



Site Boundary

**National Character Area (NCA):**

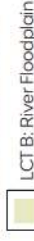
The site is entirely located within NCA118: Bristol, Avon Valleys and Ridges

**North Somerset Landscape Character Assessment (September 2018):**

The district assessment has identified 12 Landscape Character Types (LCT) within the district. The site is located within LCT E: Limestone Ridges and Combes and LCT J: Rolling Valley Farmland.

These broader LCT are then further broken down into Landscape Character Areas (LCA). The site is located within LCA E5: Tickenham Ridge and Combes, and LCA J5: Land Yeo and Kenn Rolling Valley Farmland.

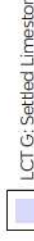
Landscape Character Type:



LCT B: River Floodplain



LCT E: Limestone Ridges and Combes

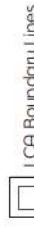


LCT G: Settled Limestone Plateau



LCT J: Rolling Valley Farmland

Landscape Character Area:



LCA Boundary Lines

**B1** Land Yeo, Kenn River and River Avon Floodplain

**E5** Tickenham Ridges and Combes

**E6** Cleeve Ridges and Combes

**G2** Failand Settled Limestone Plateau

**J4** Colliers Brook Rolling Valley Farmland

**J5** Land Yeo and Kenn Rolling Valley Farmland

**North Somerset Landscape Sensitivity Assessment (March 2018):**

This assessment has identified the site to be within a high landscape sensitivity area.



Project: Land south of Warren Lane, Long Ashton

Drawing Title: **Plan 2: Published Landscape Character**

Scale: As Shown (Approximate)

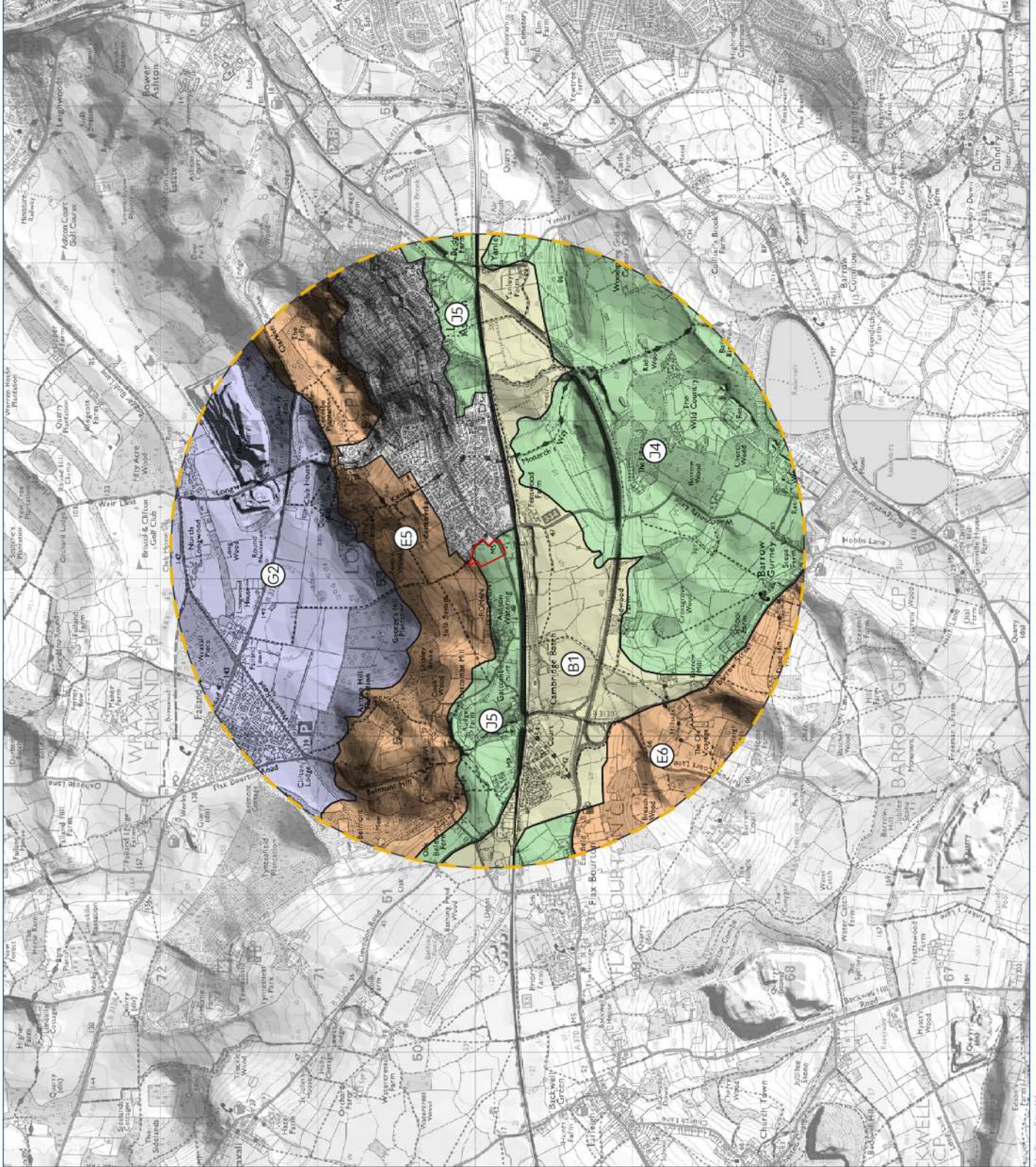
Drawing No: 1478/P2/a

Date: March 2020

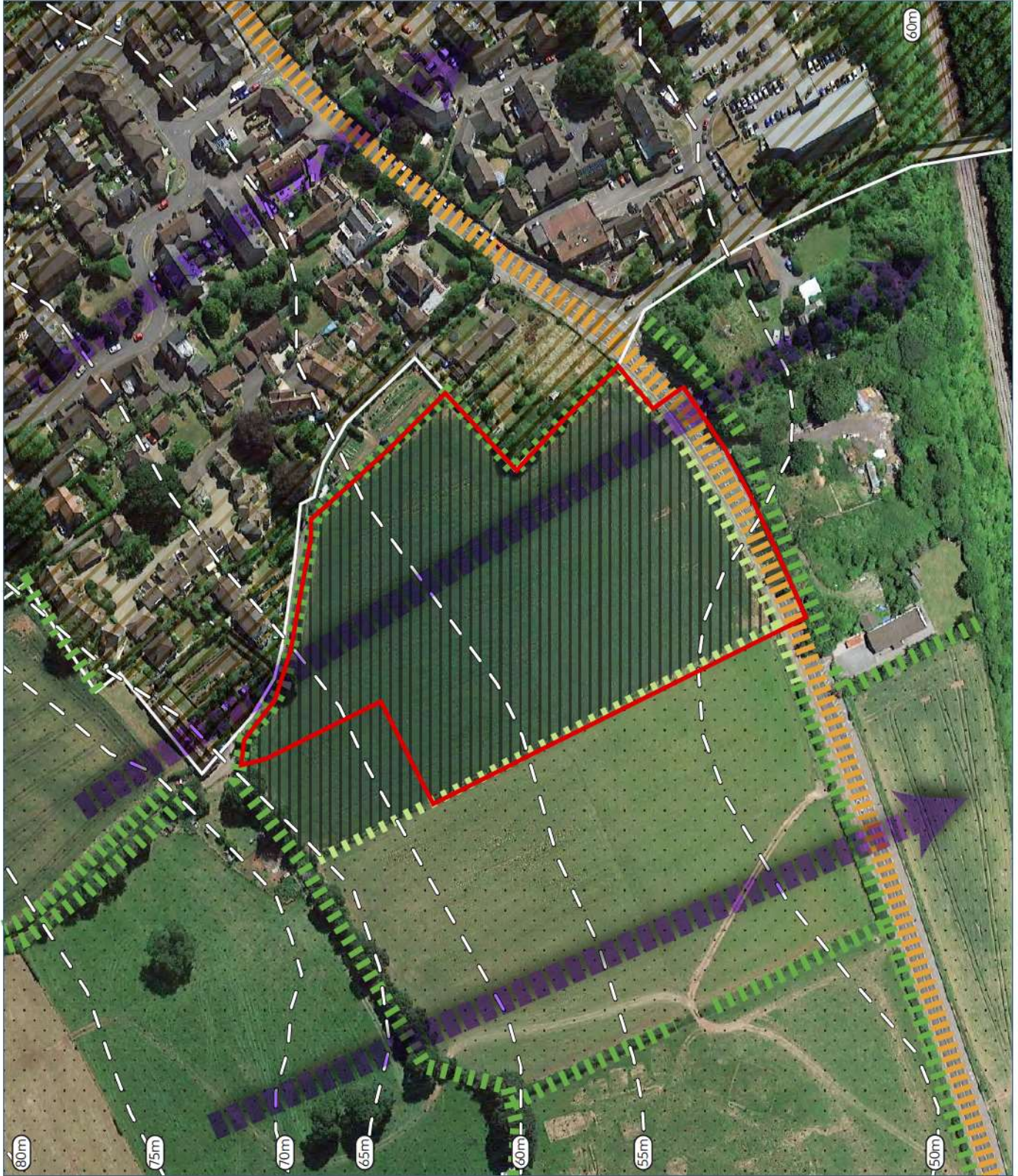
Checked: JS/CP



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Site Boundary

**Undeveloped Landscape**

Arable Field

Pasture Fields

Linear hedgerow boundary features are characteristic of the area.

**Developed Landscape**

Long Ashton Settlement Edge

Weston Road is a cause of visual and auditory disturbance within the site

Uncharacteristic post and wire fence and stone wall field boundaries

**Landscape Features**

Contours

The site is located on sloping landform. The high point is to the north and the low point is located beyond the southern boundary



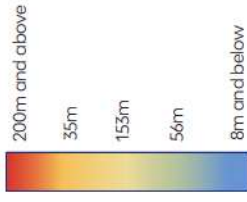
Project: Land south of Warren Lane, Long Ashton  
 Drawing Title: **Plan 3: Local Landscape Character**  
 Scale: Not to Scale  
 Drawing No: 1478/P24a  
 Date: March 2020  
 Checked: JS/CP





Site Boundary

Height AOD (m)



Source:  
The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data.



Project Land south of Warren Lane, Long Ashton

Drawing Title **Plan 4: Topography**

Scale As Shown (Approximate)

Drawing No. 1478/P13a

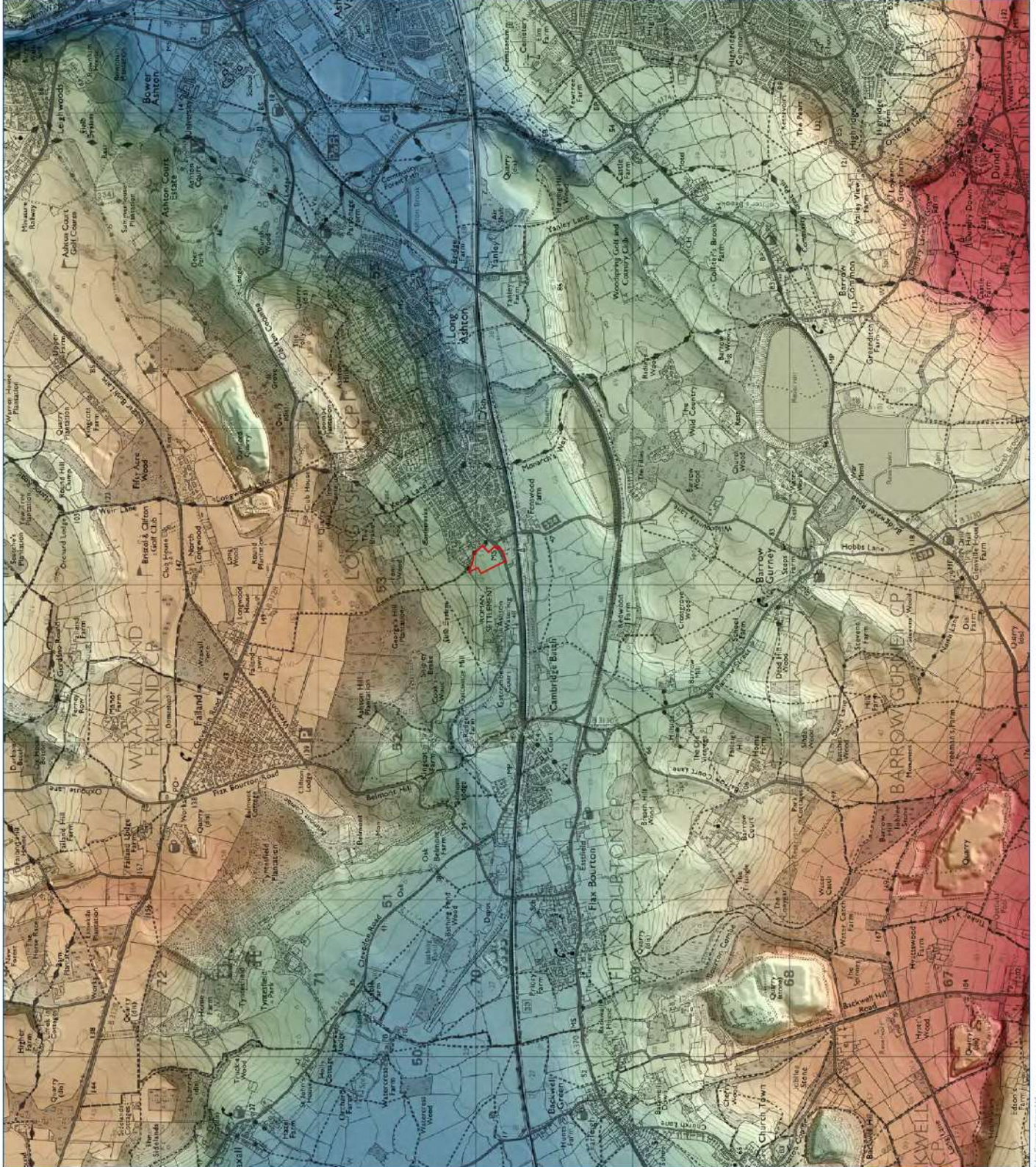
Date March 2020

Checked JS/CP



**Tyler Grange**

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-  Site Boundary
-  2km Visual Study Area
-  Potential Visibility

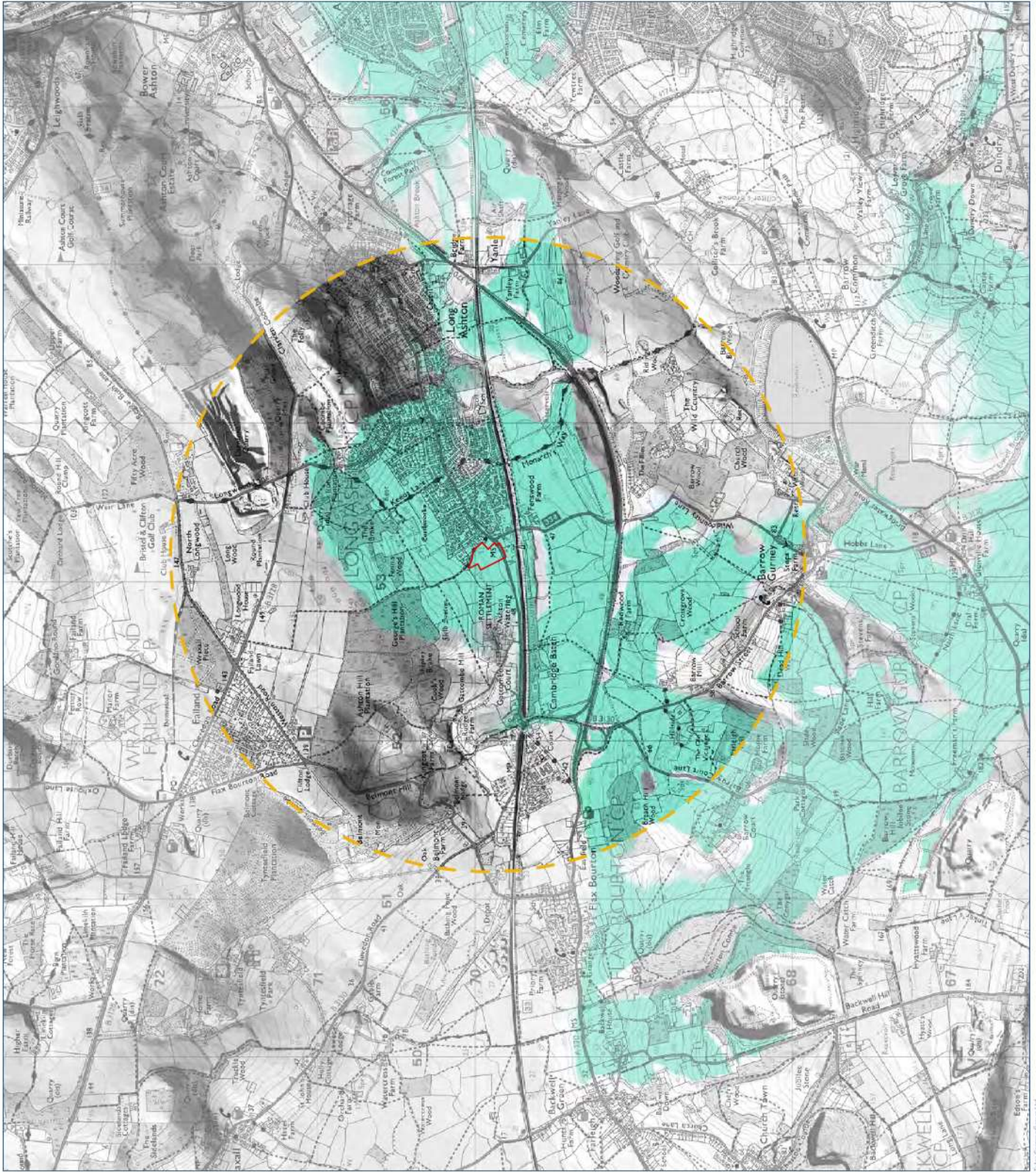
**Source:**  
 The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the site at 8m is potentially visible within a 5km radius (if 6m high) or 6km (if 8m high) has been modelled using GIS computer software (Global Mapper) and Ordnance Survey Terrain 5 data, and as such does not take into account any built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.








**Project:** Land south of Warren Lane, Long Ashton  
**Drawing Title:** Plan 5: Zone of Theoretical Visibility  
**Scale:** As Shown (Approximate)  
**Drawing No.:** 1478/P14a  
**Date:** March 2020  
**Checked:** JS/CP

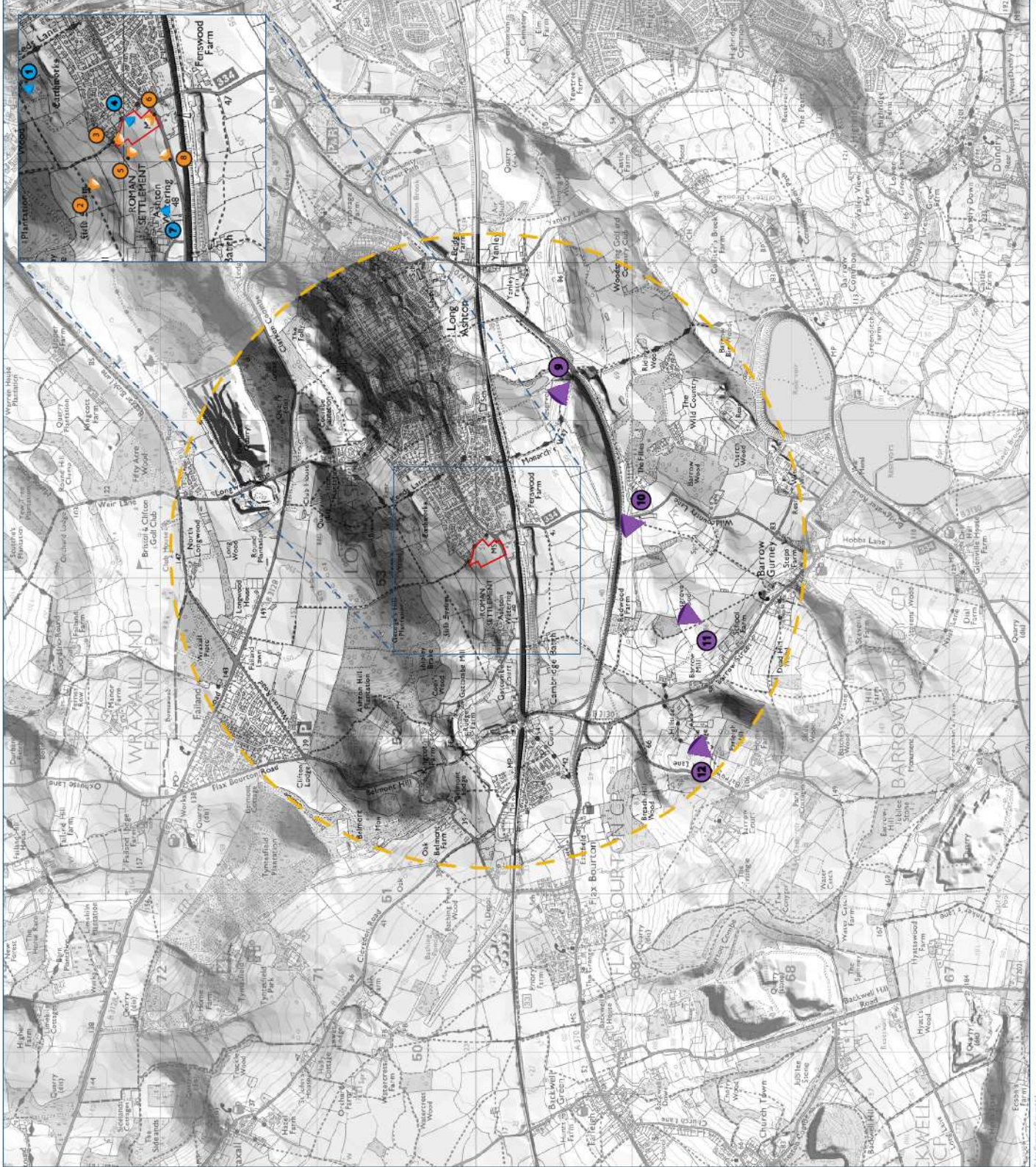


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-  Site Boundary
-  2km Visual Study Area
-  Local / Intermediate Viewpoint Locations
-  Distant Viewpoint Locations
-  No Viewpoint Locations



Project: Land at Gatcombe Farm, Long Ashton  
 Drawing Title: Plan 6: Photoviewpoint Locations and Field Verified Visual Envelope

Scale: As Shown (Approximate)  
 Drawing No: 1478/P22  
 Date: March 2020  
 Checked: JS/CP



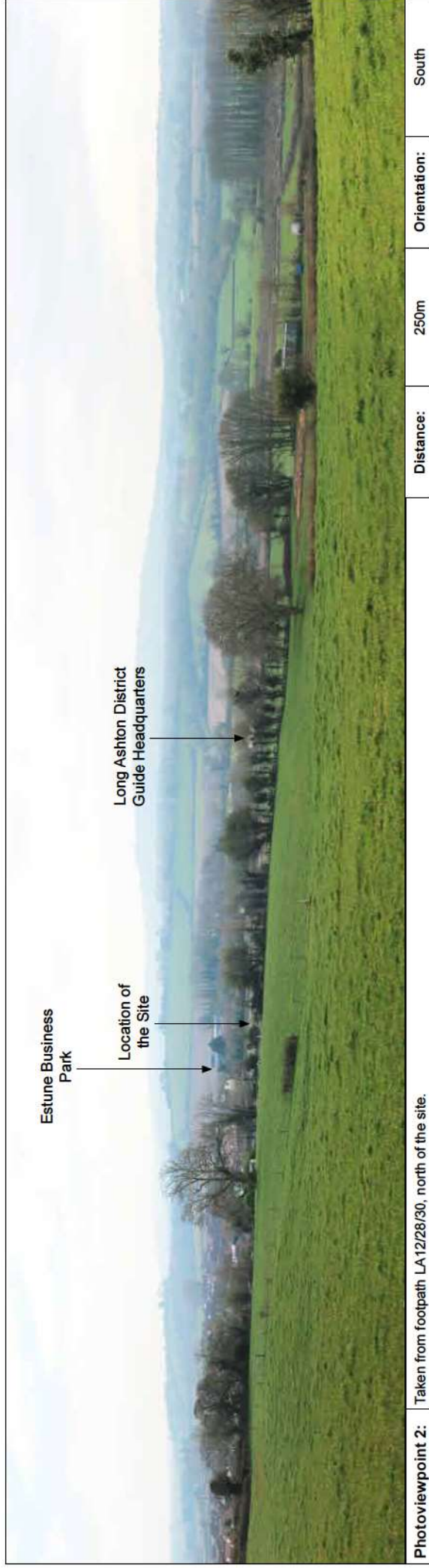
Moder Lane, Baskinham, Newark, Nottinghamshire, NG22 9JN  
 T: 01652 881804 E: info@tylergrange.co.uk W: www.tylergrange.co.uk





Photoviewpoint 1: Taken from footpath LA12/28/10, north east of the site.

Distance:	497m	Orientation:	South West
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Photoviewpoint 2: Taken from footpath LA12/28/30, north of the site.

Distance:	250m	Orientation:	South
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<b>Photoviewpoint 3:</b> Taken from the junction of footpath LA12/29/10 and Warren Lane, north of the site.	<b>Distance:</b> 2m	<b>Orientation:</b> South
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<b>Photoviewpoint 4:</b> Taken from Warren Lane, east of the site.	<b>Distance:</b> 14m	<b>Orientation:</b> West
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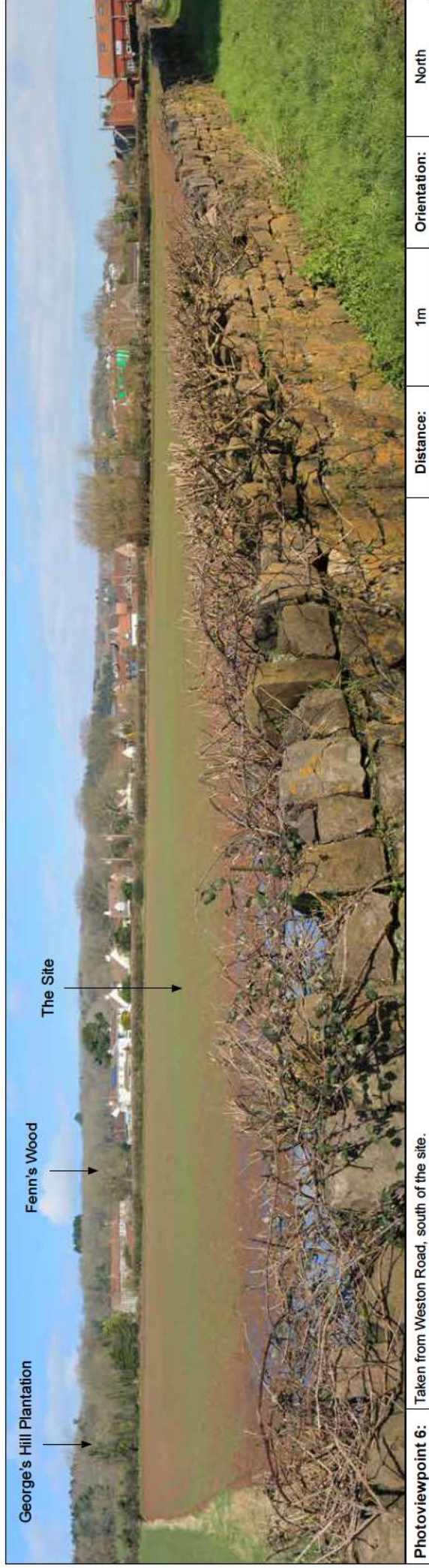


Photoviewpoints 5-6



Photoviewpoint 5: Taken from within a field to the north west of the site, this is a private view.

Distance:	45m	Orientation:	South East
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Photoviewpoint 6: Taken from Weston Road, south of the site.

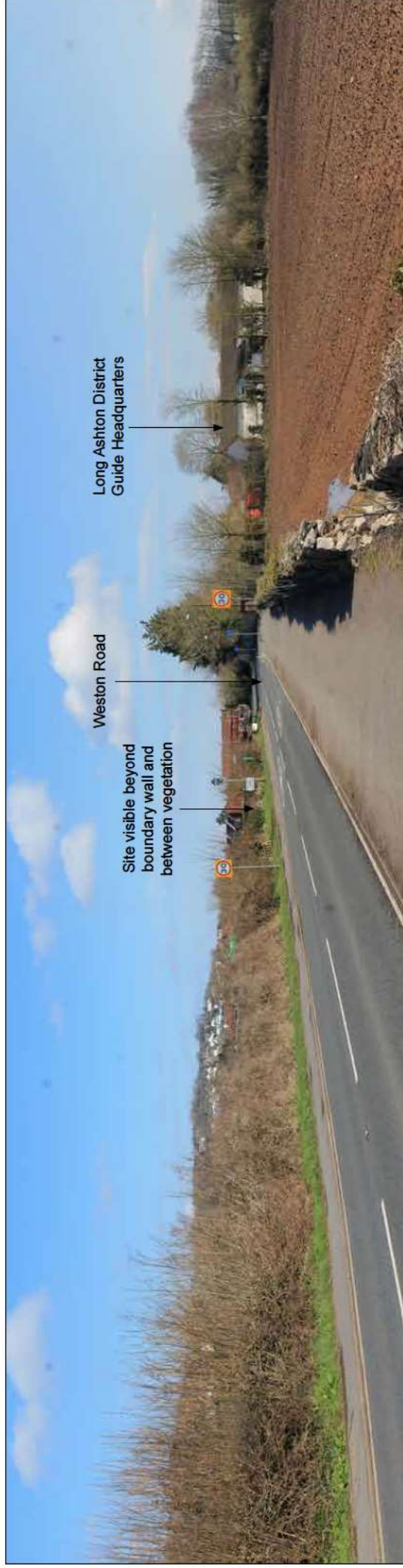
Distance:	1m	Orientation:	North
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Photoviewpoint 7: Taken from the car park of Gatcombe Farm Shop, west of the site.

Distance:	375m	Orientation:	East
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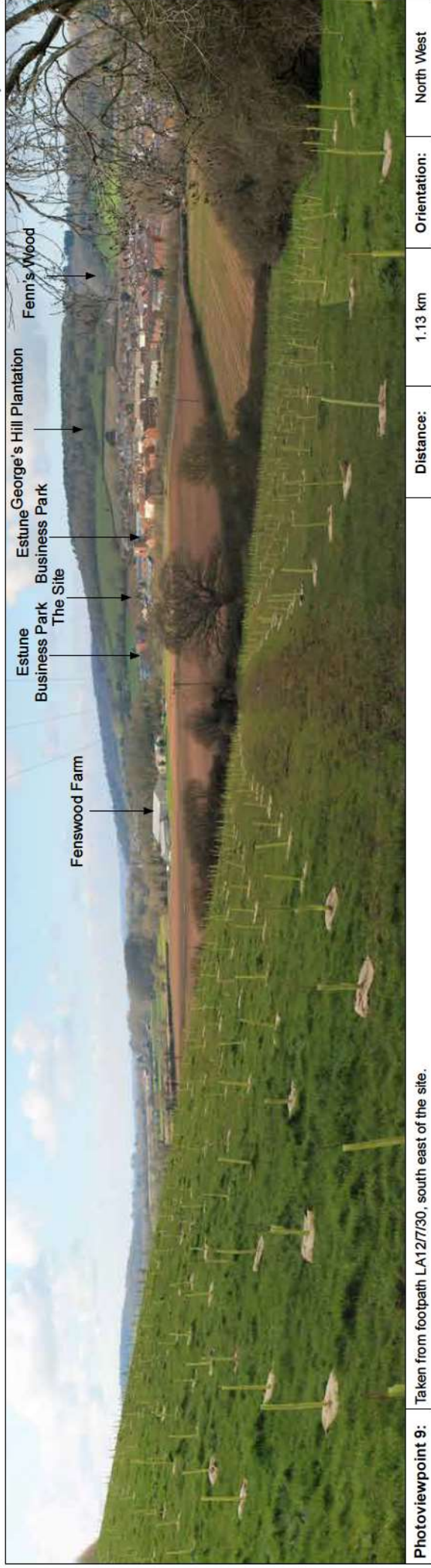


Photoviewpoint 8: Taken from Weston Road, south west of the site.

Distance:	130m	Orientation:	North East
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Photoviewpoints 9-10



Photoviewpoint 9: Taken from footpath LA127/30, south east of the site.

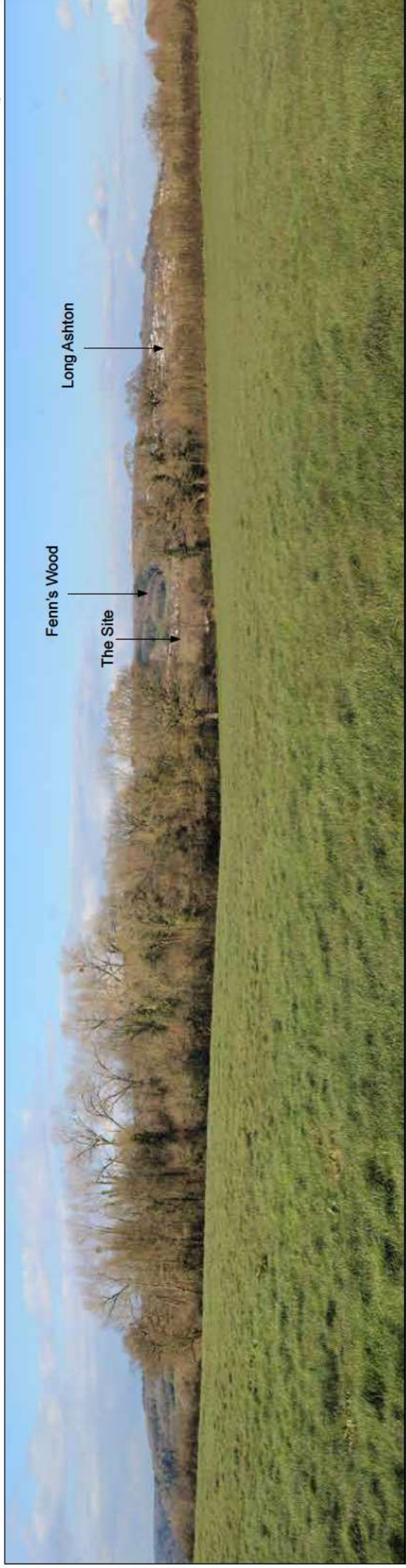
Distance:	1.13 km	Orientation:	North West
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Photoviewpoint 10: Taken from footpath LA13/27/10, south of the site.

Distance:	305m	Orientation:	North
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**Photoviewpoint 11:** Taken from footpath LA3/2/20, south west of the site. **Distance:** 1.43 km **Orientation:** North East



**Photoviewpoint 12:** Taken from footpath LA3/6/20, south west of the site. **Distance:** 1.83 km **Orientation:** North East





# Step into our world

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**Tyler  
Grange**

**Landscape | Ecology | Arboriculture**



# Plans



Land to the South of Warren Lane, North of Weston Road, Long Ashton  
Volume 2 - Landscape Evidence (Appendices & Plans) of Mr. Jonathan Berry

1478\_R08a\_3rd May 2023\_JB\_CW



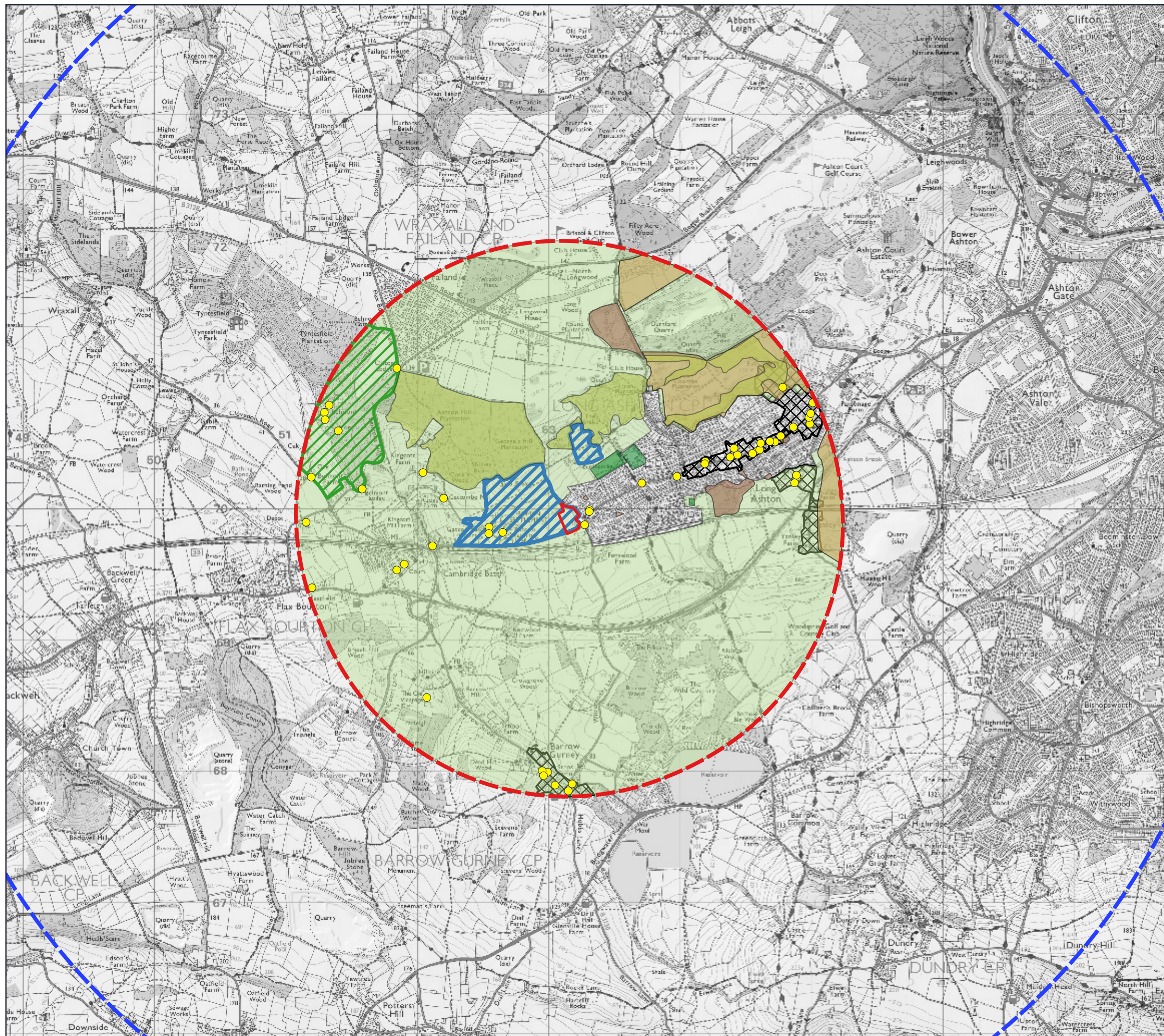
# Plan 1: Landscape Planning Context (TG Ref: 1478/P20b)



Land to the South of Warren Lane, North of Weston Road, Long Ashton  
Volume 2 - Landscape Evidence (Appendices & Plans) of Mr. Jonathan Berry

1478\_R08a\_3rd May 2023\_JB\_CW





-  Site Boundary
-  2km Study Area
-  5km Study Area

**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:**

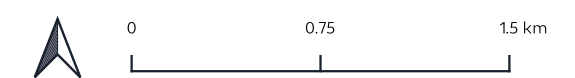
- Policy LC6: Allotments
- Policy ENV2: Protection of Trees and Woodlands
- Policy ENV3: Maintain and Enhance Public Rights of Way
- Policy ENV6: Protect Against Flooding
- Policy LHN2: Sympathetic Village Design

**Additional:**

-  Policy: LC 3: Local Green Spaces
-  Policy LC 4: Sites of Open Space Value
-  Policy: ENV 1 - Area of Separation
-  Policy: ENV 5 - Areas of Value to Nature or Landscape

**Designations:**

-  Green Belt
-  Listed Building
-  Conservation Areas
-  Scheduled Ancient Monument
-  Tyntesfield Registered Park and Garden



Project	Land South of Warren Lane, North of Weston Road, Long Ashton
Drawing Title	Plan 1: Landscape Planning Context
Scale	1:30,000@A3
Drawing No.	1478/P20b
Date	April 2023
Checked	CC/JB



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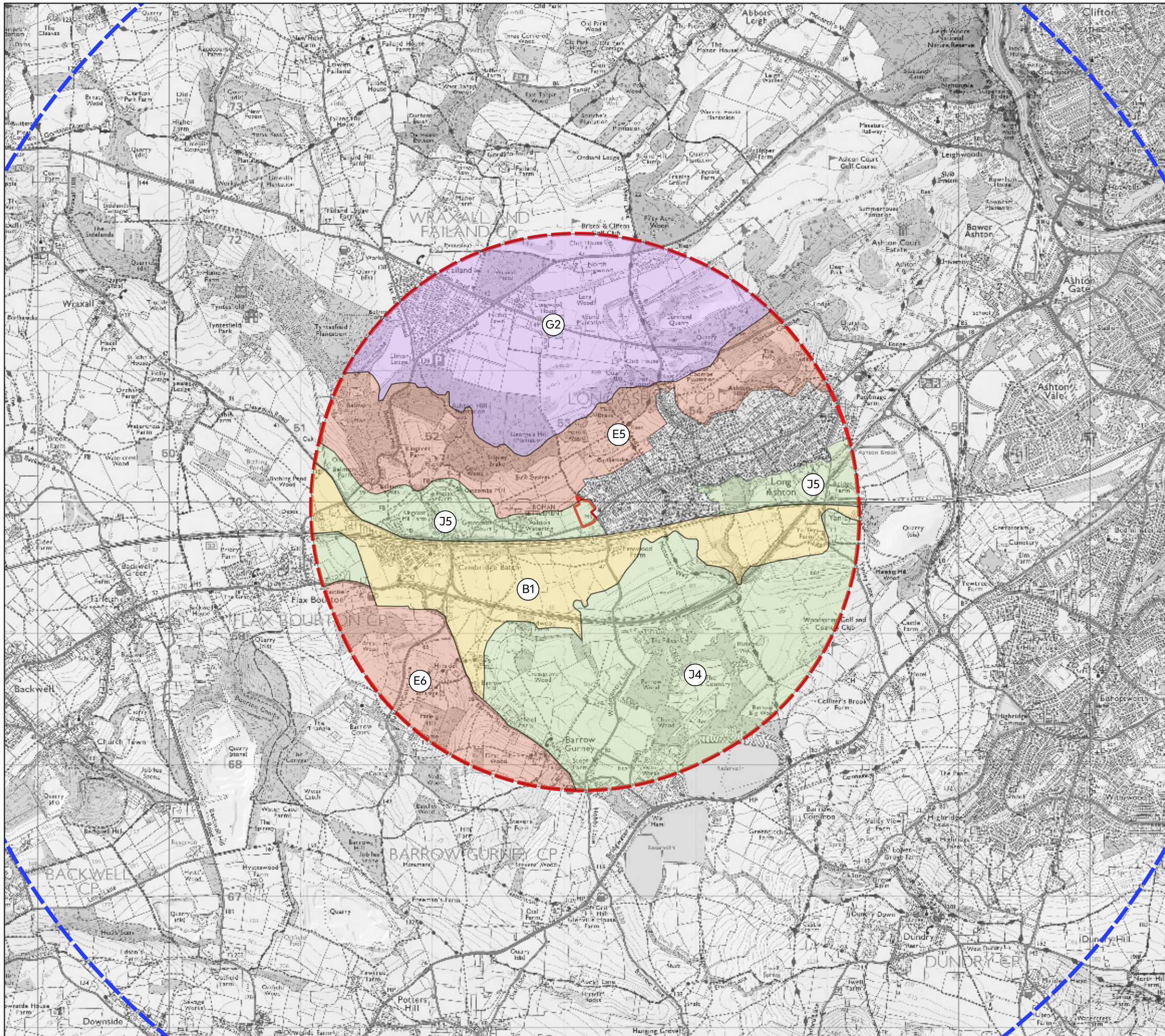
# Plan 2: Published Landscape Character (TG Ref: 1478/P21b)



Land to the South of Warren Lane, North of Weston Road, Long Ashton  
Volume 2 - Landscape Evidence (Appendices & Plans) of Mr. Jonathan Berry

1478\_R08a\_3rd May 2023\_JB\_CW





-  Site Boundary
-  2km Study Area
-  5km Study Area

**National Character Area (NCA):**

The site is entirely located within NCA118: 'Bristol, Avon Valleys and Ridges'

**North Somerset Landscape Character Assessment (September 2018):**








The district assessment has identified 12 Landscape Character Types (LCT) within the district. The site is located within LCT E: Limestone Ridges and Combes and LCT J: 'Rolling Valley Farmland'.

These broader LCT are then further broken down into Landscape Character Areas (LCA). The site is located within LCA E5: 'Tickenham Ridge and Combes' and LCA J5: 'Land Yeo and Kenn Rolling Valley Farmland'.

**Landscape Character Type:**

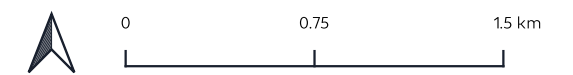
-  LCT B River Floodplain
-  LCT J Rolling Valley Farmland
-  LCT E Limestone Ridges and Combes
-  LCT G Settled Limestone Plateau

**Landscape Character Area:**

-  LCA Boundary Lines
-  B1 Land Yeo, Kenn River and River Avon Floodplain
-  E5 Tickenham Ridges and Combes
-  E6 Cleeve Ridges and Combes
-  G2 Failand Settled Limestone Plateau
-  J4 Colliters Brook Rolling Valley Farmland
-  J5 Land Yeo and Kenn Rolling Valley Farmland

**North Somerset Landscape Sensitivity Assessment (March 2018):**

This assessment has identified the site to be within a 'high' landscape sensitivity area.



Project	Land South of Warren Lane, North of Weston Road, Long Ashton
Drawing Title	Plan 2: Published Landscape Character
Scale	1:30,000@A3
Drawing No.	1478/P21b
Date	April 2023
Checked	CC/JB



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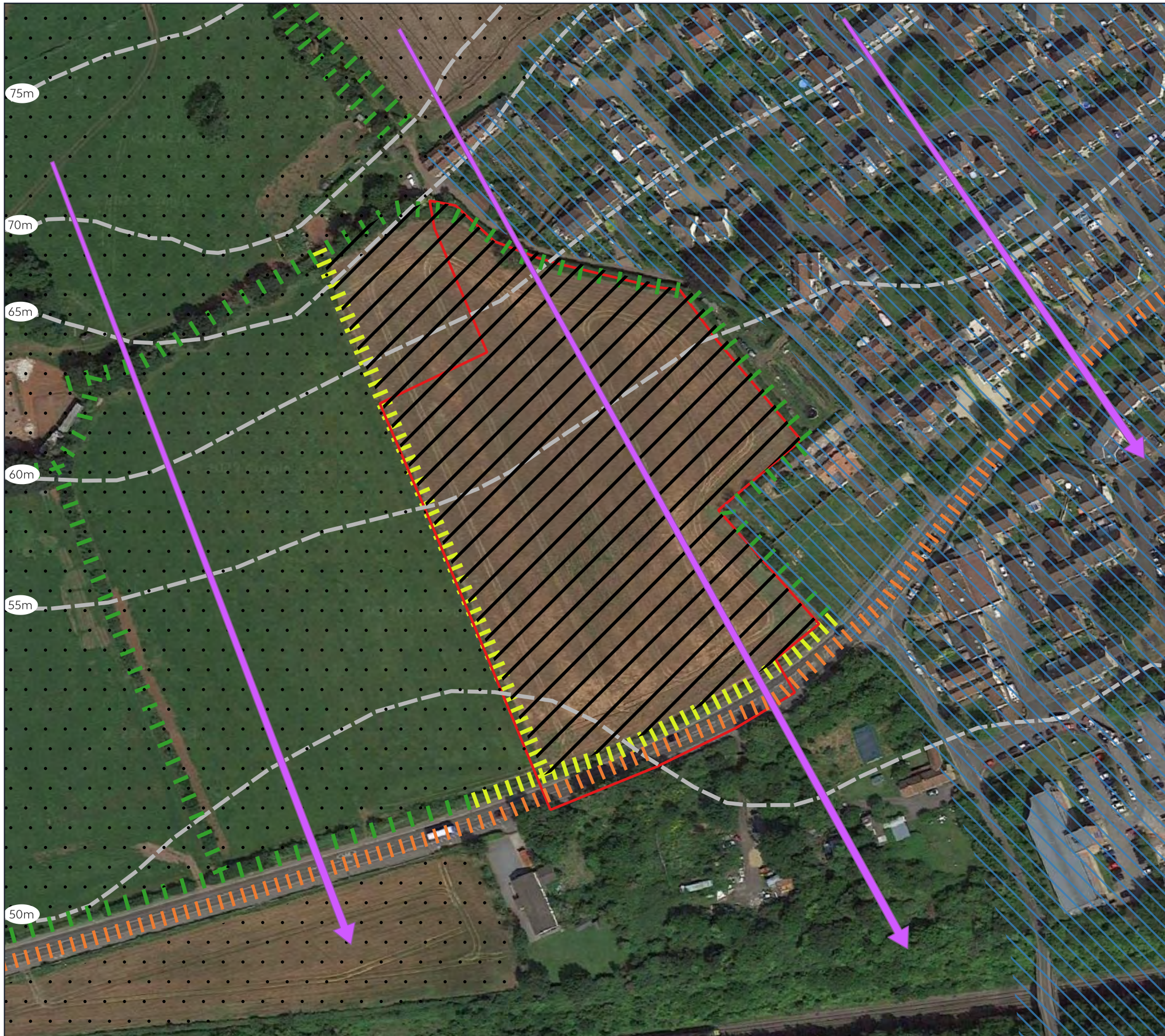
# Plan 3: Local Landscape Character (TG Ref: 1478/P24b)



Land to the South of Warren Lane, North of Weston Road, Long Ashton  
Volume 2 - Landscape Evidence (Appendices & Plans) of Mr. Jonathan Berry

1478\_R08a\_3rd May 2023\_JB\_CW





 Site Boundary

**Undeveloped Landscape**


 Arable Field

 Pasture Fields

 Linear hedgerow boundary features are characteristic of the area

**Developed Landscape**


 Long Ashton Settlement Edge

 Weston Road is a cause of visual and auditory disturbance within the site

 Uncharacteristic post and wire fence and stone wall field boundaries

**Landscape Features**

 Contours

 The site is located on sloping landform. The high point is to the north and the low point is located beyond the southern boundary



Project Land South of Warren Lane, North of Weston Road, Long Ashton

Drawing Title Plan 3: Local Landscape Character

Scale 1:1,000@A3

Drawing No. 1478/P24b

Date April 2023

Checked CC/JB



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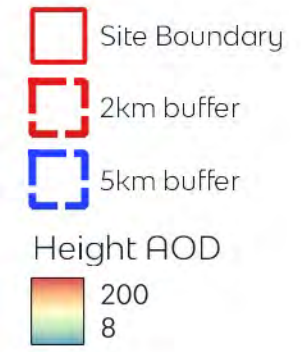
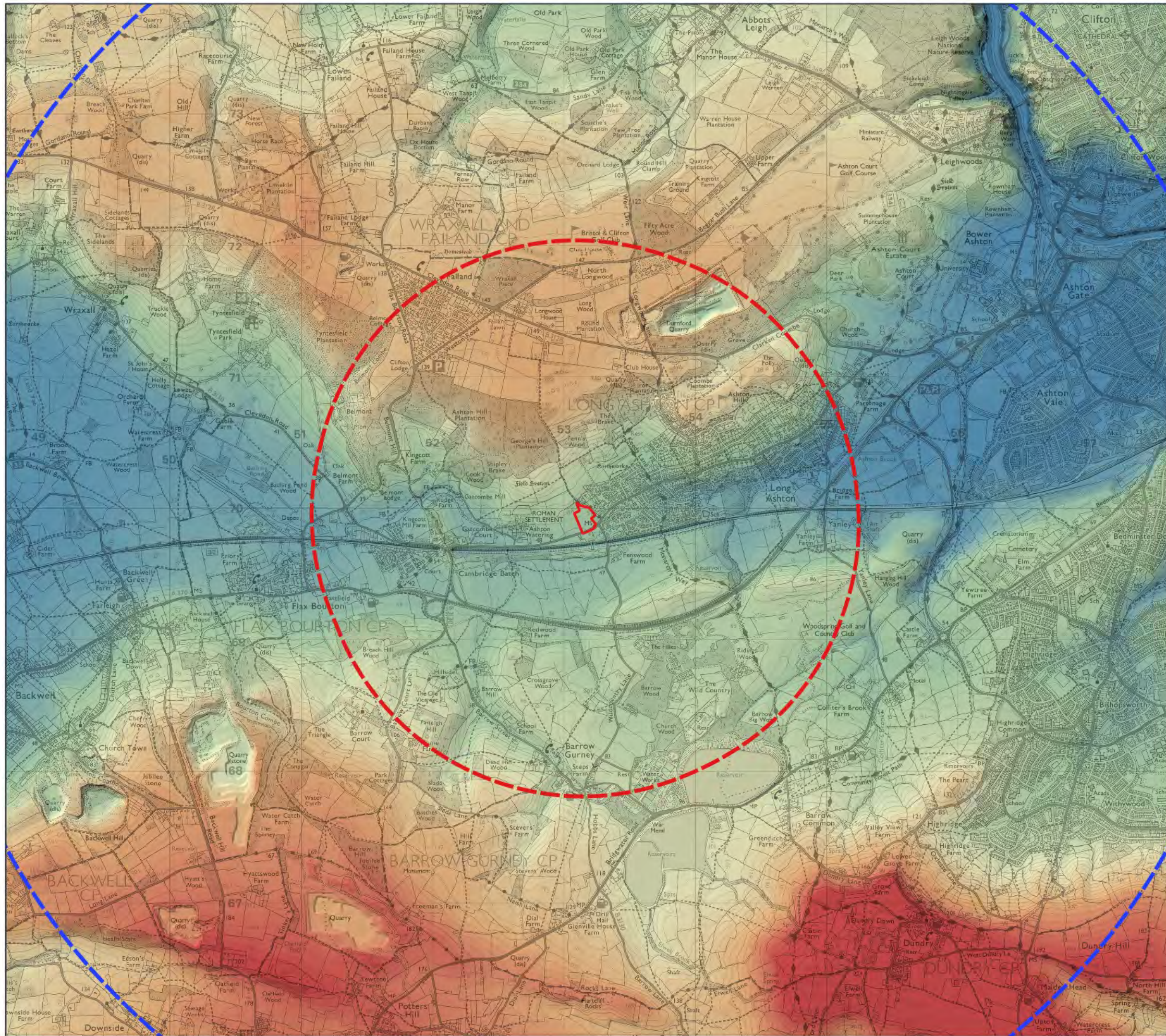
# Plan 4: Topography (TG Ref: 1478/P13b)



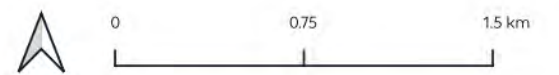
Land to the South of Warren Lane, North of Weston Road, Long Ashton  
Volume 2 - Landscape Evidence (Appendices & Plans) of Mr. Jonathan Berry

1478\_R08a\_3rd May 2023\_JB\_CW





Source:  
The plan has been modelled using GIS  
computer software (QGIS) and Ordnance  
Survey Terrain 5 data.



Project	Land South of Warren Lane, North of Weston Road, Long Ashton
Drawing Title	Plan 4: Topography
Scale	1:30,000@A3
Drawing No.	1478/P13b
Date	April 2023
Checked	CC/JB



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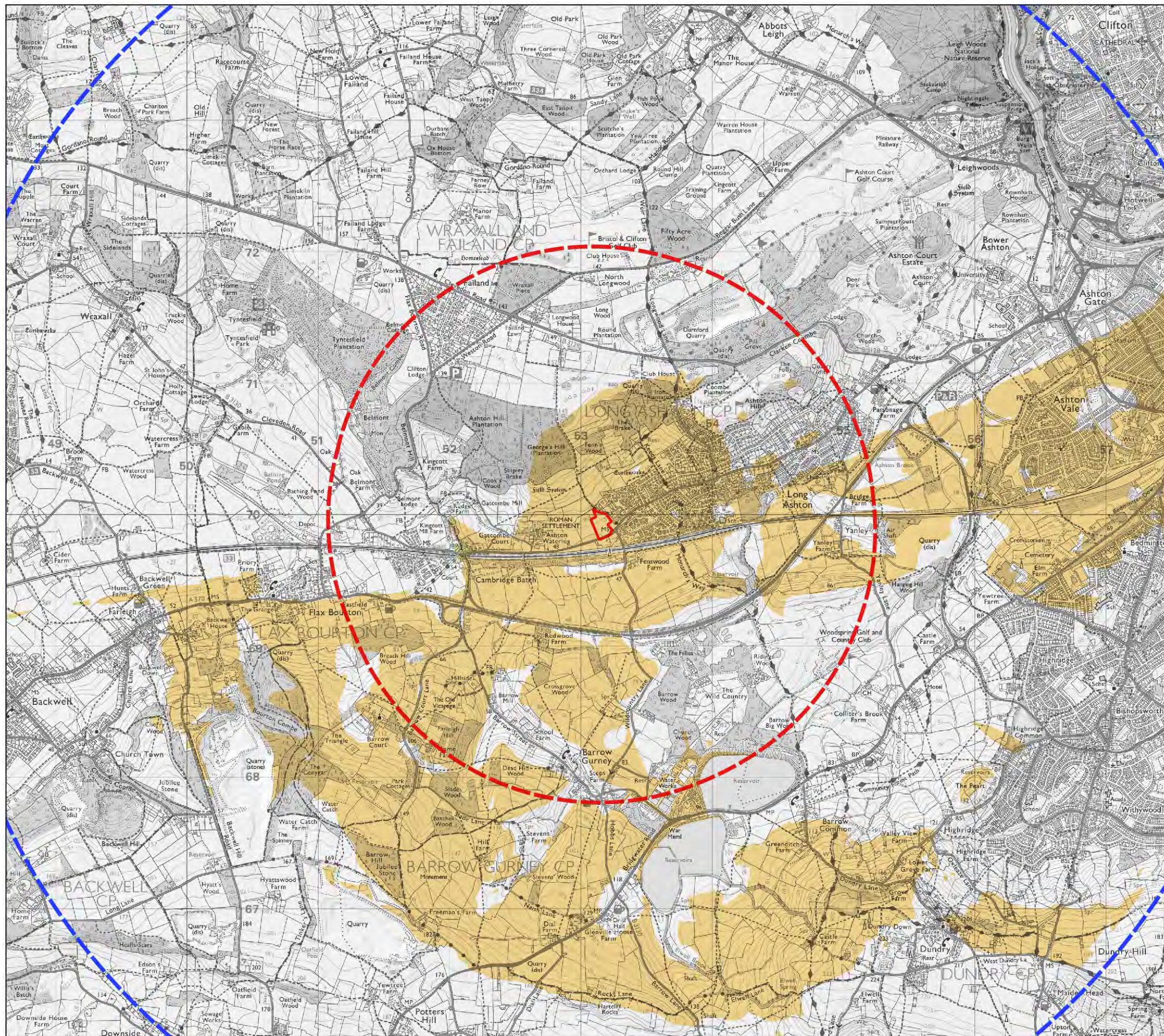
# Plan 5: Zone of Theoretical Visibility (TG Ref: 1478/P14b)



Land to the South of Warren Lane, North of Weston Road, Long Ashton  
Volume 2 - Landscape Evidence (Appendices & Plans) of Mr. Jonathan Berry

1478\_R08a\_3rd May 2023\_JB\_CW





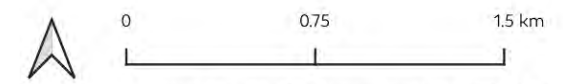
- Site Boundary
- 2km Study Area
- 5km Study Area

**Zone of Theoretical Visibility (ZTV)**

- Development theoretically visible
- Development not visible

**Source:**

The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at an 8m ridge height is potentially visible within a 2km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.



Project	Land South of Warren Lane, North of Weston Road, Long Ashton
Drawing Title	Plan 5: Zone of Theoretical Visibility
Scale	1:30,000@A3
Drawing No.	1478/P14b
Date	April 2023
Checked	CC/JB



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# Plan 6: Photoviewpoint Locations & Extent of Views (TG Ref: 1478/P26)



Land to the South of Warren Lane, North of Weston Road, Long Ashton  
Volume 2 - Landscape Evidence (Appendices & Plans) of Mr. Jonathan Berry

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