

- The level of effect during occupation will be **minor adverse**. The completed development will have a localised effect on users of the footpath where there will be an increase in residential dwellings adjacent to the existing settlement edge of Long Ashton. The introduction of residential development at the settlement edge is not uncharacteristic of the landscape and due to existing intervening vegetation would cause limited visual intrusion. The proposed allotments and rose garden to the northern extent of the site would also help filter and soften the visual appearance of the development when viewed from the north.

5.12. Recreational users of the footpath to the north of the site along LA12/29/10 (Viewpoint 3):

- **High** sensitivity as recreational users of the route have their attention focused on the landscape and their surroundings. The location of this footpath is approximately 2m to the north of the site with direct views into the site between existing hedgerow.
- Magnitude of change during construction will be **temporary, moderate adverse** this is due to the proximity of the visual receptor to the construction activity. Users of footpath LA12/29/10 would view the site from the junction of the footpath and Warren Lane. The construction activity will also include the removal of a small section of hedgerow to the north to enable the continuation of the footpath into the site. This will enable direct views into the site with clear visibility of construction activity.
- Magnitude of change at the occupation phase will be **permanent, low adverse**. There will be noticeable alterations to key elements of the baseline view which will be permanent in nature. These alterations include the removal of a small section of hedgerow to the north of the site and the introduction of permanent views to the proposed allotments, rose garden and residential properties within the northern extent of the site. However, the implementation of the proposal will bring development closer to the receptor but will not introduce incongruent features into the view. The development is not uncharacteristic, would be filtered by existing vegetation and form a small part of the views experienced
- The level of effect during construction will be **temporary, moderate adverse** as the development will result in the loss of arable land to residential at the settlement edge of Long Ashton. There will also be the partial removal of hedgerow to the north of the site to enable the continuation of the footpath into the site. The development would be clearly visible but affecting only a localised part of the footpath route.
- The level of effect during occupation will be **moderate to minor adverse**. The completed development would result in minor loss to existing elements of the landscape and view experienced. The introduction of residential dwellings to the west of the existing settlement edge of Long Ashton will not be uncharacteristic. Due the retained vegetation to the east of the site and proposed enhancements the development would cause limited visual intrusion along the majority of the footpath.

5.13. Residents along the Long Ashton settlement edge, particularly along Warren Lane to the east. It is not possible to take the views experienced from within private residences, and as a result, viewpoint locations are not provided:

- Residents with ground floor views of the site during daylight hours (less than 5 dwellings on elevated ground to the north of Warren Lane, over 10 metres away from the site's eastern boundary) will have **high** sensitivity to residential development on the site. Residents with views from first floor windows that are unoccupied during daylight hours (approximately 10 dwellings along Warren Lane) will have **medium** sensitivity to residential development on

the site. It is important to note that the residents overlooking the site from this location are limited to those set back over 10 metres from the site's eastern boundary, of which there are approximately 10 dwellings. These dwellings are of a mixed orientation, most of which do not look directly over the site from their principal elevations. They include residential gardens with a variety of evergreen and deciduous tree and shrub planting which assist in filtering views from this location. The existing vegetation along the eastern boundary of the site (as shown on TG Plan 1478_P10b) comprises a 2.5-metre-high hedgerow of moderate value and several trees which will also obscure views of the site from this location.

- Magnitude of change during construction will be **temporary, moderate adverse** on the basis that construction activities will be noticeable for some residence and partially screened or all together not visible for others. The construction activity and change experienced is likely to be short term.
- Magnitude of change at the occupation phase will be **permanent, moderate to low adverse** depending on whether the receptor experienced changes in views from both ground floor and first floor views or just first floor views.
- The level of effect during construction will **temporary, moderate adverse** as the development will result in the loss of arable land to residential at the settlement edge of Long Ashton. Despite being set back beyond existing hedgerow boundary the construction activity has the potential to be visible to a low number of receptors along Warren Lane.
- The level of effect during occupation will be **moderate adverse** as upon completion of the proposal, views of the site will change from filtered views of an arable field to filtered views of residential built form set beyond the existing hedgerow boundary and proposed ecological/wildlife corridor to the east of the site. Although the setting back of development from the ecological/wildlife corridor will allow for the retention of a degree of openness and limit overlooking, the development will result in the loss of the existing filtered views of an open agricultural field to residential development.

5.14. Recreational users along Weston Road to the south (Viewpoints 6 and 8):

- **Medium** sensitivity as recreational users of the route have their attention focused on the landscape and their surroundings. The location of these receptors is approximately 1m and 130m respectively to the south of the site.
- Magnitude of change during construction will be **temporary, high to moderate adverse** given the proximity of the visual receptor to the construction activity. Users of the pedestrian footpath to the north side of Weston Road are considered to experience a high magnitude of change as users of the footpath would experience direct open views of the construction activity on site. Whilst users of the pedestrian footpath to the south side of Weston Road are considered to experience a moderate change. This is also on the basis of the movement of traffic along Weston Road disrupting and filtering views and distance from the on-site construction activity.
- Magnitude of change at the occupation phase will be **permanent, moderate adverse**. There will be noticeable alterations to key elements of the baseline view which will be permanent in nature. These alterations include two breaks along the southern boundary wall to provide vehicular and pedestrian access to the site off Weston Road and the loss of arable land to residential development adjacent to the western settlement edge of Long Ashton. Whilst the proposal will be noticeable given the location of the site there would be a minor

alteration to the baseline views already experienced. The proposal would not alter the wider view of the settlement edge and nearby uses.

- The level of effect during construction will be **temporary, moderate to minor adverse** as the construction activities would be visible but would only affect a localised part of the footpaths along Weston Road and would be viewed in the context of the existing settlement edge to the west of Long Ashton.
- The level of effect during occupation will be **minor adverse**. The completed development would have a localised effect on the users of the footpaths along Weston Road. Given the edge of settlement nature of the view experienced and that the proposal will introduce characteristic features of the surrounding landscape it is considered that the proposal would cause limited visual intrusion in the long term.

5.15. Motorists along Weston Road to the south:

- **Low** sensitivity on the basis that motorist's attention should be focussed on the road ahead owing to traffic conditions, and not on the context or composition of views.
- Magnitude of change during construction will be **temporary, moderate adverse**. The site and the construction activities would be viewed within close proximity to the site, albeit set back behind the existing stone wall boundary to the south of the site. The construction activity is going to require the removal of part of the boundary wall to enable vehicular and pedestrian access into the site but is viewed with the existing settlement edge at the west of Long Ashton in view. The views of construction activity would be fleeting and short in nature as motorists travel past the frontage of the site in either an easterly or western direction.
- Magnitude of change at the occupation phase will be **permanent, moderate to minor adverse** on the basis that the proposal will be noticeable, albeit a minor alteration to the baseline view with the continuation of residential development along Weston Road. The geographical extent of the change is contained to within the existing field boundary and will not be visible in short distance views within close proximity to the site.
- The level of effect during construction will be **temporary, minor adverse**. The construction activities will cause limited visual intrusion for transient views from these users for the most part. However, the effect overall is still considered to be temporary minor adverse to account for the potential presence of tall construction machinery, and the movement of construction machinery in, within and out of the site.
- The level of effect during occupation will be **minor adverse**. The completed development would result in localised effects on motorists within close proximity to the site. The completed development would be viewed in passing and would reflect the existing built context experienced at the western settlement edge of Long Ashton. The residential nature of the proposal is not uncharacteristic of the surrounding landscape and would cause limited visual intrusion in the long term.

5.16. Recreational users of the footpath to the south east of the site along LA12/7/30 (Viewpoint 9) and the Monarch's Way:

- **High sensitivity** as recreational users of the route have their attention focused on the landscape and their surroundings. The location of this receptor is approximately 1.13km to the south east of the site. The distant view crosses fields in the foreground before reaching the

settlement of Long Ashton which is nestled in valley with fields and woodland on the adjacent skyline.

- Magnitude of change during construction will be **temporary, low adverse** due to the distance from the site and the construction activity being viewed in the context of the nestled settlement within a localised valley. Existing built form partially screens views of the site and given the short-term nature of the construction activity and the long-distance nature of the view there would be a minor alteration to the baseline view as a result of construction activity.
- Magnitude of change at the occupation phase will be **permanent, low adverse**. Similarly, this is on the basis of the distance from site, the built context in front of the site and the residential development being viewed in relation to the existing settlement to the west and south of the site. The magnitude of change would result in a minor alteration to the baseline view.
- The level of effect during construction will be **temporary and negligible** in nature. The construction activity would cause very limited change to the view and creates no significant effect. The construction activity is considered to create neither an adverse nor beneficial change to this visual receptor.
- The level of effect during occupation will be **negligible**. Upon completion, views of the site will change from arable grassland set beyond existing vegetation and built form, to a continuation of the existing developed settlement edge along Weston Road. The new residential development would be in context with the existing built form to the south and east and would not appear as an incongruent landscape feature due to the presence of existing built form within the panoramic landscape. The development would not affect the characteristic woodland ridges to the north of the site. The development would be interspersed with vegetation which would break up the built form and soften its appearance within existing boundary vegetation to the east and north and new boundary vegetation to the west. The proposal does not alter the composition of the view and is viewed amongst existing vegetation and existing development and therefore is considered create neither an adverse nor beneficial change to this visual receptor.

5.17. Recreational users of the footpath to the south of the site along LA13/27/10 (Viewpoint 10):

- **High** sensitivity as recreational users of the route have their attention focused on the landscape and their surroundings. The location of this receptor is approximately 305m from the site. The foreground of the view comprises pasture field with vegetation in the valley before adjacent fields rise out of the valley with a woodland skyline visible on the adjacent skyline.
- Magnitude of change during construction will be **temporary, low adverse**. Due to the distance from site and the intervening vegetation filtering views of the site there will be minor (if any) alteration to the baseline view as a result of the construction activity on site. It would only be possible to view the northern extent of the site during winter months as demonstrated in Photoviewpoint 10.
- Magnitude of change at the occupation phase will be **permanent, low adverse** on the basis that the proposal is filtered by vegetation and the northern part of the site will include allotments and access to the PRoW network to the north of the site. Therefore, there will be minor (if any) alterations to the baseline view.

- The level of effect during construction will be **temporary and minor adverse to negligible**. The construction activity would be cause very limited changes to the view and would not result in any significant effects to the receptor due distance from the site and intervening vegetation restricting views of construction activity. If any visual intrusion is incurred, it would be construction activity to the very northern extent of the site or the filtered view of rooftops beyond the existing vegetation.
- The level of effect during occupation will be **minor adverse to negligible**. It may be possible for filtered views of rooftops of new residential properties beyond the intervening vegetation during Winter months. However, it is most likely that during summer months the intervening vegetation would restrict views and as a result the development would cause limited change to the existing views and create no significant effects to this receptor.

5.18. Recreational users of footpath to the south west of the site along LA3/6/20 (Viewpoint 11):

- **High** sensitivity as recreational users of the route have their attention focused on the landscape and their surroundings. The location of this receptor is approximately 1.423km from the site.
- Magnitude of change during construction will be **temporary, low adverse to negligible** as the site is viewed from a distance and appears as a very small part of a wider panoramic views. Due to the distance from the site, the vegetation along the field boundary immediately in front of the path and if viewed in summer months, there is potential for vegetation growth to restrict views of construction activity completely from this location.
- Magnitude of change at the occupation phase will be **permanent, low adverse to negligible** as the site is viewed from a distance and appears as a very small part of a wider panoramic views with the potential for vegetation to restrict views during summer months.
- The level of effect during construction will be **negligible** as the development would be barely discernible in views and would be perceived as a background component or subservient to other elements within views from this receptor group. It is likely that during summer months the site would not be visible due to distance from the site vegetation growth prohibiting views.
- The level of effect during occupation will be **negligible** as the development would cause limited (if any) change to the views and would create no significant effects. The development would create neither adverse or beneficial change to the visual receptor due to the distance from the site, and the proposal being viewed as a very small part of the existing settlement edge to the west of Long Ashton. It is likely that during summer months the site would not be visible due to distance from the site vegetation growth prohibiting views.

5.19. Recreational users of the footpath to the south west of the site along LA3/6/20 (Viewpoint 12):

- **High** sensitivity as recreational users of the route have their attention focused on the landscape and their surroundings. The location of this receptor is approximately 1.83km from the site with the site forming a discernible element of a much wider panoramic view.
- Magnitude of change during construction will be **temporary, low adverse to negligible** as the site is viewed from a distance and appears as a very small part of a wider panoramic views. Due to the distance from the site, and if viewed in summer months, there is potential for vegetation growth to restrict views of construction activity completely from this location.

- Magnitude of change at the occupation phase will be **permanent, low adverse to negligible** as the site is viewed from a distance and appears as a very small part of a wider panoramic views.
- The level of effect during construction will be **negligible** as the development would be barely discernible in views and would be perceived as a background component or subservient to other elements within views from this receptor group. It is likely that during summer months the site would not be visible due to distance from the site vegetation growth prohibiting views.
- The level of effect during occupation will be **negligible** as the development would cause limited (if any) change to the views and creates no significant effects. The development would create neither adverse or beneficial change to the visual receptor due to the distance from the site, and the proposal being viewed as a very small part of the existing settlement edge to the west of Long Ashton. It is likely that during summer months the site would not be visible due to distance from the site vegetation growth prohibiting views.

5.20. Agricultural workers in the adjacent fields to the north and west and workers within fields to south west of the site on the opposite side of Weston Road:

- **Low** sensitivity.
- Magnitude of change during construction will be **temporary, moderate to low adverse** depending upon the proximity of the receptor. Typically, the site will be viewed beyond existing vegetation, however agricultural workers on the land immediately adjoining the western boundary of the site would experience a noticeable change during the construction activity albeit short term in nature.
- Magnitude of change at the occupation phase will be **permanent, low adverse** this is based on the basis that the proposed treatment of the western boundary will, once established, reflect the existing settlement edge experienced to the west of Long Ashton. The proposal would not introduce uncharacteristic or incongruent features into views, nor would it alter the composition of the views already experienced by this receptor group.
- The level of effect during construction will be **temporary, minor adverse** as it would result in the permanent loss of the arable field, but the topography will be unchanged. The other landscape features, namely boundary vegetation to the east and north, will be retained and enhanced and new tree planting along the western boundary and throughout the proposal will soften the appearance of the new settlement edge and break up and filter the roofscape of the site. The development will reflect the existing settlement edge and would cause limited visual intrusion to the receptor group.
- The level of effect during occupation will be **minor adverse to negligible** depending upon the proximity of the receptor to the site. The nature of development with the proposed planting to the western boundary will reflect the existing settlement edge and would cause limited visual intrusion to the receptor group.

Policy Compliance

5.21. The site is located in a protected area, in both a Green Belt and Scheduled Ancient Monument, as outlined by national policy paragraph 11 and footnote 6. This position is reflected at a local level on NSC adopted proposals map. The principle of development in the Green Belt and within the

SAM is addressed in the accompanying Planning, Design and Access Statement and Cotswold Archaeology Heritage Report and does not form part of this assessment.

- 5.22. It is important to consider that whilst the site is located in a protected area that it is not the subject of a landscape designation at an international, national or local level. The site is not located in a valued landscape as identified by paragraph 170 of national policy. As previously outlined, there is no definition of what constitutes a valued landscape within national or local policy. The value of the landscape is therefore subjective and relative to the sensitivity of the landscape and other features addressed in Section 3 of this report. As demonstrated within this assessment the value of the site is considered ordinary and valued no higher than of local importance.
- 5.23. Whilst located outside, but adjacent to, the western settlement boundary extents of Long Ashton the location of the proposal adjacent to the settlement edge is considered a logical location for development in protecting the wider countryside and Green Belt from inappropriate development in accordance with paragraph 117 of national policy. Furthermore, new development adjoining the settlement edge of service villages such as Long Ashton will be supported where it enhances the overall sustainability of the village and addresses relevant criteria outlined in Policy CS32.
- 5.24. Accordingly, this assessment has regard to the landscape character and the supporting evidence base as required by both national and local policies CS5, CS12 and Policy DM10. It is considered that the landscape-led design process which has responded positively to pre-application advice has resulted in a proposal that responds to the local character and will reinforce local distinctiveness and can be assimilated with the village in accordance with Policy CS32. The scheme respects the tranquillity of the area by setting the proposed residential development back from Weston Road by approximately 25 to 30 metres using a large area of open space and tree planting along the southern and western boundary. This provides a sensitive approach when travelling into Long Ashton along Weston Road and provides an abundance of tree and hedgerow planting in this area to retain the rural context to the west of the site. The proposed scheme delivers a mixed density of residential development adjacent to an existing settlement (not in the open countryside) whilst respecting the extent of the existing settlement edge of Long Ashton.
- 5.25. The proposal does include appropriate landscaping and boundary treatments to the scheme to assist in assimilating the proposal into its local context and have regard to the character of the landscape including providing development within the existing field pattern. Despite the loss of arable land to residential development, the proposal does conserve and enhance existing vegetation along Warren Lane, apart from the removal of a small section of hedgerow to the north east to enable the existing PRoW network to connect into the site. The existing hedgerow and trees to the east of the site will be retained and protected during construction in accordance with Policies DM9, ENV2 and DM10. The proposal will also include two breaks to the wall along the southern boundary to allow vehicular and pedestrian access. The proposal will not affect the landscape or ecological value of Ashton Hill Plantation (including George's Hill Plantation) and Fenn's Wood along the top of the valley to the north of the site in accordance with neighbourhood Policy ENV5.
- 5.26. In addition to the retention of existing hedgerow and trees, the proposal includes new hedgerow and tree planting along the western boundary of the site to soften the edge of development and to reflect the existing settlement edge to Long Ashton. The western boundary will form an important defensible boundary which will not only form the new settlement edge but direct interface with the countryside and Green Belt to the west. Accordingly, new tree planting is to include native species of local origin where possible. The proposal retains and enhances the PRoW to the north of the site in accordance with paragraph 98 of national policy and relevant local policies, namely neighbourhood plan policy ENV3 together with GI policies. The proposal also enables pedestrian

access through the site from the north, continuing LA12/29/10 down through the site to Weston Road to the south. The proposal therefore allows public access to and from the site and adjacent countryside by enhancing the existing PRow network.

- 5.27. In light of the above, it is considered that the existing GI network is safeguarded, improved and enhanced where possible in accordance with local policies CS9 and DM19. The proposal includes the provision of allotments to the north of the site which enhances the provision of GI provision within the site and is in accordance with neighbourhood plan policy LC6.
- 5.28. In addition to the aforementioned policies, there is a high-quality design standard which is a requirement of the proposal. Whilst this will mainly be addressed in the accompanying Design and Access Statement (DAS) it is important to recognise that the proposal is sensitive to the existing local character and has through a landscape led approach delivered a scheme that is based on a thorough site appraisal and results in a well thought out design. The proposed landscape strategy is considered to be appropriate to the residential use on site and location at the settlement edge of Long Ashton. From a landscape and visual perspective, the proposal does deliver a high-quality landscape led design in accordance with the requirements of Policies CS12 and DM32.

Section 6: Conclusions

- 6.1 In considering the landscape and visual effect of development it is important to recognise that change to an undeveloped (greenfield) site, such as the site, will result in landscape and visual effects. However, the extent of these effects should be considered within the local context and the degree of conformance the proposal has with their surroundings. In addition, the effects need to be put into the planning balance with all other economic, social and environmental effects of the development.
- 6.2 The site is located in a protected area as it is within the North Somerset Green Belt and Scheduled Ancient Monument (SAM). Despite the site's location within these protected areas, the site is not subject of a landscape designation at an international, national or local level. The site and its immediate environs do not represent 'a valued landscape' in the context of paragraph 170 of the NPPF. In order to determine whether the landscape of the site itself and its immediate surroundings are valued, the GLVIA3 approach has been adopted within this LVIA. This has demonstrated the key elements related to the site itself and immediate surroundings is an ordinary landscape and valued no higher than of local importance.
- 6.3 The site is located outside, but adjacent to, the western settlement boundary extents of Long Ashton. The location of the proposal adjacent to the settlement edge is considered a logical location for development in protecting the wider countryside and Green Belt from inappropriate development. The new western boundary is considered to an important feature of the scheme. Once established it will form a defensible boundary and new settlement edge to the west of Long Ashton. As a new defensible boundary, it will protect the wider countryside from future development and be an interface to the adjacent North Somerset Green Belt.
- 6.4 New development adjoining the settlement edge of service villages such as Long Ashton, is supported where it enhances the overall sustainability of the village as set out in local policy. The proposal has been landscape led, it has responded positively to pre-application advice and as demonstrated throughout the assessment has followed the landscape recommendations that were originally set out in the Initial Landscape Strategy Plan and reflected in the Proposed Site Layout Plan and Proposed Landscape Strategy which form a part of the application.
- 6.5 The proposal is considered to result in a number of benefits which include:
- A landscape led proposal which has responded positively to the Council's pre-application advice and considered landscape character and visual amenity from an early stage.
 - The delivery of residential development within an existing field on land adjacent to the settlement edge of Long Ashton, protecting the wider countryside and North Somerset Green Belt from built development. Whilst also continuing the existing settlement pattern along the Weston Road and at the foot of the escarpment ridge.
 - The delivery of 35 residential dwellings at a maximum height of two and half storeys to reflect the existing built context and designed to a high standard according with landscape character and visual requirements.
 - The retention and enhancement of existing vegetation along the eastern boundary of the site along Warren lane to strengthen existing landscape character features, maintain existing habitat for bats and protect existing residential amenity of residents along the existing settlement edge.

- A new defensible western boundary which will include hedgerow with trees that reflects the local landscape character. Once established, it will become the new settlement edge, interface with the adjacent countryside and North Somerset Green Belt whilst reflecting the existing settlement edge boundary at the west of Long Ashton.
- The provision of landscaping and tree planting throughout the proposal will soften the appearance of the new settlement edge and break up and filter of the roofscape of the site.
- Green Infrastructure improvements on site and connecting to the existing GI network in the locality.
- PRow enhancements, connecting public footpath LA12/29/10 to the site to allow ease of access for residents to the adjacent PRow network and adjacent countryside.
- Recreational enhancements through the provision of public open space, allotments, a rose garden and connectivity to the PRow network and Weston Road which are not currently available as a result of the land currently being in private ownership.

6.6 In terms of landscape effects, there will be adverse effects as a result of the proposed development which are inevitable when developing a greenfield site. The level of effect during occupation on the LCA's J5 Land Yeo and Kenn Rolling Valley Farmland and E5 Tickenham Ridges and Combes and the site-specific landscape is assessed as being minor adverse. This is based on the fact that the introduction of residential development on land adjacent to the settlement edge of Long Ashton is not uncharacteristic. The retained and enhanced landscaping together with the planting throughout the proposal is considered to provide a soft edged development that is consistent with the existing settlement edge to the east of the site. In addition, the proposal would not affect the character or integrity of the wider published character areas but protect the wider countryside from development.

6.7 Visually, the receptor groups that will experience a change in their views as part of the proposed development will be: the residents of Warren Lane (less than 10 dwellings) to the east of the site; and recreational users of PRow footpath LA12/29/10, to the north of the site. At worst, the proposed development will result in moderate adverse effects. However, the proposed development is set back from the northern and eastern boundary by a minimum of approximately 10 metres using allotments, wildlife buffers and proposed tree planting which will assist in mitigating views from these locations. The existing vegetation will be retained along the northern and eastern boundary as part of the proposed development which will further filter views in these locations, especially during the summer months. For the residents of Warren Lane, the views into the site are primarily indirect as the majority of the dwellings do not have direct views into the site from their principal elevations. The dwellings are set back approximately 10 metres from the eastern boundary with existing trees and hedgerow within their gardens which will further reduce views. Multiple layers of vegetation and buffer zones along the northern and eastern boundary will reduce the visual impact on the relatively low number of receptors within this area, which will provide further mitigation as the vegetation matures.

6.8 The remainder of the visual effects will be minor adverse to negligible or negligible due to the distance from the site and intervening vegetation filtering views. The visual assessment has been undertaken in Winter months (worst case scenario) and therefore the visual effects are likely to reduce during Summer months as deciduous vegetation comes into leaf, further filtering views.

6.9 This LVIA has been carried out in accordance with industry standard guidance including the Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Third Edition 2013. It confirms

that despite the site being located outside of the defined settlement boundary that in landscape and visual terms the proposal is landscape led and is in accordance with relevant development plan policies relating to landscape and visual matters.

Appendix 1: Pre-Application Advice Ref. 18/P/3710/PRE from North Somerset Council



DRAFT PRE-APPLICATION ADVICE ref 18/P/3710/PRE

We understand your proposal to be

Development of site to provide 35 dwellings including 18 affordable homes at Land to the south of Warren Lane, Long Ashton. (2.45 ha's. approx.)

Summary of our response

Our initial assessment of your proposal is that:

- Planning permission is likely to be refused

The scope of this report

The purpose of this advice is to identify whether your proposal has a realistic chance of success and, if relevant, highlight any potential problems before you submit a formal planning application. It is based on the information you have given us and aims to set out the policy issues that should be addressed with any future planning application and identify any potential problems. We also draw your attention to the advice notes at end of this report.

This document makes use of links to web sites and requires use of a computer. If you do not have access to a computer, or you require any information in an alternative format or a different language, then please phone our Customer Services Team on 01275 888811. All the council's libraries have public computers for your use and staff available to help.

Planning policy and background

Legislation requires us to make decisions on planning applications in accordance with the 'development plan' unless there are other 'material considerations' that should take precedence (such as emerging national policy).

The 'development plan' for the area comprises the North Somerset Core Strategy, the North Somerset Sites and Policies Plan - Part 1 (Development Management Policies) and Part 2 (Site Allocations Plan) and the Long Ashton Neighbourhood Plan (there are other documents relating to waste and minerals). Copies of all of our development plan documents are available on our [website](#) where you can also view an up to date table of extant and superseded policies and the current proposals map. You should satisfy yourself that your proposals comply with all relevant development plan policies before submitting an application.

'Material considerations' can include national policy, which mainly comprises [The National Planning Policy Framework](#) and additional guidance produced by the council in [Supplementary Planning Documents](#).

You can view the planning history of this site, the key planning constraints and the land based planning policies that apply to it on our interactive [planning map](#) which is available on our website.

Policy Framework

The site is affected by the following constraints:

- Within the Green Belt
- Outside the settlement boundary for Long Ashton
- Scheduled Ancient Monument.
- Shipley Brake and Cooks Wood to the north are Sites with Nature Conservation Interest
- Within Landscape Designation J5 (Land Yeo and Kenn Rolling Valley Farmland - North Somerset Landscape Character Assessment SPD.
- Within Zone B, North Somerset and Mendip Bats, Special Area of Conservation SAC) Guidance SPD.
- Listed buildings in locality - Gatcombe Farm complex.
- Neighbouring residents at the east.
- PROW at Warren Lane

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS6	North Somerset's Green Belt
CS9	Green infrastructure
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS13	Scale of new housing
CS14	Distribution of new housing
CS15	Mixed and balanced communities
CS16	Affordable housing
CS17	Rural exception schemes
CS25	Children, young people and higher education
CS26	Supporting healthy living and the provision of health care facilities
CS27	Sport, recreation and community facilities
CS32	Service Villages
CS34	Infrastructure delivery and Development Contributions

The Sites and Policies Plan Part 1: Development Management Policies (adopted July 2016)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM1	Flooding and drainage
DM2	Renewable and low carbon energy
DM4	Listed Buildings
DM6	Archaeology
DM8	Nature Conservation
DM9	Trees
DM10	Landscape
DM12	Development within the Green Belt
DM19	Green infrastructure
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM25	Public rights of way, pedestrian and cycle access
DM26	Travel plans
DM27	Bus accessibility criteria
DM28	Parking standards
DM32	High quality design and place making
DM33	Inclusive access into non-residential buildings and spaces
DM34	Housing type and mix
DM36	Residential densities
DM42	Accessible and adaptable housing and housing space standards
DM70	Development infrastructure
DM71	Development contributions, Community Infrastructure Levy and viability

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
SA1	Allocated residential sites (10 or more units)
SA2	Settlement boundaries and extension of residential curtilages
SA6	Undesignated Green Spaces

The Long Ashton Neighbourhood Plan

The Long Ashton Neighbourhood Plan was formally 'made' by the council on 10 November 2015, at which point it became part of the statutory development plan.

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
LC1	Improvements to the community centre and sports facilities
LC2	Retain and improve sporting and recreational facilities
LC3	Development on designated local green space
LC4	Development on designated sites of open space value
LC5	Protection of registered assets of community value
LC6	Provision of allotments in new development (10+ dwellings)
PLE1	Retention of local facilities (classes A1-A5) in key retail area
PLE2	Retention of businesses and employment
ENV1	Retaining open rural aspect of designated 'area of separation'
ENV2	Protecting trees and woodland
ENV3	Maintaining and enhancing public rights of way
ENV4	Renewable energy installations
ENV5	Conserving and enhancing wildlife, biodiversity and historic assets, including designated areas of local ecological and landscape value
ENV6	Protection against flooding
T1	Encouraging sustainable modes of transport
T2	Provision of cycle parking facilities at the LA Park and Ride
T3	Mitigation for highways/transport infrastructure affecting LA
VES1	Implementing the village enhancement scheme
LHN1	Providing well designed energy efficient buildings and places
LHN2	Securing sympathetic village design in compliance with Village Design Statement
LHN3	Scale and type of new housing
LHN4	Provision of affordable housing for local people

Other material policy guidance

National Planning Policy Framework (NPPF) (July 2018)

The following is particularly relevant to this proposal:

Section No	Section heading
1	Introduction
2	Achieving Sustainable Development
3	Plan-making
4	Decision-taking
5	Delivering a sufficient supply of homes
6	Building a strong, competitive economy
7	Ensuring vitality of town centres
8	Promoting healthy and safe communities
9	Promoting sustainable transport
10	Supporting high quality communications
11	Making effective use of land
12	Achieving well designed places
13	Protecting Green Belt Land

14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted September 2018)
- Biodiversity and Trees SPD (adopted December 2005)
- Creating sustainable buildings and places SPD (adopted March 2015)
- Travel Plans SPD (adopted November 2010)
- Affordable Housing SPD (adopted November 2013)
- Development contributions SPD (adopted January 2016)
- North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)

Planning Assessment

1) Principal of development.

Although Long Ashton is a relatively sustainable location, the Core Strategy provides the local interpretation of what sustainable development means for North Somerset. Long Ashton is surrounded by Green Belt, confirmed by Policy CS6, and is therefore not identified for expansion.

The NPPF, para. 77 supports rural exception sites, including those with some market housing where necessary, but this is subject to Green Belt policy. The proposed housing mix includes 51% affordable housing. There should be a justification for this proportion, in particular why the proportion cannot be higher. The NPPF refers to 'some market housing' helping to 'facilitate' affordable housing. Without evidence of its contribution to viability there is no case for the market housing to be included.

The NPPF, para. 145 lists the range of new buildings not inappropriate in the Green Belt. It allows limited affordable housing for local community needs under policies set out in the development plan (including rural exception sites) but does not explicitly extend to any market housing that facilitates this. This provision is applied by Policy CS17, which does not allow rural exception schemes in the Green Belt unless justified by very special circumstances. While these circumstances cannot be predicted, the existence of affordable housing need in an inset village, by itself, cannot be sufficient.

The reasoned justification to CS17 (para. 3.229) refers to the relationship with higher order settlements, including Bristol, where affordable housing opportunities should be concentrated.

This is particularly relevant at Long Ashton. CS17 does not allow rural exception schemes in North Somerset to be less than 100% affordable housing, whether in the Green Belt or elsewhere in the countryside. Even if this policy were argued to be out-of-date, the national default position (in the absence of a local policy) would continue to restrict development in the Green Belt. Neither national nor local policy is open to a less restrictive interpretation and so any argument in support would need to be based on very special circumstances or other material considerations.

The NPPF, para. 71 envisages entry-level exception sites (which provide a form of affordable housing) adjacent to existing settlements but sites in the Green Belt are excluded. This confirms the high threshold for approving affordable housing in the Green Belt. The JSP Green Belt Assessment Stage 2 considers this location to make a contribution to Green Belt purposes.

The question of unmet need for affordable housing is raised. Policy CS16 makes provision for affordable housing at a rate of 150 homes per annum. Although delivery has been below this level (an average of 141 per annum over the past five years), para. 3.221 states that the principal opportunity will be at Weston Villages. Policy CS16 does not break the target down by area or settlement. Provision to meet more localised needs is made through Policy CS17.

Policy CS32 indicates that around 25 dwellings may be acceptable on the edge of Service Villages, but this does not apply in Green Belt as clarified in para 4.85. In any event the proposal greatly exceeds even the indicated figure. In conclusion an application is not encouraged

2) Landscape Impact Assessment.

The Council's recently published Landscape Sensitivity Assessment (Sept 2018) identifies the land west of Warren Lane as being of 'High' landscape sensitivity and therefore considered unsuitable for large scale residential development.

<https://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/local-plan/new-local-plan-2036/evidence-base-local-plan-2036/>

The Council's Landscape Character Assessment (updated 2018) states that the site falls within the J5: Land Yeo and Kenn Rolling Valley Farmland LCA. It is classified as of 'moderate' character *'due to the frequent villages with modern outskirts and ubiquitous ribbon development along major roads which weakens the rural character of the otherwise largely pastoral landscape'*. The landscape condition is however described as 'good' *'with large areas of intact pasture with thick hedgerows and hedgerow trees'*. The Landscape Strategy is to conserve the intact pastoral landscape while strengthening elements of weaker character such as the village edges.

The landscape character strengthens above this site where the landscape falls within the E5: Tickenham Ridges and Combes. It is a strong landscape character area in good condition, although suburban style development rising up the ridges detracts from the character. The very open nature of the large gently sloping field of which this site forms a significant part, means

that it is highly visible in the immediate vicinity, although less so at a distance where vegetation and topography act to enclose views of this end of the village.

The proposal is detached in nature from the village to the east, and appears to have no connection with Warren Lane (neither vehicle nor pedestrian), albeit it abuts it along part of the northern edge. Links along the Weston Road exist and the scheme therefore utilises a pedestrian link following the perimeter landscape proposals to the south and west, and an internal road network to access the remainder of the site.

Perimeter landscape proposals are intended to provide visual buffers to the south, west and north of the site. They may contain community allotments, orchards and other amenity space and perimeter hedges with trees, which would require further archaeological advice, as trees and cultivation can harm any surviving archaeology. This buffer cannot be relied upon to be visually effective. Ponds and drainage ditches require unimpeded access for maintenance (no trees and shrubs) and where land is set aside for cultivation. Note also that allotment provision is seldom visually attractive and its placement of the visible outer edge of the village is not likely to enhance the approach.

This is a very significant area of historic landscape, and the site is wholly within the Scheduled Ancient Monument. The Planning Statement accepts that the wider setting of the Monument is the rural landscape it sits within, currently ending at Warren Lane.

The statement refers to a Historic England report of July 2016, but this is now out of date and a more up to date response should be sought from Historic England both in respect of the monument and the landscape impact. The proposals are discouraged, but if an application is submitted it will require a full Landscape and Visual impact Assessment (LVIA).

Core Settlement at Gatcombe Farm is separated from the village by large fields, recorded as Late Medieval enclosed open fields created by local arrangement and exchange. The fields on the upper slopes (not within the site area) are recorded as Post-Medieval and modern fields adjusted from earlier enclosures.

Overall the scheme fragments the field pattern, introducing a large suburban residential area, with a surrounding buffer of mixed amenity uses. However the strip in itself is an uncharacteristic form of mixed 'open space' unlike anything else in the village. There are concerns that the multiple uses will look more like urban plots, rather than a more traditional village edge.

3) Archaeology Issues.

This proposal is for 35 dwellings within the Scheduled Monument of 'Roman settlement, part of an associate field system and earlier Iron Age settlement remains at Gatcombe Farm'.

The submitted Design and Access Statement states:

A Scheduled Ancient Monument (SAM) was extended in 2014, and now covers the site. As such, Historic England have been consulted in relation to development of the site, and it has been concluded that development would cause less than substantial harm to the SAM. It is

considered that this substantial harm would be outweighed by public benefit, as set out in the accompanying Planning Statement.

The submitted Planning Statement states:

Since 2014 the site has been designated as a Scheduled Ancient Monument (SAM), following the extension of an existing SAM located at Gatcombe Farm to the west of the pre-application site. The SAM, which now also covers the pre-application site, relates to a Roman Settlement, part of an associated field system and earlier Iron Age settlement. The extent of the previous and existing SAM is shown in figures 2.2 and 2.3 below.

The SAM was first scheduled on 5 December 1955, and the Schedule was amended on 7 September 1995. When amended in 1995 it was not extended to include the pre-app site.

The agricultural site has been regularly ploughed over many years, and is continued to be ploughed today.

Excavations in 2013, which led to the extension of the Scheduled Monument (27th November 2018), revealed a number of ditches dating from the Late Iron Age to the Romano-British period, representing elements of what appears to be a previously unidentified broadly north/south orientated field/ enclosure system, were identified in the western central part of the site.

Isolated pits and postholes indicate more ephemeral Romano-British activity to the south of the enclosures. The presence of probably re-deposited vitrified clay, hearth/furnace linings and slag within later deposits within the site is indicative of smelting, although no definitive areas of Late Iron Age/Roman metalworking were identified.

Features associated with medieval and post-medieval land use were also recorded, mostly relating to agricultural activity and land division. It is considered probable that undated enclosures identified within the north central area of the site may date to the medieval or post-medieval periods, although it is also possible that some of the identified features may date to the Late Iron Age and/or Roman periods.

Previous applications within the Scheduled Monument have been approved, but the most recent was only within an area of previously developed land within the farm itself, and was for the conversion of those existing farm buildings. The impact on the scheduled monument was only through the provision of services. No applications have been approved in a previously undeveloped portion of the scheduled area.

When evaluating the potential impacts of this proposed development on the Scheduled Monument paragraphs 193 to 196, and 198 of the NPPF (2018) should be taken into consideration.

Any features of archaeological significance should be avoided entirely by development, and preserved *in situ*. If this goes to full application, and if it is deemed that public benefit of the development outweighs the 'less than substantial harm' to the scheduled monument, then a programme targeted excavation based on the results of the geophysical survey and subsequent trenching evaluation will be required to fully understand and record the features encountered, in line with North Somerset Core Strategy policy CS5 and North Somerset Sites

and Policies Plan: part 1: DM6, and paragraph 199 of the NPPF. This will also require Scheduled Monument Consent.

4) Highways and Transport Issues.

The Site

The development site comprises a plot of land situated north of Weston Road, C class highway.

The Proposals.

The pre-application enquiry is for the development of the site to provide 35 dwellings. A new access onto Weston Road is proposed.

Highways and Transport Considerations

The following points should be considered in relation to any subsequent application:

Transport Assessment

The policy for assessing the transport impacts of development is outlined within the Highways Development Design Guide (2015) (HDDG) produced by North Somerset Council, which outlines the types and sizes of development and the level of traffic generation that trigger the need for a transport assessment or statement. Highways expect this guidance to be followed and an appropriate amount of assessment must be completed based on the scale of development. Considering the proposed development is *not* in the North Somerset Council Local Plan a Transport Assessment and Travel Plan would be required in line with the HDDG. This should include, but not limited to

- Morning and evening peak period traffic generation for the proposed site
- Accident data for the last 5 years
- Speed data

Site Access

The applicant has provided very little information regarding a new junction onto Weston Road, however, further plans should also take into consideration existing road markings and any new junction design should adapt the road markings to accommodate a right turning lane for the proposed development.

Any subsequent application would need to demonstrate that adequate levels of visibility can be achieved in both directions from the access (at the junction with Weston Road). The submission of visibility splays should be provided showing that the proposed access meets the required stopping sight distances as outlined in the HDDG for the 85thile speed of the road. It will need to be demonstrated that junction geometry is fit-for-purpose in traffic and highways terms and meets the required design and safety criteria as set out within Manual for Streets and the North Somerset Highways Development Design Guide. A new junction would need to be supported by a stage 1/2 Road Safety Audit. Stage 3 and 4 would be secured via condition. The CVs of any audit team along with a brief should be submitted to the Authority's Road Safety Team (Mike.O'Sullivan@n-somerset.gov.uk) for approval *before* beginning an audit.

It must be demonstrated that any proposed junction can accommodate the movement of large vehicles, including refuse, emergency service and delivery vehicles in accordance with the required standards. Tracking plots will be needed to demonstrate this.

Internal Site Layout

It will need to be demonstrated that the internal site highway layout is fit-for-purpose in traffic and highways terms and meets the required design and safety criteria set out within manual for Streets and the North Somerset Highways Development Design Guide if intended to be offered for adoption.

Parking

Policy CS11 of the Adopted Core Strategy states that adequate parking must be provided and managed to meet the needs of anticipated users (residents, workers and visitors) in usable spaces without having an unacceptable impact on the demand for on-street parking. The pre-application submission does not include the proposed level of parking provision. The applicant should provide plans detailing the layout and number of parking spaces allocated to each dwelling. It would be expected that parking spaces are located as close to the dwelling as possible. Please refer to the North Somerset Parking Standards SPD for requirements. Any parking provision in the form of garages should conform to dimensions in the Parking Standards. Any subsequent proposal should adhere to the required parking standard. Proposed car parking provision which does not meet the required car parking standard may provide the basis of a recommendation for refusal by Highways and Transport.

Vehicle tracking assessments will be required by the Council to demonstrate that vehicles can access the site and the parking spaces without prejudicing highway safety of the efficient operation of the local highway network.

Pedestrian Links and Cycle Links (Cycle Parking)

Any subsequent application would be expected meet the required standard for cycle parking as set out in the North Somerset Parking Standards SPD. It must be demonstrated that safe means of pedestrian and cycle access from the site to local facilities and services is provided.

Travel Plan

A residential travel plan will be required from this development.

Construction Environmental Management Plan

Any subsequent application would be expected to take account of the potential implications of the construction phase of the development and any effect this could have on the surrounding highway network.

5) Flooding and sustainable drainage.

Although the area is not designated to be at high risk from tidal, fluvial or surface water flooding, the site is located within in an area that has had some significant issues with surface water flooding in the past, which may substantially influence the site as shown on the indicative Masterplan.

Any application would be required to demonstrate that the proposals follow the NPPF (paragraph:103) and Council's local guidance which is set out in the adopted SPD Creating Sustainable Buildings and Places in North Somerset.

The following hierarchy of drainage options should be followed

1. into ground (infiltration)
2. to a surface water body
3. to a surface water sewer

For further advice on design and concepts - West of England Sustainable Drainage Developer Guide Section 1

<http://www.n-somerset.gov.uk/wp-content/uploads/2015/12/West-of-England-sustainable-drainage-developer-guide.pdf>

It is possible that an infiltration method will have some constraints but it appears it could be implemented, together with pollution treatment, on the basis of information from the (British Geological Society) BGS maps, which show only minor constraints.

The best approach to drainage, on new greenfield sites is to develop source control and we would expect these options to be used and a comparison of different methods to be done to show the thought pattern as to why each option is used or not, identifying which phases they need to be incorporated in. Setting out the SuDS Manual C753 and West of England standards which will be used to determine the designs and giving details about the principals used:

- that natural drainage features are protected; the constructability of the surface water management system;
- the maintainability of the surface water management system;
- that sustainability issues are considered, together with pollution control and managed appropriately
- It is important that the potential value of the surface water management system, which enhances the urban environment is recognized and optimized.

The natural drainage routes should be given clear corridors to allow for surface water. It should be noted that surface water flooding has been recorded on the roads around the site. Therefore, the applicant needs to provide a drainage strategy which mitigates for onsite flooding and demonstrates that no alteration in the off-site flooding occurs. The submitted drainage assessment should percolation tests, and ground water monitoring, plus a geotechnical report into the geology of the site to accompany the any design. Both porous paving and underground storage systems will need to be considered carefully in the light of groundwater, although source control via green roofs and water recycling could easily form part of the design. Systems which allow easy clearance of sediments must be used, and a full maintenance plan must be in place, which includes details of ownership and the maintenance company, because the ease of maintenance of these systems is both prohibitive and required on a regular base, also in the long term they could increase flood risk if not maintained correctly. Therefore as the new Sewers for Adoption document comes into use shortly these new guidelines for standards and maintenance should be followed.

The drainage system must be designed so that, unless an area is designated to flood as part of the design, flooding does not occur on any part of the site for a 1 in 30 year rainfall event and that at 1 in 100 year rainfall event no flooding occurs to any part of: a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. Any flows resulting from rainfall in excess of a 1 in 100 year rainfall event should be managed in conveyance routes that minimise the risks to people and property.

The runoff volume from the developed site to any, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must not exceed the green field runoff volume, however in this case we will be asking for more storage in the form of long term storage, climate change, urban creep and pollution control, based on the design and the impact on the flooding regime downstream. The peak runoff rate from the development to any off site area, must not exceed the green field runoff rate from the site at equivalent green field event. If surface water is going to the watercourses then these rates may be subject to change due to flooding downstream and other proposed developments in the area.

The Council requires a maintenance access corridor along any watercourses (ditches) of a minimum of 5 metres as stated in our Biodiversity and Trees SPD (Section 8.4). Any watercourse (ditch) network must remain open and culverted for access only this is in line with our LFRMS and our planning policies and where possible culverts should be opened up. All culverts will require surveying and no development over culverts, with an easement of 4 metres to either side for access.

6) Listed Building Issues.

The proposed development is within the wider setting of:

- Grade II* Gatcombe Court
- Grade II Gatcombe Farm
- Grade II No. 110 The Willows

If a full application is submitted, a heritage impact assessment will be required, and Historic England will also need to be consulted. The application could potentially cause less than substantial harm to the setting of the listed buildings. Although this would be at the lower end of the scale in terms of the NPPF, paragraph 195 of the NPPF will need to be applied.

7) Detailed Design.

Should an application be submitted the application of the following policies and SPD's are particularly relevant to the design and layout of your site. An Outline application should include sufficient information to demonstrate that development of the site for the number of houses proposed, is able to comply with these criteria. All the documents are available on the Council's web pages. Reference should be made to the whole documents, the extracts below are the main criteria, but other relevant standards including road and footpath dimensions have not been reproduced due to lack of space.

i) Development Management Sites and Policies Plan Part 1, Policy DM42. The Council expects all new market and affordable housing (across all tenures) to comply with the DCLG's Technical housing standards – nationally described space standards, where practical and viable. If you wish to invoke the latter clauses a full development viability appraisal will be required. Guidance is available as follows:

<https://www.gov.uk/guidance/viability>

ii) SPD 'Residential Design Guide – section 1'. This sets out minimum distances between elevations of residential properties. Compliance with these standards is considered a pre-requisite to the creation of acceptable living conditions in new housing developments. The most relevant minimum distances are:

- 12m between side walls and main elevations;
- 21m between upper floor windows and other properties habitable room windows (eg rear elevations facing other rear elevations);
- 7m between upper floor rear windows and the rear boundary of the property, if it adjoins another neighbour's rear garden;

Refer to SPD in appendix 2 for details and where the potential for use of obscure glazing can be considered if necessary.

iii) SPD. 'North Somerset Parking Standards'

There must be a minimum of one space per dwelling (certain exceptions exist for town centre developments). Visitor parking for class C3 development may be sought depending on availability of nearby on-street parking opportunities.

General C3 residential:

- 1 bed unit (1 unit) = 1 car space and 1 cycle space.
- 1 bed unit (2 or more units) = 1.5 spaces per unit and 1 cycle space per unit.
- 2 and 3 bed units = 2 spaces per unit and 2 cycle spaces per unit.
- 4 plus bed units = 3 spaces per unit and 2 cycle spaces per unit.
- Cycle parking should be secure, accessible and weather proof. It should be at ground level, with both wheels on the ground.
- Car parking is required to be sited 'on plot'.

Parking bay sizes:

- Parking bay 2.4m × 4.8m
- Parallel parking space 6.0m × 2.0m
- Garage 3.0m × 7.0m (internal dimension)
- Double garage (without dividing wall) 5.5m × 7.0m (internal dimension)
- Parking bay in front of a garage 2.4m × 5.0m
- Disabled bay 3.6m × 4.8m

Parking courts:

The inclusion of rear parking courts should be avoided. If required, parking courts should be provided in the form of parking squares at the front of dwellings and integrated into the street scene. If in exceptional circumstances rear parking courts are permitted, they should be well lit, overlooked, the same style as other parts of development, and restricted to a maximum of 10 spaces per court. Parking courts should only have one entrance/exit point to ensure that there is no reason for non-residents to travel through the court.

iv) SPD: Refuge. Waste Storage Requirements – New dwellings

- Storage areas for waste containers should be sited so that the distance householders are required to carry refuse does not exceed 30m (excluding any vertical distance).
- Containers should be within 25m of the waste collection point specified by the Waste Collection Authority (WCA).
- The location for storage of waste containers should be sited so that unless it is completely unavoidable, the containers can be taken to the collection point without being taken through a building, unless it is a porch, garage, or a carport or other open covered space (this provision applies only to new buildings except that extensions or conversions should not remove such a facility where one already exists).
- For waste containers up to 250 litres, steps should be avoided between the container store and collection point wherever possible and should not exceed 3 in number. Slopes should not exceed 1:12.
- Planning applicants submitting designs for new developments in excess of 50 units should be encouraged to consider the appropriate location for the short term storage of discarded bulky items of furniture or electrical items.
- Waste collection vehicles should not be expected to reverse. If this is unavoidable, then the maximum reversing distance should be no further than 20m. Developers should ensure that roads have suitable foundations and surfaces to withstand the maximum payload of service vehicles (circa 30 tonnes).

Proposed Masterplan and design and access statement.

Refer to the Landscape Impact assessment issue. This is a highly suburban layout which is inappropriate to the edge of village location. The proposed parking provision is contrary to much of the Council's SPD requirements as set out above. The Design and Access statement is descriptive of Long Ashton but contains few details of the proposals. There are no details of elevations or materials, nor street scenes, nor details of disabled access, all of which are required for further assessment. There appears to be no physical separation between public and private space/curtilage at plots 03 – 08 – 17. Vehicle access to the potential allotments is not shown. There are no turning areas at the cul-de-sacs. No details of building heights or materials have been provided.

8) Protected species including Horseshoe Bats (SAC).

The site is within Zone B of the Somerset and Mendip Bats SAC Guidance on Development SPD. This requires you to contact Natural England for further advice prior to submitting an

application. Comments from the Council's Ecologists will be provided as soon as possible. The SPD explains that full season surveys will be required and must use automated bat detector surveys to show how bats use the site. There may be a requirement for Habitat Regulations Assessment, including Appropriate Assessment (if mitigation is necessary.)

Up-to-date ecological surveys, assessment and reports will be required to accompany an application including details of how the findings have been taken into account in the approach to site design, including the provision of mitigation where necessary. This is to ensure you comply with relevant policies including CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) and the council's Biodiversity and Trees SPD.

9) Environmental Impact Assessment.

The proposed development falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Column 1, Part 10 (b) (urban development projects). Whilst the proposal does not meet the thresholds and criteria detailed in Column 2, it does affect a 'sensitive area' as defined in the Regulations (it is within a Scheduled Monument), identified under part 1, (2) Sensitive Areas, (e) Scheduled Ancient Monument. Therefore any application would have to be screened for the need for EIA.

10) Health and wellbeing.

Core Strategy policy CS26 requires that a Health Impact Assessment is submitted with large scale applications to demonstrate how the development will contribute to improving the health and wellbeing of the local population.

11) Trees.

If there are any existing trees affected by the proposals a tree survey and assessment report will be required to accompany any application in accordance with policy DM9 of the Sites and Policies Plan (Part 1) and to the council's Biodiversity and Trees SPD.

Please note.

These comments are made on a without prejudice basis, to any subsequent application. You should ensure that you comply with all relevant plan policies. The final assessment of issues will be made upon the receipt of a planning application.

Should you decide to proceed with your proposal you are advised to contact the local parish/town council and your elected North Somerset ward councillor. You can find contact details for your local council and ward councillor on our [planning map](#) on our website. You are also strongly advised to speak to any neighbours that may be affected by this proposal. You will find helpful advice about how to get your project completed and avoid unnecessary delays and costs on our [website](#).

What to submit if you choose to submit an application

In addition to the relevant application form you will also need to submit the items identified on our validation checklist. If you do not submit all these items we may not be able to process your application which will result in delays. Our [planning application requirements](#) can be viewed on our website.

The following document/s will be particularly important and must be included if you submit a formal planning application:

- Affordable housing statement
- Planning statement.
- Updated Design and Access Statement including street scenes
- Ecological survey and report and potentially a draft HRA.
- Draft heads of terms for a planning obligation
- Energy statement
- Flood risk and Drainage Report.
- Heritage Impact Assessment.
- Lighting assessment
- Open space assessment
- Site waste management plan
- Transport assessment
- Travel Plan
- Tree survey/arboricultural statement
- CIL Additional Information Form

Detailed advice about each of the documents referred to above can be found on our [website](#).

Advice notes

1. The views expressed are informal views on and based on the information currently available. They are without prejudice to the consideration of any planning application, which may be submitted, and the more detailed assessment of the issues involved at that stage.
2. Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response of the council under the provisions of the Land Charges Act 1975.
3. The weight given to our advice will reduce the more time that lapses between the advice given and the application being submitted because circumstances may change.
4. Whilst we try to give you all the information available at the advice stage, new information may come to light once a planning application has been submitted that we were not previously aware of. We reserve the right to take a different view if this occurs, however, we will contact you first to discuss the best way forward.
5. We do not normally undertake consultation with external bodies when considering pre-application requests. If you decide to submit a planning application we will formally

consult and this process may raise new and relevant issues that need to be taken into account in reaching our formal decision.

6. We do not normally undertake a site visit at the pre-application stage. If you decide to submit a planning application we will carry out a site visit and this may raise new and relevant issues that need to be taken into account in reaching our formal decision
7. Should you require any further advice and information there may be an additional charge.
8. Further fees or contributions may be required under the Community Infrastructure Levy, section 106 agreements or unilateral undertakings.

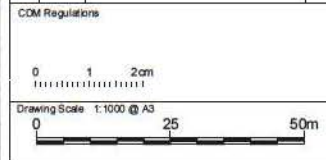
Appendix 2: Pre-Application Draft Illustrative Site Layout (13097_SK_021 Revision A)





Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported immediately to the architect before proceeding. This drawing is copyright ©2018 Nash Partnership. All rights reserved.

Rev.	Date	Notes	Int.
1	18.06.21	Draft Issue	PM



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DRAFT ISSUE

Job Number	Originator	Zone	Level
21077	NP	XX	XX
Type	Role	Drawing Number	Revision
DR	A	1003	1

Project
 Land South of Warren Lane, Long Ashton

Title
 Illustrative Site Plan

Drawn by	Project Manager	Scale
PM	PM	1:1000 @ A3

Appendix 3: Email from NSC Confirming Viewpoints and Scope



Appendix 3: Landscape and Visual Impact Assessment Methodology summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – Which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change; and
- Significance of Effect – a judgement of the level of significance of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape or visual receptor to accommodate the proposed development “without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.” (GLVIA, 3rd version, para 5.40). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following tables below A and B for both landscape and visual receptors.

Landscape **Value** is “the relative value that is attached to different landscapes by society” (GLVIA, 3rd version, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the *Scale, Geographical Extent, and Duration and Reversibility* of effect are all considered in understanding the overall Magnitude of change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Significance of Effect

Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in table.5

The following terms will be used to define residual landscape/townscape effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and

Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.


The following terms have been used to define residual visual effects:

Adverse: the proposed development reduces visual amenity; and

Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors


As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

	Designations and Conservation Interests/Associations <i>Landscapes recognised and valued for their quality and / or cultural associations / recreational value</i>	Landscape Value Key Characteristics and Features <i>As recognised in published Landscape Character Assessments or policy</i>	Landscape Condition <i>Degree to which the landscape is intact and legible & its scenic quality</i>	Landscape Susceptibility <i>The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences</i>
<p>High</p>  <p>Low</p>	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	<p>Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area.</p> <p>Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes.</p> <p>Distinctive individual or rare features.</p>	<p>Distinct landscape structure with strong pattern and intact features.</p> <p>Few detractors or uncharacteristic features or elements present.</p>	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	<p>Locally important and notable features that contribute to the overall character of an area.</p> <p>Features and elements protected by local policy.</p>	<p>Landscape exhibits recognisable structure and characteristic patterns.</p> <p>Some detracting features present.</p>	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
	No Designation	<p>Features or elements that are uncharacteristic and detract from the landscape character of an area.</p>	<p>Degraded landscape structure with fragmented pattern and poor legibility of character.</p> <p>Detracting features notable within the landscape.</p>	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Table.2 Sensitivity of Receptors: Visual Receptors


As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

	Value (attached to views)	Visual Susceptibility (the ability of the receptor to view the proposed development without undue negative consequences)
 <p>High</p>	Recognised national / Important Viewpoints, including those identified within and protected by policy.	The visual composition following the development as proposed will include discordant and incongruent elements.
	These viewpoints may be tourist destinations and marked on maps.	
	Designed views, including from within historic landscapes.	The visual composition following the development as proposed will be consistent with the baseline situation although some aspects may be at odds with the visual composition.
	Users of nationally recognized routes e.g. National Cycle Network, National Trails.	
	Land with public access (i.e. Open Access Land and National Trust Land).	
	Locally important views/ views.	
	Views from within locally designated landscapes e.g. Conservation Areas and local planning policy.	The visual composition following the development as proposed will be in harmony with the existing composition.
	Views from local routes identified on maps	
Permissive routes, not recognised by policy or identified on maps.		
Low	No designations present	

e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.

Table.3 Magnitude of Change: Landscape/Townscape Receptors


As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale	Geographical Extent	Duration and Reversibility
High	<i>identifies the degree of change which would arise from the development</i>	<i>of effect indicates the geographic area over which the effects will be felt</i>	<i>of effect identifies the time period over which the change to the receptor would arise as a result of the development.</i>
	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Low	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.

Table.4 Magnitude of Change: Visual Receptors

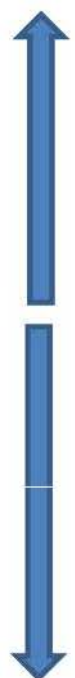
As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale <i>identifies the degree of change which would arise from the development</i>	Geographical Extent <i>Wide, and/or within close proximity, and/or open views.</i>	Duration and Reversibility <i>identifies the time period over which the change to the receptor would arise as a result of the development.</i>
High	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Low	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

Table.5 Level of Significance of Effect

Landscape/Townscape or visual effects above moderate adverse (i.e. Major) are considered to be significant; all other effects are considered not significant.



Major beneficial:	The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;
Moderate beneficial:	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
Minor beneficial:	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
Negligible:	The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
Minor adverse:	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
Moderate adverse:	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
Major adverse:	The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Appendix 4: Tyler Grange LVIA Assessment Criteria



Appendix 4: Informal LVIA Methodology, Summary of Approach and Criteria Tables

An Informal Landscape and Visual Impact Assessment (LVIA) is a standalone report that follows a more informal process than a LVIA for an Environmental Impact Assessment and contributes to the assessment of development proposals and planning applications and is also an iterative process which feeds into the planning and design of a project. For an informal and formal LVIA the broad principles and the core of the approach is similar.

“Judgment needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional” and “should be tailored to the particular circumstances in each case” (GLVIA3 Para1.17, Page 9).

The first step, is establishing the existing nature of the existing receiving landscape and visual environment, using desk top and field assessment techniques, defining the study area and identifying any changes likely to occur independently of the development proposal. The baseline assessment includes information on the value attached to the different environmental resources.

After establishing landscape and visual baseline conditions and the potential opportunities and constraints to inform the layout and design, the approach involves “specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects, although not concluding on their likely significance; and considering how those effects might be mitigated” (GLVIA3 Para 3.2, Second bullet, Page 26).

In order to establish the likely level of landscape and visual effects associated with a development proposal, judgments need to be reached about the landscape and visual sensitivity and the anticipated magnitude of impact on those resources. A narrative, alongside summary tables and drawings are usually used, in combination, to present the findings and explain judgments in a transparent fashion.

The key terms used within the ‘assessment’ are:

- Susceptibility and Value – Which contribute to Sensitivity.
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change.
- Impact - the action being taken.
- Effect - the change resulting from that action.
- Level of Effect - the level or degree of effect on the landscape as a resource and/or the effect on views and visual amenity as experienced by people and is judged by determining magnitude (or the nature of the effects) and registering it against sensitivity.

Sensitivity

Overall sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered in forming a judgment of overall sensitivity (see Tables 1 and 2).

Landscape Value is “the relative value that is attached to different landscapes by society” (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out some factors to be considered in the identification of valued landscapes which are not recognized by designation. These can be broadly described as: Landscapes recognised and valued for their quality (condition) and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; scenic quality; rarity; representativeness; recreational value and for perceptual qualities, notably wildness and /or tranquillity. An example of how Value can be described at each end of the continuum of low to high is provided in the following Table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors also in Table 1.

Susceptibility is defined as the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences. It is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development “without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.” (GLVIA, 3rd edition, para 5.40) and identifies “the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations.” (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following Tables 1 for both landscape and visual receptors.



Magnitude of Change

Overall magnitude of change lies along a continuum of low to high (See Tables 3 and 4). Together the *Scale, Geographical Extent, and Duration and Reversibility of effect* are all considered in understanding the overall Magnitude of change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following Tables 3 and 4, for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following Tables 3 and 4 for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following Tables 3 and 4 for both landscape and visual receptors.

Level of Effect

Best practice guidelines stipulate that the level of effect of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential residual effects can be described as: negligible, minor, moderate, and major. A description is set out in Table.5

The following terms will be used to define residual landscape/townscape/seascape direct and indirect effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and

Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

Neutral: the proposed development would result in neither appreciable adverse nor beneficial landscape effects.

The following terms have been used to define residual visual effects:

Adverse: the proposed development reduces visual amenity; and

Beneficial: the visual amenity is improved by the proposed development.

Neutral: the proposed development would result in neither appreciable adverse nor beneficial visual effects.



Table.1 Sensitivity of Receptors Criteria: Landscape Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a landscape/townscape/seascape receptor are both considered in understanding and forming a judgment regarding its overall Sensitivity.

	<i>Designations and Conservation Interests/Associations Landscapes recognised and valued for their quality and / or cultural associations / recreational value</i>	<i>Landscape Value Key Characteristics and Features As recognised in published Landscape Character Assessments or policy</i>	<i>Landscape Condition Degree to which the landscape is intact and legible & its scenic quality</i>	<i>Landscape Susceptibility The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences</i>
High	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
Low	No Designation and no or very few attributes that demonstrably lift the landscape resource, above ordinary, at a local level	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium - Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.



Table.2 Sensitivity of Receptors Criteria: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding and forming a judgment regarding its overall Sensitivity.

	<i>Value (attached to views)</i>	<i>Visual Susceptibility</i> <i>The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations</i>
High	<p>Recognised national / Important Viewpoints, including those identified within and protected by policy.</p> <p>These viewpoints may be tourist destinations and marked on maps.</p> <p>Designed views, including from within historic landscapes.</p> <p>Users of nationally recognized routes e.g. National Cycle Network, National Trails.</p> <p>Land with public access (i.e. Open Access Land and National Trust Land).</p>	<p>People visiting recognised viewpoints with views towards the development.</p> <p>People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development.</p>
	<p>Locally important views/ views.</p> <p>Views from within locally designated landscapes e.g. Conservation Areas and local planning policy.</p> <p>Views from local routes identified on maps</p> <p>Permissive routes, not recognised by policy or identified on maps.</p>	<p>People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus.</p> <p>Users of Public Rights of Way and Access Land with intermittent views towards the development.</p>
Low	<p>No designations present</p>	<p>People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting.</p> <p>People at places of work where attention is not on the views.</p> <p>Users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.</p>

e.g. Medium - views of the landscape are part of, but not the sole purpose of receptors activities on local routes.



Table.3 Magnitude of Change Criteria: Landscape Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding and forming a judgment regarding the overall magnitude of change.

	<i>Scale</i> <i>identifies the degree of change which would arise from the development</i>	<i>Geographical Extent</i> <i>of effect indicates the geographic area over which the effects will be felt</i>	<i>Duration and Reversibility</i> <i>of effect identifies the time period over which the change to the receptor would arise as a result of the development.</i>
High	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Low	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term, during construction. The effects are likely to be reversed



Table.4 Magnitude of Change Criteria: Visual Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding and forming a judgment regarding the overall magnitude of change.

	<i>Scale</i> <i>identifies the degree of change which would arise from the development</i>	<i>Geographical Extent</i> <i>Wide, and/or within close proximity, and/or open views.</i>	<i>Duration and Reversibility</i> <i>identifies the time period over which the change to the receptor would arise as a result of the development.</i>
High	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Low	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.



Table.5 Level of Effect Criteria



Major beneficial: The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views.

Moderate beneficial: The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view.

Minor beneficial: The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views.

Negligible: The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor.



Minor adverse: The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion.

Moderate adverse: The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape.

Major adverse: The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.



Appendix 5: Initial Landscape Strategy Plan (Dwg No. 1478/P18) and Proposed Landscape Strategy Plan (Dwg No. 1478/P18a)



RE: Viewpoint Confirmation for land at Gatcombe Farm, Long Ashton

Kevin Carlton <Kevin.Carlton@n-somerset.gov.uk>

Mon 02/09/2019 09:29

To: Tom Rosser-Smith <tom.rosser-smith@tylergrange.co.uk>

Cc: Marcus Hewlett <Marcus.Hewlett@n-somerset.gov.uk>

Hi Tom

Many thanks for the photo viewpoints you attached.
I confirm that I am happy with these and the 2km study area.

Regards

Kevin Carlton
S106 Project Officer
Development & Environment
North Somerset Council

Tel: 01934 426739
E-Mail: Kevin.Carlton@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

From: Tom Rosser-Smith <tom.rosser-smith@tylergrange.co.uk>
Sent: Friday, August 30, 2019 2:33 PM
To: Kevin Carlton <Kevin.Carlton@n-somerset.gov.uk>
Cc: jdavies100@gmail.com
Subject: Viewpoint Confirmation for land at Gatcombe Farm, Long Ashton

 disclaimer

Dear Kevin,

RE: Viewpoint confirmation for land at Gatcombe Farm, Long Ashton

Tyler Grange has been instructed to provide a Landscape and Visual Impact Assessment for a site on land at Gatcombe Farm, Long Ashton, Somerset and we would like to confirm photoviewpoint locations and the scope of the assessment with you before conducting any field work.

I have attached a plan to this email which shows the Proposed Photoviewpoint Locations overlaid on a ZTV (Drawing No. 1478/P15). These locations have been chosen following a review of the ZTV which was produced on a bare earth assumption with GIS Terrain 5 data. All the viewpoints are on publicly accessible land except for the site specific ones that occupy the clients land holding. We propose that the study area for the visual assessment is restricted to the 2km area shown on the attached plan, we deem this study area to be appropriate given the scale of the proposals and the loss of detail in any view over a greater distance.

The photoviewpoint locations have been chosen to be representative of a range of visual receptors including local residents, users of public rights of way, workers and road users. Distant viewpoints have also been included so the wider landscape characteristics can be recorded within the assessment. The local viewpoints allow for views from a range of orientations and parts of the study area to be considered, this is to ensure a balanced and considered assessment of the likely landscape and visual effects arising from development on the site. Exact locations of the photoviewpoints will be verified in the field.

I would be grateful if you could confirm that you are happy with the proposed photoviewpoint locations and the scope of the visual study area, and whether you have any further matters we need to consider at this stage. We are looking to undertake field work in the next working week so a swift response would be most appreciated.

If you have any queries, please do not hesitate to contact me. I look forward to hearing from you.

Kind Regards,

Tom



Tom Rosser-Smith BA Hons PgDip
Senior Landscape Consultant

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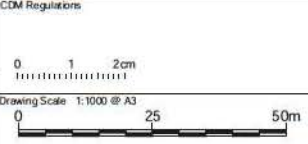
Appendix 6: Illustrative Site Plan (21077-NP-XX-XX-DR-A-0001-1)





Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported immediately to the architect before proceeding. This drawing is copyright ©2018 Nash Partnership. All rights reserved.

Rev.	Date	Notes	Int.
1	18.06.21	Draft Issue	PM



nash partnership

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File name: 21077_NP_XX_DR_A_1003

DRAFT ISSUE

Job Number	Originator	Zone	Level
21077	NP	XX	XX
Type	Role	Drawing Number	Revision
DR	A	1003	1

Project
Land South of Warren Lane, Long Ashton

Title
Illustrative Site Plan

Drawn by	Project Manager	Scale
PM	PM	1:1000 @ A3

Plans

Plan 1: Landscape Planning Context
1478/P20a August 2021 JS/CP

Plan 2: Published Landscape Character
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Plan 3: Local Landscape Character
1478/P24a August 2021 JS/CP

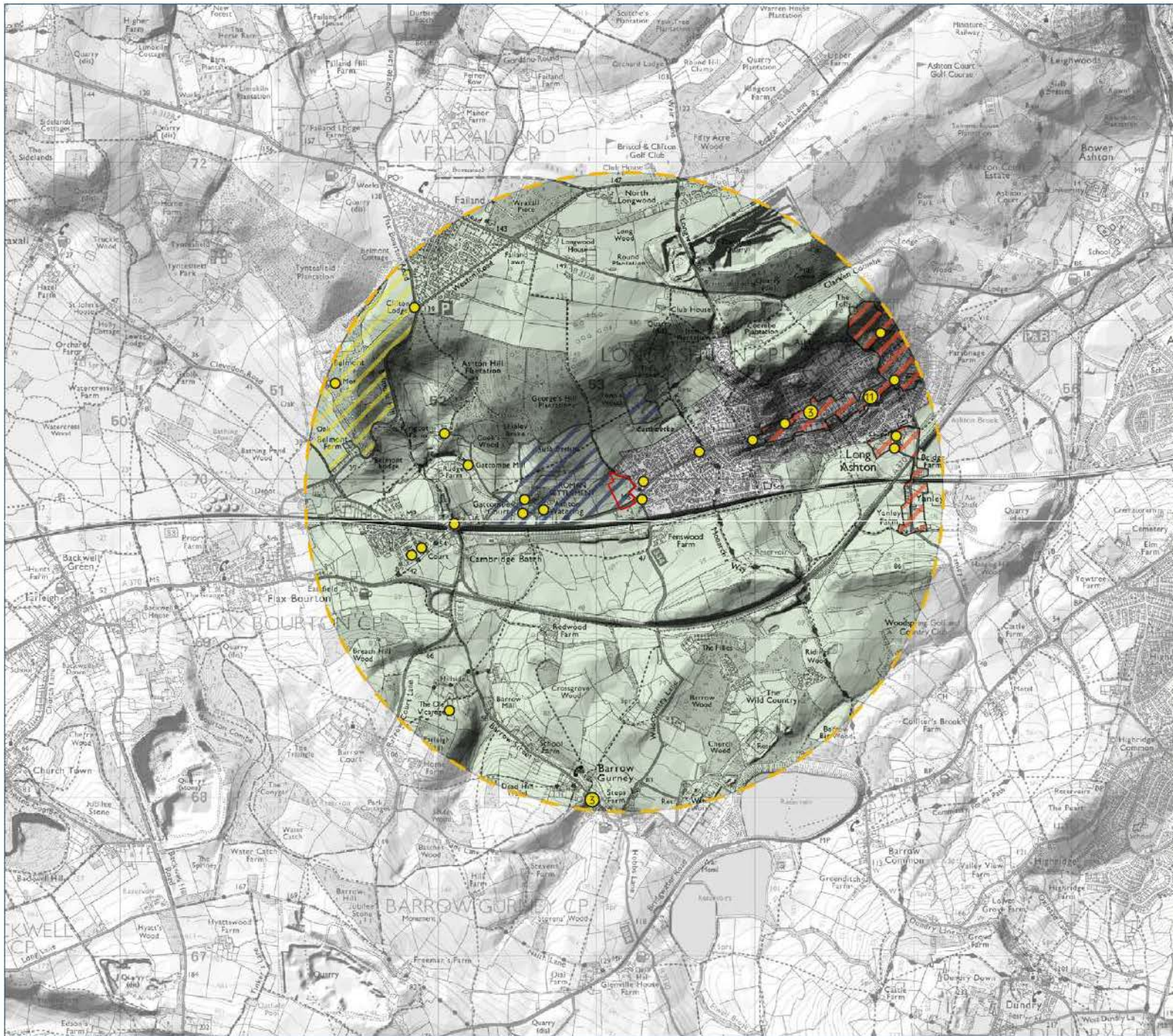
Plan 4: Topography
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Plan 5: Zone of Theoretical Visibility
1478/P14a August 2021 JS/CP

Plan 6: Photoviewpoint Locations and Extent of Views
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Photosheets 1-12
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 Site Boundary

North Somerset Core Strategy (updated January 2017) Policies to Consider:

- Policy CS5: Landscape and the Historic Environment
- Policy CS6: North Somerset's Green Belt
- Policy CS9: Green Infrastructure
- Policy CS12: Achieving High Quality Design and Place Making

North Somerset Development Management Policies Sites and Policies Plan Part 1 (adopted July 2016) Policies to Consider:

- Policy DM9: Trees and Woodlands
- Policy DM10: Landscape
- Policy DM12: Development within the Green Belt
- Policy DM19: Green Infrastructure
- Policy DM32: Delivering Strong and Inclusive Communities

Long Ashton Neighbourhood Development Plan 2013-2033 (May 2015) Policies to Consider:

- Policy LC6: Allotments
- Policy ENV2: Protection of Trees and Woodlands
- Policy ENV3: Maintain and Enhance Public Rights of Way
- Policy ENV6: Protect Against Flooding
- Policy LHN2: Sympathetic Village Design

Designations:

-  Green Belt
-  Listed Building
-  Listed Buildings in Close Proximity to Each Other
-  Scheduled Ancient Monument
-  Tyntesfield Registered Park and Garden
-  Conservation Areas



Project	Land south of Warren Lane, Long Ashton
Drawing Title	Plan 1: Landscape Planning Context
Scale	As Shown (Approximate)
Drawing No.	1478/P20a
Date	March 2020
Checked	JS/CP



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