

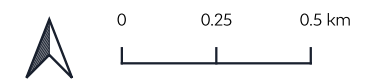


-  Site Boundary
-  2km Study Area

Viewpoints

-  Local / Intermediate Viewpoint Locations
-  Distant Viewpoint Locations
-  Limited View Viewpoint Locations



Project	Land south of Warren Lane, North of Weston Road, Long Ashton
Drawing Title	Plan 6: Photoviewpoint Locations and Extent of Views
Scale	1:20,000@A3
Drawing No.	1478/P26
Date	May 2023
Checked	ECW/JB



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Plan 7: Photosheets 1-12 (TG Ref: 1478/P25)



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

Representative Photo Viewpoint Information Sheet

View 1 - Taken from footpath LA12/28/10, north east of the site.



Date of Photo: 16/04/23 12:20
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 353345 , 170480



View 6 - Taken from Weston Road, south of the site.



Date of Photo: 27/04/23 08:00
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 353146 , 169802



View 2 - Taken from footpath LA12/28/30, north of the site.



Date of Photo: 16/04/23 12:03
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 352840 , 170114



View 7 - Taken from the car park of Gatcombe Farm Shop, west of the site.



Date of Photo: 16/04/23 11:47
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 352759 , 169775



View 3 - Taken from the junction of footpath LA12/29/10 and Warren Lane, north of the site



Date of Photo: 16/04/23 14:56
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 353109 , 170019



View 8 - Taken from Weston Road, south west of the site.



Date of Photo: 16/04/23 11:36
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 353029 , 169772



View 4 - Taken from Warren Lane, east of the site.



Date of Photo: 16/04/23 11:54
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 353225 , 169987



View 9 - Taken from footpath LA12/7/30, south east of the site.



Date of Photo: 16/04/23 14:29
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 353992 , 169423



View 10 - Taken from footpath LA13/27/10, south of the site.



Date of Photo: 16/04/23 15:16
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 353354 , 168911



Representative Photo Viewpoint Information Sheet

View 11 - Taken from footpath LA3/2/20, south west of the site.



Date of Photo: 16/04/23 15:43
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 352716 , 168544



View 12 - Taken from footpath LA3/6/20, south west of the site.



Date of Photo: 16/04/23 16:09
Weather: Overcast
Visualisation Type: Type 1
Camera: Canon EOS 6D Mark II
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Canon 50mm
Horizontal FOV: 39.6°

OS: 351892 , 168498





Estune Business Park

Site is located beyond intervening features and not visible



10cm
(Original image size 390 x 260mm)
0cm

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Visualisation Type: Type 1
Image Enlargement: 100%
Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12



Estune Business Park

Location of Site

Long Ashton District Guide Headquarters



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0cm
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Image Enlargement: 100%
Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
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Date: May 2023
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Figure: Plan 7: Photosheets 1-12



Site located beyond boundary hedgerow





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Visualisation Type: Type 1
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Page Size: A3

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Client: Long Ashton Land Company Ltd
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Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12

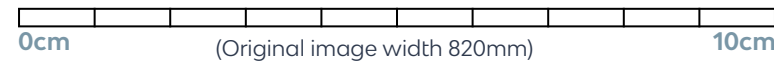


Site located behind hedgerow and intervening paddock. The Site is not visible from this location



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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken: 16/04/23
Taken From: ST 53225 69987
Direction of View: West

Field of View: 90 degrees
Camera: Canon EOS 6D Mark II
Distance to site: 14m

Projection: Cylindrical
Lens: Canon 50mm
Visibility: Overcast

Visualisation Type: Type 1
Image Enlargement: 96%
Page Size: A1 width

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: April 2023
Project: Land south of Warren Road
Title: Photoviewpoint 04



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Visualisation Type: Type 1
Image Enlargement: 100%
Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12



George's Hill Plantation

Fenn's Wood

Site location



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0cm

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Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12



Site located beyond ridgeline
and not visible





(Original image size 390 x 260mm)

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Image Enlargement: 100%
Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12



Site located beyond boundary wall and between vegetation

Weston Road

Long Ashton District Guide Headquarters



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Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12



Fenswood Farm

Estune Business Park

The Site

Estune Business Park

George's Hill Plantation

Fenn's Wood



10cm
(Original image size 390 x 260mm)
0cm

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Status: Planning

Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12



George's Hill Plantation



The Site located beyond intervening vegetation



Fenn's Wood





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(Original image size 390 x 260mm)

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Image Enlargement: 100%
Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

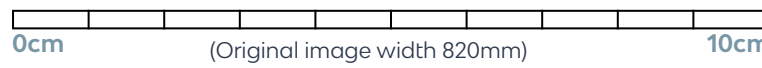
Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12



The Site

Fenn's Wood

Long Ashton



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken: 16/04/23
Taken From: ST 52716 68544
Direction of View: North East

Field of View: 90 degrees
Camera: Canon EOS 6D Mark II
Distance to site: 1.43km

Projection: Cylindrical
Lens: Canon 50mm
Visibility: Overcast

Visualisation Type: Type 1
Image Enlargement: 96%
Page Size: A1 width

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: April 2023
Project: Land south of Warren Road
Title: Photoviewpoint 11



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Visualisation Type: Type 1
Image Enlargement: 100%
Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12



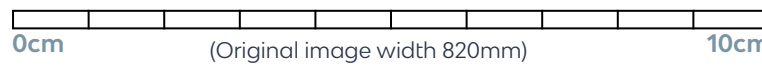
Fenn's Wood

The Site is filtered
by intervening
vegetation

Long Ashton

Bristol

The Old Vicarage



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken: 16/04/23
Taken From: ST 51892 68498
Direction of View: North East

Field of View: 90 degrees
Camera: Canon EOS 6D Mark II
Distance to site: 1.83km

Projection: Cylindrical
Lens: Canon 50mm
Visibility: Overcast

Visualisation Type: Type 1
Image Enlargement: 96%
Page Size: A1 width

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

Date: April 2023
Project: Land South of Warren Lane
Title: Photoviewpoint 12



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Visualisation Type: Type 1
Image Enlargement: 100%
Page Size: A3

Project No: 01478
Client: Long Ashton Land Company Ltd
Status: Planning

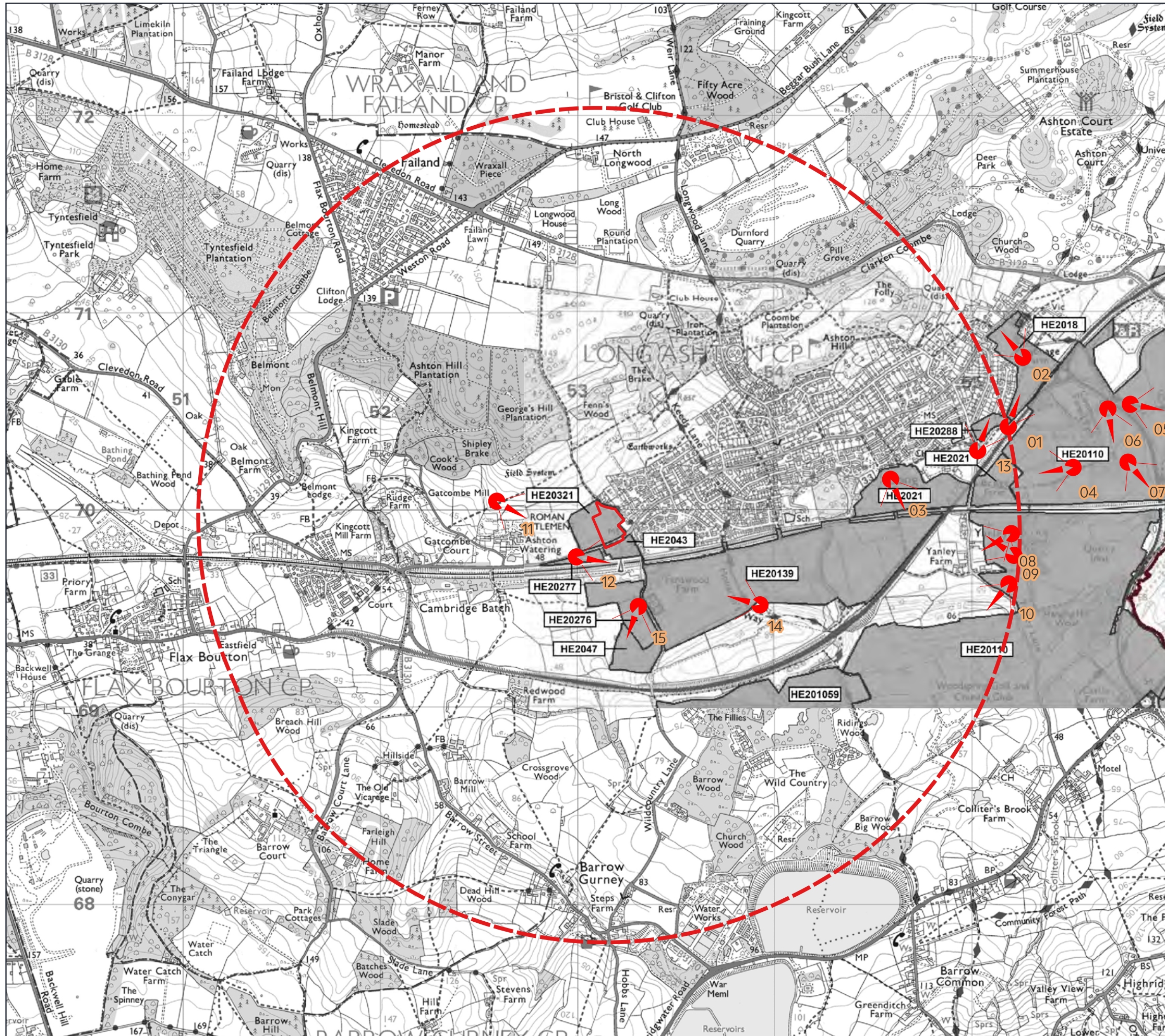
Date: May 2023
Project: Land to the South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 7: Photosheets 1-12

Plan 8: Alternative Sites Photoviewpoint Locations 1-15 (TG Ref: 1478/P27)



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

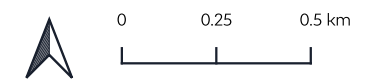


Site Boundary

2km Study Area

Alternative Site Viewpoints

Viewpoint Locations



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

Drawing Title Plan 8: Alternative Sites Photoviewpoint Locations

Scale 1:20,000@A3

Drawing No. 1478/P27

Date May 2023

Checked ECW/JB



Plan 9: Alternative Sites Photosheets 1-15 (TG Ref: 1478/P28)



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



Alternative Site: Photoviewpoint 01



Alternative Site: Photoviewpoint 02



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Status: Planning

Date: May 2023
Project: Land South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 9: Alternative Sites Photosheets 1-15



Alternative Site: Photoviewpoint 03



Alternative Site: Photoviewpoint 04



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Figure: Plan 9: Alternative Sites Photosheets 1-15



Alternative Site: Photoviewpoint 05



Alternative Site: Photoviewpoint 06



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Status: Planning

Date: May 2023

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

Figure: Plan 9: Alternative Sites Photosheets 1-15



Alternative Site: Photoviewpoint 07



Alternative Site: Photoviewpoint 08



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Project: Land South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 9: Alternative Sites Photosheets 1-15



Alternative Site: Photoviewpoint 09



Alternative Site: Photoviewpoint 10



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Figure: Plan 9: Alternative Sites Photosheets 1-15



Alternative Site: Photoviewpoint 11



Alternative Site: Photoviewpoint 12



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Date: May 2023
Project: Land South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 9: Alternative Sites Photosheets 1-15



Alternative Site: Photoviewpoint 13



Alternative Site: Photoviewpoint 14



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Status: Planning

Date: May 2023
Project: Land South of Warren Lane, North of Weston Road, Long Ashton
Figure: Plan 9: Alternative Sites Photosheets 1-15



Alternative Site: Photoviewpoint 15

Plan 10: Landscape Strategy Plan (TG Ref: 1478/P18c)



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



The north of the site is located on elevated landform. Keeping development off the most elevated parts of the site will limit its visibility within the wider landscape.

The Long Ashton settlement is located to the south and east of the site. The proposals would be seen as part of this built context. There is a variety of architectural styles present within Long Ashton.

Within the undeveloped north of the site, provision is made for allotments, orchards, gardens and open space. This will enhance the Green Infrastructure provision within the site and provide recreational opportunities for local residents.

There is an opportunity to provide a new hedgerow in this area and continue the proposed western boundary hedgerow. This would enhance local character and provide Green Infrastructure benefit through enhanced connectivity.

The hedgerow along Warren Lane will be retained within the proposals. It will continue to provide ecological, landscape and visual benefit within the local landscape. The proposals will allow for a maintenance plan that would ensure the longevity of the hedgerow and nearby trees.

The current post and wire fence field boundary is uncharacteristic of the area and broken in places. To soften the edge of the development, a new hedgerow with additional tree species is proposed to soften the appearance of builtform and to break up and filter the roofscape of the site.

Ecological surveys have revealed this area as a corridor for bats. Built form is set back from this edge to accommodate this. In addition, it will limit over looking between existing and proposed dwellings and maintain privacy for residents.

Trees, shrubs and hedgerow are proposed along the streets to soften the appearance of built form and break up the roofscape in distant views.









In Green Belt terms, the new hedgerow would minimise the perception of coalescence and urban sprawl into the countryside.

The planting of a hedgerow on the western boundary will soften the appearance of the settlement edge and maintain a green approach to the town from Weston Road.

Creating large areas of public open space within the site provides more recreational opportunities for local residents and would allow informal walks within the site. This would extend the footpath network in the local area.

Small planting groups throughout the open space will soften the view from the road. Development within the south of the site should front on to this open space and the road. This would be a continuation of the building pattern along Weston Road.

Although the stone wall on the southern boundary is not characteristic of the area it is a pleasant feature and is retained within the proposals as a boundary treatment.

-  Site Boundary
-  Proposed Allotments
-  Indicative undeveloped area/informal open space
-  Vehicular access point from Weston Road
-  Contours within the site and local area, this highlights that the topography within the site is sloping. This is in keeping with local character
-  The existing hedgerow along Warren Lane will be retained and managed within any proposals
-  New links between local PRoW and the site will be created, this would enhance permeability with the site, settlement edge and nearby countryside
-  Indicative vegetation to soften the appearance of built form and the transition between built form and open space



Project	Land South of Warren Lane, North of Weston Road, Long Ashton
Drawing Title	Plan 10: Landscape Strategy Plan
Scale	Not to Scale
Drawing No.	1478/P18c
Date	April 2023
Checked	CC/JB



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