

From: GI Landscape <>
Sent: Monday, April 24, 2023 2:03 PM
To: Lee Bowering <>
Cc: Samantha Phillips <>; Esther Coffin-Smith <>; Elaine Bowman <>; Andrew Carroll <>; Simon Bunn <>; Karlie Phillips <>; Kieran Oliver <>; James McCarthy <>
Subject: RE: Consultation - Land West of Yatton - Planning application 23/P/0664/OUT - Landscape & s106 GI Request

Hi Lee

It is noted that this is not an allocated site, but it has been previously discussed as having potential at the recent Rectory Farm appeal and at pre-application for a larger proposal 22/P/2451/PR2.

Illustrative Masterplan - Drwg.No. edp7842_d003g

This indicates the development in a strip broadly following the settlement edge, with a wide buffer to the Strawberry Line. The buffer is occupied by a large public open space and ecology zone.

The proposed built area is identified as of 'low' sensitivity to housing in the NS Landscape Sensitivity Assessment 2018. The fields bordering the Strawberry Line are 'Medium' sensitivity and the Strawberry Line and beyond is of 'High' sensitivity. The NS Landscape Character Assessment records the A1 Kingston Seymour and Puxton Moors LCA as of strong character and an area in good condition, however this section is heavily influenced by the settlement edge and contained from the wider moor by the extensive tree and shrub growth along the Strawberry Line bordering much of the site. In landscape terms the site can accommodate housing without impacting upon the wider landscape and Strawberry Line, subject to suitable buffers being retained. It is good to see that key characteristics like the watercourses have been accommodated in wide green corridors and the scheme can bring about visual improvements to this edge of Yatton if well designed and executed..

The illustrative plan indicates too many small scale play sites, often too close to dwellings. However the larger play area in the Community Park seems well sited and can form a central NEAP. I would suggest this is supplement by 2 LEAPS for younger children to the north and south of the site, (primarily toddler and pre-school), but it can feature a few junior items to cater for a wider age range if space allows (see s106 request below). I would suggest one goes southwest of the indicated Community Hub, on the opposite side of the road, as there is a good crossing point to the path network here. The second LEAP, near the allotments, would be better sited southeast of them where there would be better visibility of it.

Omit or move trim trail items outside properties on the east side of the plan.

Illustrative Landscape Masterplan - Drwg.No.YW-034 Rev D

I agree with the general approach outlined. Path connectivity to the Community Park, needs improving, both north and south (bridging the watercourses). Many of the public open space area appear to have no obvious maintenance access from

within the site, access from the Strawberry Line is not considered desirable because of the potential conflict with cyclists and pedestrians.

If minded to approve the proposal, detailed hard and soft landscape plans will be required for both the residential site and public open space areas along with the detail of the play areas trim trails and allotments (reserved matters).

Landscape and Visual Appraisal

This is a comprehensive appraisal of the site and its immediate surroundings, which I accept are well enclosed from the wider landscape, save for an elevated view from Cadbury Hill.

Whilst there are some high sensitivity receptors, only views from Shiners Elms would experience a medium/substantial change in view after construction, other views affected being under this magnitude. This is because it forms a main access into the site, opening it up to view. However it is noted *'Over time proposed vegetation including tree planting would progressively filter views into the site'*. It is noted residents, cyclists, pedestrians and vehicle users here would experience Moderate/Major negative visual effects.

The landscape effects on the overall character are considered moderate and negative but becoming neutral to the west. I would agree with the LVA notes in respect of this:

'The site is on the edge of the settlement within an area of settled character. The perception of landscape change would be localised as a result of the existing level of enclosure which would increase over time as proposed planting establishes. The change in character would be focused upon an area that is already strongly influenced by the settlement edge, with more open and remote areas to the west of the Strawberry Line having no direct effects and only short to medium term glimpses of the proposed new homes'.

S106 Green Infrastructure Request

Attached.

Regards

Kevin

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