

Townscape and Visual Impact Assessment



Homes
England

Brislington Meadows, Brislington

Townscape and Visual Impact Assessment
April 2022

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This document has been prepared and checked in accordance with ISO 9001:2015.

1.0 Summary

The TVIA describes the existing townscape, landscape and views of the Site and its wider context; considers their sensitivity to change and identifies the changes likely to arise from the Proposed Development; and provides judgements of the importance of the potential effects arising.

The Site is located within the City of Bristol and is surrounded by the residential areas of Brislington and **Broomhill** (to the west and north respectively), with light industrial uses to the east at Brislington Trading Estate. The Site comprises six fields of semi-improved neutral grassland (encompassing approximately 9.6ha) delineated by a combination of hedgerows, scrub vegetation and trees, with one small area of woodland in the north-east corner.

The proposals are for a development of up to 260 dwellings with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. All matters except access are reserved.

Effects on townscape character would be at their greatest within the Site, being at most of a **High Magnitude, Major – Moderate** and, in TVIA terms, **Adverse** owing to the change from an area of open grassland to new housing, albeit placed within a new network of green infrastructure that forms an integral part of a wider landscape-led masterplan. It must also be borne in mind that the Site is allocated for development to provide new housing in the Council's Local Plan, and therefore, the introduction of new built form within the Site is acceptable in planning policy terms.

Beyond the Site's boundaries, effects on townscape / landscape character would reduce with distance due to the limited visibility of the Proposed Development from the wider townscape / landscape. The greatest effects beyond the Site's boundaries would be within its immediate context, where visibility of the Proposed Development would be possible in-between gaps in the intervening vegetation. In such locations, effects would be, at most, of a **Low Magnitude** and **Slight**. It is judged these effects would be **Neutral**, as where views are possible, they would remain broadly similar to intervisibility presently experienced between the existing townscape of Brislington / Broomhill, and the townscape and landscape character area (TLCA). Beyond the Site's immediate context, effects on the townscape / landscape character would reduce further, and be of a **Negligible Magnitude, Minimal** and **Neutral**. Fieldwork has shown that within the wider context of the Site, a strong network of established vegetation, in addition to the existing built-up area and a generally undulating landform, would combine to limit intervisibility between the Site and the wider landscape / townscape.

Effects on visual receptors would be at their greatest on users of the Public Rights of Ways (PRoW), which traverse the Site, and Bonville Road where it immediately borders the Site. From these locations within or immediately next to the Site, visual effects would be of a **High Magnitude, Major**. Effects would be **Adverse** given the visible change from an area of open grassland to that of new development, albeit seen within the existing townscape of Broomhill and Brislington. Again, it must be borne in mind that the Site is allocated for

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development to provide new housing in the Council's Local Plan, and therefore, the introduction of new built form within the Site is acceptable in planning policy terms.

Beyond the Site's boundaries visual effects would gradually reduce with distance. Effects would be, at most, of a **Medium – Low Magnitude** and **Moderate** from local roads immediately surrounding the Site (such as, School Road); and adjacent accessible / recreational spaces – namely Victory Park. Effects would be, on balance, **Neutral**, given the influence of visible housing and commercial buildings seen within the context of the Site in existing views. Effects would be less from other nearby locations, such Broomhill and individual roads orientated towards the Site, as the Proposed Development would be seen within the context of the existing townscapes of Brislington and Broomhill.

From further afield of the Site's immediate context, visual effects would rapidly reduce as a result of intervening vegetation, buildings and landform screening views to the Proposed Development. Effects at most would be **Negligible Magnitude, Minimal** and **Neutral**.

No key roads or railways; long-distance walking routes; national, regional, and local cycle routes; accessible / recreational landscape; specific viewpoints and / or designated landscapes were identified within the extent of the study area that required detailed assessment.

The proposal would not give rise to 'overbearing' or 'overwhelming' effects on residential properties.

No cumulative schemes were identified within the extent of the study area that required cumulative assessment.

2.0 Introduction

2.1. Background

LDA Design was commissioned in 2020 to carry out a Townscape and Visual Impact assessment (TVIA) of the proposed residential development ('the Proposed Development') on the land at Broomhill, Bristol ('the Site') on behalf of Homes England. It forms part of a suite of documents supporting the outline planning application for this development proposal.

This assessment defines the existing townscape and visual baseline environments; assesses their sensitivity to change; describes the key townscape and visual related aspects of the Proposed Development; describes the nature of the anticipated change upon both the townscape and visual environments; assesses the effects during construction; the period following completion prior to the maturing of mitigation planting (short- to medium-term) and once the mitigation planting is mature (long-term) (the 'operational phase'); and the decommissioning phase.

The assessment has been carried out by Nicholas Atkinson and Ben Croot, who are both Chartered Members of the Landscape Institute with extensive experience of undertaking TVIAs for similar proposals.

2.2. The Site and Proposals

Figures 1 and 2 places the Proposed Development within its local context.

The Site is located within the City of Bristol and is surrounded by the residential areas of Brislington and Broomhill (to the west and north respectively), with light industrial uses to the east at Broomhill Industrial Estate. The Site comprises six fields of semi-improved neutral grassland (encompassing approximately 9.6ha) delineated by a combination of hedgerows, scrub vegetation and trees, with one small area of woodland in the north-east corner. A number of Tree Preservation Orders (TPO) are in place across the Site, covering trees located within the hedgerows and the area of woodland to the north-east (see Arboricultural Impact Assessment TEP Doc ref 7507.21.001, dated March 2022). No watercourses or waterbodies are present within the Site boundary. There are two public rights of ways (PRoW) that traverse the Site. Footpath BCC/487/10 routes through the north-eastern area of the Site on a north-south alignment; and footpath BCC/482/20 routes along the southern boundary on an east-west alignment, bisecting the allotments to the west of the Site. A network of informal trodden paths is present throughout the Site.

The Site is bounded to the west by School Road and The Park Allotments, to the north by existing residential development at Broomhill and Broomhill Junior School and Mama Bears Day nursery, and to the east by Brislington Trading Estate. Beyond the southern Site boundary lies Victory Park, which comprises playing fields; areas of open grassland; and scattered groups and belts of trees / scrub vegetation.

The Site is characterised by a sloping landform (**Figure 3**), which falls from its highest location in the north-west of the Site at circa 68m above ordnance datum (AOD), to its

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lowest locations in the south-west at 45m AOD. The Site is more steeply sloping within its western extents.

The Site does not lie within any designated statutory landscape or townscape designations.

The project description is as follows:

"The 'proposed development' comprises development of up to 260 dwellings with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. All matters except access are reserved."

2.3. The Study Area

It is accepted practice within townscape and visual assessment work that the extent of the study area for a development proposal is broadly defined by the visual envelope of the Proposed Development site and the anticipated extent of visibility arising from the development itself, based on the Zone of Theoretical Visibility (ZTV) study. In this case, a study area of 2km has been used as being appropriate to cover all potentially material landscape and visual impacts.

2.4. Report Structure & Terminology

This report is structured as set out in the table of contents. Supporting figures are included at the end of this report, and comprise:

- **Figure 1:** Site Location and Immediate Context
- **Figure 2:** Site and Local Context
- **Figure 3:** Landform
- **Figure 4:** ZTV Study and Viewpoint Locations
- **Figure 5:** Local Landscape Character
- **Figure 6:** Photograph Panels: Representative and Illustrative Viewpoints
- **Figure 7:** Photowire Visualisations
- **Figure 8:** Assumed Ground Levels

This assessment relates to a predominantly urban area, and in this context the term 'townscape' is generally more applicable than 'landscape'. Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) defines townscape as "...the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces". GLVIA3 does not differentiate between approaches to assessment for areas of landscape and townscape and in this TVIA the word 'landscape' should be taken to also include 'townscape'.

Supporting appendices have been prepared that supplement the sections regarding methodology, planning policy and baseline. The appendices are important to the assessment and should be read alongside this report

3.0 Methodology

3.1. Overview

“Landscape and Visual Impact Assessment is a tool used to identify and assess the significance of and the effects of change resulting from Development on both the landscape as an environmental resource in its own right and people’s views and visual amenity.” (GLVIA 3, para. 1.1).

Paras. 2.20-2.22 of the same guidance indicate that the two components (assessment of landscape effects, and assessment of visual effects) are *“related but very different considerations”*.

The assessment method for this TVIA draws upon the established GLVIA3; An Approach to Landscape Character Assessment (Natural England, 2014), Landscape Institute Technical Information Note (LI TIN) 05/2017 regarding townscape character; LI TGN 02/2019 Residential Visual amenity assessment (RVAA); Landscape Institute’s Technical Guidance Notes 02-21: Assessing landscape value outside national designations; LI Technical Guidance Note 06/19 Visual Representation of Development proposals and other recognised guidelines.

The methodology is described in more detail in **Appendices 3 and 4**.

3.2. Assessment Terminology and Judgements

A full glossary is provided in **Appendix 1**. The key terms used within this assessment are:

- Susceptibility and Value – which contribute to Sensitivity of the receptor;
- Scale, Duration and Extent - which contribute to the Magnitude of effect; and
- Significance.
- These terms are described in more detail below

3.2.1. Sensitivity of the Receptor

Susceptibility indicates the ability of a townscape or visual receptor to accommodate the Proposed Development *“without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.” (GLVIA3, para. 5.40).*

High	Undue consequences are likely to arise from the Proposed Development.
Medium	Undue consequences may arise from the Proposed Development.
Low	Undue consequences are unlikely to arise from the Proposed Development.

Susceptibility of townscape character areas is influenced by their characteristics and is frequently considered (though often recorded as ‘sensitivity’ rather than susceptibility) within documented townscape character assessments and capacity studies.

Susceptibility of designated townscape is influenced by the nature of the special qualities and purposes of designation and/or the valued elements, qualities or characteristics,

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indicating the degree to which these may be unduly affected by the development proposed.

Susceptibility of accessible or recreational landscapes is influenced by the nature of the townscape involved; the likely activities and expectations of people within that townscape and the degree to which those activities and expectations may be unduly affected by the Development proposed.

Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptors (GLVIA 3rd version, para 6.32).

Townscape Value is “the relative value that is attached to different landscapes by society” (GLVIA3, page 157).

National / International	Designated townscapes which are nationally or internationally designated for their townscape value.
Local / District	Locally or regionally designated townscape; also areas which documentary evidence and/or Site observation indicates as being more valued than the surrounding area.
Community	‘Everyday’ townscape which is appreciated by the local community but has little or no wider recognition of its value.
Limited	Despoiled or degraded townscape with little or no evidence of being valued by the community.

Areas of townscape of greater than Community value may be considered to be ‘valued landscapes’ in the context of NPPF paragraph 170.

Sensitivity is assessed by combining the considerations of susceptibility and value described above. The differences in the tables below reflect a slightly greater emphasis on value in considering townscape receptors, and a greater emphasis on susceptibility in considering visual receptors.

Townscape Sensitivity		Susceptibility		
		High	Medium	Low
Value	National/International	High	High-Medium	Medium
	Local/District	High-Medium	Medium	Medium-Low
	Community	Medium	Medium-Low	Low
	Limited	Low	Low-Negligible	Negligible
Visual Receptor Sensitivity		Susceptibility		
		High	Medium	Low
Value	National/International	High	High-Medium	Medium
	Local/District	High-Medium	High-Medium	Medium
	Community	High-Medium	Medium	Medium-Low
	Limited	Medium	Medium-Low	Low

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For visual receptors; susceptibility and value are closely linked - the most valued views are also likely to be those where viewer's expectations will be highest. The value attributed relates to the value of the view, e.g. a National Trail is nationally valued for access, not necessarily for the available views. Typical examples of visual receptor sensitivity are plotted in a diagram in **Appendix 3**.

3.2.2. Magnitude of Effect

Scale of effect is assessed for all townscape and visual receptors and identifies the degree of change which would arise from the development.

Large	Total or major alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally changed.
Medium	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline will be noticeably changed.
Small	Minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be largely unchanged despite discernible differences.
Negligible	Very minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally unchanged with barely perceptible differences.

Duration of effect is assessed for all townscape and visual receptors and identifies the time period over which the change to the receptor as a result of the Development would arise.

Permanent	The change is expected to be permanent and there is no intention for it to be reversed.
Long-term	The change is expected to be in place for 10-25 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Medium-term	The change is expected to be in place for 2-10 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Short-term	The change is expected to be in place for 0-2 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.

Most effects will be Long term or Permanent; however, Medium or Short term effects may be identified where mitigation planting is proposed or local factors will result in a reduced duration of effect (for example where maturing woodland will screen views in future). The effects arising from the construction of the development will usually be Short term.

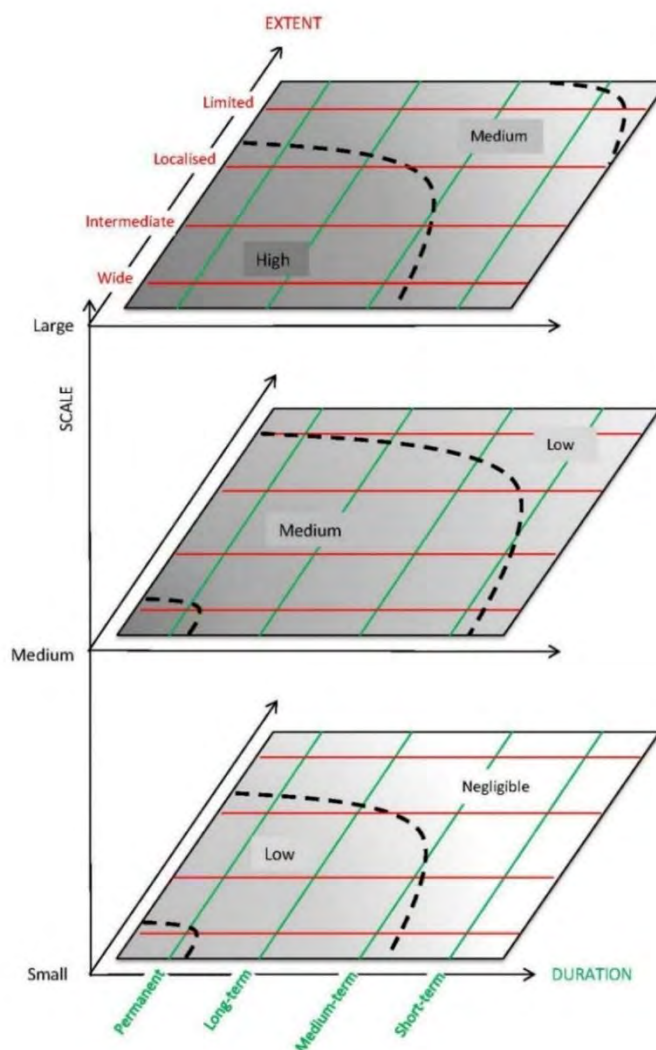
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Extent of effects is assessed for all receptors and indicates the geographic area over which the effects will be felt.

Wide	Beyond 4km, or more than half of receptor.
Intermediate	Up to approx. 2-4km, or around half of receptor area.
Localised	Site and surroundings up to 2km, or part of receptor area (up to approx. 25%).
Limited	Site, or part of Site, or small part of a receptor area (< approx. 10%).

The **Magnitude** of effect is informed by combining the scale, duration and extent of effect. **Diagram 1** below illustrates the judgement process:

Diagram 1: Magnitude of Effect



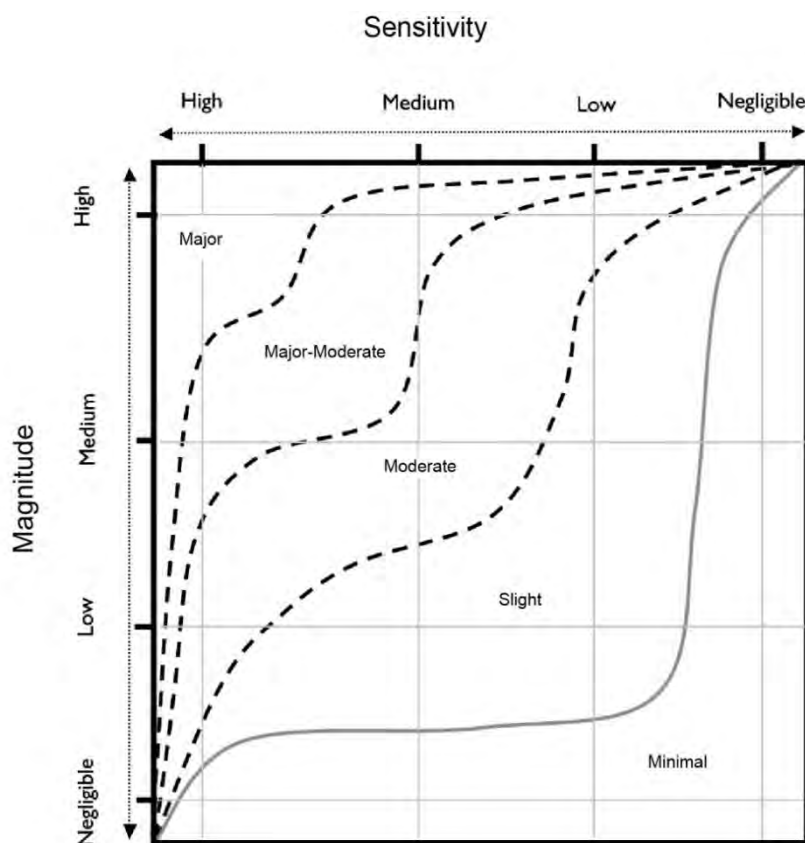
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As can be seen from the illustration above, scale (shown as the layers of the diagram) is the primary factor in determining Magnitude; most of each layer indicates that Magnitude will typically be judged to be the same as scale but may be higher if the effect is particularly widespread and long lasting, or lower if it is constrained in geographic extent or timescale. Where the Scale of effect is judged to be Negligible the Magnitude is also assumed to be Negligible and no further judgement is required.

3.2.3. Significance

Significance indicates the importance or gravity of the effect. The process of forming a judgement as to the degree of significance of the effect is based upon the assessments of Magnitude of effects and sensitivity of the receptor to come to a professional judgement of how important this effect is. This judgement is illustrated by the diagram below:

Diagram 2: Significance



The significance ratings indicate a 'sliding scale' of the relative importance of the effect, with Major being the most important and Minimal being the least. Effects that are towards the higher level of the scale (Major) are those judged to be most important, whilst those towards the bottom of the scale are "of lesser concern" (GLVIA, 3rd edition, para 3.35).

Where intermediate ratings are given, e.g. "Moderate-Slight", this indicates an effect that is both less than Moderate and more than Slight, rather than one which varies across the

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range. In such cases, the higher rating will always be given first; this does not mean that the impact is closer to that higher rating but is done to facilitate the identification of the more significant effects within tables. Intermediate judgements may also be used for judgements of Magnitude.

3.2.4. Positive / Adverse / Neutral

Effects are defined as adverse, neutral or positive. Neutral effects are those which overall are neither adverse nor positive but may incorporate a combination of both.

The decision regarding the significance of effect and the decision regarding whether an effect is beneficial or adverse are entirely separate. For example, a rating of Major and Positive would indicate an effect that was of great significance and on balance positive, but not necessarily that the proposals would be extremely beneficial.

Whether an effect is Positive, Neutral or Adverse is identified based on professional judgement. GLVIA 3rd edition indicates at paragraph 2.15 that this is a “*particularly challenging*” aspect of assessment, particularly in the context of a changing landscape.

3.3. Cumulative Assessment

Cumulative assessment relates to the assessment of the effects of more than one development. For each of the identified cumulative schemes within the study area agreement is reached with the local planning authority as to whether and how they should be included in the assessment.

Developments that are subject to a valid planning application are included where specific circumstances indicate there is potential for cumulative effects to occur, with progressively decreasing emphasis placed on those which are less certain to proceed. Typically, operational and consented Developments are treated as being part of the townscape and visual baseline. i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed.

No developments requiring cumulative assessment were identified in this instance.

3.4. Residential Amenity

This TVIA does not include a separate residential amenity assessment. It is considered that the effects resulting from the Proposed Development would fall below the Residential Visual Amenity Threshold referred to in LI TGN 02/2019 as visual effects “*of such nature and / or Magnitude that it potentially affects ‘living conditions’ or Residential Amenity*”. The guidance note further indicates that “*It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new Development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.*”

3.5. Green Belt

The Site is located outside of the Bristol Green Belt, approximately 15m to the southwest (**Figure 1**). Green Belt is a land use designation rather than one which indicates a valued landscape. Effects on Green Belt do not fall under the remit of this TVIA and as the Site lies outside of the Green Belt, there would be no harm to the openness of the Green Belt by the Proposed Development.

3.6. Distances

Where distances are given in the assessment, these are approximate distances between the nearest part of the Site and the nearest part of the receptor in question, unless explicitly stated otherwise.

3.7. Assumptions and Limitations

3.7.1. Desk-study & Fieldwork

The baseline conditions of the Site and the surrounding landscape described in the subsequent sections has been informed by desk-study and fieldwork (undertaken in July 2020 and January 2022)

3.7.2. Proposed Development Parameters and the Assessment of Effects

The assessment of effects is based on the Proposed Development parameters, which are shown on following plans submitted as part of this application:

- Access and Movement (DWG. 7456_101_REV.08, dated 31/03/22);
- Landscape (DWG. 7456_102_REV.09, dated 31/03/22)
- Land-use Parameter Plan (DWG. 7456_103_REV.08, dated 01/04/22); and
- Heights Parameter Plan (DWG. 7456_104_REV.07, dated 23/02/22).

In order to inform the professional judgements made in the TVIA, a ZTV study (**Figure 4**) and visualisations (**Figure 7**) have been produced in support of the assessment of effects to help understand the potential visibility of the Proposed Development within its wider townscape/landscape context.

Given the Site's present topography (as described in **Section 2.2** and shown on **Figure 3**), the existing ground levels do not represent a landform upon which the development platform could be created without modification. As such, reasonable assumed ground levels have been determined by the project's engineering team (Campbell Reith) to indicatively show what could be achieved to ensure that development platform could be built at appropriate gradients. The assumed ground levels are presented on **Figure 8** for reference.

In addition, a provision has been made within the proposed buildings heights (derived from the Heights Parameters Plan) used for the ZTV Study and visualisations to account for any necessary level changes (beyond those currently assumed by project's engineers) to

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construct development platforms and ensure that the 'maximum development scenario' has been assessed. The ZTV study and visualisations appended to this report are therefore modelled on the maximum building heights parameters (see Heights Parameter Plan (DWG. 7456_104_REV.07, dated 23/02/22)) and the assumed grounds levels (see **Figure 8**).

3.7.3. Potential Night-time Effects and Lighting

The Site is located within the existing settlement of Bristol and is presently influenced by the nearby residential and commercial development of Broomhill / Brislington and Brislington Trading Estate.

Ambient illumination within the townscape comprises that from existing and adjacent residential and commercial properties within the immediate context of the Site. It is anticipated that any additional lighting produced and subsequently experienced by potential receptors would not be dissimilar to the amount of lighting presently experienced within the Site's general vicinity and the wider context of Bristol City. It is judged the any potential night-time effects to townscape and landscape character and visual amenity would not exceed the assessed effects presented in the preceding sections of this assessment.

It is anticipated that a detailed lighting strategy will be prepared for the Proposed Development, secured through relevant planning condition(s) in accordance with the industry guidance provided by Institution of Lighting Professionals. This should aim to reduce sky glow, luminaire intensity and light intrusion, and thus limit visual impact at night. These issues can be addressed by the careful selection of luminaires that would neither project light upwards nor throw too much light directly on to objects (thereby reflecting back upwards). Key lighting design measures should include:

- Lighting should be to the minimum level necessary to provide the required level of illumination.
- LED lights are recommended that enable increased control, improve colour definition, and save on energy.
- Luminaires should be designed and oriented to restrict light directionality only to the areas necessary. This should include double asymmetrical luminaires and full horizontal cut-off designs to prevent light spill.
- In pedestrian or cycleway areas lights should be low-level cowled lighting design.
- Lighting should be zoned to provide higher lighting levels along main routes (albeit whilst aiming for minimum standards of illumination).
- If security lights are to be provided on buildings these should be of a full horizontal cut-off design with appropriate accessories to prevent light spill. They should also be fitted with motion sensors with timers set to the minimum value.

4.0 Planning Policy

4.1. National Planning Policy

Relevant national planning policy is set out in **Appendix 5**.

4.2. Local Planning Policy

The Site lies within the local authority of Bristol City Council. Current local planning policy is described in *'Bristol Development Framework Core Strategy'* (adopted June 2011). Additional planning information relevant to this TVIA is also set out in *'Site Allocations and Development Management Policies'* (adopted July 2014). Policies of relevance to this TVIA are outlined below.

The districts of South Gloucestershire, Bath and Bath & North East Somerset also lie within the study area. Policy for this district is only relevant to this assessment insofar as it identifies locally valued landscapes and their purposes of designation. The following local plans have been reviewed:

- *'South Gloucestershire Local Plan Core Strategy'* (2006 – 2027) – identifies no local landscape designations of relevant to this TVIA;
- *'Bath and North East Somerset Local Plan 2011-2029'* (Core Strategy, adopted July 2014; Placemaking Plan, adopted July 2017) – identifies NE2A Landscapes and the green setting of settlement, which is not located within the study area;

4.2.1. Bristol Development Framework Core Strategy (adopted 2011)

Policy BCS9 – Green Infrastructure

This policy aims to protect, provide, enhance and expand the green infrastructure assets which contribute to the quality of life within and around Bristol. It states [inter alia]:

"The integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced. Opportunities to extend the coverage and connectivity of the existing strategic green infrastructure network should be taken.

Individual green assets should be retained wherever possible and integrated into new development. Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy. Appropriate mitigation of the lost green infrastructure assets will be required.

Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size. Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off site."

Policy BCS21 – Quality Urban Design

The aim of this policy is to ensure that all new development in Bristol achieves high standards of urban design. The policy sets out criteria for the assessment of design quality in new development and sets standards against the established national assessment

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methodology 'Building for Life'. In relation to this TVIA, the policy states that "... new development in Bristol should deliver high quality urban design..." and is expected to "...contribute positively to an area's character and identity, creating or reinforcing local distinctiveness."

Supplementary notes add [inter alia]:

"4.21.8 Successful urban design is founded upon an understanding and respect for an area's unique built, natural, cultural and socio-economic context. Development in Bristol should therefore be informed by context analysis such as that which will inform the Bristol Central Area Action Plan. Design can contribute positively to local character by responding to the underlying landscape structure, distinctive patterns and forms of development and local culture..."

4.2.2. Site Allocations and Development Management Policies (adopted July 2014).

Policy DM15: Green Infrastructure Provision

This policy sets out the criteria for the provision of certain types of green infrastructure assets and the circumstances when they should be included in development proposals. It states [inter alia]:

"Multifunctional Green Infrastructure Assets"

New green infrastructure assets will be expected to be designed and located to maximise the range of green infrastructure functions and benefits achieved, wherever practicable and viable.

Strategic Green Infrastructure Network

New or enhanced green infrastructure assets will be expected to take any reasonable opportunities to connect to, or enhance, the existing Strategic Green Infrastructure Network.

Local Food Growing Space

All new residential development should be designed and located to facilitate opportunities for local food growing. Provision of statutory allotment plots on a development site will be sought when the level of residential development creates a need for 1750m² of statutory allotments, equivalent to 7 statutory allotment plots.

Trees

The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.

The design, size, species and placement of trees provided as part of the landscape treatment will be expected to take practicable opportunities to:

- *Connect the development site to the Strategic Green Infrastructure Network, and/or Bristol Wildlife Network; and*
- *Assist in reducing or mitigating run-off and flood risk on the development site; and*
- *Assist in providing shade and shelter to address urban cooling; and*

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- *Create a strong framework of street trees to enclose or mitigate the visual impact of a development.*

Water

Development which proposes water features will be expected to demonstrate that no additional water resources will be required for the water features' effective operation."

Policy DM17: Development Involving Existing Green Infrastructure

This policy sets out the detailed approach to this where further detail to support the Core Strategy is required. It states [inter alia]:

Unidentified Open Spaces

Development which would result in the loss of open space which is locally important for recreation, leisure and community use, townscape and visual amenity will not be permitted.

Urban landscape

Proposals which would harm important features such as green hillsides, promontories, ridges, valleys, gorges, areas of substantial tree cover and distinctive manmade landscapes will not be permitted.

Trees

All new development should integrate important existing trees. Development which would result in the loss of Ancient Woodland, Aged trees or Veteran trees will not be permitted. Where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided, in accordance with the tree compensation standard below:

Trunk Diameter of tree lost to Development (cm measured at 1.5m)	Number of replacement trees
<15	0 -1
15 -19.9	1
20 – 29.9	2
30 – 39.9	3
40 – 49.9	4
50 – 59.9	5
60 – 69.9	6
70 – 79.9	7
80+	8

Policy DM26: Local Character and Distinctiveness

This policy sets out the criteria against which a development's response to local character and distinctiveness will be assessed. It states [inter alia]:

"General Principles

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The design of development proposals will be expected to contribute towards local character and distinctiveness by:

- *Responding appropriately to and incorporating existing land forms, green infrastructure assets and historic assets and features; and*
- *Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; and*
- *Responding appropriately to local patterns of movement and the scale, character and function of streets and public spaces; and*
- *Retaining, enhancing and creating important views into, out of and through the site; and*
- *Making appropriate use of landmarks and focal features, and preserving or enhancing the setting of existing landmarks and focal features; and*
- *Responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and*
- *Reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; and*
- *Reflecting the predominant materials, colours, textures, landscape treatments and boundary treatments in the area.*

Development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions.

Policy DM27: Layout and Form

This policy is concerned with the successful arrangement and form of buildings, structures and spaces, and makes a key contribution to creating quality urban design as required under the Core Strategy. It states [inter alia]:

"Height, Scale and Massing

The height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces, the setting, public function and/or importance of the proposed development and the location within the townscape...

Landscape Design

Through high quality landscape design, development will be expected to contribute to a sense of place with safe and usable outdoor spaces which are planned as an integral part of the development and respond to and reinforce the character of the context within which it is to be set.

In contributing to green infrastructure, design should incorporate valuable existing natural and manmade landscape features, while reinforcing it with new structural tree planting where appropriate. Proposals for the landscape design and planting of development will be expected to:

- *Use trees and other plants appropriate to the character of the site and its context, including native trees; and*

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- *Allow sufficient space for safeguarding valuable existing vegetation and the healthy establishment of trees and other planting...*

4.2.3. Site Allocations and Development Management Policies Annex: Site Allocations Information (adopted July 2014)

The purpose of this Annex is to provide details of the site allocations in Site Allocations and Development Management Policy SA1 and included development considerations for each site. Policy SA1 states that the sites listed in the policy will be developed for the uses identified and in accordance with the accompanying development considerations set out in this Annex. Those aspects relevant to this TVIA are outlined below:

BSA1201 Land at Broom Hill, Brislington

“Development should:

- *be led by a comprehensive masterplan of the whole site, guided by community involvement;*
- *particular species, habitats and / or features); retain or incorporate important trees and hedgerows within the development which will be identified by a tree survey;*
- *provide a green infrastructure link with Eastwood Farm Open Space to the north-east;*
- *take account of the overhead power lines;*
- *retain and where appropriate improve the public rights of way on the site and provide pedestrian / cycle links with Brislington Trading Estate;*
- *seek to provide pedestrian / cycle links with Eastwood Farm Open Space to the north-east via the site of Sinnott House Police Station;*

The estimated number of homes for this site is 300.”

4.3. Local Guidance

In addition to the policy documents identified above, there are local guidance documents that form part of the documented baseline and are reviewed in **Section 5.2**, with accompanying commentary on the implications for the development siting and design and the assessment methodology, as appropriate.

5.0 Baseline

5.1. Introduction

An overview of the baseline study is provided in this section, with full baseline descriptions of individual landscape and visual receptors being provided alongside the assessment in **Section 7** for ease of reference.

This section provides a review of the key local guidance documents and identifies those landscape and visual receptors which merit detailed consideration in the assessment of effects, and those which are not taken forward for further assessment as effects *“have been judged unlikely to occur or so insignificant that it is not essential to consider them further”* (GLVIA3, para. 3.19).

Both this baseline section and the effects section describe townscape / landscape character and visual receptors before considering designated townscapes / landscape. It is common for designations to encompass both character and visual considerations within their special qualities or purposes of designation. It therefore makes a more natural reading sequence to draw together those aspects of character and views which relate to the designation if they have been described earlier in the chapter.

5.2. Key Local Guidance Documents

Key local guidance documents relevant to townscape landscape / visual matters and this assessment are summarised below. Relevant baseline townscape / landscape character studies are considered in **Section 5.4**.

5.2.1. Urban Living (adopted November 2018)

The ‘Urban Living’ supplementary planning document (UL SPD), set outs further guidance to the policies contained within the Bristol Development framework. It sets out a series of questions that are designed to guide development proposals through the design process and assists in the collection of evidence on how the proposed development performs against the objectives of the UL SPD. Details of how the project has responded to the UL SPD is set out in the Design and Access Statement (DAS).

It also sets of guidance for undertaking visual impact assessment and outlines prominent / secondary landmarks within the city centre; and key landmarks within the wider city. This guidance has been considered throughout the TVIA and addressed where relevant.

5.2.2. Responding to Local Character – A Design Guide (March 1998)

This document, otherwise referred to as ‘Policy Advice Note (PAN) 15’, is one of a series of documents aimed at encouraging high standards of development and environmental quality. It seeks to offer advice and suggestions as to how good urban design may be achieved. In assessing applications for new development, the council will take a positive view of proposals which demonstrate that the following issues have been addressed:

- Contextual characteristics;

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- Scale and topography;
- Landmark buildings and skylines;
- Layout and form;
- Building exteriors and elevations;
- Urban landscape and environmental works;
- Accessibility; and
- Safety and security

Whilst the PAN provides useful information with regards to necessary design consideration of the Proposed Development, it does not provide further pertinent information in relation to landscape character and / or visual amenity from a TVIA perspective. It is therefore not considered in further detail in this assessment.

5.3. Zone of Theoretical Visibility Study

A Zone of Theoretical Visibility (ZTV) study was generated based on the parameters of the Proposed Development. It has been used as a tool to inform the professional judgements made in the TVIA and influence the evolving masterplan through an iterative design process.

The ZTV (see **Figure 4**) indicates the maximum extent of theoretical visibility of the Proposed Development. The visual analysis was carried out using a topographic model that takes into account existing topography, vegetation and buildings heights obtained from a LiDAR digital surface model, and uses them as visual barriers, which provides a more realistic indication of potential visibility.

The Proposed Development was modelled on the maximum development parameters, details of which are set out in the following drawings (submitted as part of the application):

- Heights Parameter Plan (DWG. 7456_104_REV.07, dated 23/02/22); and
- Assumed Ground Levels (**Figure 8**).

The ZTV is used to determine theoretically the townscape and visual receptors that are most likely to be affected and merit a more detailed analysis in the assessment. It also established which receptors are unlikely to have theoretical visibility.

It is important to note that the ZTV represents a theoretical model of the potential visibility of the Proposed Development. Due to the resolution of the digital surface model, it does not take into account every localised feature such as walls, small hedgerows or small trees, and therefore it can only give an impression of the maximum extent of potential visibility. The extent of actual visibility experienced on the ground is likely to be less than theoretically indicated. Fieldwork has been undertaken to support the assessment and establish (in so far as possible) the extent of actual visibility of the Proposed Development.

5.3.1. ZTV and Zone of Visual Influence (ZVI)

The ZTV study shown in **Figure 4** indicates that the theoretical visibility of the Proposed Development would be relatively limited within the study area, and relate to areas within the Site's local surroundings, or elevated landform on the edges of the study area.

Near to the Site, potential visibility would be possible within an approximate area defined by the buildings along Broomhill Road and Bonville Road; Victory Park to the south and the residential area to the west of the Site / School Road. Outside of this area (between 1 – 1.5km), potential visibility would dissipate as a result of intervening buildings and vegetation and a descending landform. Where the landform rises around 1.5km from the Site to the east, a greater degree of potential visibility would become available, albeit fragmented in nature and seen within the context of Bristol City.

Fieldwork has shown however that the extent of vegetation cover within the study area is more prevalent than indicated by the ZTV study, and as a consequence, visibility on-the-ground would be far less than presented on the ZTV. The anticipated main area of visibility hereafter referred to as the 'Zone of Visual Influence' (ZVI), is described below and shown in **Figure 4**.

The existing established vegetation across the study area – comprising hedgerows with frequent trees; tree belts along with fields and roads; and tree and shrub vegetation within nearby settlements / residential gardens – combines to reduce the extent of visibility that might arise as a consequence of the Proposed Development.

As a result, visibility of the Proposed Development on-the-ground would be confined to locations within the Site's immediate context, as follows:

- To the north, visibility would be confined to the southern boundaries of adjoining properties to the south of Broomhill Road. Fieldwork has confirmed that intervening buildings and vegetation in public areas / private gardens would combine to restrict views to the Site beyond these southern properties of Broomhill, and only where the Site's access point would be visible would a degree of visibility be possible. Viewpoint 2 (**Figures 6.2**) is representative of likely available views at the Site's entrance. Beyond the immediate vicinity of the Site's entrance, views would be restricted by intervening buildings and vegetation. From locations further north of Broomhill, as represented by Viewpoint 8 (**Figure 6.8**) at Dundridge Park, fieldwork has confirmed that the potential visibility of the Proposed Development would be restricted by intervening vegetation and buildings.
- To the east, visibility would be confined to the Bonville Road and the buildings along with it – Viewpoints 1 (**Figure 6.1**) is representative of available views, with Viewpoints A, B and C (**Figure 6.9**) illustrating the varying degree of visibility from along Bonville Road. Fieldwork has shown that further east, from within the built-up area to the east of Bonville Road, views would be screened by intervening buildings namely industrial units on Bonville Road Industrial Estate. From locations further east, especially where the landform is elevated, fieldwork has shown that visibility would be restricted by intervening vegetation, building and landform. Viewpoint 7 (**Figure 6.7**) at Stockwood Nature Reserve is representative of such views.

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- To the south, visibility would be generally confined to Victory Park, where intervening vegetation between the park and the Site do not entirely screen views. Viewpoint 4 (**Figure 6.4**) is representative of available views from this area, alongside Viewpoints D and E (**Figure 6.9**), which shows views from different locations within the park. Further south, upon the elevated ground such as Flower Hill, views from public locations to the Proposed Development would be screened / heavily filtered by intervening vegetation. Viewpoint 6 (**Figure 6.6**) at Stockwood Nature Reserve is representative of the degree of visibility available.
- To the west, visibility would be, in general, limited to the west of School Road due to the intervening buildings and vegetation that restrict the availability of views to the Site. Where the landform is elevated and the orientation of the road is aligned towards the Site, a degree of visibility would be possible. Viewpoint 3 (**Figure 6.3**) on School Road is representative of views available from the Site's immediate context. Along School Road, existing vegetation along the Site's western boundary would filter views to the Proposed Development, albeit a degree of visibility would remain possible where buildings appear above the intervening vegetation, as illustrated by Viewpoint F (**Figure 6.9**). From locations further west, as represented by Viewpoint 5 (**Figure 6.5**) at Callington Road Nature Reserve, the visibility of the Proposed Development would be screened by intervening vegetation and building, although fieldwork has shown that where roads are oriented towards the Site, views to the Site would be possible to a limited extent. Viewpoints G and H (**Figure 6.9**) illustrate available views from Manworthy Road and Talbot Road.

Based on fieldwork observations, it is judged that effects on landscape or visual receptors outside the ZVI described above would experience **Negligible** change and are not assessed in further detail in this report.

5.4. Landscape Character

Paragraphs 5.13-5.15 of GLVIA, 3rd edition indicates that landscape character studies at the national or regional level are best used to "*set the scene*" and understand the landscape context. It indicates that Local Authority assessments provide more detail and that these should be used to form the basis of the assessment of effects on landscape character – with (appropriately justified) adaptation, refinement and interpretation where required.

Relevant assessments within the study area include :

- National Character Profiles;
- South Gloucestershire Landscape Character (2014); and
- Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment (April 2003)

The Site does not, however, lie within the extent of a published regional or local landscape / townscape character assessment. In the absence of a published character assessment, a bespoke landscape / townscape character assessment has been undertaken for the purposes of this TVIA and has been informed by relevant studies where available. Bearing in mind

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the ZVI (as described in **Section 5.3.1**), it is judged appropriate and proportionate to this assessment to present identified character areas within 500m of the Site. This is presented on **Figure 5**. Extracts of relevant maps and descriptions of landscape character areas located within the wider 2km study area are included in **Appendix 6** for reference where necessary.

Both the landscape character assessments for South Gloucestershire and Bath and North East Somerset are located approximately 500m beyond the Site. In light of the ZVI described in **Section 5.3.1**, it is judged that the intrinsic and prevailing characteristics of the TLCAs would not be discernibly affected through the introduction of the Proposed Development and are therefore not assessed in further detail.

5.4.1. National Landscape Character Profiles

At a national level, the Site is located within the 'National Character Area (NCA) 118: Bristol, Avon Valleys and Ridges' as identified in the National Character Area Profiles (2014).

NCA 118 is described as [inter alia]:

"The Bristol, Avon Valleys and Ridges National Character Area (NCA) encompasses the City of Bristol with its historic port, and the surrounding area including the Chew and Yeo valleys, Keynsham, Clevedon, Portishead and parts of the Cotswolds and Mendip Hills Areas of Outstanding Natural Beauty (AONB). The area is characterised by alternating ridges and broad valleys, with some steep, wooded slopes and open rolling farmland. It is flanked by the Somerset Levels and Moors and the Mendip Hills to the south, the Cotswolds to the east and the Severn and Avon vales to the west, which largely separates it from the Severn Estuary except for a small stretch of coastline between Clevedon and Portishead. [...] The varied settlement pattern has been influenced by the geology and geomorphology and the expansion of the City of Bristol at its centre. The M5 motorway runs up the western edge and the M4 skirts across the north of Bristol, with Bristol Airport to the south. Although the urban area covering this NCA is significant at over 21 per cent, much of the surrounding rural landscape is farmed."

The National Character Areas provide the only published description of character that covers the Site and its study area's extents. However, given the scale of the NCAs, and the TVIA's identified landscape / townscape character areas at a local level (based on fieldwork), effects on this NCA are not assessed in further detail.

5.4.2. Local Landscape Character

As set out in **Section 2.2**, the Site comprises six fields of semi-improved neutral grassland, delineated by a combination of hedgerows, scrub vegetation and trees, with one small area of woodland in the north-east corner, covering an area of approximately 9.6ha.

The Site is located within an existing area of settlement that forms part of Bristol's wider townscape. The Core Strategy (2011) describes Bristol's townscape as follows [inter alia]:

"Bristol has a rich and varied townscape. At the heart of the city centre lies the mediaeval walled city, which is bordered by later mediaeval and early Georgian expansion. Georgian development at

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St. Paul's, Kingsdown, Clifton and Hotwells forms an arc to the north of the city centre, while densely developed industrial communities lie to the south and east in Bedminster, Easton and the surrounding areas. Beyond these areas are a number of affluent Victorian and Edwardian neighbourhoods and inter-war suburbs, particularly to the north. As Bristol has expanded it has also subsumed a number of surrounding villages such as Westbury-on-Trym, Bishopsworth, Brislington, Henbury and Stapleton, many of which retain a distinct identity and character. Elsewhere, post-war housing estates predominate, along with suburban development from the late 20th Century. Large areas of industrial development can be found at Avonmouth and St. Philip's Marsh.

This varied townscape is set within a unique and dramatic natural landscape defined by the valleys of the Rivers Avon, Frome, Trym and Malago and the flood plain of the Severn Estuary. These attributes contribute towards the city's quality and local identity, creating many distinctive urban and natural landscape features and allowing significant views within and across the city.

The fabric of the city, particularly the city centre, has seen a number of interventions during the post-war years in the interests of Redevelopment and road building..."

Fieldwork has indicated that the description above reflects broadly the characteristics of the townscape that surrounds the Site and wider Bristol urban area. Furthermore, fieldwork has identified that within the Site's surroundings there is a mixture of different dwelling ages and styles that range from pre-war to contemporary homes. The distribution of dwelling styles and extent varies considerably within the urban fabric and are punctuated throughout the townscape with other educational, healthcare, recreational, commercial and industrial land uses that also have their own distinct character.

With this in mind, the following townscape and landscape character areas (TLCA) have been identified within 500m of the Site and are presented on Figure 5 .

- TLCA 1: Brislington Meadows (Site within);
- TLCA 2: Brislington and Broomhill (0m, north);
- TLCA 3: Victory Park (Site within);
- TLCA 4: Brislington Trading Estate (0m, south-east);
- TLCA 5: Eastwood Farm (10m, north-east);
- TLCA 6: Nightingale Valley Park and Nature Reserve (255m, north-west);
- TLCA 7: Brislington 6th Form and Playing Fields (425m, south-east);
- TLCA 8: Avon Valley River Corridor (390m, south-east); and
- TLCA 9: Bickley Wood Gorge (345m, south-east)

The Site is situated within the extent of *TLCA 1: Brislington Meadows* and extends marginally into the adjacent *TLCA 3: Victory Park*. Given the Proposed Development is located within these two TLCAs, and the present land-uses of the Site will change to a new built development, they are both assessed in further detail in **Section 7.5**.

Analysis of the remaining TLCAs, along with a review of the ZVI (see **Section 5.3.1**), show that the visibility of the Proposed Development would be limited from the majority of the

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remaining TLCAs. Where intervisibility would be possible between the surrounding TLCAs and the Site – especially TLCAs such as 2: *Brislington and Broomhill* and 4: *Brislington Trading Estate* – it is judged that the intrinsic and prevailing characteristics of the TLCAs would not be discernibly affected through the introduction of the Proposed Development, and it would only affect a comparatively small proportion of a broader TLCA. Whilst the Proposed Development would add to the existing built area of Brislington and Broomhill, it would be perceived as part of the existing settlement and reflect the key characteristics of the surrounding TLCAs. Furthermore, fieldwork has shown that within the wider context of the Site, which comprises a well-vegetated townscape, built-up development and an undulating landform, these landscape elements would combine to limit intervisibility between the Proposed Development and its wider surroundings in general.

Therefore, it is assessed that the following TLCAs are not taken forward for further detailed assessment in **Section 7.5**:

- TLCA 2: Brislington and Broomhill
- TLCA 4: Brislington Trading Estate
- TLCA 5: Eastwood Farm
- TLCA 6: Nightingale Valley Park and Nature Reserve
- TLCA 7: Brislington 6th Form and Playing Fields
- TLCA 8: Avon Valley River Corridor
- TLCA 9: Bickley Wood Gorge

5.5. Visual Receptors

Visual receptors are “*the different groups of people who may experience views of the development*” (GLVIA, 3rd edition, para 6.3). In order to identify those groups who may be significantly affected the ZTV study, baseline desk study and site visits have been used.

The different types of groups assessed within this report encompass local residents; people using key routes such as roads; cycle ways, people within accessible or recreational landscapes; people using Public Rights of Way; or people visiting key viewpoints. In dealing with areas of settlement, Public Rights of Way and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common.

Eight representative viewpoints have been selected to assess the effects on visual receptors and agreed with Bristol City Council (BCC). Further to consultation with BCC officers, eight additional viewpoint locations were requested, which are presented as Illustrative Viewpoints in **Figure 6**. Illustrative viewpoints have been used to “*demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations*” (GLVIA, 3rd edition, para 6.19). Specific viewpoints may also be identified where there are key promoted viewpoints within the study area, although in this instance, no such viewpoints have been identified.

Copies of relevant correspondence are enclosed in **Appendix 7**.

5.5.1. Visual Environment of Existing Site

The Site's visual environment is, in general, enclosed by the combination of features found within it and surrounding context. Established vegetation throughout and around the Site's boundaries, in combination with the surrounding buildings (residential and commercial) that make up Brislington and Broomhill, limit views towards the Site within its immediate vicinity. Where vegetation is sparser or younger, views to the Site are more readily available from its immediate context.

From further afield, the Site is similarly screened / heavily filtered by intervening vegetation and buildings. However, from elevated landform within the Site's wider context where views are not screening by intervening features, visibility of the Site is possible, albeit seen within the wider developed context of Bristol City.

From publicly accessible parts of the Site (i.e. the two PRoW that traverse it), fieldwork has shown that views to notable landmarks within Bristol City are not readily available. No evidence has been found (at the time of assessment) to indicate that views from the Site nor its vicinity towards local landmarks are promoted locally, and it is judged that the Proposed Development would not affect views towards local landscape from locations within the Site's vicinity.

5.5.2. Visual Receptor Groups

Visual effects are assessed for groups of visual receptors within close proximity of each other and that are judged to experience similar visual effects arising from the Proposed Development. These are referred to as 'visual receptor groups' and include motorists on local roads, users of rights of way and local residents or visitors to settlements.

The following visual receptor groups have been identified within the extent of the ZVI (described in **Section 5.3**) and are taken forward for detailed assessment in **Section 7.0**. The extents of the Visual Receptor Groups described below.

It is judged that for those visual receptors located outside of the ZVI there would be little to no visibility of the Proposed Development, and that effects would be **Negligible** at most. Visual receptors located outside of the ZVI are not taken forward for detailed assessment.

Table 1: Visual Receptor Groups taken forward for detailed assessment

Visual Receptor Group Name	Location / Description
(1) The Site and its local context	Residents and visitors to Brislington and Broomhill that use the PRoWs that traverse the Site; publicly accessible locations within the area between Broomhill Road, Bonville Road, School Road and the northern boundary of Victory Park; and where roads are oriented towards the Site in close proximity to its boundaries.
(2) Victory Park	Visitors to the recreational / accessible landscape of Victory Park to the south of the Site

5.5.3. Roads and Rail

Figure 1 shows that there is road and rail routes within the study area, which are as follows:

- A4 (660m, south-west);
- A4320 (1.3km, north-west);
- A4174 (1.6km, east);
- A37 (1.65km, west);
- A4320 (1.65km, south-west);
- A431 (1.7km, north-east); and
- Great Western Railway (Bristol Temple Meads – Bath Spa) (370m, north-east);

The ZTV study (**Figure 4**) indicates that there would be a degree of theoretical visibility of the Proposed Development from each of these routes. Fieldwork has shown however that, as described in **Section 5.3.1**, there would be little to no visibility of the Proposed Development from any of these routes as a result of the screening effect of intervening vegetation, buildings and / or landform that surround the Site.

Should any visibility be possible, it is judged effects on users of all these routes would be **Negligible** given the existing context and visual composition of suburban built form and are not assessed in further detail in this report.

5.5.4. Long Distance Walking Routes

Figure 1 shows that there is one long-distance walking – the ‘River Avon Trail’ – which follows the course of the River Avon 520m to the east of the Site.

The ZTV study (**Figure 4**) indicates that there would be a degree of theoretical visibility of the Proposed Development from this route. However, fieldwork has shown that, as described in **Section 5.3.1**, there would be little to no visibility of the Proposed

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Development when seen from this route would be largely screened as a result of intervening vegetation, buildings and / or landform that surround the Site.

Should any visibility be possible, it is judged effects on users of all these routes would be **Negligible** and are not assessed in further detail in this report.

5.5.5. National, Regional and Local Cycles Routes

Figure 1 shows that there is one National and Regional Cycle Routes within the study area, which are as follows:

- National Cycle Route 3 (1km, west);

The ZTV study (**Figure 4**) indicates that there would be a degree of theoretical visibility of the Proposed Development from this route. However, fieldwork has shown that, as described in **Section 5.3.1**, there would be little to no visibility of the Proposed Development from this route as a result of the screening effect of intervening vegetation, buildings and / or landform that surround the Site.

Should any visibility be possible, it is judged effects on users of all these routes would be **Negligible** and are not assessed in further detail in this report.

5.5.6. Accessible and Recreational Landscapes

Figure 1 shows that there is a number of accessible and recreational landscape within the study area, which are listed below. Local Nature Reserves (LNR) are also listed, as whilst their primary purpose is to preserve wildlife and geological features, Ordnance Survey mapping and supplementary research shows that there are a 'walks / trails' within their extents where one could appreciate the visual amenity of the locality.

Accessible Landscape

- Eastwood Farm LNR and Open Space (15m, north-east);
- Nightingale Valley LNR and Park (255m, north-west);
- Avon Valley Woodland LNR (525m, east);
- Hanham Common (820m, north-east)
- Stockwood Open Space LNR (1.2km, south)
- Callington Road Nature Reserve (1.3km, south-west)
- Troopers Hill LNR (1.5km, north-east);
- The Duck Pond (1.8km, south-east); and
- Stephens Green (1.9km, south-east);

Recreational Landscape

- Victory Park (0m, south);
- Bristol Harlequins Rugby and Football Club (430m, south-east);

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- Conham River Park (600m, north-east);
- Avon Valley Park (890m, north-east);
- Brislington Juniors Football Club (915m, south-east);
- St Anne's Park (960m, north)
- Dundridge Park (1km, north-east);
- Hungerford Gardens (1km, south);
- Ironmould Lane Playing Fields (1km, south-east);
- Roselea Gardens (1km, north-east);
- Arno's Court Park (1.1km, north-west);
- Hanham Community Centre Cricket Club (1.1km, east);
- Hanham Green (1.2km, east);
- Stockwood Open Space (1.2km, south);
- Hanham Hall Park (1.25km, east);
- Sparke Evans Pocket Park (1.4km, north-west);
- Troopers Hill (1.5km, north)
- Netham Park (1.6km, north-west);
- Knowle Cricket Club (1.7km, west);
- Redcatch Park (1.9km, south-west); and
- Troopers Hill Field (1.9km, north).

The ZTV study (**Figure 4**) indicates that there would be a degree of theoretical visibility of the Proposed Development from the majority of these accessible / recreational landscapes. However, fieldwork has shown that, as described in **Section 5.3.1**, there would be little to no visibility of the Proposed Development from any of these landscapes as a result of the screening effect of intervening vegetation, buildings and / or landform that surround the Site, except for Victory Park. Victory Park would experience a degree of visibility and is assessed in further detail as part of Visual Receptor Group 2 (see **Section 7.6.2**).

Should any visibility be possible from the other accessible / recreational landscapes, it is judged effects on users of these landscapes would be **Negligible** and are not assessed in further detail in this report.

5.5.7. Specific Viewpoints

No specific viewpoints have been identified within the study area.

5.6. Townscape Designations and Value

5.6.1. Designated Townscapes and Landscapes

No designated townscapes nor landscapes have been identified within the study area.

Heritage designations such as Conservation Areas have informed the consideration of value as part of the townscape character assessment and effects to the Conservation Areas themselves as heritage assets are assessed in detail in the Historic Environment Assessment.

It is acknowledged that the Cotswold Area of Outstanding Natural Beauty (AONB) is approximately 6km to the east. Given the AONB's distance from the Site; the Site's location within Bristol City; and the limited visibility of the Proposed Development beyond 2km, as a result of the intervening vegetation, landform and built development, it is judged that the Proposed Development is unlikely to affect the 'special qualities' of the Cotswold AONB. It is therefore not assessed in this report.

5.6.2. Local Landscape Value

Within the study area there are a number of features that contribute to the value of the local landscape and townscape, such numerous landmarks, conservation areas, parks and open spaces and the contrasting environments of the built-up area of the city and its relationship to the River Avon and the surrounding hills of the wider rural landscape.

Two conservations areas lie within the Site's study areas: Brislington Conservation Area lies approximately 220m to the south-west of the Site; and Avon Valley Conservation Area lies approximately 10m to the north-west. Both conservations areas are recognised within local planning policy and would be of Local Value.

BCC's Local Plan Policies Map¹ identifies Victory Park as an 'Important Open Space' (IOS). In accordance with Core Strategy Policy BCS9 – Green Infrastructure, IOSs are important individual green assets, which are to be maintained, protected and enhanced. As such, it is judged that Victory Park would be of Local Value.

Outside of these conservation areas, there are numerous features and landmarks of local interest throughout Bristol's townscape / landscape. With consideration of the Site's local context and its relationship with the city and its wider rural landscape, it is assessed that the local townscape / landscape would be of a Community Value. There is no evidence from desk or field study to suggest that the townscape / landscape within the Site or its study area is of particular value or should be considered as more valued than the wider surrounding area.

¹ Bristol City Council (2022) Local Plan Policies Interactive Map <https://maps.bristol.gov.uk/policies/> [Accessed 4 March 2022]

6.0 The Proposed Development

6.1. The Proposal

As section in **Section 2.2**, the Site is located within the City of Bristol and is surrounded by the existing residential townscape of Broomhill and Brislington, with light industrial uses located to the east. It comprises six fields of semi-improved neutral grassland, delineated by a combination of hedgerows, scrub vegetation and trees, with one small area of woodland in the north-east corner. There is a Tree Preservation Orders (TPO) in placed across the Site, covering trees located within the hedgerows and the area of woodland to the north-east. Two public rights of way (PRoW) run through the Site as well as a number of informal trodden paths. The Site also sits at a similar elevation to its surrounding townscape.

The Proposed Development would provide up to 260 units that would typically be two to three storeys in height, with some taller apartment blocks (up to four storeys) on the eastern boundary of the Site. The primary internal access for vehicles, pedestrians and cyclists would be taken from Broomhill Road in the north-eastern corner of the Site opposite the junction with Whitmore Avenue. A primary access road will extend through the Site towards the north-west corner, with secondary streets serving residential properties. The Proposed Development would also include a network of pedestrian and cycle routes through and into the Site, which would be connected to the existing PRoWs, Victory Park, Broomhill Road and via a new connection to Allison Road / Fermaine Avenue. Existing PRoWs would be retained throughout the Site.

The Landscape Strategy for the Proposed Development has been informed by the findings and recommendations of the TVIA; and relevant policy and guidance. The Proposed Development has drawn upon the inherent characteristics of the landscape that surrounds it and has responded to the topographical change; existing landscape features; and where opportunities area available for views to the wider city of Bristol.

The iterative design process has considered how green infrastructure would be delivered; where new public spaces and new areas of planting would be best placed; and how the new network of green infrastructure can utilise the existing (and retained) vegetation on-site. This process has ensured that the landscape elements of the Proposed Development are coherent, integrated with other land uses and are both functional and deliverable, and have formed the framework that structures the overall scheme. New opportunities will be created for play, recreation, habitat creation and drainage; and ensures that the Proposed Development is well integrated into the landscape.

Key landscape design principles that have shaped the Proposed Development are:

- Retention of the existing vegetation (in so far as possible) and enhancing it where possible to provide visual containment; define parcels for development; and provide the basis of multifunctional green infrastructure.
- Creation of new areas of landscape throughout the Site and along its boundaries to help integrate and mitigate the Proposed Development whilst creating a new network

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of interconnecting landscape and ecological corridors. Consideration has been given to the appropriate treatment of the boundaries of the Site to create a sympathetic transition between the Proposed Development and surrounding townscape.

- Opportunities have been sought to create new areas of public open space within the Site for the benefit of new and existing residents and ensure that the Proposed Development positively interfaces with the surroundings settlement through new and distinctive green infrastructure network.
- Creation of new recreational routes within the Site whilst also protecting and enhancing the PRoWs that traverse the Site. Opportunities have been sought to connect to the wider PRoW network and public open spaces where possible.
- Careful consideration has been given to the proposed building heights to ensure that the Proposed Development relates well to the scale of surrounding housing. Consideration has been given to how to appropriately interface between the Proposed Development and adjacent settlement allowing for the continuation of spaces and routes through the Site and beyond.

Further details of the Proposed Development are described in the accompanying DAS and Design Code.

6.2. Site Fabric

Established trees (individual and group); and hedgerows that are located within the Site and form its boundaries will be largely retained and enhanced with new planting where necessary.

Where necessary, to either permit access throughout the Site or to create viable development parcels, existing vegetation would be removed. The Tree Conflicts Plan (TEP Drawings D7507.21.300, D7507.21.302, D7507.21.302 contained within the Arboricultural Impact Assessment, March 2022) illustrates where existing vegetation will be removed to facilitate development as informed by the outline parameters and as shown on the Illustrative Masterplan, and are listed below for reference:

- An area of Category B Trees (circa. 800m²) and one TPO tree within the north-eastern extents of the Site;
- Sections of the central north-south hedgerows will be removed to permit access across the Site. Natural breaks in the hedgerow will be used where possible for to permit access routes.
- Removal of two internal east-west hedgerows will be removed to allow new homes to be built, including two TPO trees.
- Removal of part of an area of TPO woodland to permit access to Victory Park, in the south-western extent of the Site.

The two existing PRoWs located within the Site will be redirected (as part of a separate application) in accordance with the final layout of the scheme of Proposed Development along public routes. Proposals indicate illustratively that, once the PRoWs have been

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formalised, provisions would be made for pedestrians and bicycles to permit safe movement across the Site, as shown on the Access and Movement Parameter Plan.

6.3. Design approach in respect of landscape and visual matters

As set out in the DAS, all relevant landscape policies / guidance have been considered as part of the iterative design process. **Table 2** below sets out the key policies / guidance of relevance to the landscape and visual context and demonstrates how the design of Proposed Development responds.

Full details as to how the proposals respond to relevant Development Plan Policies is provided in the Planning Statement.

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Table 2: Design Response to local planning policy and guidance

Planning Policy & Guidance	Design Response
Bristol Development Framework Core Strategy (adopted 2011)	
Policy BCS6 – Green Infrastructure	The design of the Proposed Development is ‘landscape-led’, which is evident by the strong landscape structure shown in the parameter plans and illustrative masterplan. The Proposed Development would retain the Site’s existing vegetation in so far as possible and enhance it to provide the basis of multifunctional green infrastructure. Where vegetation has been removed, this would be compensated through new planting throughout the Site in newly created green and accessible spaces. Proposals include the creation of new areas of landscape throughout the Site and along its boundaries to help integrate and mitigate the Proposed Development, whilst creating a new network of interconnecting landscape and ecological corridors.
Policy BCS21 – Quality Urban Design	The DAS describes how the Proposed Development has been sympathetically designed to reflect and respond to its local urban context.
Site Allocations and Development Management Policies (adopted July 2014)	
Policy DM15: Green Infrastructure Provision	The design of the Proposed Development delivers a substantial network of multi-functional green infrastructure that maximises the range of green infrastructure functions and benefits possible, and connects to existing areas of green infrastructure off-site, such as Victory Park (to the south-west) and Eastwood Farm Local Nature Reserve (to the north-east). Whilst some vegetation, including trees and hedgerows, will be removed to facilitate the Proposed Development, new planting will be implemented throughout the Site to compensate for the loss of existing vegetation. A small quantity of vegetation is covered by TPOs or identified as Category A, B or C vegetation will be lost.
Policy DM17: Development Involving Existing Green Infrastructure	No Ancient Woodland, Aged Trees or Veteran tree would be loss as a result of the Proposed Development. The Proposed Development has been designed to sympathetically designed to reflect and respond to its local urban context, as set out in more detail in the DAS. Where tree would be removed, compensation planting has been undertaken.

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Policy DM26: Local Character and Distinctiveness	The DAS describes how the Proposed Development be sympathetically designed to respond to the existing local character and reflect its local distinctiveness. It has considered how the height, scale and massing of the Proposed Development appropriately responds to its immediate context, site constraints and the character of the adjoining streets / urban areas. It has addressed how the Proposed Development will connect to it wider surroundings and utilise the landscape-led approach to deliver a high-quality scheme that contributes positively to its surroundings. It will use (where possible) existing native vegetation to help shape the structure of the development and make allowances to safeguard these valuable landscape assets for establish and thrive.
Policy DM27: Layout and Form	
Site Allocations and Development Management Policies Annex: Site Allocations Information (adopted July 2014)	
BSA1201 Land at Broom Hill, Brislington	The Proposed Development will adhere to the requirements of the site specific allocation.
Urban Living (adopted November 2018)	Details of how the project has responded to the UL SPD is set out in the Design and Access Statement (DAS). Consideration of this guidance throughout the process of this TVIA has been undertaken. The potential visual effect on prominent / secondary landmarks within the city centre; and key landmarks within the wider city has been considered in Section 5.5.1 .
Local Guidance	
Responding to Local Character – A Design Guide (March 1998)	The DAS describes how the Proposed Development be sympathetically designed to respond to the existing local character and reflect its local distinctiveness.

7.0 Landscape and Visual Effects

7.1. Introduction

This section sets out the effects that the Proposed Development would have on both landscape and visual receptors.

7.2. Construction Phase

There will be temporary effects arising during the construction phase in the short- to medium-term. The total anticipated construction period will be approximately 5 years, although the Proposed Development is likely to occur within a number of different phases during this time.

Impacts during the Construction Phase will include the effects of vehicles and plant within the Site and in surrounding areas including earth-moving equipment, cranes, lorries and other vehicles; the erection, use and dismantling of scaffolding, use of cranes / platforms and the creation of stockpiles of materials and construction compounds. Other components typical of construction activities, such as workers' facilities, stockpiles of materials, lighting of specific areas (such as construction or storage compounds) will also result in temporary landscape and visual effects.

Although construction activity is different in nature to the completed Development, it is judged that the construction phase would not give rise to effects over and above those of the completed Development. While the scale of effect may be larger, the duration of effect is much shorter. Therefore, effects identified within this assessment are judged to apply to the completed scheme (once construction is complete and operational).

A detailed Construction Environmental Management Plan (CEMP) will be prepared for the construction phase. While this will not directly reduce or mitigate the landscape and visual effects of construction activity, it will play an important role in ensuring considerate construction activity and that the identified woodland, trees and other landscape / habitat features are appropriately protected during the construction phase.

7.3. Operational Phase

Medium-term effects are assessed during the period following completion, when construction is complete but before proposed planning has fully established. During this period, effects will gradually reduce as the proposed landscape and ecology strategy establishes and matures. During this early part of this period, effects are likely to be at their greatest. The long-term Permanent effects – once the vegetation has established (commonly 15 years and beyond) – are also assessed as necessary.

7.4. Mitigation and Landscape Management

The Proposed Development includes a comprehensive landscape and ecology strategy which includes retained and enhanced boundary planting. The proposed planting would mature over time providing greater benefits in the longer-term – helping integrate the

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Development into the landscape and providing additional screening – and it is assumed that all retained and proposed landscape features within the Site will be subject to appropriate management such that the amenity and / or screening benefits of the vegetation is maintained in perpetuity.

7.5. Effects on Townscape & Landscape Character

The Site does not lie within the extent of a published regional or local landscape / townscape character assessment. In the absence of a published character assessment, a landscape / townscape character assessment has been undertaken for the purposes of this TVIA, as set out below.

Each of the townscape and landscape character areas (TLCAs) identified as part of the baseline study (as set out in **Section 5.4.2**) have been initially assessed as to whether they merit further details consideration as part of this TVIA. Those identified in **Section 5.4.2** as warranting further consideration are described and assessed in the following sections of this report. Their extents are shown on **Figure 5**.

In general, effects on the landscape / townscape are as follows:

Large-scale effects would occur within the Site, where there would be a direct change from an area of grassland with tree, shrub and hedgerow planting to a new area of built development.

Beyond the boundaries of the Site, where views are possible to the Site within its immediate context, effects on townscape / landscape character would decrease to a Small-scale. Whilst a degree of visibility would remain in places where there are gaps in the intervening vegetation, it is judged that the intrinsic and prevailing characteristics of the surrounding townscape and landscape characteristics would not be discernibly affected through the introduction of the Proposed Development. Whilst the Proposed Development would change the existing land-use and add to the built-up area of Brislington / Broomhill, it would be perceived as part of the wider existing settlement.

Beyond the Site's immediate context, effects would be of a Negligible-scale. Fieldwork has shown that within the surroundings of the Site, a strong network of established vegetation, in addition to the existing built-up area and a generally undulating landform, would combine to limit intervisibility between the Site and the wider landscape / townscape.

Descriptions for each of the assessed landscape character areas are summarised below, which have been based on observations made during site-based work.

7.5.1. Local townscape and landscape character areas

TLCA 1: Brislington Meadows (Site within)

TCLA 1: Brislington Meadows is characterised by a series of medium- and small-scale fields of fields of semi-improved neutral grassland, delineated by a combination of established hedgerows, scrub vegetation and trees, some of which are covered by TPOs. Small areas of woodland are found along the edge and within the southern extents of the TCLA. A small number of PROWs traverse TCLA, although many of these are informal trodden paths have

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been made across the land. The TCLA is bounded to the west by School Road and The Park Allotments, to the north by existing residential development at Broomhill and Broomhill Junior School / nursery; and to the east by Bonville Road Trading Estate; and Victory Park to the south. The TCLA is characterised by a sloping landform, which falls from the north-west to the south-west. The TCLA does not lie within any designated statutory landscape designations.

The Site is located within wider context of Bristol City and is immediately adjacent the existing residential areas of Broomhill and Brislington. It is judged that the Proposed Development would constitute a minor expansion of an existing areas of residential development in a location that is not prominent in the wider area. On this basis, the character area is assessed to be of Medium Susceptibility to the Proposed Development. It is judged that there are no assets or features that indicate it should be assessed as Community Value. Combining susceptibility and value, it is assessed that the sensitivity of the TCLA would be of a **Medium – Low Sensitivity**.

Large-scale effects would be confined to the Site itself, which covers the majority of the TCLA. The retention of the existing and establishing vegetation within the Site and along its boundaries, combined with a comprehensive landscape strategy (as described in **Section 6.0**), would deliver new areas of public open space and help integrate the development into the wider townscape over time. It is however acknowledged that there would be a loss of the existing area semi-improved neutral grassland and some established trees / hedgerows that contribute to the key characteristics of the TCLA would be lost.

Medium-term and Permanent effects would not be discernibly different following completion and the longer-term once planting has established. Permanent effects Intermediate extent of the overall TLCA. This would result in effects of a **High Magnitude** and be **Major – Moderate**. It is judged that effects in TVIA terms would be **Adverse** on balance, owing to the change from an area of open semi-improved grassland with new housing, albeit placed within a new network of green infrastructure. It must also be borne in mind the Site is allocated for development and therefore the introduction of new built form within the Site is acceptable in planning policy terms.

Outside of the extent of the Site, effects on the TLCA would reduce to a Small-scale. Whilst there would be a visible change to TCLA within the extents of the Site where the Proposed Development would be built, it is assessed this part of TCLA would only be indirectly affected. The open and undeveloped character of the rest of the TCLA would remain intact. Views would remain broadly similar to intervisibility presently experienced between the existing townscape of Brislington / Broomhill and the TLCA, and its intrinsic characteristics would remain intact and largely unaffected.

Effects in the Medium-term and Permanently on the TCLA outside of the Site would affect an Intermediate extent of the overall TLCA, resulting in a **Low Magnitude** and be **Slight**. Effect would be **Neutral** as views would remain similar to those presently experienced.

TLCA 3: Victory Park (Site within)

TLCA 3: Victory Park is a public open space that comprises an open greenspace, a playground; football pitches and walking / cycling routes. It is enclosed and populated by a

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mosaic of established tree and shrub vegetation, which border Brislington Meadows to the north; Bonville Road to the east / south; and the residential area of Brislington to the south / west.

The Site is located within wider context of Bristol City and is immediately adjacent the existing residential areas of Broomhill and Brislington. It is judged that the Proposed Development would constitute a minor expansion of an existing areas of residential development in a location that is not prominent in the wider area, and only a minor part of the Proposed Development – a new footway / cycleway connection between the Site and Victory Park – would extend into this TLCA , which would in keeping the existing characteristics of the park.

On this basis, the character area is assessed to be of Medium Susceptibility to the Proposed Development. It is judged that, in accordance as it's designation as an 'Important Open Space', it would be of Local Value. Combining susceptibility and value, it is assessed that the sensitivity of the TLCA would be of a **Medium Sensitivity**.

The southern boundary of the Site extends into this TLCA. However, as set out in **Section 6.0**, the Proposed Development proposes an improved recreational route between the Site and Victory Park. Whilst this would constitute a direct change to the TLCA, the proposals would be in keeping with the existing character of Victory Park and the wider TLCA. Therefore, it is judged that whilst there would be a visible change to the land to the north of this TLCA where the Proposed Development would be built and views are possible, it is assessed views would remain broadly similar to intervisibility presently experienced between the existing townscape of Brislington / Broomhill and the TLCA, and its intrinsic characteristics would remain intact and largely unaffected.

It is judged that a Small-scale of effect would be experienced on this TLCA both in the Medium-term and Permanently, affecting a Localised extent of the overall TLCA. The resultant effects would be of a **Low Magnitude** and be **Slight**. Effect would be **Neutral**, as where views are possible, they would remain similar to those presently experienced between the TLCA and the townscape of Brislington / Broomhill.

7.5.2. Effects on settlement form and context

The Site is located within the south-eastern extents of Bristol City, within the area of Brislington / Broomhill. This area comprises numerous residential properties; a trading estate; schools; and a small area of commercial shops. The A4 and A4174 lie to the south of the Site.

The Proposed Development would alter the existing settlement form or context, but it would not extrude into the wider countryside. It would be physically well-contained within surroundings and offers opportunities to deliver a scheme that provides a significant amount of landscaped public open space alongside new housing for existing and new residents.

The Proposed Development would not result in the loss of any locally identified views, and it would integrate itself into its surroundings in terms of its dwelling types, scale and layout. Existing vegetation removal would be minimised in so far as possible. The existing

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characteristics of Brislington / Broomhill would remain intact and continue to form a distinctive area within Bristol's wider townscape should the Proposed Development be brought forward.

Further details on the design requirements for reserved matters details are provided in the submitted Design Code.

7.6. Visual Effects

7.6.1. Visual Aids

Annotated photographs (**Figure 6**) and photowire visualisations (**Figure 7**) are appended in support of this TVIA.

The photowire visualisations are modelled on the assumed ground levels and the maximum building heights proposed, as set out in **Section 3.7. Assumptions and Limitations**. **Figure 7** firstly visualises the maximum building parameters, which represent the 'maximum development scenario', and forms the basis of the assessment of effects in this report. They present a simple 3D wireline block model of the areas that would be developed, correctly placed in its photographic context. The second set of visualisations, based on the illustrative development layout and massing (included within the DAS), represents a more realistic representation of how the Site may be built and reflects individual houses rather than simple block parameters, although no material treatments have been applied. The same building heights have been used for both sets of visualisations.

The method of presentation for each viewpoint has been informed by Landscape Institute Technical Note 06/19 'Visual representation of development proposals'. The viewpoint description, description of effects and scale of effect for each viewpoint (see **Figure 4** for locations) are set out on each photograph panel (**Figure 6**). The scale of effect at each viewpoint is summarised below in **Table 3**:

Table 3: Scale of Effect

Viewpoint Reference & Location	Distance, direction	Scale of effect	
		Adverse / Neutral / Positive	
		Medium- term	Permanent
Viewpoint 1 – Public Footpath (BCC/482/20)	Within Site	Large <i>Adverse</i>	Large <i>Adverse</i>
Viewpoint 2 – Broomhill Road	25m North-east	Small <i>Neutral</i>	Small <i>Neutral</i>
Viewpoint 3 – School Road	20m North-west	Medium <i>Neutral</i>	Medium <i>Neutral</i>
Viewpoint 4 – Victory Park	280m South	Medium – Small <i>Neutral</i>	Medium – Small <i>Neutral</i>

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Table 3: Scale of Effect

Viewpoint Reference & Location	Distance, direction	Scale of effect <i>Adverse / Neutral / Positive</i>	
		Medium- term	Permanent
Viewpoint 5 – Callington Road Nature Reserve	1.5km South-west	Negligible <i>Neutral</i>	Negligible <i>Neutral</i>
Viewpoint 6 – Stockwood Open Space Nature Reserve	1.8km South	Negligible <i>Neutral</i>	Negligible <i>Neutral</i>
Viewpoint 7 – Abbots Road	1.6km East	Negligible <i>Neutral</i>	Negligible <i>Neutral</i>
Viewpoint 8 – Dunridge Park	1.3km North	Negligible <i>Neutral</i>	Negligible <i>Neutral</i>

Each of the viewpoints is a ‘sample’ of the potential effects, representing a wide range of receptors – including not only those actually at the viewpoint, but also those nearby, at a similar distance and/or direction.

From these viewpoints it can be seen that:

Large-scale visual effects would be confined to locations within the Site. Here, the Proposed Development would constitute a major alteration to key elements, features, qualities and characteristics of the view such that the baseline will be fundamentally changed where views are available.

Beyond the Site’s boundaries, visual effects would reduce rapidly with distance. Medium-scale and Small-scale visual effects would be experienced from Site’s immediate context, from such locations as Broomhill Road and School Road, where parts of the Proposed Development would visibility past existing and new vegetation.

Beyond the Site’s immediate context, buildings and vegetation would combine to screen visibility to a greater degree. The Proposed Development would either be screened from visual receptors by vegetation, landform and / or buildings within the intervening townscape / landscape; or the Proposed Development would form a very limited change in views and be seen in the context of existing buildings (residential and commercial) which surround the Site. Effects would be at most of Negligible-scale.

7.6.2. Visual Receptor Groups

This assessment focuses on effects on groups of visual receptors, incorporating effects on views from public spaces and streets within settlements (or around the houses in areas with isolated dwellings), and the routes and accessible landscape in the surrounding countryside. Residents and visitors within these communities are assessed to be of **High – Medium sensitivity**.

The assessment of effects on settlements focuses on the visual amenity of public spaces, though views from groups of dwellings will also be noted in the descriptions. Effects on

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private residential amenity is a separate matter, and only require assessment when a Development is likely to have effects over the Residential Visual Amenity Threshold referred to in LI TGN 02/2019 (as set out within **Section 3.4** and **Appendix 3**), which is not the case in respect of this Development.

Visual Receptor Group 1: The Site and its local context

This visual receptor group comprises residents and visitors to Brislington and Broomhill that will use the PRowS that traverses the Site; publicly accessible locations within an area between Broomhill Road, Bonville Road, School Road and the northern boundary of Victory Park; and where roads are oriented towards the Site in close proximity to its boundaries. Effects on visual receptors are represented by Viewpoints 1, 2 and 3 (**Figures 6.1 – 6.3**).

Viewpoint 1 (located on the south-eastern boundary of the Site) represents the views from the PRowS within the Site; Bonville Road along the Site's eastern boundary; and where roads are orientated towards the Site within the adjacent industrial estate.

From such locations, views to proposed buildings would be visible and not concealed by intervening vegetation (retained or proposed). Visual receptors would experience a change in the view from an area of open grassland to that of new development, and effects would be at their greatest following completion of the Proposed Development before proposed planting has established, especially during the winter months. During this period, new buildings would be visible through establishing leafless vegetation and would be visibly closer than the existing built infrastructure of Broomhill / Brislington seen beyond the Site.

Parameter plans and landscape proposals (contained within the DAS) indicate that development parcels would be offset from the PRowS within the Site with a mosaic of tree / scrub and wildflower grassland planted in the intervening landscape and along the edges of the development parcels. It is assessed that effects would reduce to a degree over time as proposed planting established and screen / filter views to a greater degree, albeit visibility would remain.

Similarly, from Bonville Road and roads orientated towards the Site within the adjacent industrial site, views would be possible through the existing / proposed vegetation, especially during the winter months during the period following completion.

A notable change would be experienced to existing view, and it is likely that effects upon completion and permanently would not be discernibly different, albeit the Proposed Development would be well integrated into its surroundings in the longer-term.

Permanent visual effects therefore on these PRowS and from public areas located to close to the Site's eastern boundary would be Large-scale, both during the winter and summer months, affecting a Localised extent of this receptor group. The resultant effects would be **High Magnitude**, **Major** and, on balance, **Adverse**, given the change from existing grassland to a new area of development.

Beyond the Site's boundaries, visual effects would continue to be experienced from locations such as Broomhill Road and School Road; and where nearby road are orientated

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towards the Site (such as Manworthy Road and Talbot Road– see Viewpoints G and H, **Figure 6.9**) within the local context of the Site but would reduce with distance.

Viewpoints 2 and 3 represent existing views close to the Site, where visibility of the Proposed Development would be possible above and past existing intervening vegetation and buildings. Photowire visualisations of the Proposed Development from Viewpoint 3 (**Figure 7.1**) have also been produced in support of the TVIA.

From Viewpoint 2, which is situated opposite the at the proposed entrance to the Proposed Development to the north, views would be possible to the new buildings and the access road. From Viewpoint 3, visibility of the Proposed Development would be possible above the intervening vegetation present along the Site's boundary and around the Park Allotments.

It is assessed that retained and proposed vegetation within the Site and along its edges would combine to filter and screen the majority of the Proposed Development from view, although a degree of visibility would remain to the new buildings.

Whilst views to the Proposed Development would be available from locations within the Site's local context, the panoramic view comprises an already developed townscape, and parameter heights of the Proposed Development would not be dissimilar to those heights of surrounding buildings. It is judged that the baseline would remain fundamentally unchanged, both in the Medium-term and Permanently.

Effects would be at their greatest where views to the new buildings are possible in gaps in the vegetation near to the Site, before proposed planting has established, albeit a discernible degree of visibility would remain. Fieldwork has indicated there would be limited number locations where this would be possible.

From School Road to the west of the Site, where the vegetation sparser and or younger visibility of the Proposed Development would be possible above the intervening vegetation, although fieldwork has noted that there are only few locations where this is possible – Viewpoint 3 represents an available view. From this location, it is judged that effects would be, at most, of a Medium-scale and affect a Limited extent of the overall receptor group. Resultant effects (during the Medium-term and Permanently) would be of a **Medium – Low Magnitude** and **Moderate**. Effect is judged to be **Neutral**, given the visible housing that already influence the baseline view.

From Broomhill Road to the north of the Site, which is represented by Viewpoint 2, views would be confined to a small stretch of the road where access to the Site would be located. Here, it is judged that effects would be of a Small-scale from a Limited extent of the overall extent of the receptor group, and resultant effects (during the Medium-term and Permanently) would be of a **Low Magnitude, Slight**. Effect is judged to be **Neutral**, given the visible housing that already influence the baseline view.

From roads beyond those immediately adjacent to the Site, which are orientated towards the Site, views to the Proposed Development would be seen within the existing context of the townscapes of Brislington and Broomhill. Resultant effects would affect a Limited

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extent of the receptor group and be of a Negligible-scale and **Negligible Magnitude**, **Minimal** and **Neutral** both in the Medium-term and Permanently.

Visual Receptor Group 2: Victory Park

This visual receptor group comprises users of Victory Park, an area of the recreational / accessible landscape to the south of the Site. Effects on visual receptors are represented by Viewpoint 4 (**Figure 6.4**). Illustrative viewpoints D and E presents views from locations near to the Site's boundary. Photowire visualisations of the Proposed Development from this viewpoint (**Figures 7.2**) have also been produced in support of the TVIA.

Viewpoint 4 shows that from Victory Park, visibility of the Proposed Development would be possible through and above the intervening vegetation, especially during the winter months when the trees would be out-of-leaf. However, housing is already a feature in views from this location and in the direction of the Site to the north, east and west. The visualisations shown on **Figures 7.2** illustrate the degree to which it would be seen and how it would relate to the existing housing that surrounds the Site.

Effects on users of the Victory Park would be at their greatest upon completion before proposed vegetation has established. Medium-term effects would be of a Medium – Small-scale, affecting a Localised extent of the park. Resultant effects would be of a **Medium – Low Magnitude**, **Moderate** and on balance, **Neutral**, given the influence of visible housing and commercial buildings seen within the context of the Site in existing views.

Over time, as proposed planting establishes in the southern extents of the Site, effects would reduce to a degree although it is judged that the Proposed Development would remain visibility. The prevalence of vegetation (retained and proposed) that would combine to screen / filter views to a greater degree, even when the vegetation is out-of-leaf, but where there are gaps, visibility to new buildings would be possible.

Permanent effects therefore would remain of a Medium – Small-scale. Effects would continue to affect a Localised extent of the park, being of a Medium – **Low Magnitude** and **Moderate**. It is judged those effects would remain **Neutral**, given the visible housing and commercial building that already influence the baseline view.

7.6.3. Road and Rail

No road or railway routes have been identified within the study area that require further detailed assessment, being located outside of the ZVI – see **Sections 5.3.1** and **5.5.3**.

7.6.4. Long Distance Walking Routes

No long distance walking routes have been identified within the study area that require further detailed assessment, being located outside of the ZVI – see **Sections 5.3.1** and **5.5.4**.

7.6.5. National, Regional and Local Cycle Routes

No national, regional or local cycle routes have been identified within the study area that require further detailed assessment, being located outside of the ZVI – see **Sections 5.3.1** and **5.5.5**.

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7.6.6. Accessible and Recreational Landscapes

Victory Park has been assessed as part of Visual Receptor Group 2 – see **Section 7.6.2.**

No other accessible and / or recreational landscapes have been identified within the study area that require further detailed assessment, being located outside of the ZVI – see **Sections 5.3.1 and 5.5.6.**

7.6.7. Specific Viewpoints

No specific viewpoints have been identified within the study area.

7.7. Designated Townscapes / landscapes

7.7.1. Designated landscape

No designated landscapes have been identified within the study area that require assessment.

7.8. Summary of Landscape and Visual Effects

Effects on the receptors assessed above are summarised in the table over page. For receptors where the significance of effects varies, the distribution of effects is summarised.

Table 4: Summary of Effects

Receptor	Comments	Distance, Direction	Sensitivity	Magnitude	Significance	Positive / Neutral / Adverse
Townscape and Landscape Character						
TLCA 1: Brislington Meadows	Effects on the Site – <i>Medium-term and Permanently</i>	Site within	Medium – Low	High	Major – Moderate	Adverse
	Effects beyond the extent of the Site – <i>Medium-term and Permanently</i>			Low	Slight	Neutral
TLCA 3: Victory Park	Effects on the Site – <i>Medium-term and Permanently</i>	Site within	Medium	Low	Slight	Neutral
	Effects beyond extent of the Site – <i>Medium-term and Permanently</i>			Negligible	Minimal	Neutral
Visual Receptor Groups						
Visual Receptor Group 1: The Site and its local context	ProWs within the Site – <i>Medium-term and Permanently</i>	Within Site	High – Medium	High	Major	Adverse
	Local Roads within the Site’s immediate context (School Road) – <i>Medium-term and Permanently</i>	0m, west		Medium – Low	Moderate	Neutral
	Local Roads within the Site’s immediate context (Broomhill Road) – <i>Medium-term and Permanently</i>	0m, north		Low	Slight	Neutral
	Local Roads beyond the Site’s immediate context – <i>Medium-term and Permanently</i>	350m, west		Negligible	Minimal	Neutral

Table 4: Summary of Effects

Receptor	Comments	Distance, Direction	Sensitivity	Magnitude	Significance	Positive / Neutral / Adverse
Visual Receptor Group 2: Victory Park	Effects of Victory Park – <i>Medium-term and Permanently</i>	0m, south		Medium – Low	Moderate	Neutral
Road and Rail						
No road or railway routes have been identified within the study area that require further detailed assessment, being located outside of the ZVI.						
Long Distance Walking Route						
No long distance walking routes have been identified within the study area that require further detailed assessment, being located outside of the ZVI.						
National and Regional Cycle Routes						
No national, regional or local cycle routes have been identified within the study area that require further detailed assessment, being located outside of the ZVI.						
Accessible and Recreational Landscape						
Victory Park has been assessed as part of Visual Receptor Group 2. No other accessible and / or recreational landscapes have been identified within the study area that require further detailed assessment, being located outside of the ZVI						
Specific Viewpoints						
No specific viewpoints have been identified within the study area.						
Designated Landscapes						
No designated landscapes have been identified within the study area that require assessment.						

Brislington Meadows, Brislington

Appendices to Townscape and Visual Impact Assessment
March 2022

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Comment Final

This document has been prepared and checked in accordance with ISO 9001:2015.

Appendix 1. Glossary

Cumulative effects. The additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.

Illustrative Viewpoint. A viewpoint chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

Landscape Character Areas These are single unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Type. These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, and historical land use, and settlement pattern, and perceptual and aesthetic attributes.

Landscape effects. Effects on the landscape as a resource in its own right.

Landscape character. A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape quality (or condition). A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

Landscape receptors. Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape value. The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect). A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term, in duration.

Mitigation. Measures which are proposed to prevent, reduce and where possible offset any significant adverse effects (or to avoid, reduce and if possible remedy identified effects).

Representative Viewpoint. A viewpoint selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ.

Sensitivity. A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Specific Viewpoint. A viewpoint because it is key and sometimes a promoted viewpoint within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations.

Susceptibility. The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Visual amenity. The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area.

Visual effect. Effects on specific views and on the general visual amenity experienced by people.

Visual receptor. Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Zone of Theoretical Visibility (ZTV). A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

Definitions from *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013

Appendix 2. References

- 1) The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013.
- 2) An Approach to Landscape Character Assessment, Natural England, 2014.
- 3) Special Report – The State of Environmental Impact Assessment Practice in the UK, Institute of Environmental Management and Assessment, 2011
- 4) Landscape Institute Technical Guidance Note 06/19 Visual Representation of development proposals
- 5) Landscape Institute Technical Note 06/17 – Townscape Character Assessment
- 6) Landscape Institute Technical Guidance Note 02/2019 Residential Visual amenity assessment
- 7) European Landscape Convention, 2000.
- 8) Bristol City Council. Bristol Development Framework Core Strategy (adopted 2011)
- 9) Bristol City Council. Site Allocations and Development Management Policies (adopted July 2014).
- 10) Bristol City Council. Site Allocations and Development Management Policies Annex: Site Allocations Information (adopted July 2014)
- 11) Bristol City Council. Urban Living (adopted November 2018)
- 12) Bristol City Council. Responding to Local Character – A Design Guide (March 1998)
- 13) Natural England. National Landscape Character Profiles (30 September 2014)
- 14) South Gloucestershire Landscape Character
- 15) Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment (April 2003)

Appendix 3. Methodology

Introduction

This appendix contains additional detail regarding the assessment methodology, supplementing the information provided within the LVIA text. This appendix sets out a standard approach – specific matters in terms of the scope of assessment, study area and modifications to the standard approach for this assessment are set out within the LVIA.

The methodology has the following key stages, which are described in more detail in subsequent sections, as follows:

- Baseline – includes the gathering of documented information; agreement of the scope of the assessment with the EIA co-ordinator and local planning authority; site visits and initial reports to the EIAA co-ordinator of issues that may need to be addressed within the design.
- Design – input into the design / review of initial design / layout / options and mitigation options.
- Assessment – includes an assessment of the landscape and visual effects of the scheme, requiring site based work and the completion of a full report and supporting graphics.
- Cumulative Assessment – assesses the effects of the proposal in combination with other developments, where required.

Baseline

The baseline study establishes the planning policy context, the scope of the assessment and the key receptors. It typically includes the following key activities:

- A desk study of relevant current national and local planning policy, in respect of landscape and visual matters, for the site and surrounding areas.
- Agreement of the main study area radius with the local planning authority.
- A desk study of nationally and locally designated landscapes for the site and surrounding areas.
- A desk study of existing landscape character assessments and capacity and sensitivity studies for the site and surrounding areas.
- A desk study of historic landscape character assessments (where available) and other information sources required to gain an understanding of the contribution of heritage assets to the present day landscape.
- Collation and evaluation of other indicators of local landscape value such as references in landscape character studies or parish plans, tourist information, local walking & cycling guides, references in art and literature.
- The identification of valued character types, landscape elements and features which may be affected by the proposal, including rare landscape types.

- Exchanging information with other consultants working on other assessment topics for the development as required to inform the assessment.
- Draft Zone of Theoretical Visibility (ZTV) studies to assist in identifying potential viewpoints and indicate the potential visibility of the proposed development, and therefore scope of receptors likely to be affected. The methodology used in the preparation of ZTV studies is described within Appendix 12.4.
- The identification of and agreement upon, through consultation, the scope of assessment for cumulative effects.
- The identification of and agreement upon, through consultation, the number and location of representative and specific viewpoints within the study area.
- The identification of the range of other visual receptors (e.g. people travelling along routes, or within open access land, settlements and residential properties) within the study area.
- Site visits to become familiar with the site and surrounding landscape; verify documented baseline; and to identify viewpoints and receptors.
- Input to the design process.

The information gathered during the baseline assessment is drawn together and summarised in the baseline section of the report and reasoned judgements are made as to which receptors are likely to be significantly affected. Only these receptors are then taken forward for the detailed assessment of effects (ref. GLVIA 3rd edition, 2013, para 3.19).

Design

The design and assessment stages are necessarily iterative, with stages overlapping in parts. Details of any mitigation measures incorporated within the proposals to help reduce identified potential landscape and visual effects are set out within the LVIA.

Assessment

The assessment of effects includes further desk and site based work, covering the following key activities:

- The preparation of a ZTV based on the finalised design for the development.
- An assessment, based on both desk study and site visits, of the sensitivity of receptors to the proposed development.
- An assessment, based on both desk study and site visits, of the magnitude and significance of effects upon the landscape character, designated and recreational landscape and the existing visual environment arising from the proposed development.
- An informed professional judgements as to whether each identified effect is positive, neutral or adverse.
- A clear description of the effects identified, with supporting information setting out the rationale for judgements.

- Identification of which effects are judged to be significant based on the significance thresholds set out within the LVIA
- The production of photomontages from a selection of the agreed viewpoints showing the anticipated view following construction of the proposed development.

Site

The effect of physical changes to the site are assessed in terms of the effects on the landscape fabric.

Landscape and Townscape Character Considerations

The European Landscape Convention (2000) provides the following definition:

“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”

And notes also in Article 2 that landscape includes *“natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas”*.

An Approach to Landscape Character Assessment (Natural England, 2014) defines landscape character as:

“a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse.”

The susceptibility of landscape character areas is judged based on both the attributes of the receiving environment and the characteristics of the proposed development as discussed under ‘susceptibility’ within the methodology section of the LVIA. Thus, the key characteristics of the landscape character types/areas are considered, along with scale, openness, topography; the absence of, or presence, nature and patterns of development, settlement, landcover, the contribution of heritage assets and historic landscape elements and patterns, and land uses in forming the character. The condition of the receiving landscape, i.e. the intactness of the existing character will also be relevant in determining susceptibility. The likelihood of material effects on the landscape character areas can be judged based on the scale and layout of the proposal and how this relates to the characteristics of the receiving landscape.

The introduction of any development into a landscape adds a new feature which can affect the ‘sense of place’ in its near vicinity, but with distance, the existing characteristics reassert themselves.

The baseline is informed by desk study of published landscape character assessments and field survey. It is specifically noted within An Approach to Landscape Character Assessment (Natural England, 2014) that:

“Our landscapes have evolved over time and they will continue to evolve – change is a constant but outcomes vary. The management of change is essential to ensure that we achieve sustainable outcomes – social, environmental and economic. Decision makers need to understand the baseline and the implications of their decisions for that baseline.”

At page 51 it describes the function of Key Characteristics in landscape assessment, as follows:

“Key characteristics are those combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape. Key characteristics are particularly important in the development of planning and management policies. They are important for monitoring change and can provide a useful reference point against which landscape change can be assessed. They can be used as indicators to inform thinking about whether and how the landscape is changing and whether, or not, particular policies – for example - are effective and having the desired effect on landscape character.”

It follows from the above that in order to assess whether landscape character is significantly affected by a development, it should be determined how each of the key characteristics would be affected. The judgement of magnitude therefore reflects the degree to which the key characteristics and elements which form those characteristics will be altered by the proposals.

Landscape value - considerations

Paragraph 5.19 of GLVIA states that “A review of existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape- such as trees, buildings or hedgerows -may also have value. All need to be considered where relevant.”

Paragraph 5.20 of GLVIA indicates information which might indicate landscape value, including:

- Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;
- Information about Heritage Coasts, where relevant;
- Local planning documents for local landscape designations;
- Information on features such as Conservation Areas, listed buildings, historic or cultural sites;
- Art and literature, identifying value attached to particular areas or views; and
- Material on landscapes of local or community interest, such as local green spaces, village greens or allotments.

An assessment of landscape value is made based on the following factors outlined in Table 1 of the Landscape Institute’s ‘Technical Guidance Notes 02-21: Assessing landscape value outside national designations’: natural heritage; cultural heritage; landscape condition; associations; distinctiveness; recreational; perceptual (scenic); perceptual (wildness and tranquillity); and functional.

In addition to the above list, consideration is given to any evidence that indicates whether the landscape has particular value to people that would suggest that it is of greater than Community value.

Viewpoints and Visual Receptors - considerations

A wide variety of visual receptors can reasonably be anticipated to be affected by the proposed development. Within the baseline assessment, the ZTV study and site visits are used to determine which visual receptors are likely to be significantly affected and therefore merit detailed assessment. In line with guidance (GLVIA, 3rd Edition, 2013); both representative and specific viewpoints may be identified to inform the assessment. In general, the majority of viewpoints will be representative – representing the visual receptors at the distance and direction in which they are located and of the type(s) that would be present at that location. The representative viewpoints have generally been selected in locations where significant effects would be anticipated; though some may be selected outside of that zone – either to demonstrate the reduction of effects with distance; or to specifically ensure the representation of a particularly sensitive receptor.

- The types of visual receptors likely to be included with the assessment are:
- Users of walking routes or accessible landscapes including Public Rights of Way, National and Regional Trails and other long distance routes, Common Land, Open Access Land, permissive paths, land held in trust (e.g. Woodland Trust, National Trust) offering free public access, and other regularly used, permitted walking routes;
- Visitors to and residents of settlements;
- Visitors to specific valued viewpoints;
- Visitors to attractions or heritage assets for which landscape and views contribute to the experience; and
- Users of roads or identified scenic routes.

Visual receptors are grouped for assessment into areas which include all of the routes, public spaces and homes within that area. Groups are selected as follows:

- Based around settlements in order to describe effects on that that community – e.g. a settlement and routes radiating from that settlement; or
- An area of open countryside encompassing a number of routes, accessible spaces and individual dwellings; or
- An area of accessible landscape and the routes within and around it e.g. a country park; and
- such that effects within a single visual receptor group are similar enough to be readily described and assessed.

With the exception of specific viewpoints, each route, settlement or location will encompass a range of possible views, which might vary from no view of the development to very clear, close views. Therefore, effects are described in such a way as to identify where views towards the development are likely to arise and what the scale, duration and extent of those views are likely to be. In some cases, this will be further informed by a nearby viewpoint and in others it will be informed with reference to the ZTV, aerial photography and site visits. Each of these individual effects are then considered together in

order to reach a judgement of the effects on the visual receptors along that route, or in that place.

The representative viewpoints are used as ‘samples’ on which to base judgements of the scale of effects on visual receptors. The viewpoints represent multiple visual receptors, and duration and extent are judged when assessing impacts on the visual receptors.

For specific viewpoints (key and sometimes promoted viewpoints within the landscape), duration and extent are assessed, with extent reflecting the extent to which the development affects the valued qualities of the view from the specific viewpoint.

Visual Receptor Sensitivity – typical examples

	High	Medium	Low
National/International	1	4	8
Local/District	2	5	8
Community	3	6	9
Limited		7	10

- 1) Visitors to valued viewpoints or routes which people might visit purely to experience the view, e.g. promoted or well-known viewpoints, routes from which views that form part of the special qualities of a designated landscape can be well appreciated; key designed views; panoramic viewpoints marked on maps.
- 2) People in locations where they are likely to pause to appreciate the view, such as from local waypoints such as benches; or at key views to/from local landmarks. Visitors to local attractions, heritage assets or public parks where views are an important contributor to the experience, or key views into/out of Conservation Areas.
- 3) People in the streets around their home, or using public rights of way, navigable waterways or accessible open space (public parks, open access land).
- 4) Users of promoted scenic rail routes.
- 5) Users of promoted scenic local road routes.
- 6) Users of cycle routes, local roads and railways.
- 7) Outdoor workers.
- 8) Users of A-roads which are nationally or locally promoted scenic routes.
- 9) Users of sports facilities such as cricket grounds and golf courses.
- 10) Users of Motorways and A-roads; shoppers at retail parks, people at their (indoor) places of work.

Preparation and use of Visuals

The ZTVs are used to inform the field study assessment work, providing additional detail and accuracy to observations made on site. Photomontages may also be produced in order to assist readers of the assessment in visualising the proposals, but are not used in reaching judgements of effect. The preparation of the ZTVs (and photomontages where applicable) is informed by the Landscape Institute's Technical Guidance Note 06/19 'Visual Representation of development proposals' and SNH 'Visual Representation of Wind Farms Best Practice Guidance' (both the 2007 and 2017 editions).

The following points should be borne in mind in respect of the ZTV study:

- Areas shown as having potential visibility may have visibility of the development obscured by local features such as trees, hedgerows, embankments or buildings.

A detailed description of the methods by which ZTVs and visualisations are prepared is included in **Appendix 4**.

In addition to the main visualisations, illustrative views are used as appropriate to illustrate particular points made within the assessment. These are not prepared to the same standard as they simply depict existing views, character or features rather than forming the basis for visualisations.

Cumulative Assessment

Cumulative assessment relates to the assessment of the effects of more than one development. A search area from the proposal site (typically of a similar scale to the study area) is agreed with the planning authority. For each of the identified cumulative schemes agreement is reached with the Planning Authority as to whether and how they should be included in the assessment.

Developments that are subject to a valid planning application are included where specific circumstances indicate there is potential for cumulative effects to occur, with progressively decreasing emphasis placed on those which are less certain to proceed. Typically, operational and consented developments are treated as being part of the landscape and visual baseline. i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed.

The cumulative assessment examines the same groups of landscape and visual receptors as the assessment for the main scheme, though different viewpoints may be used in order to better represent the likely range of effects arising from the combination of schemes. The assessment is informed by cumulative ZTVs as necessary, showing the extent of visual effects of the schemes in different colours to illustrate where visibility of more than one development is likely to arise. Cumulative wirelines or photomontages may also be prepared.

In addition, the effects on users of routes through the area, from which developments may be sequentially visible as one passes through the landscape are also considered, if appropriate. This assessment is based on the desk study of ZTVs and aerial photography, and site visits to travel along the routes being assessed.

In relation to landscape and visual cumulative assessment, it is important to note the following:

- For each assessed receptor, combined cumulative effects may be the same as for the application scheme, or greater (where the influence of multiple schemes would increase effects, or where schemes in planning other than the application scheme would have the predominant effects).
- For each assessed receptor, incremental cumulative effects may be the same as for the application scheme, or reduced (where the influence of other schemes in planning would be such that were they consented and considered to be part of the baseline, the incremental change arising from the addition of the application scheme would be less).
- Subject to the distance and degree of intervening landform, vegetation and structures there may be no cumulative effects.

The way in which the assessment is described and presented is varied depending on the number and nature of scenarios which may arise. This variation is needed in order to convey to the reader the key points of each assessment. For example, the three different cumulative combinations that may arise for an assessment in which there are two existing undetermined applications each can be assessed individually. A situation in which there are 10 applications cannot reasonably be assessed in this way and the developments may need to be grouped for analysis.

Residential Amenity

Paragraph 6.17 of GLVIA, 3rd edition notes that:

“In some instances it may also be appropriate to consider private viewpoints, mainly from residential properties.... Effects of development in private property are frequently dealt with mainly through ‘residential amenity assessments’. These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the LVIA for a project. Some of the principles set out here for dealing with visual effects may help in such assessments but there are specific requirements in residential amenity assessment”

The guidance also notes that:

“In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view.’ This includes situations where a residential property’s outlook / visual amenity is judged to be ‘significantly’ affected by a proposed development, a matter which has been confirmed in a number of appeal / public inquiry decisions.”

It is important to note:

“Judgements formed in respect of Residential Visual Amenity should not be confused with the judgement regarding Residential Amenity because the latter is a planning matter. Nor should the judgment therefore be seen as a ‘test’ with a simple ‘pass’ or ‘fail’.

... The final judgement regarding effect on Residential Amenity ... requires weighing all factors and likely effects (positive as well as negative) in the ‘planning balance’.”

The guidance notes that many appeal decisions in which residential visual amenity is considered relate to wind farms. Wind farms are unusually tall developments with a greater chance that they could have such an effect. Most forms of development are unlikely to cause effects of such a high magnitude to render a property an unattractive place in which to live unless in very close to the property and occupying a large proportion of views.

Residential properties closest to the site are viewed on site and from aerial photography to consider whether a residential amenity assessment is required. Where such an assessment is required, it is provided as an appendix to the LVIA and in accordance with the guidance provided in LI TGN 02/2019.

Appendix 4. Visualisations and ZTV Studies

ZTV Studies

ZTV studies are prepared using the ESRI ArcGIS Viewshed routine. This creates a raster image that indicates the visibility (or not) of the points modelled. LDA Design undertake a ZTV study that is designed to include visual barriers from settlements and woodlands (with heights derived from NEXTMAP 25 surface mapping data). If significant deviations from these assumed heights are noted during site visits, for example young or felled areas of woodland, or recent changes to built form, the features concerned will be adjusted within the model or the adoption of a digital surface model will be used to obtain actual heights for these barriers.

In this instant, a combination of LiDAR Composite Digital Terrain and the assumed ground levels (provided by the project's engineering team CampbellReith) have been used to more reasonably reflect what could be achieved to ensure that development platform could be built at appropriate gradients. Figure 8 shows the assumed ground levels. Provisions have been made within the proposed buildings heights (derived from the Heights Parameters Plan) used for the ZTV Study and visualisations to account for any necessary level changes (beyond those currently assumed by project's engineers) to construct development platforms and ensure that the realistic 'worst-case scenario' has been assessed.

The model is also designed to take into account both the curvature of the earth and light refraction, informed by the SNH guidance. LDA Design undertake all ZTV studies with observer heights of 2m.

The ZTV analysis begins at 1m from the observation feature and will work outwards in a grid of the set resolution until it reaches the end of the terrain map for the project.

For all plan production LDA Design will produce a ZTV that has a base and overlay of the 1:50,000 Ordnance Survey Raster mapping or better. The ZTV will be reproduced at a suitable scale on an A3 template to encompass the study area.

Ground model accuracy

Depending on the project and level of detail required, different height datasets may be used. Below is listed the different data products and their specifications:

Product	Distance Between Points	Vertical RMSE Error
LiDAR	50cm – 2m	up to +/- 5cm
Photogrammetrically Derived Heights	2m – 5m	up to +/- 1.5m
Ordnance Survey OS terrain 5	5 m	up to +/- 2.5m
NextMap25 DTM	25 m	+/- 2.06m
Ordnance Survey OS terrain 50	50 m	+/- 4m

Site-specific topographical survey data may also be used where available.

Photomontages and Photowires

Verified / verifiable photomontages are produced in seven stages. Photowires are produced using the same overall approach, but only require some of the steps outlined below.

- 1) Photography is undertaken using a full frame digital SLR camera and 50mm lens. A tripod is used to take overlapping photographs which are joined together using an industry standard application to create a single panoramic image for each viewpoint. These are then saved at a fixed height and resolution to enable correct sizing when reproduced in the final images. The photographer also notes the GPS location of the viewpoint and takes bearings to visible landmarks whilst at the viewpoint.
- 2) Creation of a ground model and 3D mesh to illustrate that model. This is created using NextMap25 DTM point data (or occasionally other terrain datasets where required, such as site-specific topographical data or Photogrammetrically Derived Heights) and ground modelling software.
- 3) The addition of the proposed development to the 3D model. The main components of the proposed development are accurately modelled in CAD and are then inserted into the 3D model at the proposed locations and elevations.
- 4) Wireline generation – The viewpoints are added within the 3D CAD model with each observer point being inserted at 1.5m above the modelled ground plane. The location of the landmarks identified by the photographer may also be included in the model. The view from the viewpoint is then replicated using virtual cameras to create a series of single frame images, which also include bearing markers. As with the photographs, these single frame images are joined together using an industry standard application to create a single panoramic image for each viewpoint. These are then saved at a fixed height and resolution to ensure that they are the same size as the photographs.
- 5) Wireline matching – The photographs are matched to the wirelines using a combination of the visible topography, bearing markers and the landmarks that have been included in the 3D model.
- 6) For the photomontage, an industry standard 3D rendering application is used to produce a rendered 3D view of the proposed development from the viewpoint. The rendering uses materials to match the intended surface finishes of the development and lighting conditions according to the date and time of the viewpoint photograph.
- 7) The rendered development is then added to the photograph in the position identified by the wireline (using an image processing application) to ensure accuracy. The images are then layered to ensure that the development appears in front of and behind the correct elements visible within the photograph. Where vegetation is proposed as part of the development, this is then added to the final photomontage.

In accordance with the guidance provided in Landscape Institute Technical Guidance Note 06/19 (Ref. 6), visualisations will be prepared to the technical methodology set out in below. The photowires and photomontages prepared in support of the LVIA will adhere to

the Type 3 visualisation specification as surveyed locational accuracy is not generally necessary but image enlargement, to illustrate perceived scale, would be appropriate.

Technical Methodology

Information	Technical Response
Photography	
Method used to establish the camera location	Aerial photography in ESRI ArcGIS along with GPS reading taken on site
Likely level of accuracy of location	Better than 1m
If lenses other than 50mm have been used, explain why a different lens is appropriate	N/A
Written description of procedures for image capture and processing	See paragraph 6I.10.1 point 1 above
Make and type of Panoramic head and equipment used to level head	Manfrotto Levelling Head 338 and Manfrotto Panoramic Head MH057A5
If working outside the UK, geographic co-ordinate system (GCS) used	N/A
3D Model/Visualisation	
Source of topographic height data and its resolution	TBC
How have the model and the camera locations been placed in the software?	Georeferenced model supplied by engineers/architects Camera locations taken from photography viewpoint locations
Elements in the view used as target points to check the horizontal alignment	Existing buildings, infrastructure/road alignments, telegraph poles/street lighting/signage, field boundaries, DSM
Elements in the view used as target points to check the vertical alignment	Topography, existing buildings
3D Modelling / Rendering Software	Civil 3D / AutoCAD / 3DS Max / Rhino / V-Ray

Appendix 5. National Planning Policy

The National Planning Policy Framework (NPPF, July 2021) makes clear that the purpose of planning is to help achieve sustainable development (Section 2), and that design (Section 12), and effects on the natural environment (Section 15) are important components of this.

Paragraph 11 sets out that in determining applications for development this means that developments which accord with an up-to-date development plan should be approved. Where the development plan is not fit for the purpose of determining the application, paragraph 11 directs that the permission should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”* or *“the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan”*. The areas or assets of particular importance in respect of landscape and visual matters referred to within the relevant footnote 7 are:

- Area of Outstanding Natural Beauty (AONB);
- National Parks including the Norfolk Broads;
- Heritage Coast.

The list also includes important habitats sites, irreplaceable habitats and / or designated as Sites of Special Scientific Interest; land designated as Green Belt or Local Green Space; designated heritage assets or heritage assets of archaeological interest; and areas at risk of flooding or coastal change.

Section 11 sets out considerations in ‘Making Effective Use of Land’ and notes in paragraph 124 that in respect of development density the considerations should include whether a place is well-designed and *“the desirability of maintaining an area’s prevailing character and setting ... or of promoting regeneration and change”*.

Section 12 sets out consideration in ‘Achieving well-designed places’ and indicates in paragraph 127 (Section 12) that decisions should ensure that developments:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) ...

Section 15 of the NPPF covers both ecological and landscape matters. Paragraph 170 requires that decisions should contribute by:

- “a) protecting and enhancing valued landscapes, ... (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; ...”*

In respect of valued landscapes, paragraph 175 notes that planning policy should *“distinguish between the hierarchy of international, national and locally designated sites”*. Paragraphs 176 – 178 require that:

“176. Great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development⁶⁰ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

178. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.”

Footnote 60 notes that *“whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined”*.

Paragraph 85 requires decisions to ensure that *“...new development is appropriate for its location...”* including by limiting the impact of light pollution on local amenity and *“intrinsically dark landscapes”*.

Planning Practice Guidance for Natural Environment, July 2019

This document is intended to explain the key issues in implementing policy to protect biodiversity, enhance green infrastructure and also contains a section on landscape. This section reiterates the policy set out in the NPPF, highlights the importance of identifying the special characteristics of locally valued landscapes and recommends the use of landscape character assessments.

With regards to National Parks, the Broads and AONBs, the guidance states that:

“Section 11A(2) of the National Parks and Access to the Countryside Act 1949, section 17A of the Norfolk and Suffolk Broads Act 1988 and section 85 of the Countryside and Rights of Way Act 2000 require that ‘in exercising or performing any functions in relation to, or so as to affect, land’ in National Parks and Areas of Outstanding Natural Beauty, relevant authorities ‘shall have regard’ to their purposes for which these areas are designated” (para 039). The same paragraph also requires consideration of the effects of development on the setting of AONBs.

The guidance also highlights that Natural England has published advice on Heritage Coasts. This guidance indicates that heritage coasts are *“managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors”* (para 043).

This document also provides guidance on green infrastructure, highlighting types of green infrastructure (para 004) and the benefits which they provide (005), including achieving well-designed places as *“green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty”* (para 006).

Planning Practice Guidance for Design: process and tools, October 2019

The guidance should be read alongside the National Design Guide and sets out the characteristics of well-designed places and demonstrates what good design means in practice. The guidance indicates that good design relates to 10 characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

In respect of the determining applications and the relationship between a proposal and the surrounding context, the guidance notes that:

“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions ...”

National Design Guide, January 2021

The guidance sets out characteristics of ‘*beautiful, enduring and successful places*’ that reflect the ‘*Government’s priorities and a common overarching framework*’ and provides cross references to the National Planning Policy Framework.

The guidance indicates that ‘*context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments*’.

In respect of context, the guidance indicates a positive sense of place and further notes that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design
- integrated into their surroundings so they relate well to them
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

The guidance indicates that identity ‘*or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together... Local character makes places distinctive.*’

In respect of identity, the guidance further notes that well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with...;
- have a character that suits the context, its history...;
- are visually attractive...

The guidance indicates that nature ‘*contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places.*’ Natural features include ‘*natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water*’.

In respect of nature, the guidance further notes that well-designed places:

- integrate existing and incorporate new natural features into a multifunctional network that supports quality of place
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity
- provide attractive open spaces in locations that are easy to access

**Appendix 6. Extracts from Key Local Guidance Documents and
Landscape Character Assessments**



Summary

The Bristol, Avon Valleys and Ridges National Character Area (NCA) encompasses the City of Bristol with its historic port, and the surrounding area including the Chew and Yeo valleys, Keynsham, Clevedon, Portishead and parts of the Cotswolds and Mendip Hills Areas of Outstanding Natural Beauty (AONB). The area is characterised by alternating ridges and broad valleys, with some steep, wooded slopes and open rolling farmland. It is flanked by the Somerset Levels and Moors and the Mendip Hills to the south, the Cotswolds to the east and the Severn and Avon vales to the west, which largely separates it from the Severn Estuary except for a small stretch of coastline between Clevedon and Portishead. It has a complex geology, being rich in geomorphological features such as the dramatic Avon Gorge, and there are many designated exposures and rich fossil beds. The varied settlement pattern has been influenced by the geology and geomorphology and the expansion of the City of Bristol at its centre. The M5 motorway runs up the western edge and the M4 skirts across the north of Bristol, with Bristol Airport to the south. Although the urban area covering this NCA is significant at over 21 per cent, much of the surrounding rural landscape is farmed.

The area is rich in history, from the evidence of Neolithic activity in the long barrows, through the Roman port at Sea Mills, to the more recent industrial history of mines and mills and the wealth of the port at Bristol. The Chew Valley Lake, which supplies water to Bristol, is designated a Special Protection Area for its internationally important numbers of shoveler ducks and nationally important numbers of gadwall, tufted duck and teal. The Mendip Hills AONB extends into the NCA to include the Chew Valley and Blagdon lakes. Species-rich grasslands and ancient woodlands are a feature of the area, with

the ancient woodland and limestone grassland habitats of the Avon Gorge supporting many rare and unique species, including the Bristol whitebeam. The cultural ecosystem services in this NCA provide a strong sense of history. Biodiversity and geodiversity are nationally and internationally important. Food provision, especially dairy farming, is particularly prominent around the Yeo Valley, and water availability, water quality and regulation of water flow are all important ecosystem services in this NCA. Pressure from development and population expansion within this significantly urban area is a serious challenge, particularly in retaining the character of rural villages and avoiding widespread suburbanisation and increased traffic.

Click map to enlarge; click
again to reduce.

Description

Physical and functional links to other National Character Areas

The western and north-western edge overlooks the flat Lower Severn Levels of the Severn and Avon Vales NCA, with further views across the estuary to the Forest of Dean and Wales. To the south, the Mendip Hills NCA rises from the Chew Valley. Outstanding viewpoints of Bristol and the surrounding area are gained from Brandon Hill and Cabot Tower. To the east and the south, the Cotswold scarp and Mendip Hills rise in an abrupt boundary, while at the south-eastern corner of the NCA the southern end of the Cotswolds and eastern end of the Mendips merge into an area of 'confused undulations'.

The River Avon cuts a steep-sided valley through the area from the east, having passed through the Severn and Avon Vales NCA and Cotswolds NCA. It is joined by the Chew near Keynsham, which rises on the Mendips' edge, and the Frome, which flows from the Cotswold edge at the north-east of the area to form the 2.5 km spectacular Avon Gorge in the centre of 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 out across the North Somerset Levels and Moors directly to the sea. The River Severn connects this NCA with others that border the estuary through fluvial and tidal processes up and down the estuary.

The area is well connected to neighbouring NCAs and beyond by the rail network and the M4 and M5 motorways that cross the area, intersecting at the northern edge of Bristol, which provide fast connections north, south, east and west.



Rockface at Avon Gorge showing strata of the Carboniferous Limestone.

Distinct area

- City of Bristol

Key characteristics

- Low-lying, shallow vales that contrast sharply with high, open downland ridges as the varied landform reflects the complex underlying geology, comprised of Carboniferous limestones with sandstones, silts and conglomerates, together with muds, clays and alluvium. 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. It is joined by the Frome at the centre of Bristol and the Chew near Keynsham. 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.
- Water supply for Bristol and the surrounding area provided by Chew Valley Lake, Blagdon Lake, and the smaller Chew Magna Reservoir and the reservoirs at Barrow Gurney. These reservoirs also impound river flow, while releasing a set minimum flow downstream at all times.
- A wide range of soil types, from brown earths on Limestone outcrops to poorly draining gleys on clays, which reflects the underlying influence of the complex geology.
- 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, with arable in the flatter land to the north-east, with larger field sizes and infrequent hedgerow trees. Valleys and steeper slopes in the south-east tend to have irregular fields and overgrown, species-rich hedges.
- A diverse landscape important for greater and lesser horseshoe bats. Grasslands of high nature conservation interest remain on the wetter valley bottoms and dry downland slopes. Chew Valley Lake Special Protection Area (SPA) and Blagdon Lake Site of Special Scientific Interest (SSSI) support large numbers of wildfowl, plants and invertebrates, and are surrounded by species-rich lowland meadow.
- A long, historic timeline, with important fossil features visible in geological exposures, Neolithic long barrows and stone circles, iron-age hill forts and historic associations with Bristol's port and parkland creating important landscape features.
- 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 south-east, with many villages enlarged as commuter settlements.
- Older village buildings, gentry houses and mansions of local ashlar, which includes pale yellow Jurassic oolitic limestones and grey Carboniferous and Lias limestones. Red or brown sandstone is used in the north, and Pennant Sandstone at Nailsea 'Flats' in the south-west.
- Bristol and its commercial, industrial and residential areas; major roads (M4 and M5 motorways); the airfields (Filton and Bristol); and reservoirs, which occupy a substantial area around Bristol. There is considerable commercial development around Cribbs Causeway, Aztec West and Abbey Wood.
- The City of Bristol itself, which is a popular destination for overseas and domestic visitors and is one of the most affluent cities in the UK, providing employment for settlements in the NCA and beyond.

Appendix 7. Consultation

Nicholas Atkinson

From: Nitin Bhasin <[REDACTED]>
Sent: 28 February 2022 10:16
To: Nicholas Atkinson
Cc: Richard Sewell; [REDACTED] Paul Connelly
Subject: RE: Brislington Meadows: LVIA

Hello Nicholas,

I can confirm the study area is acceptable.

Kind Regards
Nitin

From: Nicholas Atkinson <[REDACTED]>
Sent: 24 February 2022 15:23
To: Nitin Bhasin <[REDACTED]>
Cc: Richard Sewell <[REDACTED]> [REDACTED] Paul Connelly
<[REDACTED]>
Subject: RE: Brislington Meadows: LVIA

Hi Nitin,

Many thanks for your return of comments and suggested additional viewpoint locations. We agree to incorporate these suggested views into our assessment, presenting them as 'illustrative viewpoints' in support of our report.

From your email, I trust that the study area we have proposed is also acceptable.

Kind regards,

Nicholas Atkinson
Senior Consultant

LDĀDESIGN

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From: Nitin Bhasin <[REDACTED]>
Sent: 22 February 2022 22:52
To: Nicholas Atkinson <[REDACTED]>
Cc: Richard Sewell <[REDACTED]> [REDACTED] Paul Connelly
<[REDACTED]>
Subject: RE: Brislington Meadows: LVIA

Hello Nicholas,

Sorry for delay in reply.

Please find attached pdf containing suggestions for additional views. The suggested viewpoints are roughly marked with orange dots and comments give a brief note for the location.

There is a likelihood that taller apartments blocks, especially ones on the higher ground will register presence in some of the views. The extent of visual impact and its appropriateness needs to be tested.

Kind Regards
Nitin

From: Nicholas Atkinson <[REDACTED]>
Sent: 21 February 2022 09:11
To: Nitin Bhasin <[REDACTED]>
Cc: Richard Sewell <[REDACTED]> Paul Connelly
<[REDACTED]>
Subject: RE: Brislington Meadows: LVIA

Hi Nitin,

I'm sorry to chase, but please can I ask when we are likely to receive your comments on our proposed representative viewpoints in support of our LVIA? Many thanks in advance.

Kind regards,

Nicholas Atkinson
Senior Consultant

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Worton Rectory Park, Oxford, OX29 4SX

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email: [REDACTED] | www.lda-design.co.uk

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From: Nicholas Atkinson
Sent: 11 February 2022 17:18
To: Nitin Bhasin <[REDACTED]>
Cc: Richard Sewell <[REDACTED]> Paul Connelly
<[REDACTED]>
Subject: RE: Brislington Meadows: LVIA

Hi Nitin,

Many thanks for your email and the update. We'll await receipt of your comments next week.

Have a good weekend.

Kind regards,

From: Nitin Bhasin <[REDACTED]>
Sent: 11 February 2022 17:13
To: Nicholas Atkinson <[REDACTED]>
Subject: RE: Brislington Meadows: LVIA

Hello,

Apologies I haven't been able to get comments back to you till now. I have drafted comments but need to get it agreed with colleagues before I can send it to you. I hope to get this done early next week.

Kind Regards
Nitin

From: Nicholas Atkinson <[REDACTED]>
Sent: 03 February 2022 20:29
To: Nitin Bhasin <[REDACTED]>
Cc: Richard Sewell <[REDACTED]> Paul Connelly
<[REDACTED]>
Subject: RE: Brislington Meadows: LVIA

Hi Nitin,

Further to my issue of information last Friday, please may I ask if you have any comments, or are able to confirm your agreement to the representative viewpoints captured in support of the LVIA? Many thanks.

Kind regards

Nicholas Atkinson
Senior Consultant

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From: Nicholas Atkinson
Sent: 28 January 2022 14:00
To: [REDACTED]
Cc: Richard Sewell <[REDACTED]> Paul Connelly
<[REDACTED]>
Subject: RE: Brislington Meadows: LVIA

Hi Nitin,

Many thanks for taking the time to consider the representative viewpoints we have captured in support of LVIA.

If I can please ask you to review the information I've shared and confirm your agreement to the viewpoint locations and the extent of the study area proposed, that would be greatly appreciated. Should you have any queries, please do not hesitate to contact me.

For your information, I have attached the following:

- **7456_LVIA_SK_101** – Preliminary ZTV study and proposed viewpoint locations. I've update the viewpoint locations in accordance with my recent site visit; and
- **7456_LVIA_SK_102** – Drafted Photopanel of each view (showing the approximate extent of the Site).

Kind regards,

From: Paul Connelly <[REDACTED]>
Sent: 17 January 2022 15:38
To: [REDACTED] Nicholas Atkinson <[REDACTED]>
Cc: Richard Sewell <[REDACTED]>
Subject: Brislington Meadows: LVIA

Hi Nitin,

Thanks again for your time on Friday. It was a really helpful conversation.

My colleague Nick will be preparing the LVIA, working to the stated methodology. He'll be on site next week to take photos and will share with you the viewpoint photos (showing development extents) as requested.

Given the team's experience, I anticipate the viewpoint coverage being appropriate but by sharing them it provides you the opportunity to comment if required.

I'm putting you and Nick in direct contact with one another for speed, but please can you both keep me and Richard copied into any correspondence.

With thanks and kind regards

PC

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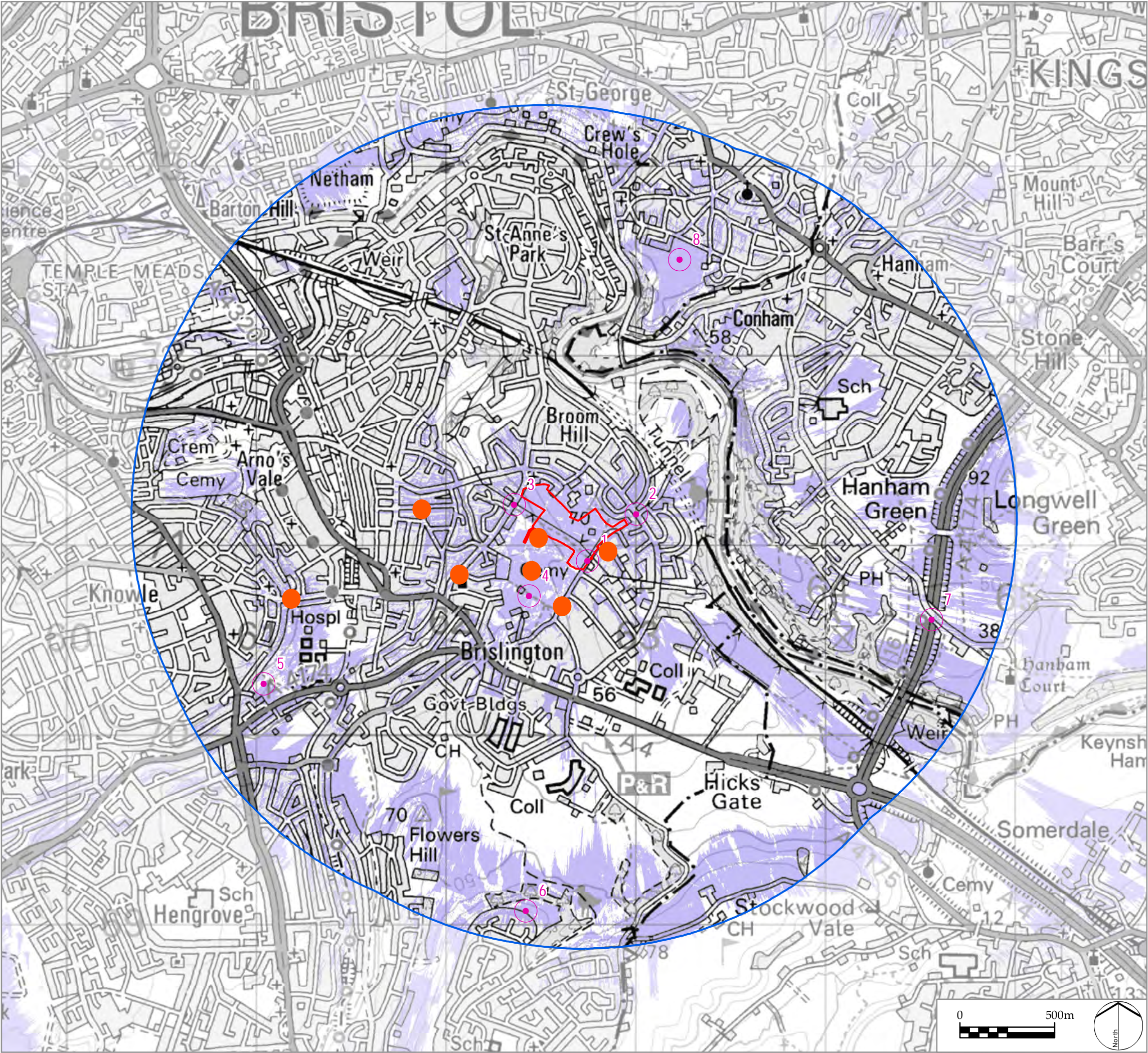
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Z:\7456_BRISLINGTON_MEADOWS\8GIS\PROJECTS\7456_LVIA_SK_101_PRELIMINARY_ZTV_VPS.MXD



LEGEND

Site boundary

Extent of study area (2km)

Zone of Theoretical Visibility (ZTV) (computer generated) -
modelled on the preliminary maximum development
parameters.
*(NB. Obsutrctions - vegetation and buildings - have been
accounted for in the ZTV's extent and are not displayed).*

Proposed representative viewpoint locations

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, vegetation and buildings which have been included in the model with the heights obtained from a LiDAR digital surface model.

Due to its resolution, the surface model does not take into account every localised feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on LiDAR terrain data with a 1m² resolution.

A	Viewpoint locations updated following fiedlwork	PC	28/01/22
REV.	DESCRIPTION	APP.	DATE

LDA DESIGN

PROJECT TITLE
BRISLINGTON MEADOWS, BRISLINGTON

DRAWING TITLE
Preliminary Zone of Theoretical Visibility (ZTV) Study,
including proposed viewpoint locations

ISSUED BY	Exeter	T: 01392 260 430	
DATE	28 January 2022	DRAWN	NA
SCALE @A3	1:20,000	CHECKED	BC
STATUS	Final	APPROVED	PC

DWG. NO. 7456_LVIA_SK_101_A

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey

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Appendix 8. Figures

Figure No.	Figure Title
Figure 1	Site Location and Local Context
Figure 2	Site Location and Immediate Context
Figure 3	Landform
Figure 4	Zone of Theoretical Visibility (ZTV) Study, including Viewpoint Locations
Figure 5	Local Townscape / Landscape Character
Figure 6	Photograph Panel – Representative and Illustrative Viewpoints
Figure 7	Photowire Visualisations
Figure 8	Assumed Ground Level (Campbell Reith Drawing)