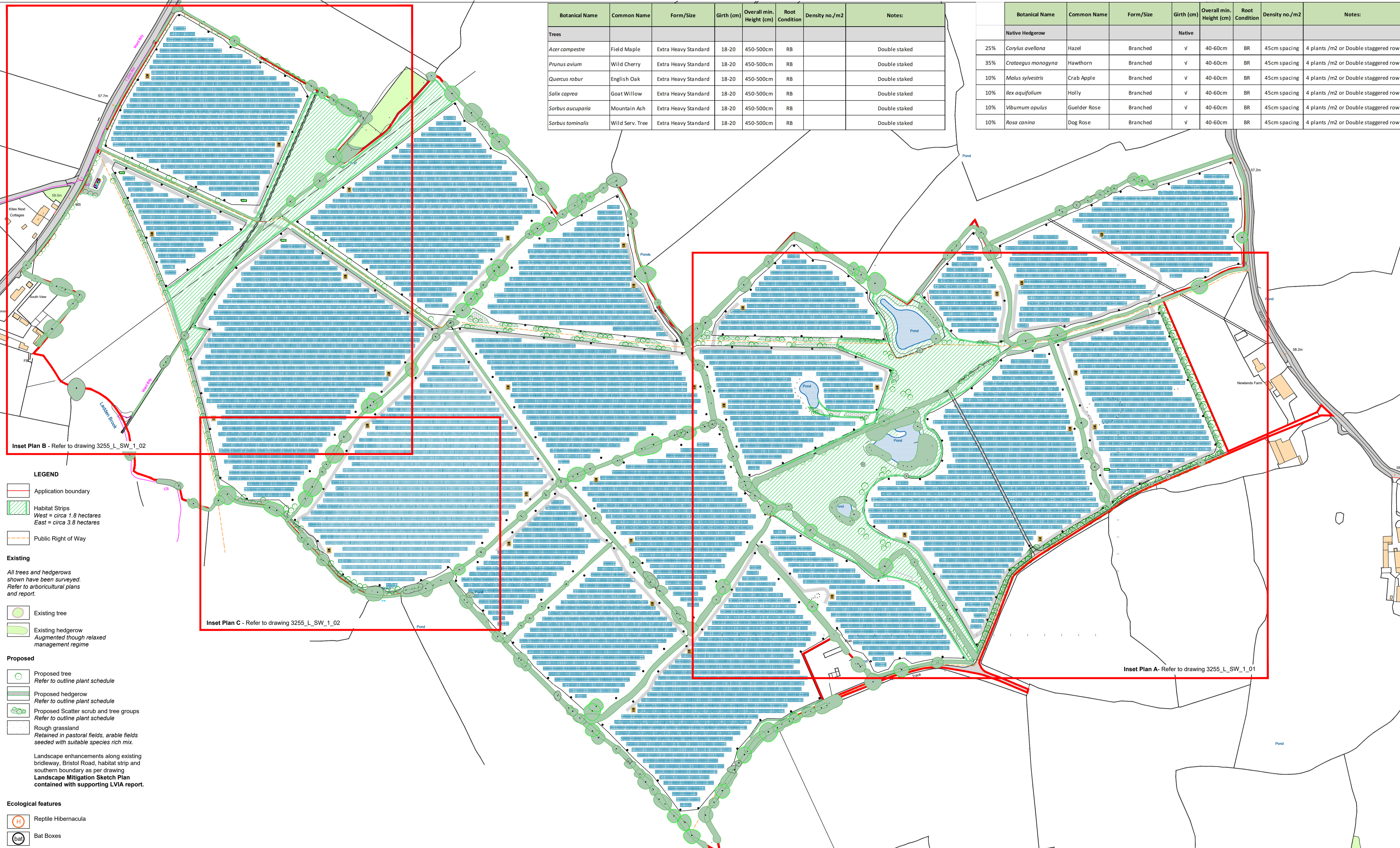
7.7. Views from elevated positions along the route of the Cotswold Way within the escarpment area of the Cotswolds AONB have been captured to assess any possible effects from this national route and designated landscape, Viewpoints 9, 10 and 11.

Private views

7.8. Viewpoints 4, 5, 8, 12, 13, 15 and 16 are captured close to residential dwellings to provide a representative sample of private views. It should be noted that access onto privately owned land is not possible therefore these views were taken close to these properties.

Botanical Name	Common Name	Form/Size	Girth (cm)	Overall min. Height (cm)	Root Condition	Density no./m2	Notes:
Trees							
<i>Acer campestre</i>	Field Maple	Extra Heavy Standard	18-20	450-500cm	RB		Double staked
<i>Prunus avium</i>	Wild Cherry	Extra Heavy Standard	18-20	450-500cm	RB		Double staked
<i>Quercus robur</i>	English Oak	Extra Heavy Standard	18-20	450-500cm	RB		Double staked
<i>Salix caprea</i>	Goat Willow	Extra Heavy Standard	18-20	450-500cm	RB		Double staked
<i>Sorbus aucuparia</i>	Mountain Ash	Extra Heavy Standard	18-20	450-500cm	RB		Double staked
<i>Sorbus torminalis</i>	Wild Serv. Tree	Extra Heavy Standard	18-20	450-500cm	RB		Double staked

Botanical Name	Common Name	Form/Size	Girth (cm)	Overall min. Height (cm)	Root Condition	Density no./m2	Notes:
Native Hedgerow							
25%	<i>Corylus avellana</i>	Hazel	Branched	✓	40-60cm	BR	45cm spacing 4 plants /m2 or Double staggered row
35%	<i>Crataegus monogyna</i>	Hawthorn	Branched	✓	40-60cm	BR	45cm spacing 4 plants /m2 or Double staggered row
10%	<i>Malus sylvestris</i>	Crab Apple	Branched	✓	40-60cm	BR	45cm spacing 4 plants /m2 or Double staggered row
10%	<i>Ilex aquifolium</i>	Holly	Branched	✓	40-60cm	BR	45cm spacing 4 plants /m2 or Double staggered row
10%	<i>Viburnum opulus</i>	Guelder Rose	Branched	✓	40-60cm	BR	45cm spacing 4 plants /m2 or Double staggered row
10%	<i>Rosa canina</i>	Dog Rose	Branched	✓	40-60cm	BR	45cm spacing 4 plants /m2 or Double staggered row



Inset Plan B - Refer to drawing 3255_L_SW_1_02

Inset Plan C - Refer to drawing 3255_L_SW_1_02

Inset Plan A - Refer to drawing 3255_L_SW_1_01

LEGEND

- Application boundary
- Habitat Strips
West = circa 1.8 hectares
East = circa 3.8 hectares
- Public Right of Way

Existing

All trees and hedgerows shown have been surveyed. Refer to arboricultural plans and report.

- Existing tree
- Existing hedgerow
Augmented though relaxed management regime

Proposed

- Proposed tree
Refer to outline plant schedule
- Proposed hedgerow
Refer to outline plant schedule
- Proposed Scatter scrub and tree groups
Refer to outline plant schedule
- Rough grassland
Retained in pastoral fields, arable fields seeded with suitable species rich mix.

Landscape enhancements along existing bridleway, Bristol Road, habitat strip and southern boundary as per drawing Landscape Mitigation Sketch Plan contained with supporting LVIA report.

Ecological features

- Reptile Hibernacula
- Bat Boxes
- Bird Boxes

Reproduced with the permission of the controller of her Majesty's Stationery Office. © Crown Copyright - Licence No. AR100017235

GENERAL NOTES:

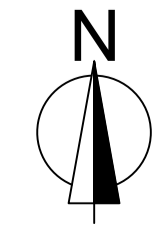
- ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO CONSTRUCTION WORK COMMENCING.
- ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S AND ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATION.
- ANY DISCREPANCY CONCERNING THE DRAWINGS SHOULD BE REFERRED TO THE CA IMMEDIATELY.
- ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL LEVELS IN METRES.
- DO NOT SCALE OFF THIS DRAWING.
- EXISTING SERVICE ALIGNMENTS SHALL BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORK COMMENCING.

DRAWING NOTES:

To be read in conjunction with drawings:

- Landscape Mitigation Sketch Plan (contained within the LVIA)
- 3255_L_SW_1_01 Landscape Masterplan Inset Plan A
- 3255_L_SW_1_02 Landscape Masterplan Inset Plan B & C

Rev.	Date:	Description:	Drawn	Ch'd
A	10.08.20	Ecological features added	NH	JS
B	28.09.20	Updated base layout	JS	GM
C	01.10.20	Revised habitat edge - ponds shown	JS	GM
D	07.12.20	Revised layout - western area inc. mitigation	JS	JH
E	14.12.20	Revised hatch to southern fields	JS	JH
F	15.12.20	Revised extent of western habitat strip	JS	JH
G	24.03.21	Revised arrangement allowing for additional planting along PRow. Sycamore replaced by Wild Service Tree.	JS	JH
H	07.04.21	Hedge close to Englands Farm	JH	JS



Environmental Planning EIA Landscape Architecture Ecology

THE Landmark PRACTICE

Hope Chapel House
Hope Chapel Hill
Hotwells
Bristol BS8 4ND
United Kingdom

Tel: +44 (0)117 923 0455
enquiries@thelandmarkpractice.com
www.thelandmarkpractice.com

CLIENT
RAGLANE_SOLAR_LTD

PROJECT
NEWLANDS_FARM

TITLE
LANDSCAPE_MASTERPLAN

Status: PLANNING	Drawn: JH	Checked: JS
Scale: 1:2000@A1	Date: 06/08/2020	Approved: AS
Drawing Number: 3255_L_SW_0_01	Rev: H	

S:\PROJECTS\3250 - 3299\3255 - Land at Newlands Farm\3 GRAPHICS\CAD\PILOT FILES