

Human Eye Focal Length (22mm)



Close-up (104mm)



Description This is a view from the Public Right of Way along the agricultural/grazing fields that form the Land Yeo, south of the site. The residential dwellings of the Grove are prominent in the landscape with the Battleaxes and development site nestled behind. The landscape has a semi-rural feel with the farm, village settlement, tree-lines and woodland line rising with the topography of the valley edge.

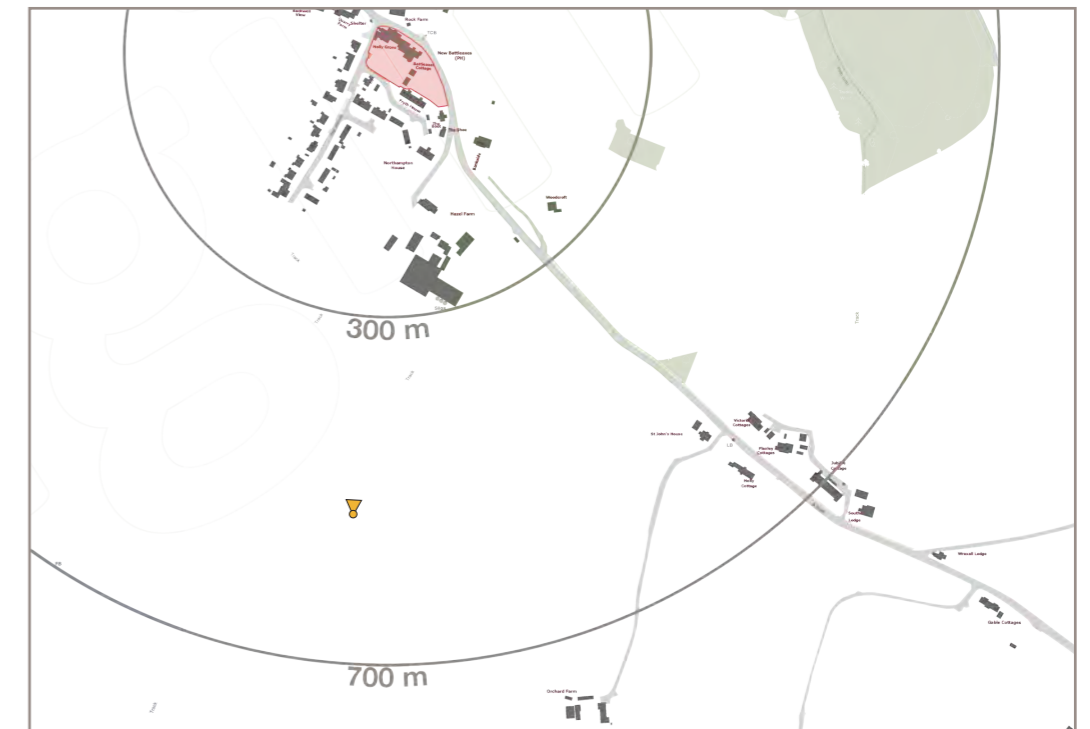
Predicted Change From this viewpoint the proposals will be set beyond the hedgerows and existing rows of development and beneath the rising valley fields and woodland that stand prominent above. There does exist the potential for PRoW users to see the proposals from this location but would appear in the same context as the existing buildings.

Magnitude of Change The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape whilst still allowing views of the surrounding agricultural landscape.

Type of Effect The development would result in a barely perceptible change in the existing view and may be indistinct to the observer due to the existing development, scale of the panoramic view and distance from site.

Assessment Sensitivity: Users of PRoW - High
Magnitude: Very Small

Significance of Effect Minor – Not significant

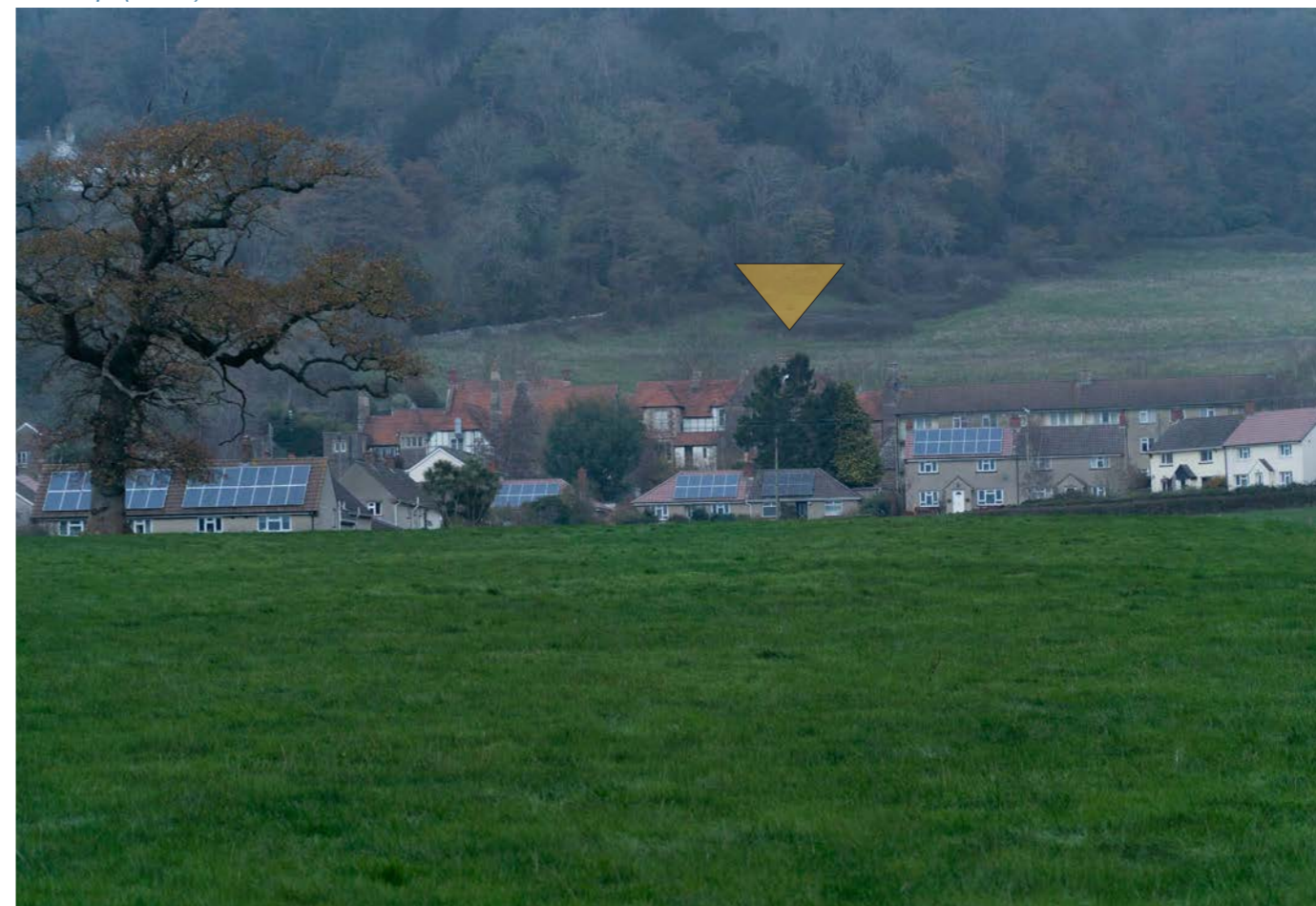


Viewpoint 17: Grazing Field PRoW - Distance 0.50km looking North

Human Eye Focal Length (22mm)



Close-up (85mm)



Description This is a view from the farm track between pedestrian gates of the Public Right of Way along the Land Yeo valley floor, south of the site. The residential dwellings of the Grove are prominent in the landscape with the Battleaxes and development site lying behind. The landscape has a semi-rural feel with the farm, village settlement, tree-lines and woodland line the rising topography of the valley edge.

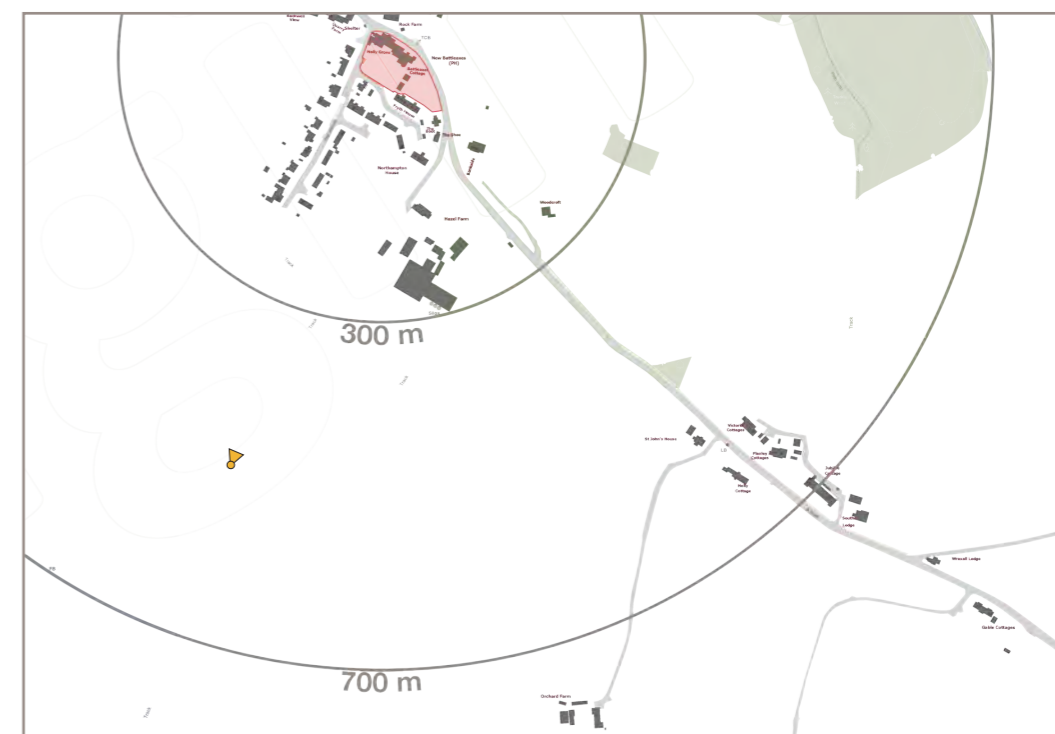
Predicted Change From this viewpoint the proposals will be set beyond the dispersed vegetation and existing rows of dwellings and beneath the rising valley fields and woodland. There exists the potential for PRoW users to see the proposals from this location but would appear in the same context as the existing buildings with the Battleaxes building also still visible.

Magnitude of Change The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape whilst still allowing views of the surrounding agricultural landscape.

Type of Effect The development would result in a barely perceptible change in the existing view and may be indistinct to the observer due to the existing development, scale of the panoramic view and distance from site.

Assessment Sensitivity: Users of PRoW - High
 Magnitude: Very Small

Significance of Effect Minor – Not significant



Viewpoint 18: Grazing Field PRoW - Distance 0.31km looking North

Human Eye Focal Length (22mm)



Close-up (45mm)



Description This view is from the Public Right of Way through the lower field adjacent to The Grove, along the Land Yeo valley floor, south of the site. The residential dwellings of the Grove are prominent in the landscape with the Battleaxes and development site lying behind. The landscape has a semi-rural feel with the farm, village settlement, tree-lines and woodland rising with the topography of the valley.

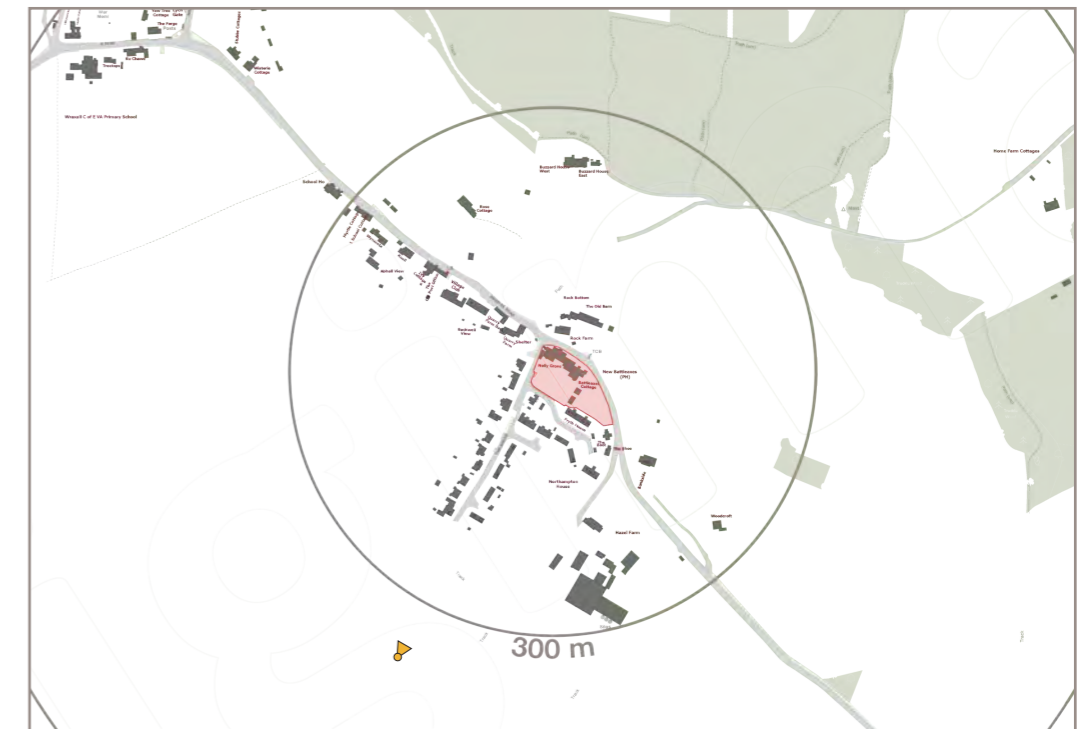
Predicted Change From this viewpoint the proposals will be set beyond the dispersed vegetation and existing rows of dwellings and beneath the rising valley fields and woodland. There exists the potential for PRow users to see the proposals from this location but would appear in the same context as the existing buildings with the Battleaxes building also still visible.

Magnitude of Change The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape whilst still allowing views of the surrounding agricultural landscape.

Type of Effect The development would result in a barely perceptible change in the existing view and may be indistinct to the observer due to the existing development, scale of the panoramic view and distance from site.

Assessment Sensitivity: Users of PRow - High
Magnitude: Small

Significance of Effect Moderate – Not significant



Viewpoint 19: Grazing Field PRow - Distance 0.37km looking North

Human Eye Focal Length (22mm)



Close-up (74mm)



Description This view is from the end of The Grove that runs along the western boundary of the site. The lane provides access to 60 dwellings (including 5 detached, 35 semi-detached and 19 flats). The road is mostly boarded with soft landscaping with a variation of shrubs and trees. Partial views of the development area are possible through either natural gaps in the vegetation as well as breaks in surrounding buildings or over roofscapes. This view is representative of the residents of The Grove and potential users of the PRow. The landscape has a suburban feel with dense formation of buildings with human activity evident at this location.

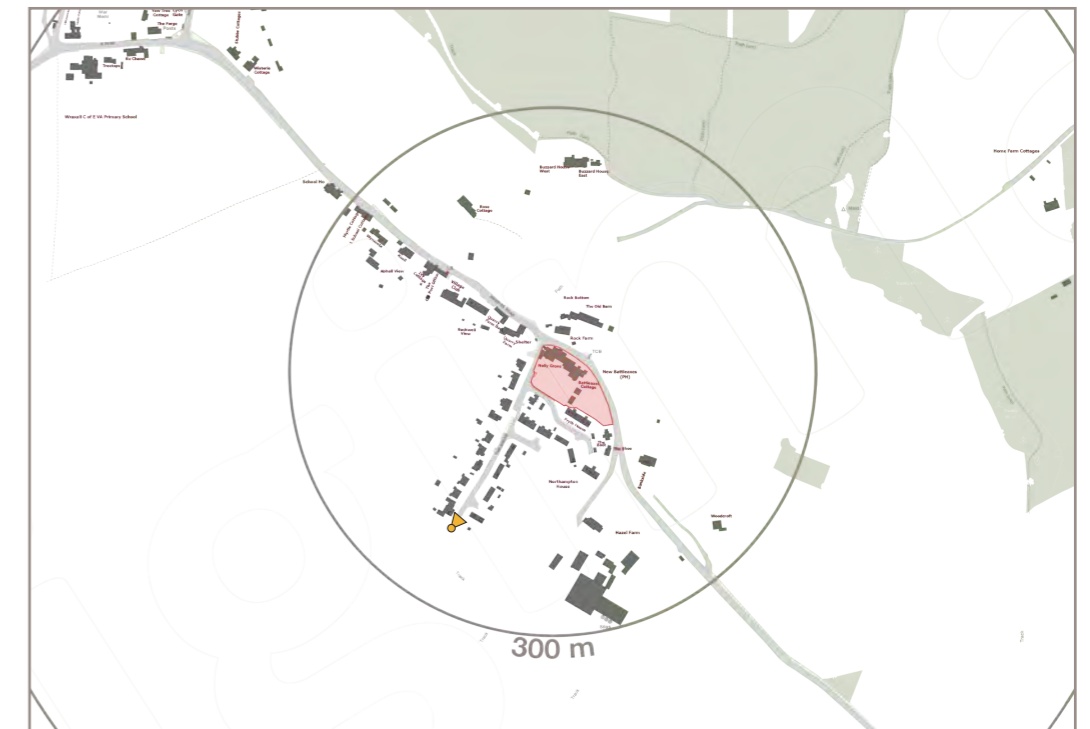
Predicted Change From this viewpoint the proposals will be set amongst the existing buildings. There exists the potential for residents and PRow users to see the proposals from this location but would appear in the same context as the existing buildings which sit around the site.

Magnitude of Change The development would result in little change in the existing view and would not be out of place with the surrounding setting of the Grove, with other residential properties surrounding it.

Type of Effect The development would result in a perceptible change in the existing view without effecting the overall character. The development would form an apparent small element in the view that may be missed by the observer due to the density of the surrounding buildings.

Assessment Sensitivity: Users of PRow - High
Magnitude: Medium

Significance of Effect Major/Moderate – Significant



Viewpoint 20: End of the Grove - Distance 0.22km looking North

Human Eye Focal Length (22mm)



Description This is a view from The Grove that runs along the western boundary of the site. The lane provides access to 60 dwellings (including 5 detached, 35 semi-detached and 19 flats). Soft landscaping with a variation of shrubs and trees grow amongst the various buildings along their borders. Partial views of the development area are possible through either natural gaps in the vegetation as well as breaks in surrounding buildings or over roofscapes. This view is representative of the residents of The Grove and potential users of the PRow. The landscape has a suburban feel with dense formation of buildings with human activity evident at this location.

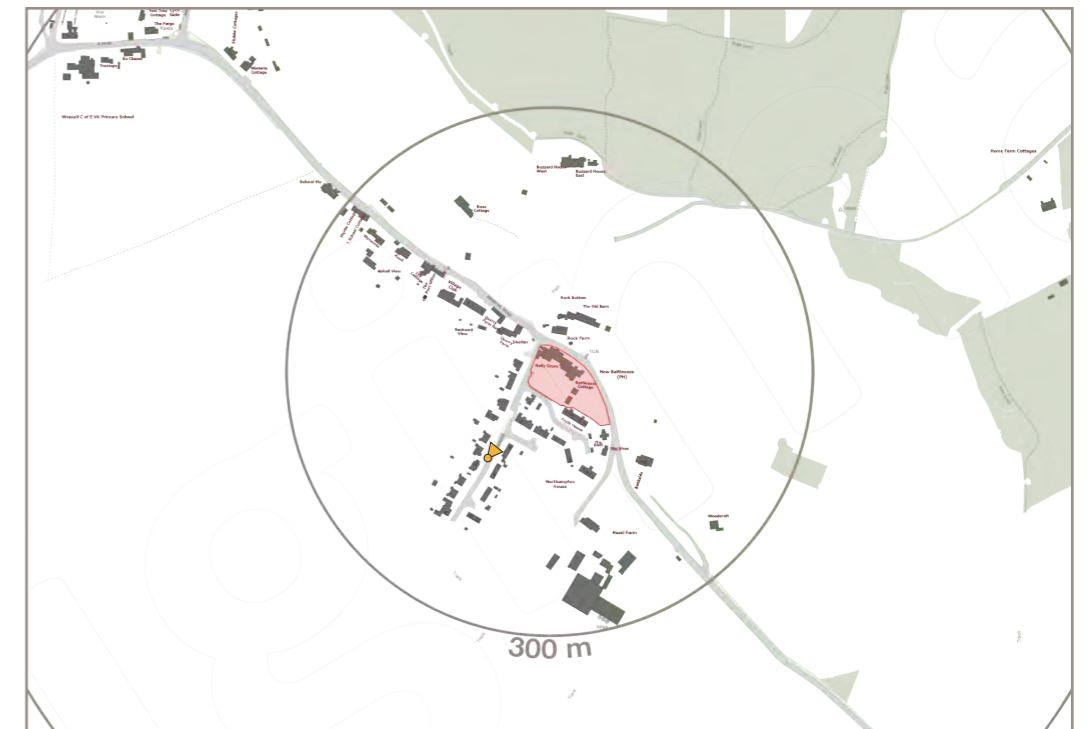
Predicted Change From this viewpoint the proposals will be set amongst the existing buildings. There exists the potential for residents and PRow users to see the proposals from this location but would appear in the same context as the existing buildings which sit around the site.

Magnitude of Change The development would result in little change in the existing view and would not be out of place with the surrounding setting of the Grove, with other residential properties surrounding it.

Type of Effect The development would result in a perceptible change in the existing view without effecting the overall character. The development would form an apparent small element in the view that may be missed by the observer due to the density of the surrounding buildings.

Assessment Sensitivity: Users of PRow - High
Magnitude: Small

Significance of Effect Moderate – Not significant



Viewpoint 21: The Grove -Distance 0.15km looking North

Human Eye Focal Length (22mm)



Description This is another view from The Grove at the south-westerly corner of the development site.

The view is defined by the local stone walls and clay roof tiles of the Battleaxes, these elements provide a suburban feel whilst vast vegetation is visible in the background and soft planting in the foreground.

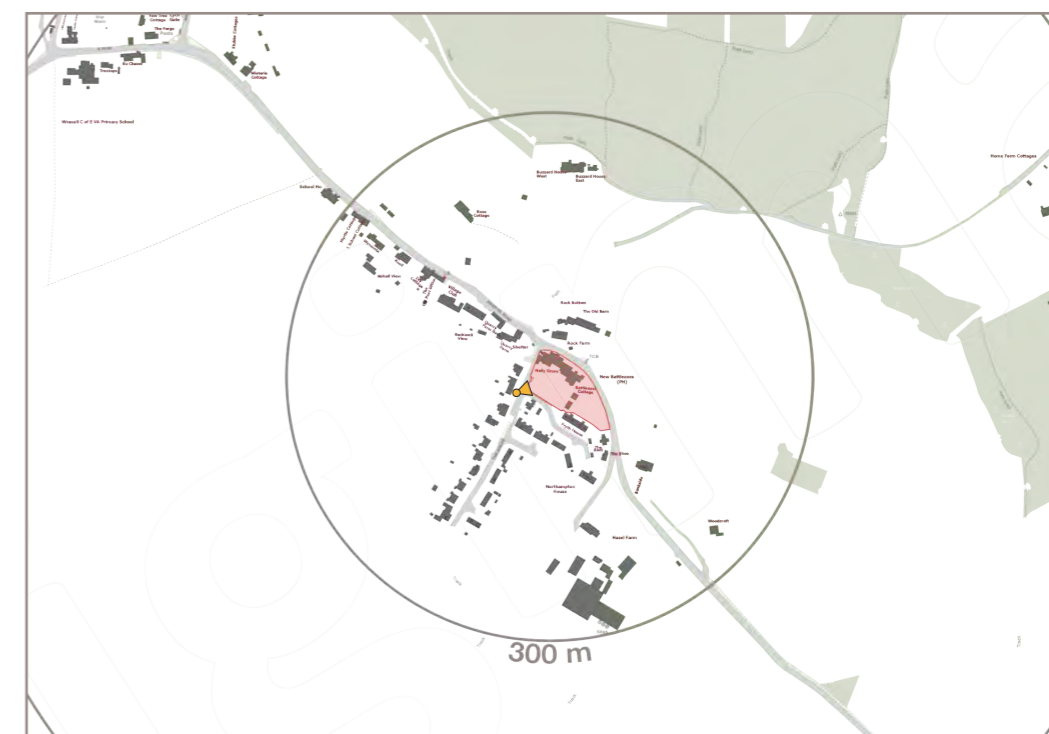
Predicted Change From this viewpoint the proposals will be set amongst the existing buildings. Residents and PRow users will be able to see the proposals from this location but would appear in the same context as the existing buildings which sit around the site.

Magnitude of Change The development would result in a noticeable change in the existing view and would be noticeable to an observer but would not be out of place with the surrounding setting of Wraxall, with the density of the surrounding residential properties.

Type of Effect The introduction of the proposed building types on the south western corner of the site would be clearly visible, but proposed boundary vegetation would soften parts of the view.

Assessment Sensitivity: Users of PRow - High
Magnitude: Large

Significance of Effect Major – Significant



Viewpoint 22: The Grove -Distance 0.07km looking North-East

Human Eye Focal Length (22mm)



Description This view is from the cul-de-sac off The Grove along the south of the development site boundary. The view is representative of residents of the cul-de-sac only. Current vegetation is proposed to be removed with planting of new trees to replace them.

The view is suburban in feel, with no outwardly looking views and high density housing either side.

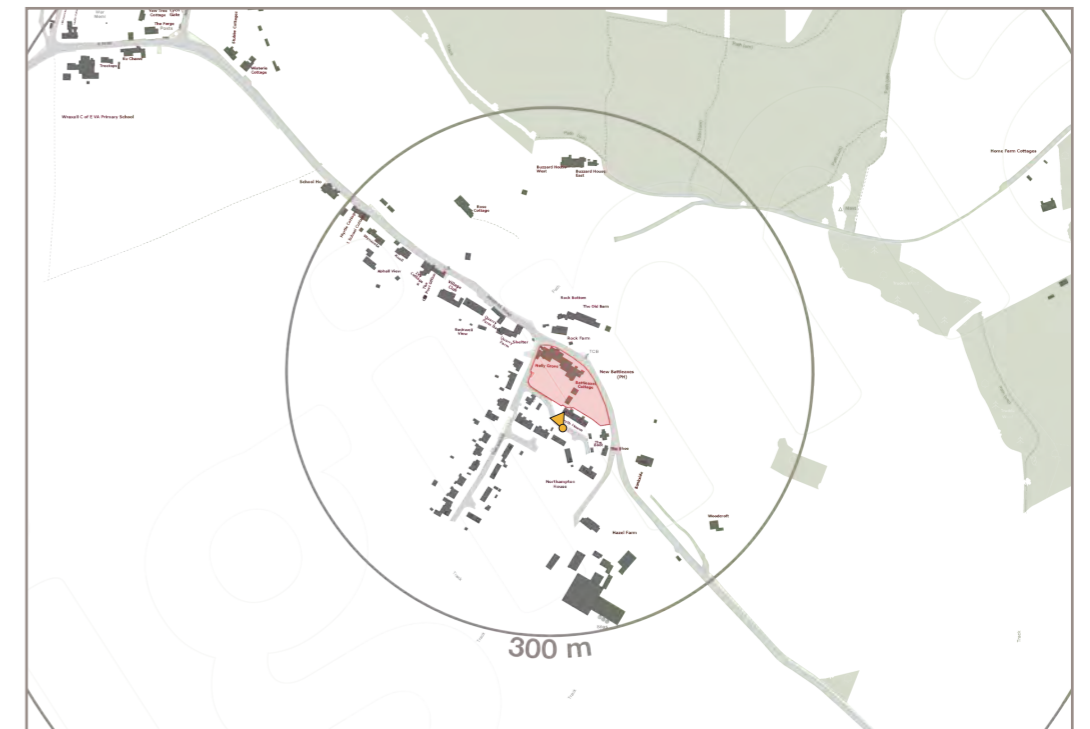
Predicted Change From this viewpoint the proposals will be set between the existing buildings either side. Residents will be able to see the proposals from this location but would appear in the same context as the existing buildings which sit around the site.

Magnitude of Change The proposed would result in a prominent change in the existing view and would be noticeable to an observer but would not be out of place with the surrounding setting of Wraxall, with the density of the surrounding residential properties.

Type of Effect The introduction of the proposed building types on the south western corner of the site would be clearly visible, but proposed boundary vegetation would soften parts of the view.

Assessment Sensitivity: Users of PRow - High
Magnitude: Large

Significance of Effect Major– Significant



Viewpoint 23: Cul-de-Sac, The Grove -Distance 0.05km looking North-West

Image from Google Maps (Nov 2022)



Description This is a view from Bristol Road (B3130) that runs along the extent of the northern boundary of the site. The road is a main route connecting Nailsea and Wraxall to Bristol, Bath and other small settlements. This view is representative of the road users. Driving along the road, the site opens up beyond the existing building, where full views of the development area are possible though softened/mitigated through planted vegetation. The stretch of close open views lasts for 50 meters and with the current speed limit set at 30mph, this would mean that a users would be subject to these views for approximately 4 seconds. The landscape has a suburban feel with dense formation of buildings with human activity evident at this location.

Predicted Change From this viewpoint the proposals will be set amongst the existing buildings on existing hardscape. Road users will see the proposals from this location but it would appear in the same context as the existing buildings which sit around the site and mitigated through green infrastructure.

Magnitude of Change The development would result in noticeable change in the existing view and would be noticeable to an observer but would not be out of place with the surrounding setting of Wraxall, with the density of the surrounding residential properties.

Type of Effect The development would result in a perceptible change in the existing view without effecting the overall character. The development would form an apparent small element in the view that may be missed by the observer due to the scale of the surrounding buildings, existing condition and short time frame due to nature of receptor

Assessment Sensitivity: Road Users - Medium
Magnitude: Medium

Significance of Effect Moderate – Not Significant



Viewpoint 24: Bristol Road South (B3130) - Distance 0.01km looking South

Image from Google Maps (Nov 2022)



Description This is a view from Bristol Road (B3130) going west towards Nailsea. The road is a main route connecting the area to Bristol, Bath and other small settlements. This view is representative of road users. Driving along the road, the site opens up beyond the existing building or hedgerow, where full views of the development area are possible though softened/mitigated through planted vegetation. The stretch of close open views lasts for 50 meters away from the direction of the road and with the current speed limit set at 30mph, this would mean that a users would be subject to these views for approximately 4 seconds. The landscape has a suburban feel with dense formation of buildings with human activity evident at this location.

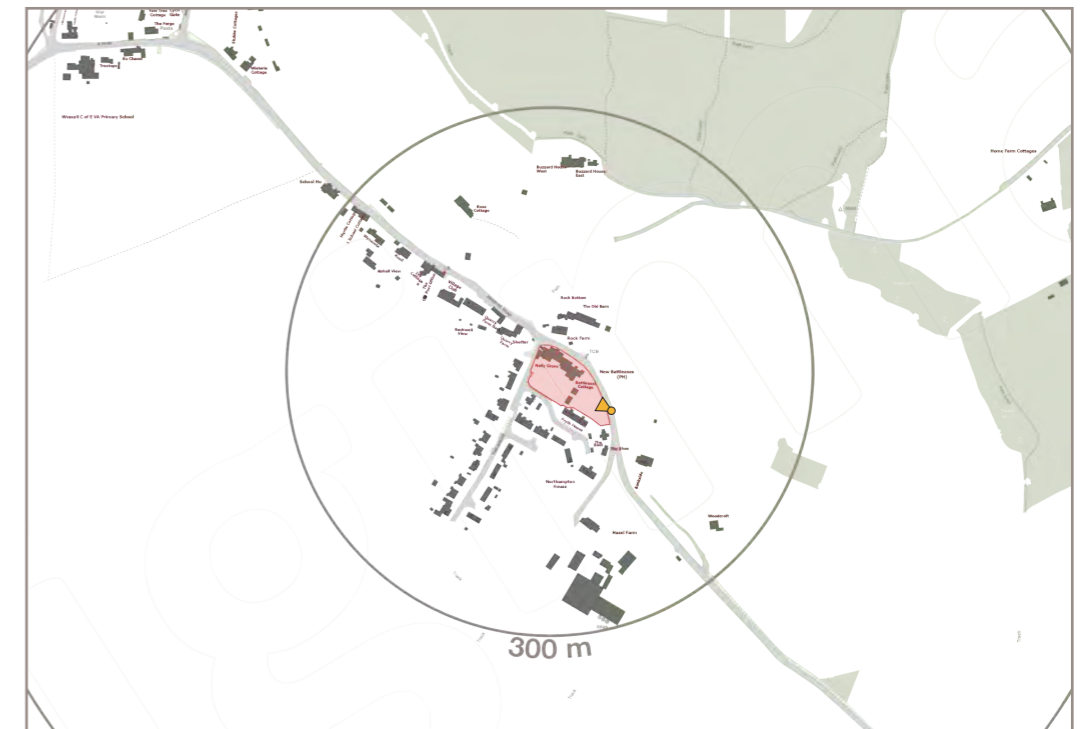
Predicted Change From this viewpoint the proposals will be set amongst the existing buildings on existing hardscape. Road users will see the proposals from this location but it would appear in the same context as the existing buildings which sit around the site and mitigated through green infrastructure.

Magnitude of Change The development would result in prominent change in the existing view and would be noticeable to an observer through closeness of receptor to the development but would not be out of place with the surrounding setting of Wraxall, with the density of the surrounding residential properties.

Type of Effect The development would result in a prominent change in the existing view but would not effect the overall character with it being a conspicuous element in the view that may be missed by the observer due to the scale of the surrounding buildings, existing condition and short time frame due to nature of receptor

Assessment Sensitivity: Road Users - Medium
Magnitude: Large

Significance of Effect Major/Moderate – Significant



Viewpoint 25: Bristol Road North - *Distance 0.05km looking West*

Human Eye Focal Length (22mm)



Close-up (58mm)



Description This view is from the junction of Bristol/Clevedon Road and Wraxall hill and lies west of the site. This area is a prominent part of the wraxall settlement with the parish church, primary school and other dwellings located here.

This view is representative of road users as well as pedestrians and residents. The view spans far across the valley with large open fields of the undulating topography containing native vegetation and evidence of human activity with the road and other buildings that sit in the distance providing a semi-rural feel to it.

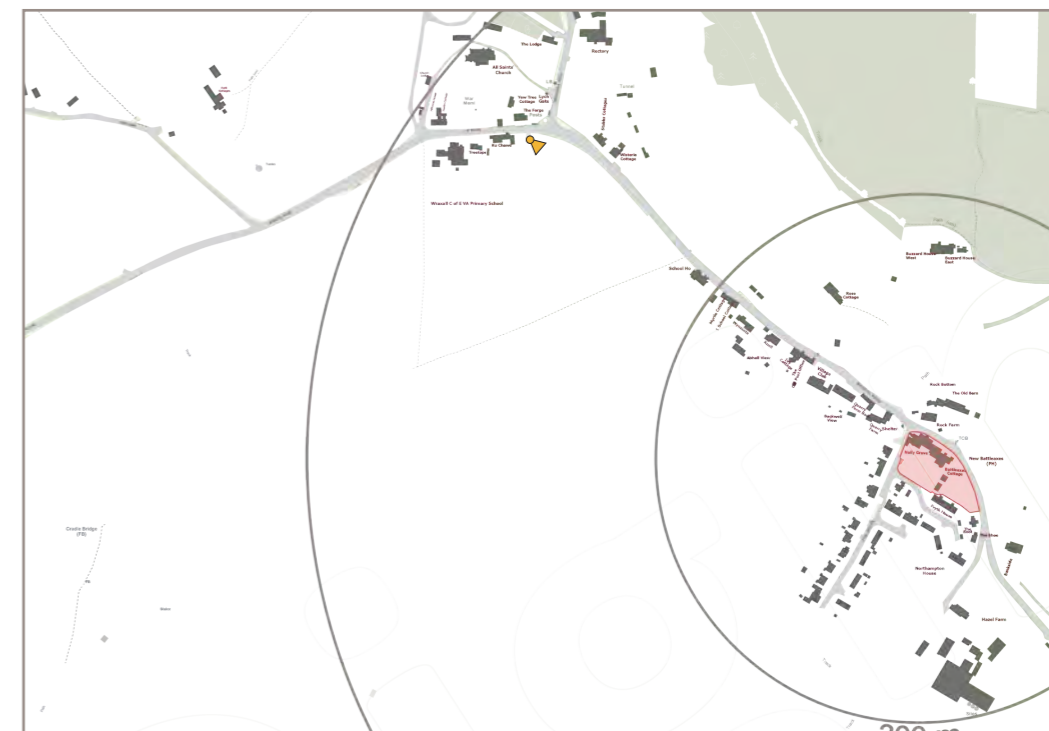
Predicted Change From this viewpoint, the topography rises and falls towards the site blocking long views towards the site. Therefore, the scheme would not be visible from this point

Magnitude of Change The development would not result in a legible change in the existing view.

Type of Effect The development would not cause any change in the existing view.

Assessment Sensitivity: Road Users, Pedestrians & Residents - High
 Magnitude: Negligible

Significance of Effect Negligible – Not significant



Viewpoint 26: Wraxall Hill Jct -Distance 0.60km looking South-East

Human Eye Focal Length (22mm)



Close-up (40mm)



Description This view is from the Bristol/Clevedon Road to west of the site where a lay-by is used for parking. This view is representative of road users as well as pedestrians with small areas of paving along the roadside.

The view is semi-rural in feel, with large open fields of the undulating topography and native vegetation defining the view whilst the grove and other buildings sit behind in the background

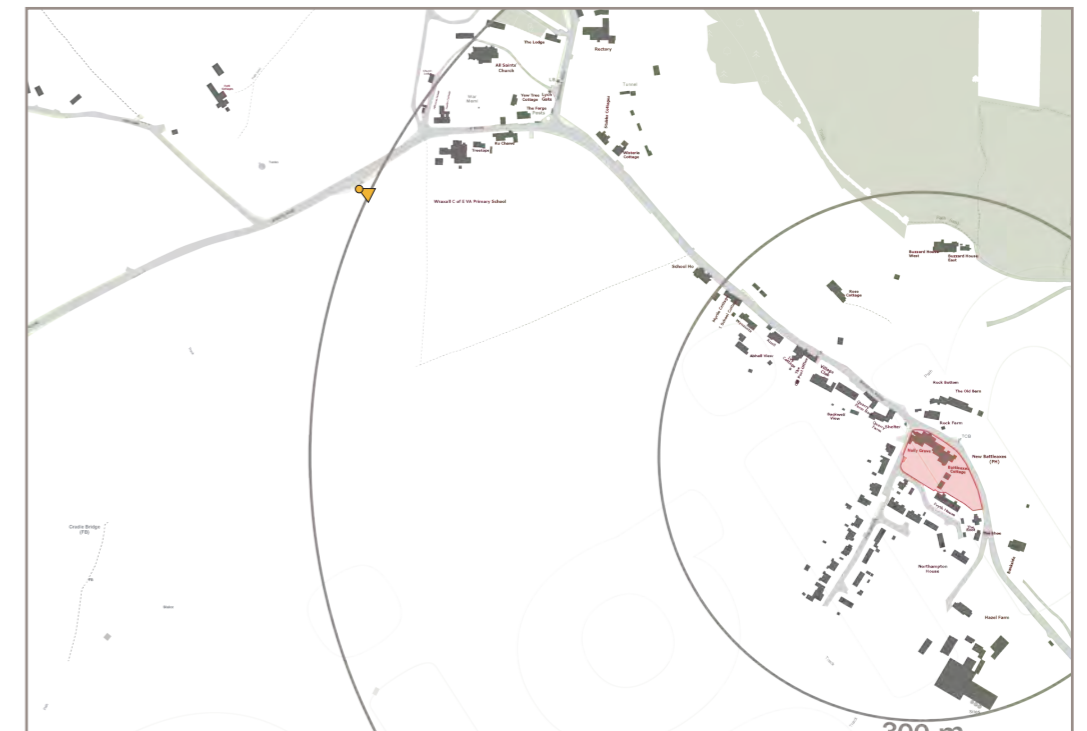
Predicted Change From this viewpoint topography rises in-between with medium of levels of vegetation further blocking long views towards the site. Therefore, the scheme would not be visible from this point

Magnitude of Change The development would not result in a legible change in the existing view.

Type of Effect The development would not cause any change in the existing view.

Assessment Sensitivity: Road Users & Pedestrians - Medium
 Magnitude: Negligible

Significance of Effect Negligible – Not significant



Viewpoint 27: Clevedon/Bristol Road -Distance 0.81km looking East

Human Eye Focal Length (22mm)



Close-up (105mm)



Description This view is from the north western corner of Nailsea on the PRoW that runs adjacent to Green Pasture Road. The border is lined with tall native hedgerows and tree with many of the dwellings orientated to the south.

The view is semi-rural in feel, with panoramic views of the valley to the East whilst human activity is evident.

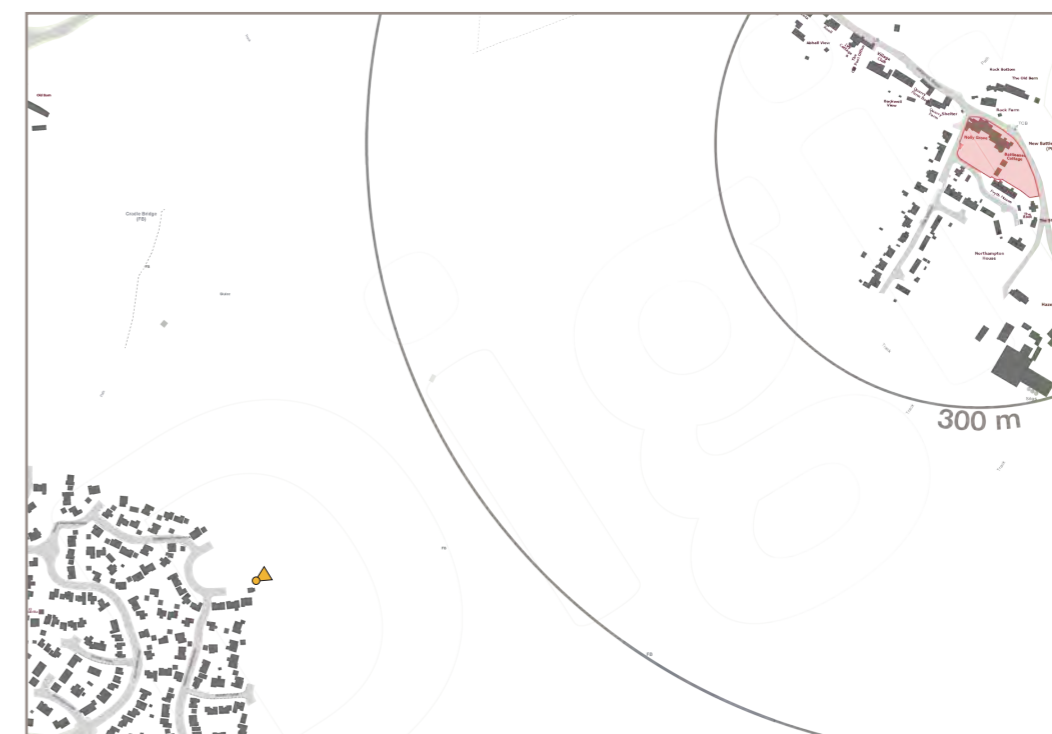
Predicted Change From this viewpoint the proposals will be set amongst the existing settlement. Users of the PRoW and residents may potentially be able to see the proposals from this location but would appear in the same context as the existing buildings which sit around the site.

Magnitude of Change The proposed building types would be comparable to the type of development that already exists in the local landscape whilst not blocking any views of the surrounding agricultural landscape.

Type of Effect The development would result in a barely perceptible change in the existing view and may be indistinct to the observer due to the existing development, scale of the panoramic view and distance from site.

Assessment Sensitivity: Users of PRoW & Residents - High
 Magnitude: Very Small

Significance of Effect Minor – Not Significant



Viewpoint 28: The Elms, Nailsea -Distance 1.00km looking North-East)

Table 11: Summary of Viewpoint Assessment

No.	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect
V1	Bus Shelter	Residents, Road and PRow Users	High	Negligible	Negligible
V2	PRow to Tyntesfield	PRow Users	High	Very Small	Minor
V3	PRow to Tyntesfield	PRow Users	High	Very Small	Minor
V4	PRow to Tyntesfield	PRow Users	High	Small	Moderate
V5	PRow to Tyntesfield	PRow Users	High	Small	Moderate
V6	PRow Valley Ridge North	PRow Users	High	Very Small	Minor
V7	PRow Valley Ridge North	PRow Users	High	Negligible	Negligible
V8	PRow Valley Ridge North	PRow Users & Tyntesfield Estate Visitors	High	Negligible	Negligible
V9	PRow Valley Ridge North	PRow Users & Tyntesfield Estate Visitors	High	Negligible	Negligible
V10	PRow Truckle Wood	PRow Users & Tyntesfield Estate Visitors	High	Negligible	Negligible
V11	PRow Off-Road Track	PRow Users & Tyntesfield Estate Visitors	High	Negligible	Negligible
V12	PRow Off-Road Track	PRow Users & Tyntesfield Estate Visitors	High	Negligible	Negligible
V13	PRow Belmont Estate	PRow Users & Residents	High	Negligible	Negligible
V14	PRow Belmont Estate Grazing Field	PRow Users	High	Negligible	Negligible
V15	PRow Belmont Estate Grazing Field	PRow Users	High	Negligible	Negligible
V16	PRow Belmont Estate Grazing Field	PRow Users	High	Negligible	Negligible
V17	PRow Belmont Estate Grazing Field	PRow Users	High	Very Small	Minor
V18	PRow Grazing Field adjacent to the Grove	PRow Users	High	Very Small	Minor
V19	PRow Grazing Field adjacent to the Grove	PRow Users	High	Small	Moderate
V20	End of the Grove	Residents and PRow Users	High	Medium	Major/Moderate
V21	The Grove	Residents	High	Small	Moderate
V22	The Grove	Residents	High	Large	Major
V23	Cul-de-Sac, The Grove	Residents	High	Large	Major
V24	Bristol Road	Road Users	Medium	Medium	Moderate
V24	Bristol Road	Road Users	Medium	Large	Major/Moderate
V25	Wraxall Hill Junction	Residents, Pedestrians, Road Users	High	Negligible	Negligible
V26	Clevedon/Bristol Road	Pedestrians, Road Users	Medium	Negligible	Negligible
V27	The Elms, Nailsea	Residents and PRow Users	High	Very Small	Minor