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**NORTH SOMERSET COUNCIL**

**LANDSCAPE SENSITIVITY ASSESSMENT**

**MARCH 2018**

*your earth our world*



**Wardell Armstrong**

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**DATE ISSUED: MARCH 2018**  
**JOB NUMBER: ST16449**  
**REPORT NUMBER: 001**  
**VERSION: V0.1**  
**STATUS: FINAL**

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## 1 INTRODUCTION

### 1.1 Context of the Study

1.1.1 Wardell Armstrong has been commissioned by North Somerset Council (NSC) to undertake a Landscape Sensitivity Assessment (LSA) of the areas surrounding selected settlements within North Somerset.

1.1.2 NSC have now commenced work on a review of the evidence base to support the preparation of the North Somerset Local Plan. This will look forward to 2036, and the housing requirement will be derived from the Joint Spatial Plan (JSP) which is currently at pre-submission stage.

1.1.3 The JSP is being produced by the four West of England Councils (North Somerset; Bath and North-East Somerset; Bristol City; and South Gloucestershire) and will identify locations for strategic growth within the region (SDLs). Whilst the new Local Plan 2036 will identify the location of SDLs, these are not considered within this assessment. However, the Local Plan will also identify future allocations for housing sites to meet the remaining non-strategic growth and this is the focus of this study.

1.1.4 Given the value and importance of North Somerset's landscape, NSC wishes to assess the sensitivity of the landscape surrounding selected settlements in order to inform the site selection process for non-strategic growth. The future allocation of sites for the non-strategic growth needs to be managed carefully as part of the Local Plan process to ensure that the important characteristics of the North Somerset landscape are not unacceptably harmed.

#### ***What is landscape?***

1.1.5 The European Landscape Convention (ELC), which the UK has signed and ratified, emphasises the role that landscape can play as an integrating framework for many areas of policy. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes throughout Europe and to put people at the heart of this process.

1.1.6 The ELC adopts a definition of landscape as:

*"Landscape is an area, perceived by people, whose character is the result of the action and interaction of natural and/or human factors (Council of Europe, 2000)"*

- 1.1.7 This definition reflects the thinking that emerged in the UK in the late 1980s and early 1990s and was summarised in the influential Landscape Character Assessment Guidance for England and Scotland, published in 2002. The inclusive nature of landscape was captured there in a paragraph stating that:

*“Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment – both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historic and current impact of land use, settlement, enclosure and other human interventions) – interact together and perceived by us. People’s perceptions turn land into the concept of landscape.”*

(para 1.11, pg2)

- 1.1.8 Thus, landscapes are not only those that are recognised as being special or valuable, but also about the ordinary and the everyday. The importance of the ELC definition is that it moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead it encourages a focus on landscape as a resource in its own right. It provides an integrated way of conceptualising our surroundings and is increasingly considered to provide a useful spatial framework for thinking about a wide range of environmental, land use and development issues.

### ***The Landscape of North Somerset***

- 1.1.9 North Somerset is located in the south-west of England, to the south and west of Bristol. The district extends to Bleadon in the south-west and Blagdon in the south-east. North Somerset is bounded to the north-west by the Severn Estuary, which is protected by a number of international, national and local designations. The south of the district is located within the Mendip Hills Area of Outstanding Natural Beauty.
- 1.1.10 The landscape of North Somerset is highly varied, with open moors and river flood plains contrasting with ridges, gorges and rolling farmland. In the north of the district there are a large number of Registered Parks and Gardens and extensive woodland, which in combination with the varied topography limits visibility. In the rest of the district tree cover is concentrated on the slopes of hills and ridges, and long-distance

views are available from areas of high topography across the open moors and flood plains.

1.1.11 The population of North Somerset is estimated at 202,566 with concentrations in the main town of Weston-super-Mare, as well as the towns of Clevedon, Nailsea and Portishead which have been the focus of recent growth. Three of the four towns are located on the coast, with Nailsea located approximately 5km inland. Remaining settlements comprise villages of varying sizes, scattered throughout the district. There are a number of larger villages which have been the subject to lower levels of growth and development pressure, and other villages which have accommodated varying amounts of infill within their settlement boundaries.

## 1.2 Aim of the Study

1.2.1 The overall aim of the project is to prepare a LSA which will provide a robust landscape evidence base for the Local Plan. It will comprise a strategic assessment of the sensitivity of the landscape of North Somerset to housing development on the periphery of selected settlements, and can be used to provide a context for landscape capacity and impact assessments undertaken for both previously identified sites and additional sites as they come forward.

### **Aim of the study**

**To prepare a Landscape Sensitivity Assessment that will be capable of:**

- **Forming part of the evidence base which will underpin the Local Plan;**
- **Providing a context for the allocation of sites for housing development;**  
**and**
- **Providing a sound basis on which decision making can be informed with regard to ongoing and future site assessment and the determination of potential planning applications.**

## 1.3 Key Guidance and Evidence Base

1.3.1 This study takes account of the guidance set out within the Landscape Institute and the Institute of Environmental Management & Assessment “Guidelines for Landscape and Visual Impact Assessment” Third Edition published by Routledge (2013), hereafter referred to as “GLVIA3”. In addition, the following sources have been utilised in the preparation of this report:

- Landscape Character Assessment – Guidance for England and Scotland (The Countryside Agency and Scottish National Heritage, 2002); and subsequent topic papers;
- An Approach to Landscape Character Assessment (Natural England, 2014);
- National Character Area profiles (Natural England<sup>1</sup>); and
- North Somerset Landscape Character Assessment (NSC, 2005 updated 2018).

1.3.2 The above documents provided the basis for the development of the methodology used within this study, and informed the assessment.

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<sup>1</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

## 2 NATIONAL PLANNING POLICY

### 2.1 National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) sets out Government policies on planning. It is a material consideration to be taken into account by Local Planning Authorities (LPAs) when formulating planning policy and by decision takers when determining individual planning applications. The NPPF identifies the 3 dimensions of sustainable development as economic, social and environmental. The environmental role aims to protect and enhance the natural built and historic environment whilst improving biodiversity, prudent use of natural resources, minimising waste and pollution, mitigating and taking account of climate change.

2.1.2 The NPPF emphasises *“a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking”* (NPPF, para 14, pg4). For plan-making this means that local planning authorities should positively seek opportunities to meet the development needs of their area unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.”* (NPPF, para 14, pg4).

2.1.3 NPPF policies are now material considerations to be taken into account in both decision taking and plan making. The 12 core planning principles which should underpin plan-making and decision-making are listed in paragraph 17 of the NPPF. The following are of particular relevance:

- *“Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;*
- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them,*



*recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*

- *Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework;*
- *Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- *Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*
- *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; and*
- *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...”*

(NPPF, para 17, pg5-6)

2.1.4 The following within the NPPF is also of relevance:

- *“Local Plans should... identify land where development would be inappropriate” (NPPF, para 157, pg38); and*
- *“Great weight should be given to conserving landscape and scenic beauty in... Areas of Outstanding Natural Beauty...” (NPPF, para 115, pg26).*

2.1.5 It is stated at paragraph 182, pg43 of the NPPF that LPAs must prepare Local Plans positively. Local Plans must also be justified, effective and consistent with National Policy. It was therefore particularly important this study was prepared in the context of the NPPF.

## **2.2 Relevance to Landscape**

2.2.1 The main policy considerations in relation to landscape within the NPPF are detailed as follows.

### **Green Infrastructure**

- 2.2.2 It is stated within the NPPF that LPAs should set out a “*strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure*” (NPPF, para 114, pg26).

### **Landscape**

- 2.2.3 The NPPF states that the “*planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes*” (NPPF, para 109, pg25).

### **Historic Environment**

- 2.2.4 It is stated within paragraph 170, pg41 of the NPPF that where appropriate, landscape character assessments should consider historic landscape character.

### **Setting**

- 2.2.5 The definition of setting within the NPPF is detailed as being:

*“Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

(NPPF, Annex 2, pg56)

### **Previously Developed Land**

- 2.2.6 It is stated within the NPPF that “*planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value*” (NPPF, para 111, pg26).

### **Areas of Outstanding Natural Beauty**

- 2.2.7 It is stated within the NPPF that “*great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. Furthermore, the conservation of wildlife and cultural heritage are important considerations in all these areas...*” (NPPF, para 115, pg26-27).

### **Ministerial Letter on the Importance of Landscape**

- 2.2.8 A ministerial letter of March 27<sup>th</sup>, 2015 to the Chief Executive of the Inspectorate on the subject of landscape character spelt out in more detail how policy is to be applied.

2.2.9 The planning minister Brandon Lewis voiced concern over how landscape issues are being handled. Lewis said:

*“I have become aware of several recent appeal cases in which harm to landscape character has been an important consideration in the appeal being dismissed”.*

2.2.10 He added:

*“These cases are a reminder of one of the 12 core principles at paragraph 17 of the National Planning Policy Framework – that plans and decisions should take into account the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside – to ensure that development is suitable for the local context”*

2.2.11 The minister acknowledged that although National Parks, the Broads, Areas of Outstanding Natural Beauty, and Heritage Coasts quite rightly enjoy the highest degree of protection, *“outside of these designated areas the impact of development on the landscape can be an important material consideration”*. Lewis said:

*“We are publicising some of these appeal cases more widely, with the help of the Planning Advisory Service, to promote greater understanding of how landscape character can be taken into account by local planning authorities in their decisions. These cases also reflect the wider emphasis on delivering sustainable outcomes at the heart of the Framework, which means taking full account of the environmental as well as the economic and social dimensions of development proposals”.*

### 3 LANDSCAPE CHARACTER OF NORTH SOMERSET

#### 3.1 Landscape Character Assessment

3.1.1 The process of Landscape Character Assessment (LCA) can be used as a tool to identify what makes a place unique, and provides a framework for decision making that respects local distinctiveness. It can inform planning policy at the regional, county and local level, in addition to development control and countryside management.

3.1.2 National landscape characterisation work was undertaken by the then Countryside Commission (now Natural England) throughout the 1990s, culminating in the publication of the Character of England map in 1996. This approach was recognised at the time in Government Policy (Planning Policy Guidance Note 7) and became an important tool in the planning process to aid the assessment of landscape impact. Further LCAs have subsequently been undertaken at regional and local levels.

3.1.3 Landscape Character Assessment is still used as planning policy evidence base. The national landscape characterisation is currently available in the form of National Character Area (NCA) profiles, provided by Natural England<sup>2</sup>.

3.1.4 Information contained within the relevant LCAs has been used in support of this assessment, as set out within the following chapter.

#### 3.2 National Character Areas

3.2.1 There are four NCAs within North Somerset, as set out below.

##### ***NCA 106: Severn and Avon Vales***

3.2.2 A relatively small area within the north-east of North Somerset is located within this area, extending from the River Avon and eastern edge of Portishead, south-west along the M5 towards Clevedon. Key characteristics of this NCA include:

- *“A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers...”*
- *Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards...*

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<sup>2</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

- *Small pasture fields and commons are prevalent in the west... Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow pollards and alders.”*

**NCA 118: Bristol, Avon Valleys and Ridges**

3.2.3 A large area of North Somerset is located within this NCA, including land in the east (north of the Mendip Hills) and in the north (excluding the area of land within NCA 106) of the district. Key characteristics of this NCA include:

- *“Low-lying, shallow vales that contrast sharply with high, open downland ridges as the varied landform reflects the complex underlying geology... Coal Measures are also present.*
- *The River Avon cuts a steep-sided valley through the area from the east, forming the 2.5 km long, c.100 m high gorge at Bristol... Other streams and rivers in the south-east flow eastwards to join the Avon outside the NCA, and the Yeo on the south-western edge flows directly to the sea.*
- *The most extensive areas of woodland lie between Congresbury and the Avon Gorge and on the Failand Ridge. These are internationally significant, containing rare endemic whitebeam species. Elsewhere, woodlands are smaller and fragmented and mainly confined to steeper land; the majority are broadleaf.*
- *Agriculture is predominantly livestock rearing... Valleys and steeper slopes in the south-east tend to have irregular fields and overgrown, species-rich hedges.*
- *Settlements dating from the medieval period, clustered around springheads of the Cotswold scarp or along the springline of the Mendips. In the vales they are scattered, linked by a complex network of lanes, with linear mining villages superimposed. Settlement becomes especially dense in the southeast, with many villages enlarged as commuter settlements.”*

**NCA 141: Mendip Hills Severn and Avon Vales**

3.2.4 The south of North Somerset, comprising land within the Mendip Hills AONB, is located within this NCA. Key characteristics of this NCA include:

- *“A chain of prominent limestone hills, cored by Devonian and Silurian rocks, extending inland from the coast and rising up sharply from the surrounding lowlands.*
- *The plateau and hill tops are largely treeless, except for a few old ash pollards, wind-shaped shelterbelts and conifer plantations. The slopes and valleys surrounding the plateau have a wide range of woodlands forming an attractive mosaic with calcareous grassland and agriculture.*
- *Villages are concentrated along the springline at the foot of the scarp slopes. Elsewhere, settlement is scattered. Characteristic church towers are visible from great distances...*
- *Roman roads cross the hills contrasting with narrow sunken lanes which negotiate the scarp slopes. Major transport routes such as the M5 and A38 cut through the area using natural valleys.”*

#### **NCA 142: Somerset Levels and Moors**

3.2.5 A large area in the south-west of North Somerset is located within this NCA, comprising land between the Mendip Hills and Clevedon, extending east to the edges of Nailsea and Congresbury. Key characteristics of this NCA include:

- *“This is a flat open landscape of wet pasture, arable and wetland divided by ditches and rhynes, often forming a chequer-board pattern, that clearly illustrate the reclaimed, planned nature of the landscape.*
- *The landscape is surrounded, divided and punctuated by a diverse geology of hills, ridges and islands, such as the Mendip and Polden hills... which form distinctive skylines.*
- *Rivers draining into the Levels and Moors include the Axe, Brue, Parrett, Yeo and Isle. Most of the area is susceptible to flooding, lying below high tide level and the water level of the main, embanked river systems.*
- *Reflecting the history of reclamation, roads on the Levels are often sinuous, following the line of rhynes that were once salt marsh creeks; others are straight droves, causeways and flood embankments, slightly raised and related to the drainage channels of the 18th-century landscape of the inland Moors.*
- *The M5 motorway and railway lines run north–south, linking several of the larger towns, including Weston-super-Mare and Bridgwater. Incremental*

*development and industrialisation from the towns is evident, especially on the western side of the motorway.”*

### 3.3 Regional Character Areas

3.3.1 The North Somerset Landscape Character Assessment, published by NSC in 2005 and updated in 2018, identified eleven distinctive Landscape Character Types (LCTs) within the district, which are further sub-divided into Landscape Character Areas (LCAs) as set out in Table 3.1 below.

Landscape Character Types	Landscape Character Areas
<b>A: Moors</b>	A1: Kingston Seymour and Puxton Moors A2: Clapton Moor A3: Kenn and Tickenham Moors A4: Locking and Banwell Moors A5: Bleadon Moor
<b>B: River Flood Plain</b>	B1: Land Yeo, Kenn River and River Avon Flood Plain B2: Lox Yeo River Flood Plain
<b>C: Settled Coastal Edge</b>	C1: Weston Bay Settled Coastal Edge C2: Portbury Settled Coastal Edge
<b>D: Limestone Gorges</b>	D1: Avon Gorge
<b>E: Limestone Ridges and Combes</b>	E1: Mendip Ridges and Combes E2: Worlebury Ridges and Combes E3: Middlehope Ridges and Combes E4: Portishead Ridges and Combes E5: Tickenham Ridges and Combes E6: Cleeve Ridges and Combes
<b>F: Sandstone Uplands</b>	F1: Abbots Leigh Sandstone Uplands
<b>G: Settled Limestone Plateau</b>	G1: Broadfield Down Settled Limestone Plateau G2: Failand Settled Limestone Plateau
<b>H: Settled Hills</b>	H1: Dundry Hill
<b>J: Rolling Valley Farmland</b>	J1: Lox Yeo Rolling Valley Farmland J2: River Yeo Rolling Valley Farmland J3: Chew Rolling Valley Farmland J4: Colliters Brook Rolling Valley Farmland J5: Land Yeo and Kenn Rolling Valley Farmland J6: Avon Rolling Valley Farmland
<b>K: Farmed Coal Measures</b>	K1: Nailsea Farmed Coal Measures

Landscape Character Types	Landscape Character Areas
<b>L: Inter-tidal Bays</b>	L1: Weston Bay L2: Sand Bay L3: Woodspring Bay L4: Clevedon

3.3.2 Further information on the landscape character of North Somerset is set out within the North Somerset Landscape Character Assessment (NSC, 2005, updated 2018).



## 4 GUIDANCE

4.1.1 This study takes account of the guidance set out within the Landscape Institute and the Institute of Environmental Management & Assessment “Guidelines for Landscape and Visual Impact Assessment” Third Edition published by Routledge (2013), hereafter referred to as “GLVIA3”. In addition, the following sources have been utilised in the preparation of this report:

- Landscape Character Assessment – Guidance for England and Scotland (The Countryside Agency and Scottish National Heritage, 2002); and subsequent topic papers; and
- An Approach to Landscape Character Assessment (Natural England, 2014).

### What is Landscape Sensitivity?

4.1.2 GLVIA3 recognises that drivers for change in landscape arise from the requirement for development to meet the needs of a growing and changing population and economy. It states:

*“In the last thirty years there has been growing emphasis on the need to accommodate such change and development in ways that are sustainable. Definitions of sustainable development have been extensively debated but according to the widely accepted definition in the Brundtland report this means ‘development that meets the needs of the present without comprising the ability of future generations to meet their own needs’ (World Commission on Environment and Development, 1987). It is broadly agreed that it involves finding an appropriate balance between economic, social and environmental matters, and that protecting and enhancing the natural, built and historic environment is an important part of this.”*

(GLVIA3, para 2.14, pg19)

4.1.3 When assessing landscape effects GLVIA3 set out that LVIA relies on:

*“...linking judgements about the sensitivity of the receptor and about the magnitude of the effects to arrive at conclusions about the significance of the effects... Landscape professionals should assess the nature of a landscape or visual receptors sensitivity by combining judgements about its susceptibility to*

*change arising from the specific proposal with judgements about the value attached to the receptor.”*

(GLVIA3, para 3.24, pg37-38)

#### 4.1.4 Landscape sensitivity therefore relates to:

- The susceptibility of the receptor to the type of change arising from specific development; and
- The value attached to the receptor.

#### 4.1.5 In commenting on susceptibility to change GLVIA3 states:

*“This means the ability of the landscape receptor (whether it be overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development within undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

*The assessment may take place in situations where there are existing landscape sensitivity and capacity studies, which have become increasingly common. They may deal with the general type of development that is proposed, in which case they may provide useful preliminary background information for the assessment. But they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal.*

*Some of these existing assessments may deal with what has been called ‘intrinsic’ or ‘inherent’ sensitivity, without reference to a specific type of development. These cannot reliably inform assessment of the susceptibility to change since they are carried out without reference to any particular type of development and so do not relate to the specific development proposed. Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project.”*

(GLVIA3, paras 5.40-5.42, pg88-89)

4.1.6 It is therefore important that susceptibility to change is considered for specific types of development. Accordingly, this report assesses susceptibility for housing development only.

4.1.7 In discussing value GLVIA3 states:

*“The value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be overreliance on designations as the sole indicator of value. Assessments should reflect:*

- *Internationally valued landscape recognised as World Heritage Sites;*
- *Nationally valued landscapes (National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas or other equivalent areas);*
- *Locally valued landscapes, for example local authority landscape designations or, where these do not exist, landscapes assessed as being of equivalent value using clearly stated and recognised criteria;*
- *Landscape that are not nationally or locally designated, or judged to be of equivalent value clearly stated and recognised criteria, but are nevertheless valued at a community level.”*

(GLVIA3, para 5.45, pg89-90)

4.1.8 It notes that other factors can affect value:

*“Information that will contribute to understanding value might include:*

- *Information about areas recognised by statute such as (depending on jurisdiction) National Parks, National Scenic Areas, Areas of Outstanding Natural Beauty;*
- *Information about Heritage Coasts, where relevant;*
- *Local planning documents which may show the extent of and policies for local landscape designations;*

- *Information on the status of individual or groups of features such as, for example, hedgerows, cultural heritage elements such as historic landscapes of various forms, archaeological sites of importance and other special historical or cultural heritage sites such as battlefields or historic gardens;*
- *Art and literature, including tourism literature and promotional material such as postcards, which may indicate the value attached to the identity of particular areas (for example ‘Constable Country’ or special promoted views);*
- *Material on landscapes of local or community interest, such as local green spaces, village greens or allotments.”*

(GLVIA3, para 5.20, pg82)

4.1.9 In additional other “conservation interests” can affect value including features of wildlife interest (ref box 5.1 of GLVIA3, pg84).

4.1.10 This study therefore analyses factors affecting value ascertained through both desk and field survey.

4.1.11 GLVIA also notes that there can be:

*“...complex relationships between the value attached to landscape receptors and their susceptibility to change which are especially important when considering change within or close to designated landscapes. For example:*

- *An internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change.*
- *It is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal.*
- *The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.”*

(GLVIA3, para 5.46, pg90)

4.1.12 Within this assessment levels of landscape sensitivity (low, medium or high) are determined by the presence of landscape receptors which affect susceptibility to change and landscape value, and the relationship between these two factors. This relationship between susceptibility to change and value has been established in this study through both desk and field survey, the methodology for which is described in Chapter 5 below.

4.1.13 These relationships are complex, varying across the study area, and different levels of emphasis may be applied to susceptibility to change and landscape value. However, the following provides examples of the approach taken in this assessment:

**High sensitivity:** Land with a high susceptibility to change and/or which is of high value, e.g. land adjacent to or visually prominent from the AONB, land outside of the settlement pattern, land which has high visual prominence, land which contributes to heritage or ecological assets.

**Medium sensitivity:** Land with a medium susceptibility to change and/or which is of medium value, e.g. land which has medium visual prominence, land which partially contributes to heritage or ecological assets.

**Low sensitivity:** Land with a low susceptibility to change and/or which is of low value, e.g. land within the settlement pattern, land with low visual prominence, land which has no or very limited contribution to heritage or ecological assets.

4.1.14 Please note the above examples are only indicative, and are not a prescriptive matrix by which sensitivity is determined. As stated above, different levels of emphasis may be applied to susceptibility to change and landscape value. For example, an area of land with low susceptibility to change may still be of high sensitivity due to being of high value.

4.1.15 The assessment of land was undertaken at a strategic level. It should be noted that were land has been categorised as being of high sensitivity to housing development there will inevitably be variations in the level of landscape impacts. Such variations could be determined by further, more detailed survey at the site or field level.

## 5 METHODOLOGY

### 5.1 Introduction

5.1.1 The section describes the methodology used for the assessment of settlements as it was developed during the course of the study.

### 5.2 Methodology

5.2.1 The methodology for this project was developed based on the following stages:

- Identification of the extent of the Study Area;
- Desk study and mapping; and
- Assessment in the field.

#### *Extent of Study Area*

5.2.2 The Study Area comprises the landscape surrounding the following settlements, listed according to the settlement hierarchy provided by NSC:

- **Towns** – Weston-super-Mare, Clevedon, Portishead and Nailsea
- **Larger Villages** – Banwell, Backwell, Churchill, Congresbury, Easton-in-Gordano/Pill, Long Ashton, Winscombe, Wrington and Yatton.
- **Smaller Villages** – Abbots Leigh, Bleadon, Blagdon, Burrington, Clapton-in-Gordano, Claverham, Cleeve, Dundry, Failand, Felton, Flax Bourton, Hutton, Kenn, Kewstoke, Kingston Seymour, Leigh Woods, Locking, Portbury, Sandford, Tickenham, Uphill, Walton-in-Gordano, Weston-in-Gordano, Winford and Wraxall.

5.2.3 The Study Area did not include the full extent of North Somerset and was limited to the landscape surrounding the above settlements. Settlements not identified in the above list were not assessed.

5.2.4 The inner boundaries of the Study Area comprise the extent of existing or identified urban development at the time of assessment. These were defined by the North Somerset Core Strategy settlement boundaries coupled with existing development allocations identified within the Site Allocations Plan 2018.

5.2.5 The outer boundaries of the Study Area reflected the form of settlements and extended to where there was a change in topography, enclosing vegetation, transport infrastructure or other landscape feature which provided an obvious break in landscape form. Where settlements are in close proximity a single Study Area extended around the group of settlements.

5.2.6 The boundaries of the areas of search were initially identified during the desk study, as set out below, based on a review of aerial photography, OS map and GIS (Geographical Information System) data, with particular reference to landform, vegetation and changes in landscape character.

#### ***Desk Study and Mapping***

5.2.7 The desktop study comprised researching available documentation relating to identified areas, including the identification of sensitive environmental receptors which contribute to value and could be susceptible to change.

5.2.8 The study required the categorisation of data (indicating value), the identification of key issues and the use of a GIS database. GIS has the ability to store, manipulate and display geographically related data. Information can be presented in a user-friendly format using ordnance survey data as a background, overlain with transparent layers which show landscape features and constraints. These layers can include factors such as landscape designations, heritage assets and nature conservation sites.

5.2.9 The GIS database was used to locate clusters of environmental assets for field survey within and adjacent to settlements, and to help identify the configuration of the Study Area. OS maps and aerial photographs were also used to identify environmental constraints and landscape features.

5.2.10 The study highlighted the following features:

- NSC boundary;
- Settlement boundaries;
- Sites from the emerging Site Allocation Plan including existing development allocations (housing, employment and community facilities), Local Green Spaces, Strategic Gaps and common land;
- Topography;
- Flood Zones;
- Mendip Hills Area of Outstanding Natural Beauty (AONB);

- National Character Areas;
- Landscape Character Types and Areas; and
- Public Rights of Way.

5.2.11 The study also highlighted the following sensitive environmental receptors:

- Ancient Woodland;
- Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar Sites; Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs); Local Nature Reserves (LNRs) and Local Wildlife Sites (LWS);
- Scheduled Monuments (SM), Listed Buildings, Conservation Areas (CAs) and Registered Parks and Gardens (RPaG); and
- Regionally Important Geological Sites (RIGS).

5.2.12 A list of the GIS data sets used for the desk study is provided in Appendix 2. It should be noted that there are some inaccuracies in the supplied Core Strategy Settlement Boundaries layer. This data is legacy data and some of the boundaries have not always been captured accurately to OS MasterMap, which would have presented a layer that corresponds with actual, physical boundaries. This GIS layer is a snapshot in time and represents the settlement boundaries as of October 2017.

5.2.13 Approximately one third of North Somerset is located within the Bristol and Bath Green Belt. This study focused on the landscape sensitivity of the Study Area only, therefore any land within the green belt which is considered for development will need to be separately assessed against the purposes of the green belt (as set out within the NPPF) to identify whether it is suitable for release from the green belt.

#### ***Assessment in the Field***

5.2.14 The output of this stage was the production of Assessment Sheets which list the constraints for the landscape around each settlement. The format of the Assessment Sheet was agreed with NSC prior to use (refer to Appendix 1).

5.2.15 The Assessment Sheets identified what is present within the landscape, and were used to determine in broad terms areas the sensitivity of the landscape surrounding settlements, based on:

- The landscape features present;



- Current land use/habitats;
- Nature of adjacent settlement edges;
- Settlement pattern;
- Landscape designations;
- Ecologically and hydrologically important features;
- Flood risk;
- Historic assets and setting; and
- Relationship to the setting of the AONB (where relevant).

5.2.16 The Assessment Sheets were completed using information gathered during the desk study and the field survey.

5.2.17 The field survey was undertaken during November and December 2017, during which time a site visit of each identified settlement was undertaken.

5.2.18 This stage identified whether land within the areas of search was of high, medium or low sensitivity. Where relevant, it also identified potential measures that could be undertaken to reduce the sensitivity of land or improve the settlement edge.

5.2.19 Within the context of this study, levels of sensitivity can be attributed to the following:

- High sensitivity land – This land generally has low capacity for housing development. If this land was developed for housing it could result in substantial harm to the landscape.
- Medium sensitivity land – This land generally has medium capacity for housing development. If this land was developed for housing it could result in some harm to the landscape, without mitigation.
- Low sensitivity land – This land generally has high capacity for housing development. If this land was developed for housing it would be likely to result in limited harm to the landscape.

5.2.20 It should be noted that the sensitivity of land can potentially be reduced if landscape mitigation is provided e.g. as part of masterplan for a site.

5.2.21 Conclusions with regard to sensitivity are combined judgements which take into account the following:

- landscape setting;

- landscape character;
- vegetation cover;
- openness;
- topography;
- visual prominence (i.e. how visible land is from the surrounding landscape);
- relationship with existing built form;
- visual and physical coalescence (visual coalescence describes the inter-visibility between the edge of two separate settlements. Physical coalescence describes the physical merging of two settlements.) with other settlements; and
- proximity to sensitive environmental receptors.

5.2.22 Landscape mitigation measures are recommended where relevant. Landscape mitigation measures that could be considered for the development of a specific site for housing are set out in Appendix 3.

#### Assumptions

5.2.23 To ensure that the recommendations of this study remain relevant until the end of the new Local Plan period, where land is allocated for development (in accordance with the Site Allocations Plan 2018) it has been assumed that this land will be developed. Subsequently, land beyond the existing settlement boundary which has not been allocated for development has been assessed within this context.

## 6 RESULTS OF ASSESSMENT

### 6.1 Introduction

6.1.1 The following chapter sets out the summaries and recommendations for each of the settlements. For each of the towns separate descriptions and an analysis of the surrounding landscape is provided. This is followed by a conclusion summarising the different levels of sensitivity within that landscape. For the larger and smaller villages, a combined description and analysis of the surrounding landscape is provided, followed by the conclusion.

6.1.2 In addition, for a number of settlements details of potential mitigation measures are provided, which could reduce the sensitivity of the landscape or improve the settlement edge.

6.1.3 The results of this study should be read in combination with Maps 1 to 4 which illustrate the findings of the assessment and the levels of sensitivity within each area of search. The relevant map for each settlement is indicated for ease of reference.

### 6.2 Towns

#### **Weston-super-Mare (Map 1)**

##### *Description*

6.2.1 Weston-super-Mare is a coastal town located in the south-west of North Somerset, with an estimated population of 86,288. Weston-super-Mare is the administrative centre for North Somerset Council (NSC).

6.2.2 Weston-super-Mare is located between the coast to the west and the M5 to the east. There are a number of villages surrounding the town, including Uphill, Bleadon, Hutton and Locking to the south, Banwell to the south-east (beyond the M5) and Kewstoke to the north. There are also a number of large development allocations for housing and employment to the south-east of the town. These are concentrated on the disused airfield, and land around Locking Head Farm.

6.2.3 Land to the north of Weston-super-Mare is generally flat. A steep ridge at Worlebury Hill and Worle Hill forms the northern edge of the town beyond which, the land falls steeply down towards Kewstoke Road. To the north-east and east of the town the land is generally flat. To the south-east of the town the land is generally flat, however south

of Locking and Hutton, the land is steeply undulating, rising up to ridges and high points including Hutton Hill and Hellenge Hill. To the south of the town land falls steeply towards the A370 and is then flat beyond, comprising Bleadon Level. Land between Weston-super-Mare and Uphill is also generally flat.

- 6.2.4 The majority of flat land surrounding the town is located within Flood Zone 3. Main rivers include the River Banwell, adjacent to the north-east, and Uphill Great Rhyne, to the south-west.
- 6.2.5 The coastline adjacent to the west of the town is located within the Severn Estuary, which is designated as a Ramsar site, Special Areas of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). There are a number of further SSSIs located adjacent to the town, on the coast, including Spring Cove Cliffs, Ellenborough Park West and Uphill Cliff. Worlebury Hill, a wooded ridge to the north of the town, adjacent to the coast, is designated as Weston Woods Local Nature Reserve (LNR). There are also a number of Local Wildlife Site (LWS) around the edge of the town.
- 6.2.6 The Mendip Hills Area of Outstanding Natural Beauty (AONB) is located south-east of Weston-super-Mare, with the AONB boundary located immediately adjacent to the town along Oldmixon Road.
- 6.2.7 There are a number of listed buildings within Weston-super-Mare, particularly concentrated in the north-west of the town, towards the coast. There are also two Schedules Monuments (SM) ('Churchyard cross at St John's Church' and 'Worlebury Camp: a large multivallate hillfort on Worlebury Hill') and Grove Park, a Grade II listed Registered Park and Garden (RPaG), in the north-west of the town. There are two further SMs within or adjacent to the town, 'Motte at Castle Batch' within the north-east, and 'Motte and bailey castle and associated earthworks south of Locking Head Farm' to the south-east of the town.

### ***Analysis***

- 6.2.8 There are a large number of designations within and surrounding Weston-super-Mare, particularly associated with the coastline adjacent to the west of the town, as set out above. In addition, the landscape is constrained by the proximity of the town to the surrounding villages and the associated coalescence issues.
- 6.2.9 To the north-west of Weston-super-Mare land is constrained by the LNR at Worlebury Hill, and the LWSs at Worle Hill. In addition, the woodland on the north-western edge

of Weston-super-Mare and the steep topography sloping down towards Kewstoke Road, forms a strong edge to the town and assists in preventing further coalescence between the town, Kewstoke and Norton. These two smaller settlements are located in close proximity to Weston-super-Mare, and visual coalescence has already occurred in some locations. Owing to the above, all land to the north-west of the town is of high sensitivity.

6.2.10 To the north-east of the town there is currently a strong, vegetated edge to the settlement which limits sprawl into the surrounding countryside. This limit to development is strengthened by the River Banwell, which is located immediately adjacent to the settlement edge. In addition, land to the north of the town is constrained by flood risk, with the majority being located within Flood Zone 3. Owing to the above, all land to the north-east of the town is of high sensitivity.

6.2.11 The M5 forms a strong limit to development to the east of Weston-super-Mare and development to the east of the M5 would adversely affect the settlement form of the town. Therefore, the M5 forms the limit of the Study Area to the east of Weston-super-Mare.

6.2.12 To the south-east of the town, land surrounding the development allocations is open with high visibility. In addition, this land is constrained by the risk of flooding, being located within Flood Zone 3. The development allocations at Locking Parklands are located in very close proximity to Locking, consequently, land between Locking and Locking Parklands has an important role in maintaining separation between the development allocation and the village of Locking. The development allocation at the disused airfield is currently limited by the Cross Rhyne, land beyond has an important role in preventing further visual and physical coalescence with Hutton. It should be noted that this land is designated as a Strategic Gap. Owing to the above, all land to the south-east of the town (surrounding the development allocations) is of high sensitivity.

6.2.13 To the south of the town, there is low density linear development on Oldmixon Road between Weston-super-Mare and Hutton. Land to the south has an important role in maintaining the separation between the two settlements, except where this land is located between development allocations and the Worle railway line. This land fits well within the allocated settlement form and development on this land would be seen in context with existing development (within and adjacent to this land) and allocated development. Land immediately south of Oldmixon Road is located within

the AONB, and Hay Wood is designated as a LWS. Land adjacent to Hay Wood rises steeply up to the woodland and is visually prominent. South of Bleadon Hill road the settlement edge is partially urban but well defined, and the land is open and visually prominent. The land slopes down towards Bleadon and the A370, and is constrained by coalescence issues and a LWS. Owing to the above, all land to the south of the town is of high sensitivity, except for land located between development allocations and the Worle railway line which is of low sensitivity.

6.2.14 To the south-west of the town, the landscape is constrained by LWSs, the Uphill CA, Local Green Space (LGS) allocations, and flood risk issues, with the majority of land being located within Flood Zones 2 or 3. In addition, Uphill is located in close proximity to the edge of Weston-super Mare, with some existing visual coalescence occurring in a number of locations. It should be noted that the land between the two settlements is already designated as a Strategic Gap: Weston-super-Mare currently has an urban edge in this area which is visible from the edge of Uphill. Owing to the above, land to the west of Bridgewater Road (A370), is of high sensitivity. However, development of the land between Bridgewater Road (A370) and the settlement edge of Weston-super-Mare, whilst reducing the width of the Strategic Gap, could provide an opportunity to create a vegetated edge to Weston-super-Mare and augment visual separation between the two settlements. Owing to this, this land is of medium sensitivity.

### ***Conclusion***

6.2.15 Land on the south-western edge of the town, between the settlement edge and Bridgewater Road, is of medium sensitivity subject to implementation of landscape infrastructure. Land located between the Worle railway line and development allocations to the south is of low sensitivity.

6.2.16 All remaining land surrounding Weston-super-Mare is of high sensitivity.

### **Clevedon (Map 2)**

#### ***Description***

6.2.17 Clevedon is a coastal town located in the west of North Somerset, between Weston-super-Mare and Portishead. Clevedon has an estimated population of 21,230 and was a popular seaside resort during the Victorian era.

6.2.18 Clevedon has a strong settlement form, bound by the coast to the west, wooded hills to the north, the M5 to the east and the Blind Yeo River to the south. There are a

number of small villages in the surrounding area, including Walton-in-Gordano to the north, Tickenham to the north-east and Kenn to the south-east, however these are clearly separated from Clevedon.

- 6.2.19 Land to the south and east of Clevedon is generally flat and open, within the moors character type. The majority of this land is located within Flood Zone 3, although it benefits from flood defences. To the north of Clevedon there are two wooded ridges, which enclose the Gordano Valley. The Gordano Valley is also at risk of flooding.
- 6.2.20 The coastline adjacent to the west of the town is located within the Severn Estuary, which is designated as a Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Local Wildlife Site (LWS). A large stretch of the coast, extending northwards from the pier, is designated as a Regionally Important Geological Site (RIGS). Church Hill and Wains Hill are also located on the coast, on the south-western edge of Clevedon. These are designated as a Local Nature Reserve (LNR), and there is a Scheduled Monument (SM) ('Slight univallate hillfort at Wain's Hill') on Wains Hill.
- 6.2.21 There are two ridges to the north and north-east of Clevedon that are designated as LWSs, and the ridge to the north contains a SSSI, as well as the remains of Walton Castle (Grade II listed). The majority of the ridge to the north-east comprises the Clevedon Court Grade II\* Registered Park and Garden (RPaG). There is a quarry to the north of the RPaG, designated as a RIGS. Gordano Valley, to the north-east, is designated as a National Nature Reserve (NNR), SSSI and LWS.
- 6.2.22 There is a Conservation Area (CA) within the centre of Clevedon, extending around the pier, which is Grade I listed. There are a number of listed buildings within the town, particularly concentrated within the CA, but also scattered throughout the rest of Clevedon. There is also a concentration of listed buildings within the RPaG, including the Grade I listed Clevedon Court.

### ***Analysis***

- 6.2.23 There are a large number of designations within and surrounding Clevedon, particularly associated with the coastline adjacent to the west of the town, and the ridges to the north.
- 6.2.24 To the north of Clevedon land is constrained by multiple designations, as well as the topography which increases the visual prominence of land, and high level of tree cover on the ridges. Adjacent to the coast the land is steeply sloping, and designated as a

LWS. The northern ridge contains Walton Castle and a SSSI. There is a golf course on this ridge, however it is separated from the settlement by a tree belt. The valley is wide and open, with long distance views available from the edge of the settlement. In addition, Walton-in-Gordano is located further along the valley, and although separation between the two settlements is currently clear, further development along the valley could lead to coalescence issues. Owing to the above, all land to the north of the town is of high sensitivity.

6.2.25 The ridge to the north-east is heavily wooded, and the majority of it comprises the RPaG. To the south of this ridge and the RPaG, there is an area of land enclosed by the settlement edge, between Tickenham Road and the M5. This land has low visual prominence and fits well within the existing settlement form. Owing to this, this land is of low sensitivity. Additional planting along the footpath between Clevedon and Court Lane could assist in screening the land to the south from the RPaG. The northern section of this land contributes to the setting of the RPaG and therefore, is of high sensitivity.

6.2.26 The M5 forms a strong limit to development to the east of Clevedon and development to the east of the M5 would adversely affect the settlement form of the town. Therefore, the M5 forms the limit of the Study Area to the east of Clevedon.

6.2.27 To the south of Clevedon there is a well-defined, vegetated settlement edge, strengthened by the Blind Yeo River. Although there is some development beyond this edge, this comprises an industrial estate and holiday park. Residential development beyond the settlement edge is limited to scattered individual properties generally associated with farmsteads. The current settlement edge forms a strong limit to the high density residential development within Clevedon, breaching this limit could adversely affect the rural character of the land beyond. Owing to the above, all land to the south of the town is of high sensitivity.

### ***Conclusion***

6.2.28 Land between the settlement edge and Court Lane, south of the footpath, is of low sensitivity subject to a landscaping scheme. All remaining land surrounding Clevedon is of high sensitivity.



## **Portishead (Map 2)**

### ***Description***

- 6.2.29 Portishead is a coastal town that is located to the north of North Somerset, with an estimated population of 26,719.
- 6.2.30 Portishead is bound by the Bristol Channel to the north and north-west. To the east there are agricultural fields, beyond which are the Royal Portbury Docks. The town is bound by agricultural fields to south and to the south-west. Beyond these fields to the south-west there is a linear block of woodland that extends south-east and separates the town from Weston-in-Gordano.
- 6.2.31 Land to the north-east, east and south-east of the town is generally flat, particularly near to Portishead Marina. Land to the north, north-west, west, south and south-west slopes down from a ridge of high topography which approximates to Down Road. Land to the north and north-west of the town, and this ridge, slopes steeply towards the coastline. Land to the south of the town, and this ridge, slopes downwards to West Wood where the topography rises to a ridge of higher topography within the wood, which then slopes steeply to the south towards the B3124. Land to the south-west of the town slopes gently downwards.
- 6.2.32 The majority of flatter land to the south and east of the town is located within Flood Zone 3, with some small areas located within Flood Zone 2. Portbury Ditch extends through the town to the Bristol Channel and enters the town from the south-east.
- 6.2.33 The coastline to the north-west, north and north-east of the town is designated as a Ramsar Site, a Site of Special Scientific Interest (SSSI), a Special Area of Conservation (SAC), a Special Protection area (SPA), a Local Nature Reserve (LNR) and a Local Wildlife Site (LWS). There is also SSSIs and LNRs to the south of the town.
- 6.2.34 There are number of Listed Buildings within Portishead, which are concentrated to the south of the town. There is also a Scheduled Monument (SM) (parts of a minor Romano-British villa and later medieval barn 545m south east of St Mary's Well) located near to a school located to the south of the town.

### ***Analysis***

- 6.2.35 There are a great number of designations (the majority are ecological) within and surrounding the town that constrain development. In addition, due the sloping

topography at the edges of the town, there are open views towards the settlement edge.

- 6.2.36 To the north-west, north and north-east the town is constrained by the coastline, steeply sloping topography and ecological designations, and is therefore of high sensitivity.
- 6.2.37 To the east there is a well-defined urban edge, due to modern housing development, which is bound by the Portbury Wharf LWS. Development to the east would affect the settlement form and possibly the LWS. This land is therefore of high sensitivity.
- 6.2.38 To the south-east of the town, the Sheepway and associated hedgerows and trees form a strong edge to the settlement which limits existing development. In addition, land beyond the Sheepway is generally open and comprises fields that have limited boundary vegetation, and consequently this land is visually prominent. Owing to this, land beyond the Sheepway, to the south-east, is of high sensitivity. However, land located between the Sheepway and the alignment of a former railway line is generally enclosed by strong boundary vegetation and has a sense of enclosure. Owing to this, this land is of low and medium sensitivity. If this land was developed, mitigation planting would be required close to the point at which the former railway line and the Sheepway join. This would reduce the visual prominence of land located further from the settlement edge.
- 6.2.39 To the south, land located between Clapton Lane and Bristol Road is bound by mature vegetation and in some locations, is partially surrounded by existing development. However, this land is constrained by Flood Zones 2 and 3. Owing to the above, this land is of medium sensitivity. The visual prominence of this land could be reduced by an appropriate landscaping scheme.
- 6.2.40 Land to the south of the North Somerset Hockey Club (beyond the B3124 and between Clapton Lane and Clevedon Road) is generally enclosed by vegetation and consequently has a sense of enclosure. Owing to this, this land is of medium sensitivity. The visual prominence of this land could be reduced by an appropriate landscaping scheme.
- 6.2.41 The settlement edge located off Clevedon Road is strongly defined and well vegetated. Furthermore, land to the north-west of this road slopes steeply towards West Wood and is located adjacent to the SSSI that covers this woodland. Moreover, land to the

south-east of this road is open and visible from across the Gordano Valley. Owing to the above, this land is of high sensitivity. However, land to the north of Hollis Avenue is generally well-enclosed by existing development, vegetation and West Wood to the north. Although this land is on rising topography, the visual prominence of this land is generally low. Owing to this, this land is of low sensitivity. If this land was developed, a buffer to the SSSI (Weston Big Wood) to the north would be required.

6.2.42 Land to the south-west of the town, between the settlement edge and West Wood generally has limited boundary vegetation and slopes downwards to the south, and consequently has a sense of openness. However, the field located to the south of High Downs Infant School (off The Downs), is partially enclosed by trees and hedgerows and slopes gently to the south. This land is of medium sensitivity. Landscape mitigation planting would be required to strengthen the settlement boundary in this location.

6.2.43 Land associated with the Avon Police Headquarters is enclosed by mature vegetation and is relatively flat, and has a sense of enclosure. Consequently, this land is of low sensitivity.

6.2.44 Land to the south-west of the town, is gently sloping and Valley Road forms a strong, vegetated edge. In some locations, there is a distinctive change in character from an urban to a rural landscape on either side of this road and the visual prominence of land beyond is generally high. In addition, the Nightingale Valley SSSI and Middle Hill Common LNR are located to the south of this road. Owing to the above, this land is of high sensitivity.

6.2.45 Land to the west of the town, to the north-west of Down Road, slopes steeply down towards the coast. In addition, there is a strong, generally vegetated, edge to the settlement at this location. Owing to the above, this land is of high sensitivity.

### ***Conclusion***

6.2.46 Land located to the south-east of the town, between the Sheepway and the alignment of a former railway line is of low sensitivity, specifically land close to the settlement edge. Further from the settlement edge land is of medium sensitivity, subject to an appropriate mitigation scheme.

- 6.2.47 Land to the south of the town, between Clapton Lane and Bristol Road; and land to the south of the North Somerset Hockey Club is of medium sensitivity subject to appropriate landscaping schemes.
- 6.2.48 The field to the south of High Down Infant School (off The Downs) is of medium sensitivity subject to an appropriate landscaping scheme.
- 6.2.49 Land associated with the Avon Police Headquarters, to the south of the town, is of low sensitivity.

### **Nailsea (Map 2)**

#### ***Description***

- 6.2.50 Nailsea is large town located in the centre of North Somerset and has an estimated population of 16,585.
- 6.2.51 The town is surrounded by agricultural fields. Backwell is located to the south of the town and is separated by fields, the Nailsea and Backwell Railway line and station. Additionally, Tickenham is located to the north-west and linear development located off the B3126 (Clevedon Road) is located to the north. Backwell Common is a small hamlet located to the south-east of the town, separated from Nailsea by agricultural land.
- 6.2.52 Nailsea is located on a plateau of marginally higher topography and consequently, land surrounding Nailsea slopes downwards. Land within Nailsea is generally flat. The majority of the flatter land to the south, east and north of Nailsea is located within Flood Zone 3, with some small areas located within Flood Zone 2. The Land Yeo River extends around the north-eastern part of the town but is generally separated from the settlement boundary by agricultural fields.
- 6.2.53 There are two Local Wildlife Sites (LWS) to the south of the town and one Local Nature Reserve (LNR). The drainage ditches associated with the floodplains to the north-west of the town are designated as a Site of Special Scientific Interest (SSSI).
- 6.2.54 There are two areas of designated Local Green Space located adjacent to the settlement edge to the south of the town. There is another area of Local Green Space located adjacent to the settlement edge to the north-east of the town. In addition, land located to the west of Station Road is allocated as a Strategic Green Gap.

6.2.55 There are three Scheduled Monuments (SM) located within the town and a number of listed number of Listed Buildings, which are dispersed throughout the town. There is another SM (Deserted medieval settlement - 300m ESE of Wraxall House) located beyond the settlement boundary to north-east.

***Analysis***

6.2.56 Land to the north and north-east is sloping and vegetation in the field boundaries is generally limited. Consequently, this land is visually prominent. Owing to this there is some visual coalescence between the settlement edge and residential development to the north and north-east. Development in this area could exacerbate this visual coalescence. Owing to the above, this land is of high sensitivity.

6.2.57 Land to the east of the town is gently sloping and vegetation at the boundary of fields is generally limited. Consequently, this land is visually prominent. However, development could be accommodated on two large fields located adjacent to the settlement edge, if landscape mitigation planting was incorporated along the eastern edge of these fields. Provided that landscape mitigation was incorporated into any masterplanning, the development of this land would not have an adverse impact upon the overall settlement form. Owing to the above, this land would be of medium sensitivity.

6.2.58 Land to the south-east of the town is gently sloping and vegetation on field boundaries is generally limited. Consequently, this land is visually prominent. In addition, there is existing visual coalescence between Backwell Common and Nailsea in some locations. Owing to the above, this land is of high sensitivity.

6.2.59 Development to the south of Nailsea and to the north of Backwell has visually coalesced. In addition, this land is relatively flat and fields have limited boundary vegetation. As a consequence, this land is open and visually prominent. This land has an important role in preventing the physical coalescence of the two settlements and further visual coalescence. Owing to the above, this land is of high sensitivity.

6.2.60 Land to the south of the town, south of The Perrings, is allocated as a Strategic Green gap and there are Local Green Space and LWS designations. This land slopes downwards but, fields in this area have strong boundaries comprising mature trees and hedgerows. Owing to this, the visual prominence of this land is generally low with visual prominence increasing further from the settlement edge. The majority of this

land has an important role in preserving the Strategic Green gap, the LWSs and the Local Green Space allocations. Notwithstanding this, fields located to the south of Sedgemoor Close are well-enclosed and could be developed, providing suitable mitigation planting is implemented in order to preserve the Strategic Green gap. This land is of medium sensitivity. The sports pitches to the south of St Mary's Grove are well enclosed by trees to the south. Owing to this, the visual prominence of this land is low and this land could be developed without affecting the settlement form. Owing to this, this land is of low sensitivity. All remaining land to the south of the town is of high sensitivity.

6.2.61 Land to the south-west slopes downwards and vegetation at field boundaries is limited. Owing to this, this land is open and in general is visually prominent. However, land located between the development allocations (located to the east of Netherton Wood Lane and west of Engine Lane) could be developed provided appropriate landscape mitigation was provided along the western boundaries of fields in this location. Provided appropriate landscape mitigation planting was included into the design of any development, this land would be of medium sensitivity.

6.2.62 Land to the west slopes downwards more gently than land to the south-west, and the majority of this land allocated for development. Two fields located off the northern part of Engine Lane are generally well enclosed and as a consequence the visual prominence of this land is relatively low. This land also adjoins a development allocation. Owing to the above, this land is of low sensitivity.

6.2.63 The field located to the north-west of Leighwood Drive slopes gently downwards and is open, however, it is partially surrounded by development to the east and south. This field could be developed, without adversely affecting the settlement form, provided landscape mitigation planting was provided along the northern and western boundaries. In addition, a buffer to the SSSI would need to be incorporated into the design of the any development. Provided appropriate landscape mitigation planting was included into the design of any development, this land would be of medium sensitivity.

6.2.64 The remaining land to the north-west of the town is allocated for development.

### ***Conclusion***

6.2.65 Two well-enclosed fields located to the south of Sedgemoor Close are of medium sensitivity, providing appropriate landscape mitigation is provided.

- 6.2.66 Three sports fields to the south of St Mary's Grove are of low-sensitivity.
- 6.2.67 The four fields to the west of Netherton Wood Lane, which surround Battens Farm, are of medium sensitivity, provided appropriate landscape mitigation is provided.
- 6.2.68 The field located to the north of Leighwood Drive is of medium sensitivity, provided appropriate landscape mitigation is provided and a buffer to the SSSI is incorporated into the design of any development.
- 6.2.69 Land beyond the development allocation to the north-west is of high sensitivity.
- 6.2.70 All remaining land is of high sensitivity.

### **6.3 Larger Villages**

#### **Banwell (Map 1)**

##### ***Description and Analysis***

- 6.3.1 Banwell is a large village located to the south of North Somerset, immediately adjacent to the northern boundary of the Mendip Hills Area of Outstanding Natural Beauty (AONB). Development to the west of the village is generally from the 20<sup>th</sup> century and development to the east of the village dates from the 15<sup>th</sup> to the 20<sup>th</sup> century. Subsequently, much of the eastern part of the village is designated as a CA. In addition, there are two other Conservation Area (CA) located to south of the village, which are centred around Banwell Castle and the remains of a Roman Camp (which is also designated as a Scheduled Monument (SM)). Furthermore, a field to the north-east of the village off Riverside, is designated as a SM.
- 6.3.2 Land to the north of the village slopes gently to the north. Owing to the presence of a spring located off Riverside, much of the land to the north-east is located within Flood Zone 3. Residential development off Riverside has physically and visually coalesced with Banwell. A field located off Wolvershill Road is allocated for development. The two fields to the south-east of this land are well-enclosed by hedgerows and trees however, this land is located within and is adjacent to a CA, and is also adjacent to the SM. Consequently, this land is of high sensitivity. Fields to the north-west of this land are on gently falling topography and are visually prominent from land further to the north-east and from the AONB to the south of the village. Owing to this, this land is of high sensitivity.

- 6.3.3 Land located adjacent to the settlement edge, north of Knightcott Park and Wolverhill Park, slopes gently to the north-east and well-enclosed by trees and hedgerows. There is inter-visibility with the AONB however, when viewed from the AONB, existing development in Banwell is visible. Owing to the above, this land is of medium sensitivity.
- 6.3.4 Land to the east of Banwell rises towards Banwell Wood to the south. Land to the south of the A368 abuts a CA and rises steeply. This land is located within the AONB and land to the north of the A368 forms part of the setting of the AONB. Owing to the above, this land is of high sensitivity.
- 6.3.5 Land to the south of Banwell is located within the AONB and rises steeply to Banwell hill. Land to the south-east is located within and adjacent to a CA. Owing to the above, this land is of high sensitivity.
- 6.3.6 To the south-west of the village, there are two fields bounded by development on three sides and a hedgerow with trees to the west. These are adjacent to the AONB. Provided any development is sympathetically designed with surrounding development and landscape mitigation planting is used to provide a buffer to land to the west, this land is of medium sensitivity.
- 6.3.7 Land to the west and north west of the village forms part of the setting for the AONB and there are views across rolling land to the north. In addition, land to the west forms the gap between the village and Knightcott. Development on this land would lead to visual and physical coalescence with these two settlements. Owing to the above, this land is of high sensitivity.

### ***Conclusion***

- 6.3.8 Land located adjacent to the northern boundary of Banwell is of medium sensitivity.
- 6.3.9 The two fields located to the south-west of the Banwell, surrounded on three sides by development, are of medium sensitivity, provided that any development is sympathetically designed with surrounding development and landscape mitigation planting is used to provide a buffer to land to the west.
- 6.3.10 All remaining land is of high sensitivity.



## **Backwell (Map 2)**

### ***Description and Analysis***

- 6.3.11 Backwell is a large village located in the centre of North Somerset and has an estimated population of 4,050. The village is located approximately 250m south of Nailsea and approximately 630m to the west of Flax Bourton.
- 6.3.12 Development within the north of the village generally dates from the 20<sup>th</sup> and 21<sup>st</sup> Century. However, to the south of the village, some of the development dates from the 18<sup>th</sup> century. Owing to this there are a number of Listed Buildings in the south of the village, with a smaller number of Listed Buildings located at the western and eastern approaches to the village. Additionally, there are three CAs which are located at the western and eastern approaches to the village and in the southern part of the village. Moreover, there is a SM located in the grounds of the Grade I Listed Church of St Andrew.
- 6.3.13 Land to the north-east of the village is generally flat and slopes towards the Nailsea and Backwell railway line, which forms a strong limit to development. Land immediately adjacent to the settlement edge, south of the Nailsea and Backwell railway line, is well enclosed by hedgerows and trees. Owing to the above, this land is of low sensitivity. Further from the settlement edge the land to the north-east of the village is generally flat but is more open due to limited vegetation at field boundaries. If this land were developed suitable landscape mitigation planting would be required along the eastern and northern field boundaries. Provided appropriate landscape mitigation planting was included into the design of any development, this land would be of medium sensitivity.
- 6.3.14 Land to the east of the village, around Farleigh, slopes down from the A370 towards the Nailsea and Backwell railway line and slopes upwards from the A370 towards Backwell Down and Cherry Wood. Land to the north of the A370 is generally open due to limited vegetation on field boundaries and the sloping topography. Land to the south of the A370 rises gently towards Backwell Down. Mature trees and hedgerows bound fields and there are mature trees located sporadically within these fields, and consequently, the landscape character is of parkland. The settlement edge to the east of the village is strong and well vegetated. Development in this location would affect the rural setting of the approach to the village and the settlement form. In addition, there is the potential for coalescence with Flax Bourton. Land to the south-east of the

village (to the south the A370) provides separation between development located off Backwell Road and Backwell. Owing to the above, land to the east and south-east of the village is of high sensitivity.

- 6.3.15 Land off Uncombe Close to the east of the village is generally well enclosed by trees and a small belt of woodland. This land is adjacent to a CA, however inter-visibility with development within the CA is limited. Owing to the above, this land is of medium sensitivity. Land to the south-east of the A370 rises steeply towards Cheery Wood, which is located on a ridge of topography and as a result this land is of high visual prominence. In addition, part of this land forms the setting of the CA centred around Church Lane. Owing to the above, this land is of high sensitivity.
- 6.3.16 Development within the village is generally nucleated, however, to the south-east, development surrounds fields located on rising topography, known locally as Farleigh Fields. Some of these fields are designated as Local Green Space and there is a sense of separation from urban development to the north and west of the town. Additionally, these fields form the setting to the Grade I Listed Church of St Andrew and to a lesser extent the setting to the CA centred around Church Lane. Moreover, there are views from these fields towards land to the north-east of the village. Owing to the above, all land located within Backwell (i.e. Farleigh Fields) is of high sensitivity.
- 6.3.17 To the south-west of the village land rises towards a woodland located on a ridge of topography. Land adjacent to the settlement edge rises gently, whereas, land located adjacent to the woodland rises steeply. Part of this woodland is designated as a LWS. This land is generally well enclosed by the ridge of topography and development to the north and east and is of low visual prominence. If this land were to be developed, an appropriate buffer to the LWS would need to be incorporated and development would have to be located on the lower land close to the existing settlement edge. Owing to the above, this land is of low sensitivity immediately adjacent to the settlement edge. Beyond, land is of medium sensitivity and appropriate landscape mitigation and a buffer to the LWS would need to be included into the design if any development.
- 6.3.18 Land to the south of Hillside Road and to the west of Chelvey Farm is more open due to limited vegetation at field boundaries. In addition, this land has a sense of separation from the settlement edge. If this land were to be developed appropriate landscape mitigation planting would need to be included into the design of any development.

Provided appropriate landscape mitigation planting was included into the design of any development, this land is of low and medium sensitivity.

6.3.19 Land to the west of the village is generally flat but rises towards the settlement edge. Near to Grove Farm the land slopes down towards the Nailsea and Backwell railway line. As a consequence, land adjacent to the settlement edge has some inter-visibility with land to the west. However, trees and hedgerows located along field boundaries provide enclosure. Development beyond the 20m contour would require appropriate landscape mitigation planting at its boundaries, as the fields in this location have less boundary vegetation. Owing to the above, land to the west of the village, immediately adjacent to the settlement edge is of low sensitivity. Land below and adjacent to the 20m contour would be of medium sensitivity provided appropriate landscape mitigation planting is incorporated into the design of any development.

6.3.20 Land to the north-west, near to the Nailsea and Backwell railway line, is generally flat. Land to the west of The Brair's is allocated for development. Fields adjacent to this allocation are well enclosed by trees and hedgerows, and the Nailsea and Blackwell railway line. Consequently, this land is of low visual prominence. Owing to the above, this land is of low sensitivity.

### ***Conclusion***

6.3.21 Land adjacent to north-east of the village is of low sensitivity. Fields adjacent to this land are of medium sensitivity and appropriate landscape mitigation planting would need to be incorporated into the design of any development.

6.3.22 Land located off Uncombe Close is of medium sensitivity, provided an appropriate buffer to the CA is included into the design of any development.

6.3.23 Land to the south-west of the village, and adjacent to the settlement edge is of low sensitivity. Land on higher topography is of medium sensitivity and an appropriate buffer to the LWS would need to be included into the design of any development. Land to the west and north-west of Chelvey Farm is of medium sensitivity provided appropriate landscape mitigation planting is incorporated into the design of any development.

6.3.24 Land to the west of the village adjacent to the settlement edge is of low sensitivity. Land below and adjacent to the 20m contour is of medium sensitivity provided

appropriate landscape mitigation planting is incorporated into the design of any development.

6.3.25 Land adjacent to the development allocation to the north-west of the village is of low sensitivity.

6.3.26 All remaining land surrounding and within the village (i.e. Farleigh Fields) is of high sensitivity.

### **Churchill / Langford (Map 3)**

#### ***Description and Analysis***

6.3.27 Churchill is a large village located to the south of North Somerset with an estimated population of 1,443. Churchill is split into three parts. For ease of description, these three parts are referred to as follows:

- Area 1 – Langford bounded by the A38, Ladymead Lane, Pudding Pie Lane and Stock Lane
- Area 2 – Churchill, centred around New Road.
- Area 3 – Churchill, centred around Front Street and Dinghurst Road.

6.3.28 The Mendip Hills Area of Outstanding Natural Beauty (AONB) extends along the southern boundary of Dinghurst Road (A368); along the southern boundary of Skinners Lane; along the southern boundary of the village; follows the 70m contour; extends north to the A368 (opposite Elmgrove Farm); and then follows the alignment of the A368.

6.3.29 Area 1 and Area 2 have visually coalesced. In addition, land located between the A368 and Bristol Road is allocated for development.

6.3.30 Land to the north of Langford is allocated for development. Land bound by Jubilee Lane, Stock Lane and Pudding Pie Lane is well-enclosed by trees and hedgerows and as a consequence is of low visual prominence. This land is visible from locations within the AONB to the south, however, if this land was developed it would be seen in the context with existing development in the village and development at allocated sites. Owing to the above, this land is of medium sensitivity.

- 6.3.31 Land to the north-east and east of Langford (between Stock Lane and the University of Bristol Veterinary Sciences campus) is open due to limited vegetation at field boundaries. Stock Lane forms a strong limit to development to the east. Development on this land would affect the settlement form of Langford. Owing to the above, this land is of high sensitivity.
- 6.3.32 Land to the south and south-east, adjacent to Bristol Road, is allocated for development. Land beyond this and adjacent to the settlement edge is generally well-enclosed by hedgerows and trees. This land has inter-visibility with the AONB to the south, however, if this land was developed it would be seen in context with existing development and development at allocated sites. Owing to this, land to the south and south-east of Langford, adjacent to the settlement edge, is of medium sensitivity.
- 6.3.33 Land to the west of Langford, west of Ladymead Lane, adjacent to the settlement edge slopes gently towards the west (and then more steeply towards Windmill Hill) and is generally well enclosed by hedgerows and trees. There is inter-visibility between this land and areas in the AONB to the south and areas not located within the AONB to the west. However, development on this land would be seen in context with existing development in Langford. Owing to the above, this land is of low sensitivity.
- 6.3.34 Land to the east of Area 2 is well-enclosed by trees, hedgerows and the settlement edge. As a consequence, this land is of low visual prominence. Land to the south-east of Area 2 rises gently, then steeply towards the south and forms part of the setting to the AONB. Owing to this, the majority of land to the east of Area 2 is of high sensitivity. However, the two fields located between Jews Lane, the settlement edge and the A368 are of medium sensitivity.
- 6.3.35 Land to the south of Area 2 is on rising topography and is located within the AONB. Additionally, this land helps preserve the visual and physical separation between Churchill and Churchill Batch. Owing to this, land to the south of Area 2 is of high sensitivity.
- 6.3.36 Land to south of Area 3, south of Dinghurst Road, is located within the AONB. Dinghurst Road forms a strong limit to development to the south and Hiller's Lane is a strong limit to development to the west. Owing to this, this land is of high sensitivity.
- 6.3.37 Land to the south of Area 3, between Dinghurst Road and Hiller's Lane, is partially enclosed by trees and hedgerows and is of medium visual prominence. This land is

visible from areas in the AONB to the south and areas not in the AONB to the north, however, development on this land would be seen in context with existing development. Any development on this land would require appropriate landscape mitigation planting along Dinghurst Road. Owing to the above, this land is of medium sensitivity.

6.3.38 Land to the west of Area 3 is open due to limited vegetation along field boundaries, particularly along north-western field boundaries. In addition, this land has inter-visibility with areas in the AONB to the south and areas not in the AONB to the north. Furthermore, development on this land could affect the character of the settlement, when approaching from the north and west. Owing to this, land to the west of Area 3 is of high sensitivity.

6.3.39 Land to the north of Area 3 slopes up from the settlement edge to Windmill Hill. Although dense vegetation on field boundaries encloses the fields in this area, the rising topography increases the visual prominence of this land and there is inter-visibility with the AONB. In addition, development on this land would affect the settlement form. Owing to the above, this land is of high sensitivity.

### ***Conclusion***

6.3.40 Land to the north and south (adjacent to Bristol Road and the settlement edge) of Langford is of medium sensitivity. Land to the west of Langford is of low sensitivity.

6.3.41 Land to the east of Area 2 is of medium sensitivity.

6.3.42 Land to the south of Area 3 is of medium sensitivity, provided landscape mitigation planting is included along Dinghurst Road.

6.3.43 All remaining land is of high sensitivity.

### **Congresbury (Map 3)**

#### ***Description and Analysis***

6.3.44 Congresbury is a large village located in the south of North Somerset with an estimated population of 3,007. It is split into two parts by the River Yeo.

6.3.45 Land to the north-east, to the south of Wrington Lane, is allocated for development. Land to the south and adjacent to this, slopes gently towards the River Yeo and is generally well-enclosed. In addition, if this land was developed it would be seen in

context with existing development and allocated development. Owing to this, land to the north-east, to the south of Wrington Lane is of low sensitivity.

- 6.3.46 Land to the east of the village, off Cobthorn Way, is allocated for development. Land immediately surrounding this is gently sloping and is of medium visual prominence. If this land was developed it would be seen in context with existing development and allocated development. Owing to this, land to the east is of medium sensitivity.
- 6.3.47 Land surrounding the River Yeo is generally flat and is located within Flood Zone 2 and 3, and is also designated as a Flood Storage Area. This area is also designated as Local Green Space and is adjacent to a Conservation Area (CA). Visual coalescence between the two parts of Congresbury has occurred, however, physical coalescence has not occurred. This land has a role in preventing further visual and physical coalescence. Owing to the above, this land is of high sensitivity.
- 6.3.48 Land to the south-east, at Park Farm, is generally flat and is well-enclosed by hedgerows and trees. In addition, there is an allocated development site to the south of this land. Owing to the above, this land is of low sensitivity. Land further to the south-east slopes gently towards the River Yeo and there is a degree of separation from the settlement edge. Owing to this, this land is of high sensitivity.
- 6.3.49 Land to the south slopes to the east and there is a strong and vegetated urban edge. Development to the south of the village would affect the settlement form. Owing to the above, this land is of high sensitivity.
- 6.3.50 Land to the south-west is well-enclosed by the dismantled railway and the track to Silver Street Farm. The majority of this land is located within Flood Zone 2 and 3. Land located adjacent to the settlement edge is generally of low visual prominence. Further from the settlement boundary the visual prominence of this land increases and there is a degree of separation from the settlement edge. The dismantled railway forms a strong limit to development. Owing to the above, land to the south-west adjacent to the settlement edge is of low sensitivity. Land further from the settlement edge is of medium sensitivity.
- 6.3.51 Land to the west, between Dolemoor Lane and Station Road, is located adjacent to the CA and forms part of the setting to the CA. Also, this land is adjacent to the Cheddar Valley Railway Walk Local Wildlife Site (LWS). This land is well-enclosed by trees and hedgerows and there is a great degree of separation from the urban edge. Owing to the above, this land is of high sensitivity.

6.3.52 Land to the west, to the west of Bristol Road, is well-enclosed by trees and as a consequence this land is of low visual prominence. In addition, development on this land would be seen in context with the existing Cadbury Garden Centre, which has a significant urbanising effect on the landscape. Owing to the above, this land is of low sensitivity.

6.3.53 Land to the north is on rising land and there are views towards this land from areas to the north and west. In addition, this land is adjacent to the King's Wood and Urchin Wood Site of Special Scientific Interest (SSSI) and North Somerset and Mendip Bats Special Area of Conservation (SAC). Owing to the above, this land is of high sensitivity.

### ***Conclusion***

6.3.54 Land to the north-east, adjacent to the settlement edge, is of low sensitivity. Land further from the settlement edge, but adjacent to development allocations is of medium sensitivity.

6.3.55 Land to the north-west, located adjacent to existing development and allocated development is of low sensitivity.

6.3.56 Land to the south-east and south-west, adjacent to the settlement edge, is of low sensitivity. Land to the south-west, further from the settlement edge, is of medium sensitivity.

6.3.57 All remaining land is of high sensitivity.

### **Easton-in-Gordano/Pill (Map 4)**

#### ***Description and Analysis***

6.3.58 Easton-in-Gordano/Pill is located on the northern edge of North Somerset, adjacent to the M5 and the River Avon, and has an estimated population of 1,947.

6.3.59 There are several Listed Buildings located throughout the settlement. To the north is the River Avon (which leads to the Seven Estuary), which is designated as the Seven Estuary Ramsar Site, Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and Marine SAC.

6.3.60 Land to the south of the village, beyond Martcombe Road, is located on gently rolling topography. Martcombe Road (A369) forms a strong limit to development to the south.



- 6.3.61 Land to the south-east is gently rolling. Adjacent to the settlement edge, there is an area of common land. Land off Cross Lanes is generally well-enclosed and rises to the south towards a local ridge of high topography. There is inter-visibility between this land and land to the south-west, however if this land was developed, it would be seen in context with the existing settlement although, a suitable landscape scheme would be required. Owing to the above, land to the south-west off Cross Lanes is of medium sensitivity.
- 6.3.62 Land to the west is generally enclosed by large trees. This land slopes down gently to the north and there is inter-visibility between this land and land to the north and south. If this land was developed an appropriate landscape scheme along the boundary with the M5 motorway would reduce inter-visibility with this land and locations to the north.
- 6.3.63 Land to the north is bound by the M5 motorway and a dismantled railway line, which is now a cycle path. This land slopes down gently to the south-west and is generally well-enclosed and as a consequence, has low visual prominence. Owing to this, this land is of low sensitivity.
- 6.3.64 To the north-east the village is bounded by the River Avon. Further east land rises steeply and is of high visual prominence. In addition, there two cricket grounds located off Ham Green, which are located on relatively flat land and are of lower visual prominence. However, these have recreational and community value. Furthermore, there are a number of open green spaces and play spaces that, at the time of the site survey, were well used and of recreational and amenity value for the surrounding area. Moreover, development on this land would exacerbate the, currently limited, physical and visual coalescence. Owing to the above, land located between the settlement at Ham Green and the road Ham Green is of high sensitivity.
- 6.3.65 Land to the south-east, generally off Crockerne Drive and Brookside, is comprised of large fields with limited boundary vegetation. In addition, this land is located on gently rolling topography and as a consequence, this land is of high visual prominence. Owing to this, this land is of high sensitivity.

### ***Conclusion***

- 6.3.66 An area of land to the south-west, off Cross Lanes, is of medium sensitivity.

6.3.67 Land to the west is of low sensitivity. If this land is developed, an appropriate landscaping scheme would be required to reduce the inter-visibility with land to the north.

6.3.68 Land to the north is of low sensitivity.

6.3.69 All remaining land is of high sensitivity.

### **Long Ashton (Map 4)**

#### ***Description and Analysis***

6.3.70 Long Ashton is located in the north-east of North Somerset, approximately 450m south-west of the boundary with Bristol at the closest point. Long Ashton has an estimated population of 5,299. There is a Conservation Area (CA) within the village, extending from the centre along Long Ashton Road to the church and surrounding area. Ashton Court Registered Park and Garden (Grade II\*) (RPaG) is located to the north of the village, on the opposite side of Clarken Coombe. The RPaG is also designated as a Regionally Important Geological Site (RIGS) and Site of Special Scientific Interest (SSSI).

6.3.71 To the north of Long Ashton the land rises to a ridge, which is designated as a Local Wildlife Site (LWS) and comprises a golf course enclosed by woodland. This creates a strong, vegetated edge to the settlement and also contributes to the setting of the RPaG. To the east of the woodland the land is open, steep and visually prominent, and located within the CA. Owing to the above, this land is of high sensitivity.

6.3.72 To the north-east of the village, the land between the RPaG and the church is flat, open and located within the CA. This land contributes to the setting of the RPaG and the church, and the rural approach to the village. Owing to this, this land is of high sensitivity.

6.3.73 Land to the east, between the settlement edge and the A370, land immediately adjacent to the A370, is located outside of the CA and has low visual prominence. However, consideration would need to be given to the setting of the CA and the church. Owing to this, land to the east, off Parsonage Road, is of low sensitivity. Land between the A370 and Parsonage Farm is of medium sensitivity. Any development on this land would require appropriate landscape mitigation and would need to include appropriate buffers to the CA and the church.

- 6.3.74 To the south of the village the railway forms a strong limit to development. There are fields enclosed between the settlement and the railway (south of Theynes Croft), however the land rises from the settlement edge and is visually prominent. The settlement edge in this location is vegetated and well-defined by Ashton Brook. Owing to the above, this land is of high sensitivity.
- 6.3.75 To the west of the village there is a large Scheduled Monument (SM) ('Roman settlement, part of an associated field system and earlier Iron Age settlement remains at Gatcombe Farm'). The land in this location is also open and visually prominent, rising up to George's Hill Plantation. Owing to the above, this land is of high sensitivity.
- 6.3.76 To the north-west of the village there are fields adjacent to the settlement edge, between Warren Lane and Keeds Lane, and east of Keeds Lane. Although these fields are on rising topography, any development here would be viewed in the context of existing development. In addition, this land fits well within the existing settlement form. Owing to the above, this land is of medium sensitivity and any development here would require landscape mitigation planting to assimilate it into the existing settlement. Beyond this land, the majority of the land is wooded or visually prominent due to the rising topography. In addition, there is a SM ('Deserted medieval farmstead and part of a Romano-British field system 400m north of Fenswood Farm') to the north of this land. Owing to this, land beyond these fields adjacent to the settlement edge is of high sensitivity.

### ***Conclusion***

- 6.3.77 Land to the south-east of the village between the settlement and the A370, north of Yanley Lane, is of low sensitivity increasing to medium sensitivity towards the CA. The fields west of Fenns Lane, between Fenns Lane and Keeds Lane, and east of Keeds Lane are of medium sensitivity.
- 6.3.78 All remaining land surrounding the settlement is of high sensitivity.

### **Winscombe (Map 3)**

#### ***Description and Analysis***

- 6.3.79 Winscombe is a large village located to south-east of North Somerset and is located approximately 230m to the south of Sandford. Winscombe has an estimated population of 2,853. To the east, there is the smaller settlement of Sidcot, which has coalesced with Winscombe.

- 6.3.80 The Mendip Hills Area of Outstanding Natural Beauty (AONB) surrounds the village. In some locations, the AONB bounds the settlement boundary and in others, it is set back from the settlement boundary.
- 6.3.81 To the north-east of the village there is a Regionally Important Geological Site (RIGS). To the west there is the Cheddar Valley Railway Walk Local Wildlife Site (LWS), which extends north to south through the settlement. To the west, there is the Max Bog Site of Special Scientific Interest (SSSI). In addition, there is one Listed Building located in the west of the village.
- 6.3.82 The majority of land surrounding the village is in Flood Zone 1, however, there is an area located in Flood Zone 2 to the west and an area in Flood Zone 3 to the north.
- 6.3.83 Land to the north-west, between the Strawberry Line and Hill Road, is allocated for development. Development on land beyond this would lead to further visual and physical coalescence with Sandford, particularly when viewed from Banwell Plain to the west. In addition, there is inter-visibility between this land and the AONB. Owing to the above, this land is of high sensitivity. However, land associated with the gardens of properties within the settlement boundary are also categorised as low sensitivity, as they are beyond the settlement edge and development of this land would be seen in context with allocated development.
- 6.3.84 Land to the north-east of the village, to the north of Shipham Lane, is located within the AONB and on gently rolling topography, that rises towards Sandford Hill to the north. As a consequence, this land is visually prominent and there are views towards this land from areas to the east, north and south, which are all located within the AONB. Owing to the above, this land is of high sensitivity.
- 6.3.85 To the east, south of Shipham Lane, there are two development allocations. Land to the east of these is generally rolling and open. As a consequence, this land is visually prominent and there are views towards this land from areas to the east, north and south, which are all located within the AONB. Owing to the above, this land is of high sensitivity. However, one field located adjacent to Shipham Lane is well-enclosed and is bound by development to the north and south, and the development allocation to the west. This land is well-enclosed and if this land was developed it would be seen in context of surrounding development. Owing to the above, the field located adjacent to Shipham Lane and adjacent to the development allocation is of medium sensitivity.
- 6.3.86 Land to the south is not located within the AONB. However, there are number of sports facilities and sports grounds located on this land and therefore, has community

and recreational value. In addition, this land is visible from the areas within the AONB to the south, east and north. Owing to the above, this land is of high sensitivity.

6.3.87 To the south-west, land located adjacent to the settlement boundary is located within the AONB. However, this land is well-enclosed and views from areas in the AONB, to the north, east and south are limited. In addition, if this land was developed it would be seen in context with existing development to the north. Owing to the above, this land is of low sensitivity. Further south of the settlement edge the land is more open and there is greater inter-visibility with the AONB. Owing to this, this land is of high sensitivity.

6.3.88 Land to the south-west and west, off Church Road, is located within the AONB and there are views towards this land from other areas located within the AONB to the south, north and west. In addition, there is an SSSI located 250m from the settlement boundary. Owing to the above, this land is of high sensitivity.

6.3.89 Land to the west and north-west of the village is located within the AONB and there are views towards this land from other areas located within the AONB to the south, north and west. In addition, the Strawberry Line (which is also designated as the Cheddar Valley Railway Walk LWS) is a strong limit to development to the west. Owing to the above, this land is of high sensitivity.

### ***Conclusion***

6.3.90 The field to the north-east of the village, to the south of Shipham Lane and adjacent to the land allocated for development, is of medium sensitivity.

6.3.91 Land to the south-west of the village, adjacent to the settlement edge is of low sensitivity.

6.3.92 Land associated with the gardens of properties within the settlement boundary, to the north-west are categorised as low sensitivity, as they are beyond the settlement edge and development of this land would be seen in context with allocated development.

6.3.93 All remaining land is of high sensitivity.

## **Wrington (Map 3)**

### ***Description and Analysis***

- 6.3.94 Wrington is located in the south-east of North-Somerset, east of Congresbury, and has an estimated population of 2,003. Approximately half of the village is covered by a Conservation Area (CA). The surrounding topography is undulating, but generally rises to the north, as the village is located south of a ridge. There are large woodland blocks on the ridge, which are designated as a Local Wildlife Sites (LWS). Remaining tree cover in the area is generally limited to field boundaries and water courses.
- 6.3.95 To the north of the village, land rises steeply to woodland. Long distance views of this land are available, however the lower lying land immediately beyond the settlement edge is viewed in the context of existing development. Visual prominence increases as the land rises to the north. Owing to this, land between the settlement edge and the 65m contour is of medium sensitivity. Any development on this land would require landscape mitigation planting along the 65m contour to create a vegetated settlement edge.
- 6.3.96 Barley Wood Registered Park and Garden (Grade II) (RPaG) is located to the north-east of the village. Land to the north-east, to the north of Long Road, contributes to the setting of the RPaG.
- 6.3.97 To the east of the village land is open and visually prominent, with long distance views available. There are some parcels of land which fit within the current settlement form, including land south of Long Lane between the settlement edge and the footpath (which aligns with the extent of development on Long Lane); and land east of Silver Street, which is enclosed by the bowling green to the south. Owing to the above, land to the east of the village and adjacent to settlement edge is of medium sensitivity. Any development in these locations would require landscape planting to create a well-defined, vegetated edge to the settlement.
- 6.3.98 Land to the south-east of Wrington is rural in character, with scattered farmsteads on narrow lanes. Land to the south of Mill Lane and west of Oakdene Farm is bound by hedgerows and is flat, and as a consequence has low visual prominence. In addition, part of this land is allocated for development. Any additional development on this land would be seen in context with existing development and the development allocation. Owing to the above, this land is of low sensitivity.

- 6.3.99 To the south of the village there is an area of land enclosed by existing development, including industrial development to the east, which has low visual prominence and fits within the settlement form. Visual prominence of this land increases to the south with distance from the settlement and land to the north is located within the CA. Owing to the above, this land is of medium sensitivity. Any development would require landscape mitigation planting and buffers in order to protect the setting of the CA.
- 6.3.100 To the west of the village the land is open, visually prominent and located outside of the development form, and there are no landscape features which could potentially limit development sprawl. Owing to this, this land is of high sensitivity.
- 6.3.101 There are two small fields to the north-west of the village which are located within the settlement form, as they are enclosed between the settlement edge to the south and east, West Hay Road to the north and linear development on West Hay Road to the north-west. Owing to this relative enclosure, this land is of medium sensitivity. Any development on this land would require landscape mitigation planting on the western boundaries in order to create a well-defined, vegetated edge to the settlement.

### ***Conclusion***

- 6.3.102 Lower lying land immediately north of the settlement edge (up to the Little Plantation) is of medium sensitivity. Land south of Long Lane between the settlement edge and footpath, and land east of Silver Street is of medium sensitivity. A small field west of Oakdene Farm is of low sensitivity. Land to the south of the settlement, east of Butts Batch, is of medium sensitivity. Land north-west of the village, south of West Hay Road, is also of medium sensitivity.
- 6.3.103 All remaining land surrounding the village is of high sensitivity.

### **Yatton (Map 3)**

#### ***Description and Analysis***

- 6.3.104 Yatton is located in the centre of North Somerset, between Weston-super-Mare and Nailsea, and north of Congresbury. Yatton has an estimated population of 6,180. The land surrounding Yatton is generally flat and open, with a network of rhynes to the south-west and north which are designated as Sites of Special Scientific Interest (SSSI). Land to the south-east has more varied topography, including Cadbury Hill. Cadbury Hill is designated as a Local Nature Reserve (LNR), Local Wildlife Site (LWS) and contains a Scheduled Monument (SM) ('Large univallate hillfort on Cadbury Hill').

- 6.3.105 To the north-west of Yatton there are a number of large development allocations, including those at Park Farm, south-west of North End Road. In combination with these, land to the south of this allocation, enclosed by Little River to the west and Horsecastle Farm to the south, fits within the settlement pattern. In addition, this land will have lower visual prominence once the development allocations are built, however prominence will increase with distance from development. Little River forms a strong limit to development. Owing to the above, this land is of low sensitivity where it abuts the development allocations. Beyond, this land is medium sensitivity. Development on this land would require landscape mitigation planting along the river in order to create a strong, vegetated edge to the settlement. Remaining land to the north-west of Yatton, around Wemberham Lane, is rural in character and is located outside of the settlement form. This land is also separated from existing residential development by industrial development. Owing to this, this land is of high sensitivity.
- 6.3.106 There are smaller development allocations to the north of Yatton, north of North End Road. Land between these will fit within the settlement form, and have low visual prominence. Owing to the above, this land is of low sensitivity. Development on this land would require landscape mitigation planting and enhancement planting along the Stowey Rhyne, to create a strong vegetated edge to the settlement, as beyond the Rhyne land is open and visually prominent.
- 6.3.107 To the north-east there is a network of rhyne to the north of Yatton, which comprises the southern section of the Tickenham, Nailsea and Kenn Moors SSSI. This area, and adjoining land to the east, is also designated as a LWS. Owing to this, land to the north-east is of high sensitivity.
- 6.3.108 To the east of Yatton, the land is open and visually prominent, with the exception of small fields and areas of land immediately adjacent to the settlement edge. These small areas fit within the settlement form, as they comprise gaps between existing gardens and properties. Owing to this, this land is of low and medium sensitivity. Beyond, land is of high sensitivity.
- 6.3.109 To the south-east of Yatton coalescence has occurred with Claverham. There is no physical separation between Claverham and Yatton, as the two villages have merged due to ribbon development along Claverham Road. Further development here would exacerbate this. Owing to the above, this land is of high sensitivity.
- 6.3.110 Cadbury Hill is located to the south-east of Yatton, and is designated as a LNR and LWS, and contains a SM ('Large univallate hillfort on Cadbury Hill'). Land north and south of



Henley Lane, immediately adjacent to the settlement edge, is located outside of the LNR and LWS designation, and has low visual prominence due to adjacent development and surrounding vegetation. Owing to the above, this land is of medium sensitivity. However, should this area be developed, landscape planting would be required along the eastern edge of the land north of Henley Road, in order to create a strong edge to the settlement. Landscape planting would also prevent further development to the east of this area, which could exacerbate coalescence with Claverham (as set out above). In addition, consideration would need to be given to the proximity of the LNR and LWS.

6.3.111 To the south-east of Yatton, at Frost Hill, there are coalescence issues with Congresbury, as there is only a small area of land (north of the Cadbury Garden Centre) which still maintains physical separation between the two settlements. High levels of tree cover in this area currently assist in preventing visual coalescence between the two villages. Development on this land would exacerbate coalescence. Owing to the above, this land is of high sensitivity.

6.3.112 Land to the south of Yatton is open with high visual prominence. In addition, any development on this land could exacerbate visual and physical coalescence between Yatton and Congresbury. Furthermore, land surrounding Cadbury Farm is designated as a LWS. Owing to the above, this land is of high sensitivity.

6.3.113 The Strawberry Line is located to the south-west of Yatton, a long-distance footpath which is also designated as a LNR, and forms part of the SSSI and LWS associated with the rhyes beyond it to the west. To the east the Strawberry Line encloses an area of land adjacent to the settlement edge, north of Rectory Farm. This land has low visual prominence due to the adjacent development, and dense vegetation on the Strawberry Line and access road to the south. This land also fits within the existing settlement form, however any development on this land would have to give consideration to the proximity of the LNR, SSSI and LWS. Owing to the above, land to the south-west of Yatton adjacent to the settlement edge is of low sensitivity prominence. Land beyond this is of medium sensitivity.

### ***Conclusion***

6.3.114 Land to the south-west of the development allocation at Park Farm allocation, east of Little River and north of Horsecastle Farm, is of low sensitivity increasing to medium to the south. Land between development allocations north of North End Road is of low sensitivity. Small fields between Stowey Road and Stowey Rhyne are of low to

medium sensitivity. Land north and south of Henley Lane, immediately east of the settlement edge, is of medium sensitivity subject to a landscaping scheme. Land between the settlement edge and the Strawberry Line is of low sensitivity, increasing to medium on the land adjacent to the Strawberry Line.

6.3.115 All remaining land surrounding Yatton is of high sensitivity.

## 6.4 Smaller Villages

### Abbots Leigh (Map 4)

#### *Description and Analysis*

- 6.4.1 Abbots Leigh is a small village located to the north-east of North Somerset, which has an estimated population of 456. To the south-west, the village is located on a localised ridge of topography. To the north-east of the village, land slopes down towards the north-east.
- 6.4.2 There are a number of Listed Buildings located within the village and there is a Registered Park and Garden (RPaG) located to the north.
- 6.4.3 All land surrounding the village to the north-east of Pill Road and land to the south-east of the village is of high visual prominence due to the steeply rolling topography. Owing to this, land to the north-east and south-east is of high sensitivity.
- 6.4.4 Land to the west of Manor Road is generally well-enclosed. However, due to this enclosure and rolling topography, this land has a sense of separation from the village. Similarly, land located to west of Harris Lane has a sense of separation from the settlement edge. Owing to the above, these areas of land are of high sensitivity.
- 6.4.5 Land located to the south of the village, off Sandy Lane, slopes steeply and is located adjacent to a Local Wildlife Site (LWS). This land also has a sense of separation from the settlement edge and forms part of the rural setting to the southern approach to the village. Owing to the above, this land is of high sensitivity.
- 6.4.6 Land located to the north-west of the village slopes to the north-west and is visually prominent. In addition, this land forms part of the setting for the RPaG. Owing to this, land to the north-west is of high sensitivity.
- 6.4.7 Land located off Pill Lane and Sandy Lane, slopes upwards towards the settlement edge and is visually prominent. Beyond, this land there is a field bounded by existing development. This land is well-enclosed and is of medium visual prominence however,

development would be seen in context with existing development. Development on this land would require appropriate landscape mitigation to the east of this land.

### ***Conclusion***

6.4.8 Land to the north-west of the village, to the south of Dennywood Road, is of medium sensitivity. If developed appropriate landscape mitigation would need to be provided to the east of this land.

6.4.9 All remaining land is of high sensitivity.

### **Bleadon (Map 1)**

#### ***Description and Analysis***

6.4.10 Bleadon is located to the south of Weston-super-Mare, on the boundary of the Mendip Hills Area of Outstanding Natural Beauty (AONB), and has an estimated population of 715. Land to the north-east of the village, east of Celtic Way and north of Shiplate Road, is located within the AONB.

6.4.11 The majority of land surrounding the village rises steeply from the settlement edge, up to Purn Hill to the west, Bleadon Hill and Hellenge Hill to the north and north-east, and South Hill to the south-east. There are a number of Local Wildlife Sites (LWS) at these locations, as well as Sites of Special Scientific Interest (SSSI) at Purn Hill and Bleadon Hill. In addition, Purn Hill and Hellenge Hill have open access, and there are a large number of footpaths at South Hill, indicating high recreational value for these areas. Owing to the above, land beyond the settlement edge, to the north, east, south, south, south-east and west is of high sensitivity.

6.4.12 There are a number of small fields immediately north of the settlement edge, to the east and west of Celtic Way, that are located outside of ecological designations and generally enclosed by surrounding development, vegetation and the rising topography. These fields have low to medium visual prominence, and fit well within the existing settlement form. Fields to the east of Celtic Way are located within the AONB, however they have very low visual prominence and are generally not visible from other locations within the AONB. Fields to the west of Celtic Way are more open, however, these are not located within the AONB and are not visible from it. Owing to this, land to the north of the settlement adjacent to the settlement edge is of medium sensitivity. There are a small number of fields to the north of Birch Avenue that are of low sensitivity.

6.4.13 To the south, there is a small parcel of land which is surrounded by development and has very low visual prominence. Owing to this, this parcel of land is of low sensitivity.

6.4.14 The topography to the south-west of the village is flat, contrasting sharply with the steeply undulating topography elsewhere. There are large, flat fields to the south of the village, enclosed by the settlement edge and the A370. Although these fields are enclosed by development on three sides, adjacent housing is generally single storey and the settlement edge is partially vegetated. In addition, this land is open and visually prominent, including from viewpoints within the AONB. This land also contributes to the settlement form and the transition to Bleadon Moor. Owing to the above, this land is of high sensitivity.

### ***Conclusion***

6.4.15 Fields immediately north and north-west of the settlement edge are of medium sensitivity. The small fields adjacent to the settlement edge, to the north of Birch Drive, are of low sensitivity.

6.4.16 The field to the south, surrounded by development, is of low sensitivity.

6.4.17 All remaining land surrounding Bleadon is of high sensitivity.

### **Blagdon (Map 3)**

#### ***Description and Analysis***

6.4.18 Blagdon is located in the south-east of North Somerset within the Mendip Hills Area of Outstanding Natural Beauty (AONB), and has an estimated population of 902. The village is located on rising topography, overlooking Blagdon Lake, and is divided into two distinct sections by a valley. Blagdon Lake is designated as a Site of Special Scientific Interest (SSSI) and a Local Wildlife Site (LWS), and there are also LWSs to the west and south of the village.

6.4.19 To the north and east of the village the land is open and has high visual prominence. However, there are small fields immediately adjacent to the settlement edge, east of the houses on Church Street, which are enclosed by vegetation and existing development and have low visual prominence. Owing to this, the fields to the west of Street End are of medium sensitivity.

6.4.20 To the south and west of the village the land is less open, with tree cover in woodlands and on field boundaries filtering views. However due to the steeply rising topography,

this land has medium to high visual prominence. The majority of this land does not fit within the existing settlement form, however there are two fields to the west of the village which are enclosed by the existing development on Post Office Lane to the north and Street End to the east. These fields have lower visual prominence due to the adjacent development and localised changes in topography, and fit within the existing settlement form. Owing to this, the fields to the west of Church Street are of medium sensitivity.

6.4.21 Due to the rising topography, much of the remaining land surrounding Blagdon is visually prominent with long distance views available to the north. The valley in the centre of the village is a key feature of the local landscape, and contributes to the character of the Conservation Area (CA) and the setting of the Church of St Andrew (Grade II\*). Owing to this, land to the north, south, east and west (beyond which has been described) is of high sensitivity, including land located within the valley in the centre of the village.

### ***Conclusion***

6.4.22 The small fields east of Church Street; and the two fields south of Post Office Lane and west of Street End are of medium sensitivity.

6.4.23 All remaining land surrounding Blagdon is of high sensitivity.

### **Burrington (Map 3)**

#### ***Description and Analysis***

6.4.24 Burrington is a small village in the south-east of North Somerset, between Churchill and Blagdon. Burrington has an estimated population of 250 and is located within the north of the Mendip Hills Area of Outstanding Natural Beauty (AONB).

6.4.25 Development in the village is of low density, and concentrated around the Church of Holy Trinity (Grade I), with ribbon development extending along the surrounding roads. There are coalescence issues with the neighbouring village of Rickford, due to the ribbon development there is no clear separation between the two settlements. The village is enclosed by agricultural land, sloping up to woodland on Burrington Ham to the south, a Scheduled Monument (SM) and Site of Special Scientific Interest (SSSI). Fields to the north of the village are relatively small in size and enclosed by dense hedgerows, with some in use as orchards. Remaining fields surrounding the village are larger and more open. This agricultural land contributes to the setting of the village,

creating a rural approach from the surrounding main roads (the A368 to the north and east, and the B3134 to the west). Owing to the above, all land surrounding the village is of high sensitivity.

### ***Conclusion***

6.4.26 All land surrounding Burrington is of high sensitivity.

### **Clapton-in-Gordano (Map 2)**

#### ***Description and Analysis***

6.4.27 Clapton-in-Gordano is located to the south of Portishead, approximately 150m north-west of the M5, and has an estimated population of 179. The village is generally linear, with development concentrated on Clapton Lane and Clevedon Lane, with lower density ribbon development extending beyond the settlement along Caswell Lane.

6.4.28 To the north-west of the village, north of Clevedon Road and west of the Gordano Round footpath, there is a large field enclosed by trees and woodland which is designated as a Regionally Important Geological Site (RIGS). To the east of this field there are smaller fields which are enclosed by development on Clevedon Lane to the south and Clapton Lane to the east. These fields fit within the settlement pattern and have low visual prominence due to the surrounding development, including an individual property to the north, and vegetation on field boundaries. However visual prominence does increase towards the junction of Clapton Lane and Clevedon Lane, as the land rises. Owing to this, these fields are of low to medium sensitivity. To the north-west of these fields there is further land enclosed by vegetation, with low visual prominence, however this land is located beyond the settlement form. Owing to this, this land is of high sensitivity.

6.4.29 Land to the north-east of the settlement is open and visually prominent, located outside of the settlement pattern and beyond a well-defined vegetated settlement edge. Owing to this, land to north-east is of high sensitivity.

6.4.30 To the south-east of the village there is a strong vegetated edge to the village created by a belt of woodland, with open fields beyond which rise up to the M5. This land is important in maintaining separation between the village and the M5, and is also visually prominent. Owing to the above, this land is of high sensitivity.

6.4.31 To the south-west of the village there is a single large property with surrounding grounds. Land to the south of this property is designated as a RIGS, and rises up to the

M5. Remaining land to the south-west of the village is located outside of the settlement form, and contributes to the rural approach to the village. Owing to the above, this land is of high sensitivity.

### ***Conclusion***

6.4.32 The two fields north of Clevedon Lane and west of Clapton Lane are of low to medium sensitivity.

6.4.33 All remaining land surrounding Clapton-in-Gordano is of high sensitivity.

### **Claverham (Map 3)**

#### ***Description and Analysis***

6.4.34 Claverham is located in the centre of North Somerset, east of Yatton, and has an estimated population of 1,263. The majority of land surrounding the village is flat and open, with the exception of Cadbury Hill to the south-west.

6.4.35 There is no physical separation between Claverham and Yatton, as the two villages have merged due to ribbon development along Claverham Road. It is important that this is not exacerbated with further development, and the land to the north and south of Claverham Road is therefore of high sensitivity.

6.4.36 Land to the south of Claverham Road rises up to Cadbury Hill which is designated as a Local Nature Reserve (LNR) and a Local Wildlife Site (LWS), and contains a Scheduled Monument (SM) ('Large univallate hillfort on Cadbury Hill'). Owing to this, land to the south is of high sensitivity.

6.4.37 To the north-west and north of Claverham, there is a settlement pattern of scattered farmsteads along narrow lanes which lead to Lower Claverham. The land is open and generally flat, although it rises gently towards the northern edge of Claverham, increasing the visual prominence of this land. Owing to this, land to the north and north-west of is of high sensitivity.

6.4.38 Generally, to the east of Claverham there are smaller fields enclosed by hedgerows and trees, reducing their visual prominence, which fit well within the settlement form due to adjacent development. South of Cottage Farm there are fields enclosed by the settlement edge to the west, the farmstead to the north and an industrial building to the south enclosed by trees; and east of Chapel Lane there are fields enclosed by the settlement edge to the west, the primary school to the north and Bishops Farm to the

east. The visual prominence of these areas increases with distance from existing development, however planting on the edge of these areas would assist in creating a strong, vegetated edge to the settlement. Owing to this, land to the east and adjacent to the settlement edge is of low sensitivity and land beyond the edge is of medium sensitivity.

6.4.39 Beyond land immediately east of Claverham, which is partially enclosed by existing development as set out above, there are potential coalescence issues with Cleeve. There is currently some inter-visibility between the two settlements. Land beyond the existing eastern extent of development in Claverham (i.e. Bishops Farm) and the land immediately north-west of Cleeve has an important role in maintaining the physical separation between the two villages and preventing further visual coalescence.

### ***Conclusion***

6.4.40 Land south of Cottage Farm, to the north-east of the village, is of low sensitivity adjacent to the settlement edge, increasing to medium sensitivity to the east. Land east of Chapel Lane, to the east of the village, is of low sensitivity adjacent to the settlement edge, increasing to medium sensitivity to the south.

6.4.41 All remaining land surrounding Claverham is of high sensitivity.

### **Cleeve (Map 3)**

#### ***Description and Analysis***

6.4.42 Cleeve is located in the centre of North Somerset, east of Yatton and Claverham and north-east of Congresbury. The village has an estimated population of 694. The character of the landscape to the north of the village, which is generally flat and open, contrasts with the landscape to the south of the village, where the land rises up to large woodlands and there is a high level of tree cover on field boundaries.

6.4.43 To the north-west of Cleeve, the land is flat and open, with long distance views available, partially screened by trees and hedgerows on field boundaries. There are potential coalescence issues in this area, as the settlement edge of Claverham is located approximately 450m north-west of the edge of Cleeve. Individual developments on the edge of Claverham, including a school, village hall, large industrial unit and farmstead, reduce the separation between the two villages. Subsequently, land immediately north-west of Cleeve has an important role in maintaining the physical separation between the two villages.



- 6.4.44 To the north-east of Cleeve, the land is flat and open however there are fields adjacent to the settlement edge which fit within the settlement form, and are partially enclosed by vegetation on field boundaries. The King George V playing field has low visual prominence due to the trees and hedgerows on its boundaries, however it has recreational value and contributes to the setting and approach to the village. The field to the north-west of the playing field, between the settlement edge and Meeting House Lane, is more open with higher visual prominence. However, additional planting on the northern and eastern edges of this field could screen views, as well as creating a vegetated edge to the settlement. Owing to the above, the field and playing field to the north-east are of medium sensitivity.
- 6.4.45 Immediately east of the village the land is enclosed by dense hedgerows and trees and consequently, is of low visual prominence. However, this visual prominence increases with distance from the settlement edge, as the land rises up to the woodland on Cleeve Hill which is designated as a SSSI and LWS. There are two SMs within the woodland ('Slight univallate hillfort' and 'Slight univallate hillfort and associated settlement remains'). In addition to the south-east of the village there is a large area of land designated as a RIGS, extending east from the junction of Plunder Street and Cleeve Hill Road. Owing to the above, land between Main Road and Plunder Street is of medium visual prominence. In addition, landscape mitigation planting could be used to create a vegetated edge to the east of any development.
- 6.4.46 To the south of the village the land rises steeply towards King's Wood and has high visual prominence. The woodland is designated as a SAC (North Somerset & Mendip Bats), a SSSI and a LWS. Owing to this, this land is of high sensitivity.
- 6.4.47 There is land with lower visual prominence, enclosed by development on Chapel Lane, Cleeve Hill Road and Main Road; and hedgerows and trees which fits well within the settlement form. The visual prominence of this land increases to the west where there is a larger, more open field, however screening is still provided by dense vegetation on the access road to Goblin Combe Farm. If this were to be developed it is recommended that this vegetation is retained in order to maintain a strong, vegetated edge to the settlement. Owing to the above, this land is of low and medium sensitivity.
- 6.4.48 To the west of the village the land is flat and open, however the lower lying land immediately adjacent to the settlement edge has low visual prominence due to localised changes in topography and adjacent development to the east and west. However, beyond this land the land rises, and visual prominence increases. Owing to

this, land below the 30m contour is of low sensitivity. In addition, landscape mitigation planting could be provided along the western edges of any development to create a vegetated settlement edge.

### ***Conclusion***

- 6.4.49 The King George V playing field and the adjacent field to the north-west are of medium sensitivity and would require landscape infrastructure prior to development.
- 6.4.50 Land to the south, south of Main Road and east of Cleeve Hill Road, on lower lying land (up to the footpath) is of medium sensitivity.
- 6.4.51 Land to the east, south of Main Road, west of Cleeve Hill Road and north of Chapel Lane is of low sensitivity, increasing to medium within the field to the west.
- 6.4.52 Low lying land, to the north-west, north-east of Warner Close and west of Bishops Road, is of low sensitivity.
- 6.4.53 All remaining land surrounding Cleeve is of high sensitivity.

### **Dundry (Map 4)**

#### ***Description and Analysis***

- 6.4.54 Dundry is a small village located to the east of North Somerset and has an estimated population of 365 people. The village is located on a high plateau of land and is split into two parts by three fields. This gap is important to the settlement form of Dundry.
- 6.4.55 The topography to the north of the village drops very steeply to the north-west, towards Bristol. The visual prominence of this land is very high. Owing to this, this land is of high sensitivity.
- 6.4.56 Land to the east is open and falls gently north towards the ridge of topography. Owing to this, visual prominence is very high. Owing to this, this land is of high sensitivity.
- 6.4.57 Land to the south-east of the village, between Crabtree Lane and Church Road, is enclosed by hedgerows and existing development and is generally flat. The visual prominence of this land is lower than elsewhere surrounding the settlement. In addition, this land could be developed without affecting the gap between the two parts of Dundry. However, landscape mitigation would be required along the existing field boundaries and any development would need to be sympathetically designed with existing development in Dundry. Owing to this, this land is of medium sensitivity.

6.4.58 Land to the south of Dundry falls to the south and is of high visual prominence. In addition, land to the south-west there is a Local Wildlife Site (LWS). Owing to this, this land is of high sensitivity.

6.4.59 Land to the west is rolling and open. In addition, this land is designated as a RIGS and a LWS. Due to the rolling topography, the visual prominence of this land is high. Owing to this, this land is of high sensitivity.

### ***Conclusion***

6.4.60 Land to the south-east of the village, between Crabtree Lane and Church Road, is of medium sensitivity, provided landscape mitigation is included along the boundaries of this land. Also, any development would need to be sympathetically designed with existing development in Dundry.

6.4.61 All remaining land surrounding Dundry is of high sensitivity.

### **Failand (Map 4)**

#### ***Description and Analysis***

6.4.62 Failand is a small village located in the north east of North Somerset. The village is contained between Clevedon Road, Flax Bourton Road and Weston Road and is triangular in shape. To the west of Flax Bourton Road is the Grade II\* Listed Registered Park and Garden (RPaG) of Tyntesfield. In addition, there is a Local Wildlife Site (LWS) located adjacent to the south of the village. Land to the west is open and slopes towards the west. Land to the south-west is located within this RPaG and land to the north-west forms part of the setting to the RPaG. Land to the north of the village slopes very gently down from the settlement edge. There are open views of land to the north. In addition, Clevedon Road is a strong limit to development in this location. Owing to the above, this land is of high sensitivity.

6.4.63 Land to the east is open and slopes very gently to the east. There is existing development located beyond Weston Road. Land to the south-east is located adjacent to the LWS and is located within very close proximity to the RPaG but is separated by the LWS and trees along Weston Road. The fields located adjacent to Weston Road could be developed provided landscape mitigation planting is included along the eastern boundary of these fields. However, this would alter the existing settlement form. Owing to the above, this land is of medium sensitivity.

### ***Conclusion***

- 6.4.64 Land to the east is of medium sensitivity, provided that landscape mitigation is planted along field boundaries to the east and that it is accepted that the existing settlement form could be altered.
- 6.4.65 The remainder of land surrounding Failand is of high sensitivity.

### **Felton (Map 4)**

#### ***Description and Analysis***

- 6.4.66 Felton is small village located to the east of North Somerset and has an estimated population of 570 people.
- 6.4.67 The village is located across a localised valley and consequently both the northern and southern parts of the village are located on rising topography. To the north, development is generally nucleated and to the south development is generally linear.
- 6.4.68 There are a number of Listed Buildings, which are well distributed throughout the village. There is also a Scheduled Monument (SM) (bowl barrow – burial ground) located to the east of the village. In addition, Felton Common Local Wildlife Site (LWS) is located adjacent to the southern settlement edge.
- 6.4.69 Land to the south-west of the village, adjacent to the settlement edge, is well-enclosed by trees and hedgerows. However, there is inter-visibility between this land and land to the north-west of the village. This land is separated from the LWS by development. Owing to this, this land is of medium sensitivity.
- 6.4.70 Land to the west of the village, but to the south of Stanshalls Close, is well-enclosed by trees and hedgerows, however, this land has inter-visibility with land to the south-west of the village. Owing to this, this land is of medium sensitivity.
- 6.4.71 Land to the north of the village is generally well-enclosed by tree, hedgerows and existing development. As a consequence, this land is of low visual prominence. However, further away from the settlement boundary there is a sense of separation from the urban edge. Owing to the above, this land is of low and medium sensitivity.
- 6.4.72 To the north-east the field located off Upper Town Lane is well enclosed and if this was developed it would maintain the settlement form. Land to the east is more open and if this was developed it could affect the settlement form. However, appropriate

landscape planting could mitigate against this. Owing to the above, this land is of low sensitivity.

6.4.73 Land to the east of the village rises to the north and is visually prominent. In addition, this land forms part of the setting to the village. Furthermore, this land maintains the gap between the village and the Long Cross residential estate. Owing to this, this land is of high sensitivity.

6.4.74 Land located to the south of the settlement edge, located to the north of West Lane, is generally enclosed by development. Fields located adjacent to the settlement edge could be developed provided appropriate landscape mitigation is provided on the eastern and southern boundaries. Owing to the above, this land is of medium sensitivity.

6.4.75 Land to the south-east of the village rises towards Felton Common. This land has limited vegetation at the boundaries of fields and is visually prominent, particularly from land to the north and north-east. Owing to this, this land is of high sensitivity.

### ***Conclusion***

6.4.76 Land to the south-west of the village, adjacent to the settlement edge, and land to the west of the village, adjacent to Felton Road, is of medium sensitivity, provided appropriate mitigation measures are provided.

6.4.77 Land to the north of the village is of both low and medium sensitivity and appropriate mitigation measures may need to be provided.

6.4.78 Land to the north-east of the village, adjacent to Upper Town Lane, is of low sensitivity.

6.4.79 Land to the east of the village, but to the north of West Lane and adjacent to the settlement edge is of medium sensitivity.

6.4.80 All remaining land is of high sensitivity.

### **Flax Bourton (Map 4)**

#### ***Description and Analysis***

6.4.81 Flax Bourton is located in the centre of North Somerset. Backwell is located approximately 630m to the west of the village. There are a number of Listed Buildings located within the village and are centred around the Grade II\* Listed Church of St

Michael and All Angels. The A370 extends through the centre of the village. Development in the village is generally nucleated, however, linear development extends along the A370 to the east, beyond the defined limits of the village.

- 6.4.82 Land to the north of the A370 falls gently to the Nailsea and Backwell railway line. The smaller regular shaped fields located adjacent to the settlement edge are generally well-enclosed by existing development, trees and hedgerows. As a consequence, these fields are of low visual prominence. The larger irregular fields are more open, due to more limited boundary vegetation. In addition, with these fields, there is sense of separation from the settlement near to the Nailsea and Backwell railway line. Owing to the above, generally land adjacent to the settlement edge (particularly smaller fields) is of low sensitivity. Land beyond these is of medium sensitivity.
- 6.4.83 The two fields to the east of the village, located adjacent to the settlement edge, is well-enclosed by trees and hedgerows and is of low visual prominence. In addition, if this land was developed it would not affect the settlement form, however, land further from the settlement edge would require landscape mitigation planting to assimilate any development into the existing settlement. Owing to the above, this land is of low sensitivity.
- 6.4.84 Land to the south of the A370, below the 40m contour, is generally well enclosed by development, trees and hedgerows. As a consequence, this land is of low visual prominence. Beyond this contour, the land rises and becomes more visually prominent. In addition, development on this land could affect the form of the settlement. If land above the 40m contour was developed, appropriate masterplanning would be required to preserve the current nucleated settlement form. Any development beyond the 50m contour would adversely affect the settlement form. Owing to the above, this land is of low sensitivity (up to the 40m contour) to medium sensitivity (from the 40m to the 50m contour).
- 6.4.85 Land to the south-west of the village is well-enclosed. However, development on this land could lead to physical coalescence with Backwell and would affect the rural setting of the western approach to the village. Owing to this, this land is of high sensitivity.
- 6.4.86 Land to the north-west of the village is generally open due to limited vegetation at the boundaries of fields. In addition, development of this land could affect the rural setting of the western approach to the village. Owing to this, this land is of high sensitivity.

### ***Conclusion***

- 6.4.87 Land adjacent to the northern boundary is of low sensitivity. Land beyond this is of medium sensitivity.
- 6.4.88 Fields to the east, located off Station Road and the A370, are of low and medium sensitivity.
- 6.4.89 Land adjacent to the southern boundary of the settlement, up to the 40m, is of low sensitivity. Land beyond this (from the 40m to the 50m contour) is of medium sensitivity. In addition, land to the south of the development located off the A370, but outside of the defined boundary of the village, is of medium sensitivity. Any development on this land would have to be appropriately designed in order to preserve the form of the settlement.

### **Hutton (Map 1)**

#### ***Description and Analysis***

- 6.4.90 Hutton is located to the south-east of Weston-super-Mare, south of a disused airfield and south-west of Locking. The village is located adjacent to the northern boundary of the AONB, and has an estimated population of 1,496.
- 6.4.91 To the north of the village, the land is flat and open, with long distance views available towards the edge of Weston-super-Mare, and across Hutton towards the Mendip Hills Area of Outstanding Natural Beauty (AONB). This land is also designated as a Strategic Gap, to prevent potential coalescence issues with Weston-super-Mare. However, there are a number of fields adjacent to the settlement edge which are enclosed by surrounding vegetation, which have lower visual prominence and fit well within the existing settlement form. These fields do not contribute strongly to the purposes of the Strategic Gap. Owing to the above, some land adjacent to the settlement edge is of low sensitivity and some is of medium sensitivity (refer to Map 1 for further detail). Other land is of high sensitivity.
- 6.4.92 Land to the south and east of Hutton is located within the AONB. This land is steeply undulating, and rises towards Hutton Hill. Long distance views are available from this area towards Weston-super-Mare. There are a number of woodland belts and blocks within this area, the majority of which are designated as a Local Wildlife Sites (LWS).

In addition, this land is in and adjacent to the AONB. Owing to the above, this land is high sensitivity.

6.4.93 The edge of Weston-super-Mare is located in close proximity to the west of the village and there is low density development on Oldmixon Road between the two settlements. Land to the west of the village has an important role in maintaining the separation between the two settlements.

### ***Conclusion***

6.4.94 To the north-west, land north of St Mary's Road/west of Bisdee Road is of low sensitivity, increasing to medium sensitivity to the west.

6.4.95 To the north, the open space at the end of Briar Road/Hemming Way is of medium sensitivity.

6.4.96 To the north-east, the open space immediately north-east of Vereland Road is of low sensitivity, increasing to medium sensitivity to the north and east. All remaining land surrounding the settlement is of high sensitivity.

### **Kenn (Map 2)**

#### ***Description and Analysis***

6.4.97 Kenn is small village located in the west of North Somerset. Development in Kenn is linear and is centred along the B3133 and Kenn Street. There are eight Listed Buildings including the Grade II\* Listed Church of St John The Evangelist. In addition, there is one Scheduled Monument (SM) located in the grounds of the Church.

6.4.98 There are two Site of Special Scientific Interests (SSSI), one is located to the west of the village at Kenn Court Farm and the other is located to the north-east on fields at Kenn Church, Kenn Pier and Yew Tree Farm. The village and surrounding land is in Flood Zone 3.

6.4.99 Land to the north-west of Kenn is bound by existing development to the west, east and south. Fields are bound by trees and hedgerows and are flat. Owing to this, fields adjacent to the settlement boundary have a sense of enclosure and the visual prominence of this land is medium. Owing to this, this land is of medium sensitivity.

6.4.100 Land to the north of Kenn is bound by development to the west, east and south. This land is flat and has limited vegetation along field boundaries to the north. Land to the north-east of Kenn is located within or adjacent to the Kenn Church, Kenn Pier and



Yew Tree Farm SSSI. In addition, this land is flat and has limited vegetation at field boundaries, as a consequence the visual prominence of this land is high. In addition, development on this land would affect the character of the settlement in this location. Owing to the above, land to the north and north-east is of high sensitivity.

6.4.101 Land to the east, south of Kenn Street, is flat and is bounded by trees, hedgerows and development. There are views across this land from the east, consequently, this land is of medium visual prominence. If this land were developed, appropriate landscape mitigation planting would be required at its boundaries. Owing to the above, this land is of medium sensitivity.

6.4.102 Land to the south of Kenn, adjacent to the settlement edge is flat and has limited vegetation at its southern boundaries. As a consequence, this land is of medium visual prominence. There are a number of traditional orchards, which are rare for the associated landscape character type and therefore, these have amenity and biodiversity value. Owing to the above, land to the south of this village is of medium sensitivity. However, land with traditional orchards is of high sensitivity, given its amenity biodiversity value. If this land was developed, appropriate landscape mitigation planting would be required along the boundaries of these fields.

6.4.103 To the west, Kenn Road (B3133) is a strong limit to development. In addition, land at Kenn Court Farm is designated as a SSSI. Owing to this, land to the west of the B3133 is of high sensitivity.

### ***Conclusion***

6.4.104 Land to the north-west and north of Kenn is of medium sensitivity, provided appropriate landscape mitigation planting is included into the design of any development.

6.4.105 Land to the east and south of Kenn is of medium sensitivity, provided appropriate landscape mitigation planting is included into the design of any development.

6.4.106 All remaining land is of high sensitivity.

### **Kewstoke (Map 1)**

#### ***Description and Analysis***

6.4.107 Kewstoke is a coastal village to the north of Weston-super-Mare, with an estimated population of 1,242. Development is concentrated on the seafront along Beach Road,

and around Kewstoke Road and Crookes Lane in the south of the village. There are a large number of holiday/caravan parks in the village, and a psychiatric hospital with surrounding grounds in the south of the village.

6.4.108 The village and surrounding land is located within Flood Zone 3, although it does benefit from flood defences.

6.4.109 The village is generally flat, with the exception of the southern edge where land slopes steeply up towards Milton Hill and Worle Hill. The southern edge of Kewstoke is located in close proximity to the edge of Weston-super-Mare, however the steep topography prevents coalescence between the two settlements, in combination with the woodland on the slope.

6.4.110 As Kewstoke is located on the coast, it is adjacent to the Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar and Site of Special Scientific Interest (SSSI) designations associated with the Severn Estuary. In addition, the steeply rising woodland to the south is located within the Weston Woods Local Nature Reserve (LNR) and there is a Local Wildlife Site (LWS) west of the Kewstoke Rhyne, between Lower Norton Lane and the Sand Bay Leisure Resort.

6.4.111 Development in Kewstoke is scattered, primarily due to the holiday parks and there are a number of areas which are generally enclosed by development and have low visual prominence. This includes land adjacent to the settlement edge to the north and south of Sand Farm; land adjacent to the settlement edge north and south of the Sand Bay Holiday Park is of low sensitivity. Land between the psychiatric hospital and the caravan park on Crookes Lane is of low sensitivity.

6.4.112 The land adjacent to the psychiatric hospital increases in visual prominence to the south as the land slopes upwards. In addition, the land to the north of Sand Farm is more open. In this area of the village development is primarily linear. Owing to the above, this land is of medium sensitivity.

6.4.113 Beyond the areas set out above, the land to the east of the settlement is open and visually prominent, and does not fit within the existing settlement form. As a consequence, all other land is of high sensitivity.

### ***Conclusion***

6.4.114 To the north, land adjacent to the settlement edge north of Sand Farm is of medium sensitivity.

- 6.4.115 To the east, land adjacent to the settlement edge to the south of Sand Farm is of low sensitivity. Further south, land adjacent to the settlement edge north and south of the Sand Bay Holiday Park is of low sensitivity.
- 6.4.116 To the south-east, land between the psychiatric hospital and caravan park on Crookes Lane is of low sensitivity, increasing to medium sensitivity to the south as the land rises.
- 6.4.117 All remaining land surrounding Kewstoke is of high sensitivity.

### **Kingston Seymour (Map 1)**

#### ***Description and Analysis***

- 6.4.118 Kingston Seymour is a small village located in the west of North Somerset. The village is surrounded by fields and the M5 is located approximately 125m to the east. The village is located in Flood Zone 3 and there are a number of Listed Buildings located within the village. In addition, there is one Scheduled Monument (SM) located within the churchyard at the centre of the village.
- 6.4.119 Land to the south and south-east of the village, adjacent to the settlement edge, is well-enclosed by trees and hedgerows and consequently the visual prominence of this land is low. Further to the south-east, there is sense of separation from the settlement edge. Owing to the above, land adjacent to the settlement edge is of low sensitivity, beyond, this land is of medium sensitivity.
- 6.4.120 To the south-west, Yew Tree Lane forms a strong boundary to future development. Beyond, the land is separated from the settlement edge. Owing to this, land to the west of Yew Tree Lane is of high sensitivity.
- 6.4.121 To the north-west, there are open views across land to the north of Ham Lane due to limited vegetation. The development of this land could affect the setting of the village. Owing to this, this land is of high sensitivity.
- 6.4.122 Land to the north-west of the village, off Middle Lane, is well enclosed by boundary vegetation and is bounded by existing development. As a consequence, the visual prominence of this land is low. Owing to the above, this land is of low sensitivity.
- 6.4.123 Land to the north, between existing development and Back Lane, is generally well-enclosed and as a consequence, the visual prominence of this land is low. If this land

was developed, appropriate landscape mitigation planting would be required to the north and east. Owing to this, this land is of low and medium sensitivity.

6.4.124 Land to the north-east, between Lampley Road and Back Lane, is generally well-enclosed. However, there are views across this land from the east and as a consequence, the visual prominence of this land is medium. Owing to the above, this land is of medium sensitivity.

### ***Conclusion***

6.4.125 Land to the east of the village, adjacent to the settlement edge is of low sensitivity. Further from the settlement edge, land is of medium sensitivity.

6.4.126 Land to the north-west, off Middle Lane, is of low sensitivity. Further from the settlement edge, land is of medium sensitivity.

6.4.127 Land to the north, between existing development and Back Lane, is of low to medium sensitivity.

6.4.128 Land to the north-east, between Lampley Road and Back Lane, is of medium sensitivity.

6.4.129 All remaining land is of high sensitivity.

### **Leigh Woods (Map 4)**

#### ***Description and Analysis***

6.4.130 Leigh Woods is a small village located to the north-east of North Somerset and is located adjacent to the River Avon, with Clifton, Bristol beyond. To the south and west of the village is the Ashton Court Registered Park and Garden (RPaG). In addition, the Bristol University Botanic Gardens and Rayne Thatch RPaG is located within the village. Furthermore, there are a number of Listed Buildings located within and adjacent to the village, including the Grade I Listed Clifton Suspension Bridge.

6.4.131 To the north and east the village is bound by the Leigh Woods Nature Reserve, the Avon George SSSI, and the Avon George Woodlands SAC.

6.4.132 The village has a character that is unique within North Somerset. Land beyond the village boundary is constrained by a number of historical and ecological designations, and by steeply sloping topography, which increase the visual prominence of these areas (particularly to the north). Owing to the above, all land surrounding Leigh Woods is of high sensitivity.

### ***Conclusion***

6.4.133 All land surrounding Leigh Woods is of high sensitivity.

### **Locking (Map 1)**

#### ***Description and Analysis***

6.4.134 The village of Locking is located south-east of Weston-super-Mare and has an estimated population of 1,610. The development allocations at Locking Parklands are located in very close proximity to Locking. Therefore, the fields between the northern edge of Locking and the A371 have an important role in maintaining the physical separation between the village and the development allocation. Owing to the above, land to the north of Locking is of high sensitivity.

6.4.135 To the east of the village, the land is open and contributes to the rural approach to the settlement along Old Banwell Road. This land also assists in maintaining the physical separation between Locking and development to the north of the A371. Owing to the above, land to the east is of high sensitivity.

6.4.136 To the south of the village, the land slopes down to Hutton and Locking Rhyne, with Hutton located to the south-west of Locking on the opposite side of the valley. Land to the south of the village is open, with long-distance views across to Hutton and the AONB available. Owing to the above, land to the south is of high sensitivity.

6.4.137 The field immediately adjacent to south-western edge of the village (off Elm's Grove) which are generally enclosed by vegetation, and fit well within the existing settlement form. However, if this field was developed a landscaping scheme would need to be implemented, including planting on the western boundary to create a stronger vegetated edge to the settlement. Owing to the above, the field to the south-west (off Elm's Grove) is of medium sensitivity.

6.4.138 Fields to the west, have a role in maintaining separation between Locking and the caravan park to the west, which also help to prevent coalescence with Weston-super-Mare. Although the caravan park is not immediately adjacent to Weston-super-Mare, it is located in close proximity to the Helicopter Museum, which in combination with the development allocation at the disused airfield, could lead to coalescence issues. Owing to this, land to the west of Locking is of high sensitivity.

### ***Conclusion***

- 6.4.139 To the south-west, the field adjacent to the settlement edge off Elm's Grove is of medium sensitivity, provided appropriate landscape mitigation planting is included into the design of any development.
- 6.4.140 All remaining land surrounding Locking is of high sensitivity.

### **Portbury (Map 2)**

#### ***Description and Analysis***

- 6.4.141 Portbury is located in the north of North Somerset, between Portishead and Easton-in-Gordano/Pill, and has an estimated population of 557. The village is located immediately south of the M5.
- 6.4.142 Land to the north-west of the village is open and visually prominent, rising up towards Priors Wood, a Local Wildlife Site (LWS), to the south. There is land immediately adjacent to the western settlement edge which has low visual prominence as it is enclosed by a dense belt of trees and hedgerows to the west, which also forms a well-defined, vegetated edge to the settlement. The field to the north of this area is enclosed by the M5 to the north, but vegetation is sparser on its western boundary. This vegetation could be strengthened to extend the vegetated edge to the M5. Owing to the above, land immediately adjacent to the west of the village is of low sensitivity.
- 6.4.143 To the north, the village is bound by the M5 which forms a strong limit to development. There is a small area of land enclosed between the motorway and Priory Road, which has low visual prominence due to surrounding vegetation and development. This land also fits well within the settlement form. Owing to the above, this land is of low sensitivity.
- 6.4.144 To the north-east of the village there are large open fields, which separate the village from the Church of St Mary, which is Grade I listed. This land has an important role in maintaining the separation between the village and the church, as well as maintaining the rural setting of the village. Owing to the above, this land is of high sensitivity.
- 6.4.145 To the south-east of the village the land rises steeply to The Mount and consequently, is of high visual prominence. The southern edge of the village is well-defined, and land to the south is open and located beyond the settlement form. To the south-west the village encloses Conygar Hill, which rises steeply from the settlement edge to a Scheduled Monument (SM) ('Slight univallate hillfort on Conygar Hill') on top of the

hill. The hill is also designated as a LWS. Owing to the above, this land is of high sensitivity.

### ***Conclusion***

6.4.146 Land immediately west of the settlement, north of Caswell Lane, is of low sensitivity. Land between Priory Road and the M5 is also of low sensitivity.

6.4.147 All remaining land surrounding Portbury is of high sensitivity.

### **Sandford (Map 3)**

#### ***Description and Analysis***

6.4.148 Sandford is a small village located to the south of North Somerset.

6.4.149 The Mendips Area of Outstanding Natural Beauty (AONB) extends up to the southern boundary of the village. Land to the south of the village rises steeply towards Sandford Hill and is of high visual prominence.

6.4.150 Land to the south-east of the village, to the south of the A368, is generally flat and is well-enclosed. Additionally, this land forms the setting to the AONB. Owing to this, land to the south and south-east is of high sensitivity.

6.4.151 To the south, land rises steeply towards Sandford Hill. In addition, this land is located within the AONB. Owing to this, land to the south is of high sensitivity.

6.4.152 Land to the south-west of the village, off Orchard Drive, slopes gently northwards and is well-enclosed by trees and development. As a consequence, this land is of low visual prominence. There is inter-visibility with this land and the AONB, however, if this land was developed it would be seen in the context of existing development. Owing to the above, this land is of low sensitivity.

6.4.153 Land to the north of the village, off Sandmead Road, is allocated for development. Land to the east of this allocation and adjacent to the settlement edge is well-enclosed by trees and a small spring. Land to the north of this spring, to the west and east of Sandmead Road, is generally well enclosed by trees and hedgerows, and the Sandmead Rhyne to the north. There is inter-visibility with this land and the AONB, however, if this land was developed it would be seen in the context of existing development and allocated development. If this land was developed, the Sandmead Rhyne and Sandmead Road would form a strong limit to development. To the west and east of Sandmead Road, appropriate landscape mitigation would be required to

create strong boundaries to development. Owing to the above, land to the north, immediately adjacent to the settlement edge and east of the allocated development site is of low sensitivity. Beyond, land to the west and east of Sandmead Road is of medium sensitivity.

### ***Conclusion***

- 6.4.154 To the north of the village, land to the east of the development allocation is of low sensitivity. Land beyond, to the north-east and north-west, is of medium sensitivity, provided landscape mitigation is provided at its boundaries and to create a strong limit to development to the north-west.
- 6.4.155 Land to the west, off Orchard Drive, is of low sensitivity.
- 6.4.156 All remaining land is off high sensitivity.

### **Tickenham (Map 2)**

#### ***Description and Analysis***

- 6.4.157 Tickenham is a linear village located in the north-west of North Somerset and is centred along Clevedon Road. The village is located on land that rises gently from the Land Yeo River. From Tickenham Road the land rises more steeply towards Tickenham Hill.
- 6.4.158 To the north, there is the Court Hill Site of Special Scientific Interest (SSSI) and to the south there is the Tickenham, Nailsea and Kenn Moors SSSI. There are a number of Listed Buildings located throughout the village and there is a Scheduled Monument (SM) (Cadbury Camp, a small multivallate hillfort on Cadbury Hill) located to the north-east of the village.
- 6.4.159 Land to the south is on rising land and generally comprises fields with limited boundary vegetation. As a consequence, the majority of this land is of high visual prominence. Owing to this, land to the south of the village is of high sensitivity. However, one small parcel of land to the south-east of the village is well-enclosed by mature trees and hedgerows, and subsequently the level of visual prominence is low. Owing to this, the small parcel to the south-east of the village (as shown on Map 2) is of low sensitivity.
- 6.4.160 There is scattered ribbon development on Tickenham Road between the western edge of the village and the M5. However, Hill Lane is a logical boundary to the western edge of the village. In addition, land to the west of the village is generally open and the



visual prominence of this land is high. Owing to this, land to the west of the village is of high sensitivity.

6.4.161 Land to the north of the village adjacent to Clevedon Road rises gently, but rises more steeply further away from the settlement edge. Land to the north-west is open and views towards this land are available from land to the south. In addition, the field pattern in this location is large with regular shaped fields which rise up to Tickenham Hill. If this land was developed, landscape mitigation planting would be required to create a boundary, along the 25m contour. Owing to the above, land to the north-west, adjacent to Clevedon Road is of medium sensitivity.

6.4.162 Land to the north-east, adjacent to the settlement edge, rises gently with established field boundaries. Beyond this, the land rises more steeply and consequently is of high visual prominence. In contrast land adjacent to the settlement edge is of low visual prominence. Land to the west of Tickenham Village Hall is designated as Local Green Space and therefore has greater value due to its recreational and community use. Owing to the above, land to the north-east, adjacent to the settlement edge is of low sensitivity. Land at and beyond the Tickenham Village Hall is of high sensitivity.

### ***Conclusion***

6.4.163 The field to south-east of the village is of low sensitivity.

6.4.164 Land to the north-west of the village is of medium sensitivity, and would require landscape mitigation planting prior to development.

6.4.165 Land to the north-east is of low sensitivity.

6.4.166 All remaining land is of high sensitivity.

### ***Uphill (Map 1)***

#### ***Description and Analysis***

6.4.167 Uphill is located to the south-west of Weston-super-Mare, and has an estimated population of 1,661. The majority of the village is generally flat, however there is a hill to the south of the village, with land rising steeply up from the southern edge of the village towards it. Land surrounding Uphill is constrained by a number of designations and by potential coalescence issues due to the proximity to Weston-super-Mare.

6.4.168 Land to the north and east of Uphill has an important role in maintaining separation between the village and Weston-super-Mare, and is designated as a Strategic Gap.

Visual coalescence with the edge of the urban edge of Weston-super-Mare has already occurred in some locations within this area. Development on the edge of Weston-super-Mare would provide an opportunity to create a vegetated edge, ameliorating existing visual coalescence (see Weston-super-Mare analysis above). Owing to the above, land to the east of Bridgewater Road is of medium sensitivity. Land to the east of Uphill, adjacent to settlement edge is on high topography and if this land was developed it would exacerbate the physical coalescence between the village and Weston-Super-Mare. Owing to this, land between Uphill and Bridgewater Road is of high sensitivity.

6.4.169 Uphill is located adjacent to the coast, and is therefore in close proximity to the Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar and Site of Special Scientific Interest (SSSI) designations associated with the Severn Estuary. These designations are located along the coast to the west of Uphill, and also extend around the south of Uphill along the River Axe. Land between Uphill and the coast is also designated as a Local Wildlife Site (LWS). There are further designations associated with the hill to the south of Uphill, including Uphill Local Nature Reserve (LNR), Uphill Cliff SSSI, Mendip Limestone Grasslands SAC and a LWS. Owing to this, land to the north, west and south of the village is of high sensitivity.

6.4.170 Further designations within and adjacent to Uphill include LWSs to the north-east and east of the village, as well as within it along the course of the Uphill Great Rhyne; and CAs on the southern and northern edges of the village.

### ***Conclusion***

6.4.171 All land surrounding Uphill is of high sensitivity.

## **Walton-in-Gordano (Map 2)**

### ***Description and Analysis***

6.4.172 Walton-in-Gordano is a small village located to the north of Clevedon with an estimated population of 68. The village comprises low density ribbon development on Walton Street, and its junction with the B3124.

6.4.173 The village is located within a dip in the ridge which extends north from Clevedon, and is enclosed by steep topography and woodland. Walton Common is located on the ridge to the north of the village. Walton Common is designated as a Site of Special Scientific Interest (SSSI) and a Local Wildlife Site (LWS), and contains a SM ('Slight

univallate hillfort, two avenues, saucer barrow, regular aggregate field system and associated earthworks on Walton Common'). The ridge to the south is also designated as a LWS.

6.4.174 The village is located within a Conservation Area (CA), and there are a high number of listed buildings (relative to the size of the village).

6.4.175 The village extends to the edge of the Gordano Valley, the majority of which is designated as a National Nature Reserve (NNR) and a Site of Special Scientific Interest (SSSI). In addition, land south of the village is located outside of the settlement form.

6.4.176 Owing to the above, all land surrounding Walton-in-Gordano is of high sensitivity.

### ***Conclusion***

6.4.177 All land surrounding Walton-in-Gordano is of high sensitivity.

### **Weston-in-Gordano (Map 2)**

#### ***Description and Analysis***

6.4.178 Weston-in-Gordano is located in the north of North Somerset, south of Portishead, and has an estimated population of 264. The village is generally linear, with development concentrated along the B3124 and adjacent side roads. The village is located on the edge of the Gordano Valley.

6.4.179 To the north of the village the land rises up to woodland on top of the ridge, which is designated as a Local Wildlife Site (LWS). Part of the ridge is designated as a Local Nature Reserve (LNR). Although the open land between the village and the woodland is visually prominent with views across the valley available, land immediately adjacent to the north of the settlement fits within the settlement form and would be viewed in the context of existing development. However, visual prominence does increase with distance from the settlement edge. Owing to the above, land to the north, below the 25m contour, is of low sensitivity. Beyond the 25m contour, land is of medium sensitivity. If this land was developed, appropriate landscape mitigation would need to be included in order to assimilate any development into the existing settlement.

6.4.180 To the east of the village the land is open, and there is a well-defined edge to the settlement. In addition, land to the east of the village is designated as a Site of Special Scientific Interest (SSSI). Owing to this, land to the east is of high sensitivity.

6.4.181 To the south of the village the land is open and visually prominent, as it slopes down into the valley. Land to the south-east of the village forms part of the Gordano Valley SSSI and a National Nature Reserve (NNR), and is also designated as a LWS. There are also two Scheduled Monuments (SM) to the south of the village ('Manorial settlement at Weston Manor' and 'Moated site 230m south east of St Peter and St Paul's Church'). Owing to this, land to the south is of high sensitivity.

6.4.182 To the west of the village, the land rises to the north. Development on this land would affect the settlement form and the rural character of the western approach to the village. Owing to this, land to the west is of high sensitivity.

### ***Conclusion***

6.4.183 Land immediately north of the settlement edge is of low sensitivity, increasing to medium with distance from the settlement.

6.4.184 All remaining land surrounding Weston-in-Gordano is of high sensitivity.

### **Winford (Map 4)**

#### ***Description and Analysis***

6.4.185 Winford is a small village located to the east of North Somerset and has an estimated population of 685. There is one Local Wildlife Site (LWS) located to the north-east of the village and there are a number of Listed Buildings, including the Grade II\* Listed Church of St Mary and St Peter. Within the Church yard there is also a Scheduled Monument (SM). Land surrounding a spring that extends along Church Road and to the east of the village is located in Flood Zone 3.

6.4.186 Land to the south-east, off Chew Road, is enclosed by development, trees and hedgerows. In addition, this land slopes more gently than surrounding land and as a consequence, this land is of medium visual prominence. This land could be developed provided that appropriate landscape mitigation is provided at the boundaries of this land. Owing to the above, this land is of medium sensitivity.

6.4.187 The village is located at the bottom of a valley and as a consequence, land at the settlement edge (except land located off Chew Road, as described above) is located on rising topography and is of high visual prominence. Owing to this, and multiple designations (as outlined above) the remaining land surrounding the village is of high sensitivity.

### ***Conclusion***

- 6.4.188 Land to the south-east, off Chew Road, is of medium sensitivity.
- 6.4.189 All remaining land is of high sensitivity.

### **Wraxall (Map 2)**

#### ***Description and Analysis***

- 6.4.190 Wraxall is located to the north-east of Nailsea and has an estimated population of 218. Development is linear, concentrated along Bristol Road and The Grove. The village is located on sloping land, which rises up from the relatively flat land surrounding Nailsea to a woodland (which is designated as a Local Wildlife Site (LWS)). Views of Wraxall are available from the edge of Nailsea.
- 6.4.191 There is only a small amount of existing development north of Bristol Road, and it is enclosed by woodland. The open land to the north of the village is visually prominent, as it slopes steeply up to the woodland.
- 6.4.192 Tyntesfield Registered Park and Garden (Grade II\*) (RPaG) is located to the east of the village. There is an open area of land between the village and the RPaG, which is visually prominent and contributes to the setting of the RPaG. Owing to this, land to the east is of high sensitivity.
- 6.4.193 To the south of the village the land slopes gently down. Although this land is visible from Nailsea, it is viewed in the context of existing development which extends down the slope on The Grove. Land up to the 30m contour could accommodate development provided appropriate landscape mitigation planting is provided to south, in order to assimilate any development with the existing settlement. Owing to this, land to the south, between the settlement edge and the 30m contour, is of medium sensitivity.
- 6.4.194 To the south-east, south of Bristol Road, there is a small field enclosed by hedgerows, which in combination with adjacent land to the east (in line with the southern boundary of the field) fits well within the settlement form. However, the land to the east forms part of a larger field, and therefore landscape mitigation planting would need to be undertaken if development on this land was undertaken, to create a well-defined and vegetated southern edge to the settlement. Owing to the above, land between The Grove and Hazel Farm is of low sensitivity (near to Bristol Road and the

southern part of The Grove) and of medium sensitivity beyond the southern edge of The Grove.

6.4.195 To the west of the village, the land is open, visually prominent and located beyond the form of the settlement. In addition, this land contributes to the setting of the Grade I listed Church of All Saints, located adjacent to Wraxall Court approximately 300m north-west of Wraxall. Owing to this, land to the west is of high sensitivity.

***Conclusion***

6.4.196 To the south-east, land between The Grove and Hazel Farm is of low sensitivity, increasing to medium sensitivity to the south.

6.4.197 To the south, a small field south of Bristol Road and adjacent land is of medium sensitivity, subject to a landscaping scheme.

6.4.198 All remaining land surrounding Wraxall is of high sensitivity.

## APPENDICES

**Appendix 1**  
**Assessment Sheet**



## North Somerset - Landscape Sensitivity Assessment

### Assessment Sheet

Date surveyed:

Sub-area name:

Settlement:

### CHARACTER AREAS

National Character Area:

Landscape Character Type:

Brief description of sub-area:

### KEY LANDSCAPE DESIGNATIONS

	Located in	Adjacent to	Visible from
Mendip Hills AONB:	<input type="text"/>	<input type="text"/>	<input type="text"/>

Comments:

### GEOLOGY

Regionally Important Geological Site:

### TOPOGRAPHY

Flat:  Sloping:  Undulating:

Description of topography:

### LANDSCAPE AND VEGETATION STRUCTURE

Landscape Structure:

Open:  Semi enclosed:  Enclosed:

Field pattern:

N/A:  Regular:  Irregular:

Small:  Medium:  Large:

Enclosure materials:

Fencing:  Hedgerows:  Hedgerows With trees:   
Dry Stone Walls:  Other:

Hedgerow condition:

Managed:  Unmanaged:  Gappy:   
Hedgerow trees/tree belts (condition): Good:  Poor:   
Woodland adjacent: Yes:  No:

Comments:

**CURRENT LAND USE/HABITATS WITHIN THE SUB-AREA**

Previously Developed Land:	<input type="text"/>	Improved grassland:	<input type="text"/>
Unimproved/Semi improved grassland:	<input type="text"/>	Bracken/Scrub:	<input type="text"/>
Arable:	<input type="text"/>	Woodland:	<input type="text"/>
Ruderal grassland:	<input type="text"/>	Marshland:	<input type="text"/>
Horticulture:	<input type="text"/>	Allotments:	<input type="text"/>
Quarrying / Mineral Working:	<input type="text"/>	Landfill:	<input type="text"/>
Amenity:	<input type="text"/>		
Playing fields:	<input type="text"/>	Informal Open Space:	<input type="text"/>
Historic Parks and Gardens:	<input type="text"/>	Other: _____	

	In	Adjacent
Public footpaths / Bridleways:	<input type="text"/>	<input type="text"/>
National Trails / Bridleways:	<input type="text"/>	<input type="text"/>

**BIODIVERSITY**

Statutory Designations:	Within	Adjacent
SAC:	<input type="text"/>	<input type="text"/>
SPA:	<input type="text"/>	<input type="text"/>
SSSI:	<input type="text"/>	<input type="text"/>
LNR:	<input type="text"/>	<input type="text"/>
LWS:	<input type="text"/>	<input type="text"/>
NNR:	<input type="text"/>	<input type="text"/>
Ramsar:	<input type="text"/>	<input type="text"/>

Presence of water bodies on, or adjacent to the sub-area:

Within:     Adjacent:     No:

Comments:

### FLOOD RISK

Area within Zone 3:  Zone 2:  Zone 1:

Comments:

### GROUND WATER SOURCE PROTECTION ZONE

Within:  Adjacent:

### HISTORIC ASSETS AND SETTING

Conservation Area: \_\_\_\_\_

Within:  Adjacent:  Visible from:

Areas potentially affected:

		Setting	
Listed Buildings:	Yes: <input type="text"/>	<input type="text"/>	No: <input type="text"/>
Scheduled Monuments:	Yes: <input type="text"/>	<input type="text"/>	No: <input type="text"/>
Registered Parks and Gardens	Yes: <input type="text"/>	<input type="text"/>	No: <input type="text"/>

Other historic assets potentially affected: \_\_\_\_\_

Comments:

## SUB-AREA CONTEXT

Does the sub-area adjoin the AONB Boundary: Yes:  No:

Does the sub-area affect the setting of the AONB: Yes:  No:

Comments:

Adjoining settlement edge:

Well Defined Edge:  Weakly Defined Edge:

Vegetated Edge:  Urbanised Edge:

Adjacent building type:

Residential:  Commercial/Industrial:  Agricultural:

Other:

Adjacent building density:

High:  Medium:  Low:

Visual prominence:

High:  Medium:  Low:

Would development contribute to visual coalescence of settlements/existing centres?

Yes:  No:

Potential for improvement of settlement edge:

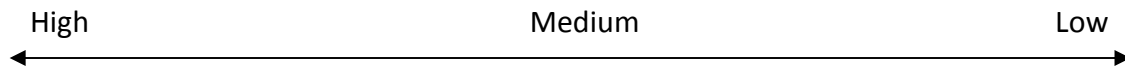
Yes:  No:

Potential for improvement of Green Infrastructure:

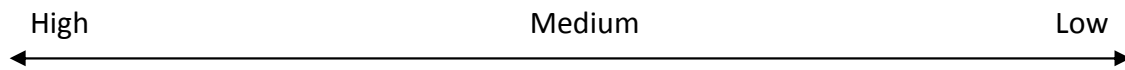
Yes:  No:

## SUMMARY AND RECOMMENDATIONS

Landscape sensitivity to housing growth:



Capacity of landscape to accommodate development following mitigation:



**Summary, Recommendations and Mitigation:**

**Appendix 2**  
**GIS Data Sheets**



## Appendix 2: GIS DATA SETS USED DURING THE DESK STUDY

- North Somerset Boundary
- Site Allocations – North Somerset Council Core Strategy
  - Strategic Gap
  - Local Green Space
  - Housing
  - Employment
  - Community Facilities
- Core Strategy Settlement boundaries
- Weston Villages (additional settlement boundaries)
- Green Belt
- Internal Drainage Board areas
- Historic Waterlogged Areas
- Regionally Important Geological Sites (RIGS)
- Wildlife Sites
- Common Land and Town or Villages
- Local Nature Reserves (LNR)
- Conservation Areas
- Listed Buildings
- North Somerset Landscape Character Assessment 2005
- Registered Parks and Gardens
- Areas of Outstanding Natural Beauty (AONB)
- National Nature Reserves (NNR)
- Ramsar Sites
- Sites of Special Scientific Interests (SSSI)
- Scheduled Ancient Monuments (SAM)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)

## **Appendix 3**

### **Potential Landscape Mitigation Measures**

## **Appendix 3: LANDSCAPE MITIGATION MEASURES**

### **1.1 Landscape Setting**

- 1.1.1 An understanding and appreciation of the interrelationship between a settlement and its landscape setting informs opportunities for new housing development and determines the natural limits to the settlement as defined by landscape character.
- 1.1.2 The landscape element of a proposal for housing should pay due regard to the setting of the site as well as its own specific characteristics. It is important to observe the character of the local environment, to consider its scale and spatial relationships, to identify the features which create its landscape character and analyse their visual importance.
- 1.1.3 The features and characteristics which give the area its local distinctiveness should be incorporated into the design of new housing development to carry through the established 'sense of place'.

### **1.2 Character of a Site**

- 1.2.1 Having recognised the distinctive characteristics of the locality, the individual features and characteristics of the site need to be identified. Site analysis should identify changes in level, natural drainage pattern, the main aspect of the site, the planting structure, form of enclosure, important views in and out of the site, the age and condition of site features and their visual importance.
- 1.2.2 This careful analysis of the site and its setting should identify features which should be retained, re-established and created within the new housing development. Consideration must also be given to how these features will be managed or maintained.

### **1.3 Landscape Framework**

- 1.3.1 Where new housing development sites are identified, an appropriate landscape framework should be created as part of any development. The characteristics of the landscape framework will assist in mitigating the impact of the new housing development on its wider landscape setting.
- 1.3.2 The landscape framework of a new housing development should generally comprise three main elements of vegetation:
- Retained vegetation (trees and hedges);

- New blocks of native tree and shrub planting and individual or groups of larger tree species (generally within public open space); and
- Domestic sized trees (within property boundaries).

- 1.3.3 The framework planting within a new housing development should reflect the setting of the site. The retention of existing established trees and planting features will give new housing development a sense of maturity and place. Where there are existing trees and woodland both on and off site which contribute to landscape structure of a site, consideration should be given to their long-term protection by use of Tree Preservation Orders (TPOs), by conditions or through off site planning obligations.
- 1.3.4 New planting should take account of landform, landscape scale and size of field pattern. Consideration should be given to the spatial relationship between woodland blocks and open areas so that the scale of the landscape is not disrupted. New broadleaved woodland associated with green infrastructure improvements can be used effectively to counteract the effects of fragmentation and isolation of ancient woodland. This must consider the context and form of existing woodland. In areas of small scale landscape, the introduction of large scale woodland blocks used for screening new housing development can have an adverse impact on the local landscape character.
- 1.3.5 Main tree species introduced into the site should include those which are indigenous to the area and are found in the locality. Plant material should where possible contribute towards local habitats following guidelines identified for the relevant landscape character type.
- 1.3.6 Selection of plant species should take into account the ground and soil conditions, the vulnerability of the location and the likely level of future maintenance. Choice of plant species should concentrate on species which are vigorous, hardy and readily available.
- 1.3.7 Field boundaries should be retained, maintained and, in places, replaced to maintain the scale of the landscape. Stone walls or native hedgerows should be used as a means of enclosure dependent upon local character. Replacement of hedges and drystone walls by fencing should be discouraged.
- 1.3.8 Hedgerows often form the boundary to a site and can enclose compartments within larger sites that are made up of a number of fields. Hedgerows can also break up the

scale of a site and can give protection and shelter to new planting. Ancient hedgerows are extremely important for nature conservation.

- 1.3.9 Hedgerows are notoriously difficult to retain as rear garden boundaries. Householders understandably want their property to be secure and 'pet and small children' proof. Even if the developer does not erect a close boarded fence, the likelihood is that the owner will do so under permitted development rights and the hedge then cannot be adequately maintained. Consequently, hedgerows are best retained within areas of open space where they can be adopted and managed by the local authority or by third party management.
- 1.3.10 Views of the site from the surrounding area may require appropriate screen planting to reinforce boundaries and enable any development to be more readily absorbed into its setting. Planting can also be used effectively to frame views into a site. Careful consideration should be given to boundary treatments ensuring that the vegetation structure of the existing site and its environs are either strengthened or protected and that any new planting carried out as part of the proposals is sympathetic with the local landscape. Where the existing landscape structure is eroded and in a poor condition, new housing development can provide the opportunity for creating a strong new landscape structure and vegetated edge to the settlement. Appropriate tree and shrub planting can act as a buffer between development and the adjacent countryside and create a strong new defensible boundary to a settlement.

#### 1.4 **Open Space**

- 1.4.1 Open space can be used to create views out to the surrounding countryside. Within settlements, areas of open space with associated vegetation framework can provide important breaks within built up areas. These spaces can act as green corridors, visually connecting new housing development on the edge of settlements with the surrounding countryside.
- 1.4.2 The planting on open space areas within a residential area should contribute significantly to the framework planting of the site. Public open space should ideally be located in the parts of the site where existing mature trees are to be retained. These areas also offer the opportunity to plant native species that need space to establish and which will grow into large mature specimens or groups. Where existing hedgerows are to be retained this is best achieved by incorporating them within or bounding areas of public open space, so that the hedge can then be maintained as

part of the open space. This should secure its continued existence and allow a consistent approach to maintenance to be achieved.

- 1.4.3 Creation of footpaths and cycleways running through open space within new housing development should aim to maximise links with existing open space and Public Rights of Way in the locality to enhance accessibility and linkages for the local community.

## 1.5 **Built development**





- 1.5.1 The grouping and form of new housing development should reflect the juxtaposition, scale, form, enclosure and materials of traditional buildings characteristic of the locality.
- 1.5.2 Care should be taken not to introduce unnecessary urban features into the rural scene particularly where new housing development sites are in proximity to open countryside or the AONB boundary.

## 1.6 **Design Briefs**


- 1.6.1 The preparation of design briefs, taking account of landscape character type and the setting and character of settlements, can encourage housing development that is sympathetic and contributes to the local scene. This is particularly important for larger sites where the scale of development can be reduced by the establishment of a vegetation framework which reinforces the existing landscape structure and retains existing trees and hedges.

## DRAWINGS

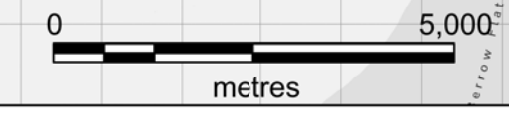
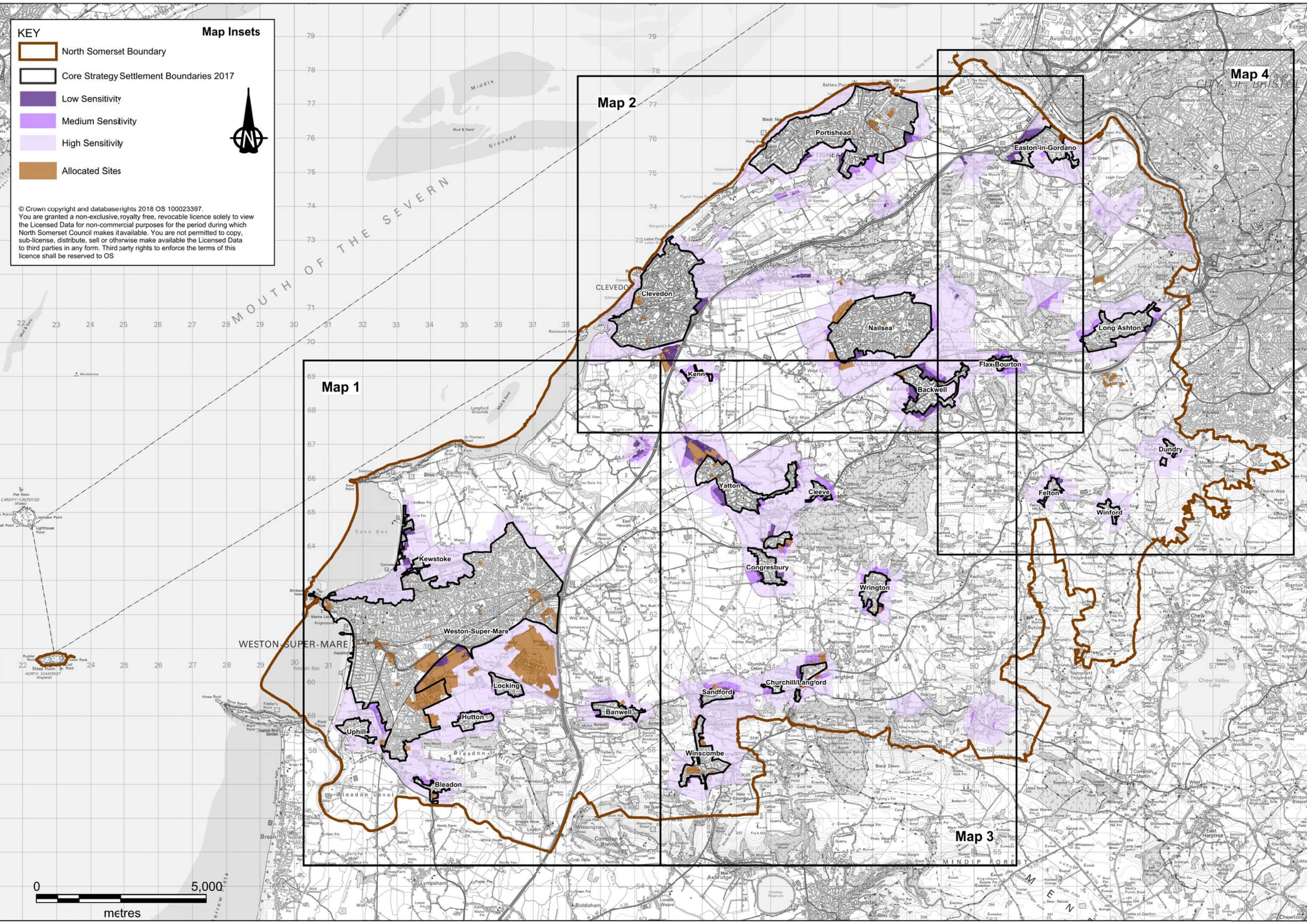
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-  Core Strategy Settlement Boundaries 2017
-  Low Sensitivity
-  Medium Sensitivity
-  High Sensitivity
-  Allocated Sites

**Map Insets**









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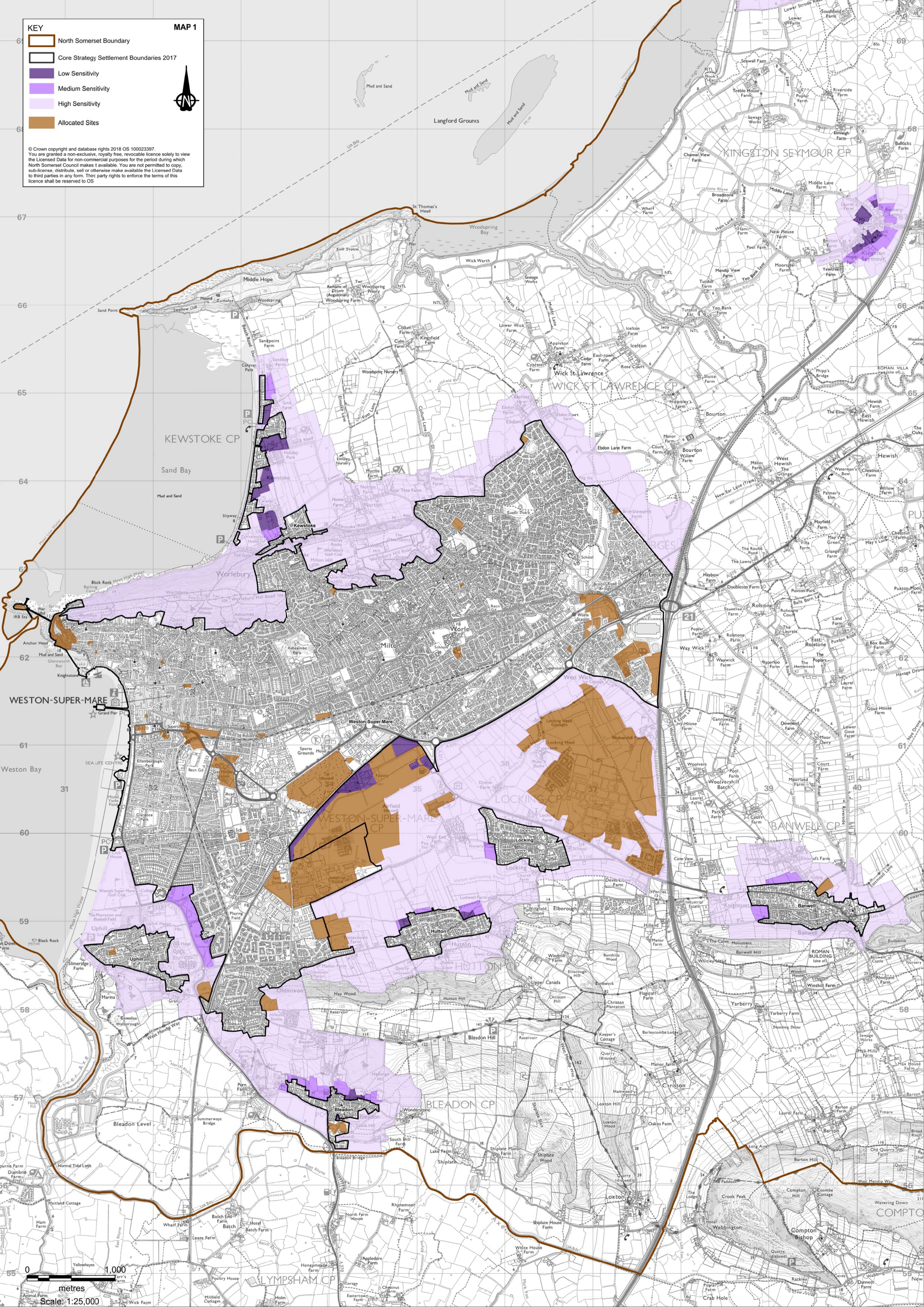
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-  Core Strategy Settlement Boundaries 2017
-  Low Sensitivity
-  Medium Sensitivity
-  High Sensitivity
-  Allocated Sites

**MAP 1**









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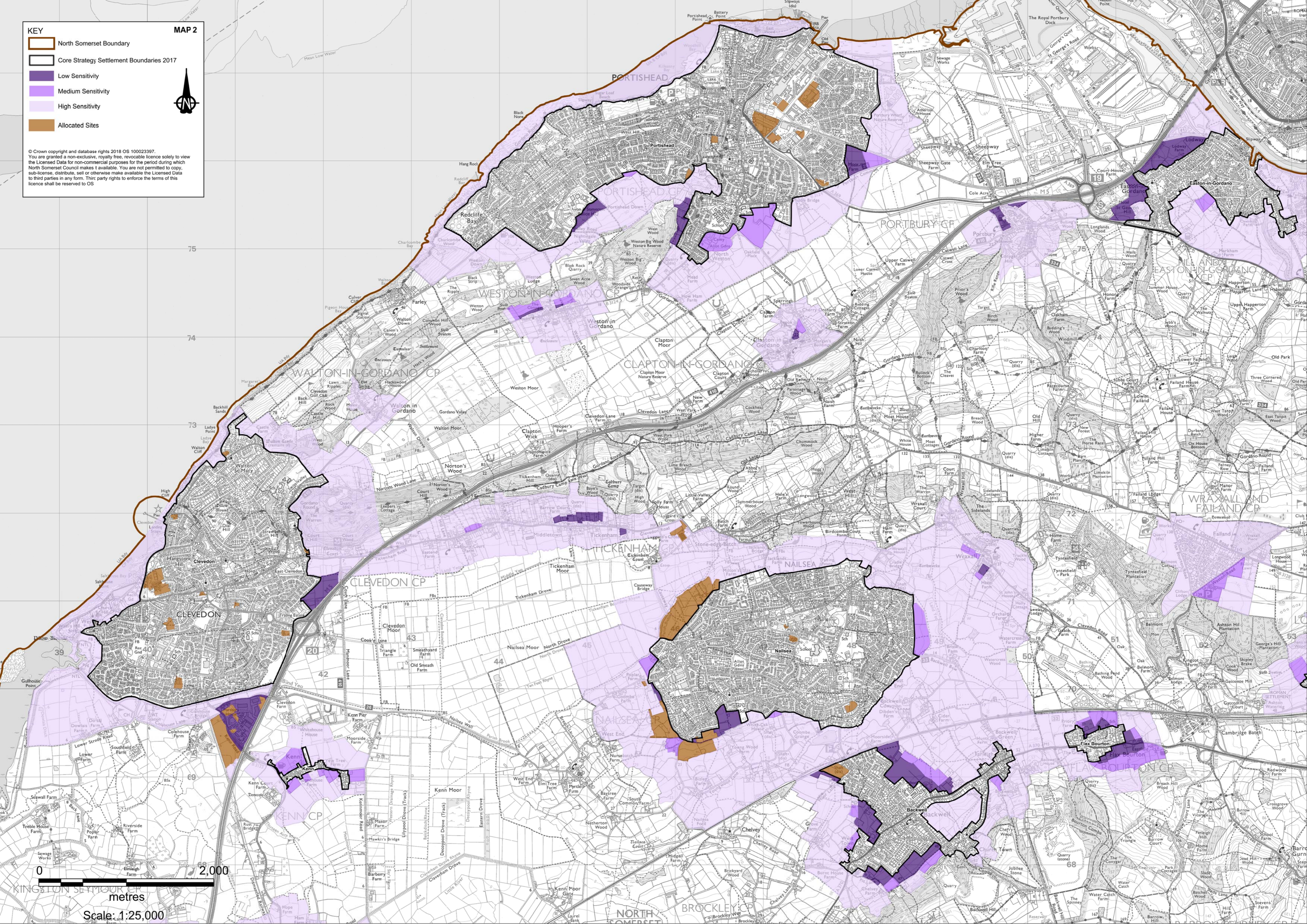
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-  Allocated Sites

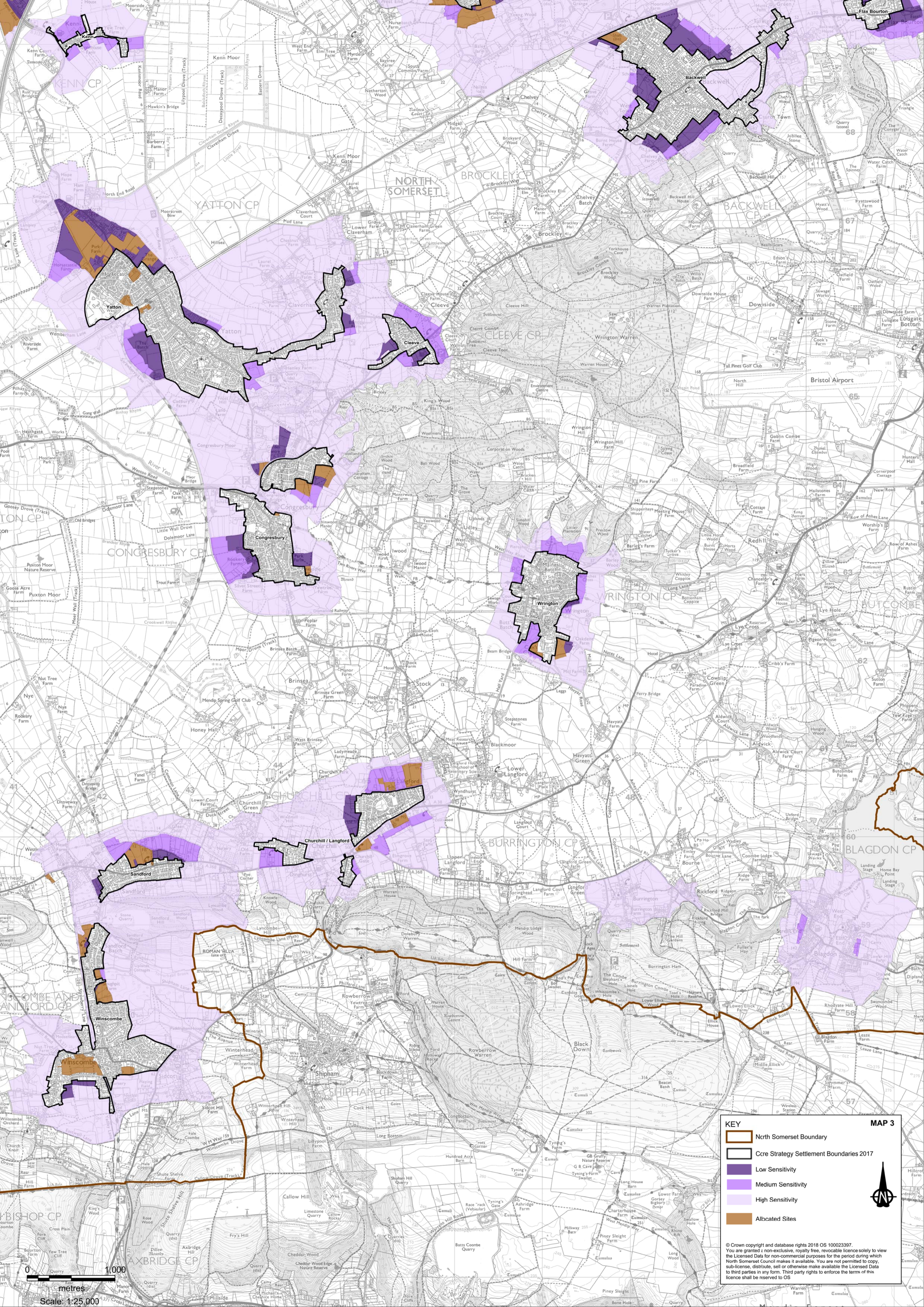
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


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0 2,000 metres  
 Scale: 1:25,000



**KEY**







-  Nrth Somerset Boundary
-  Ccre Strategy Settlement Boundaries 2017
-  Low Sensitivity
-  Medium Sensitivity
-  High Sensitivity
-  Albcated Sites

**MAP 3**

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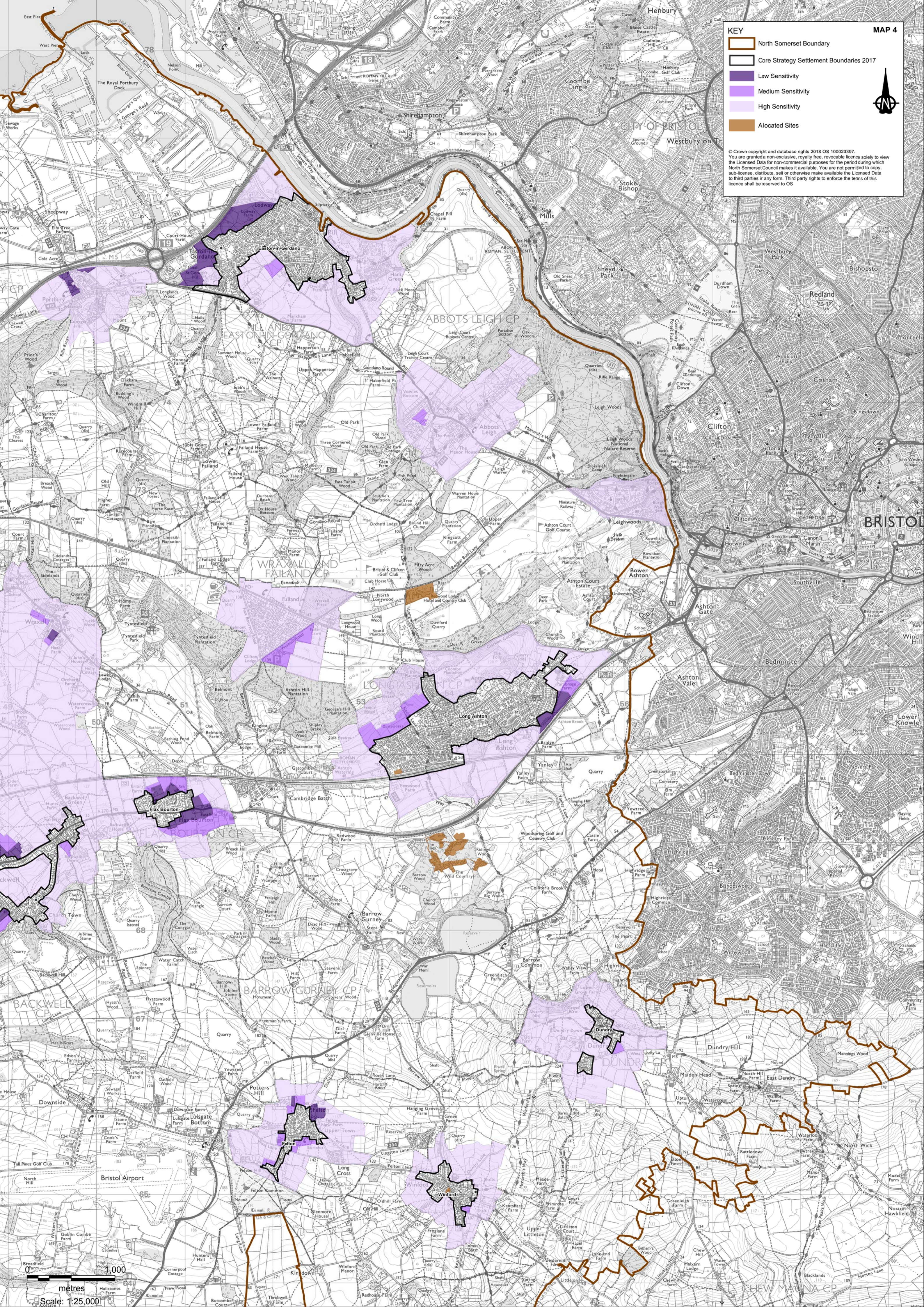
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-  Low Sensitivity
-  Medium Sensitivity
-  High Sensitivity
-  Allocated Sites



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metres  
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