

Battleaxes, Bristol Road, Wraxall, BS48 1LQ

Landscape and Visual Impact Assessment

Part 3 of 3

STUDIO
HIVE
ARCHITECTURE





10. Visual Representations







11. Mitigation and Recommendations for Development

11.1 Mitigation measures that aim to avoid, minimise and compensate for the potential adverse landscape and visual impacts resulting from the development proposals have been incorporated within the general design and proposed operation of the scheme. Principal measures pertaining to each phase of the development are set out in detail below.

Mitigation of Construction Effects

11.2 The following mitigation measures are proposed during construction of the proposed development:

- Retention of existing peripheral vegetation where there is no conflict with the proposed built form and access;
- Placement and organisation of stockpiles and materials for least visual impact and management of the Site to maintain a tidy appearance and to limit the visible area of disturbed ground;
- Restriction of the number of vehicular movements to practicable minimum and confinement of operations to normal working hours;
- The arboricultural report has listed several trees in need of being removed with others also being removed for the proposal as stipulated in BS5837 (2012) . New trees and hedging will be planted to equate and surpass existing levels of planting as outlined in the report by Silverback.
- Construction and security lighting would be shielded where possible and directed downwards in order to minimise light pollution;
- Routing of construction traffic through existing premises entrance; and
- Incorporation of efficient building process and assembly to reduce construction time on Site.

Mitigation of Operational Effects

11.3 A number of mitigation measures can be incorporated within the development proposals in order to reduce the impacts arising from the proposed development including:

- The proposed development has been sited and the concepts and parameters designed to minimise potential impacts on the landscape and visual resource. The development is located within an established settlement and the proposed built form is set within the general line of built form on adjacent sites.
- Principal areas of built form and hard standing are purposefully located on existing hard standing and in parts historic footprints resulting in no greenfield land take;
- The landscape plan outlines extensive designs to re-green the area and remove all brownfield/ hardscaping where possible.
- Proposed building mass would be similar to those existing on and adjacent to the Site and immediate surroundings in order to reduce potential impacts on skylines and correspond with adjacent development;
- Existing vehicular access onto the applicant's land and Site will be utilised;
- The planting on the Site will incorporate native species to help assimilate new built form into the adjacent woodland landscape;

- All lighting would be designed in accordance with adopted guidance and in line with the local Design Guide and bat sensitivity guidance, to restrict light pollution.

Enhancements

11.4 With both landscape and visual quality criteria considered as well as feedback from public consultation events, the building height, for the terraces especially (as the largest proposed), has been reduced to the greatest capacity without also hindering quality of the experience internally, minimising any potential impact. Through reducing floor-to-floor heights, building into the landscape and the removal of solid features at roof level (and using glass in place where required), the proposed is now approximately 3 meters (25%) lower in elevation than the original design.

11.5 As the site is situated within the greenbelt, the proposal has considered that the development should to its best potential enhance the existing condition through reinstating green infrastructure. The proposed will introduce 752 square meters of new green space with an extra 120 square meters of enhanced existing green space.

11.6 With a total of 872m², the proposal increases total green space by 62% with over half 52% the undeveloped site proposed as green infrastructure through grass lawns and planting areas.

Height Reduction

Before Public Consultation



After Public Consultation



Reinstating Green Space

Existing Condition



Proposed



12. Residual Impact

Summary

12.1 While the visual assessment has looked, where necessary, at both the construction stage and operational stage separately the residual impacts will only cover the operational stage since:

- The construction stage is temporary
- Any planting mitigation will take some years to become effective.

12.2 The most successful mitigation will be the development of a substantial landscape framework to reinforce the existing retained hedges and tree. This additional visual barrier effect will reduce the visibility of the development to form either inconspicuous minor elements within the view or that no part of the development would be appreciated. The reassessment of visual impacts has been taken after this 15 year period following the start of the operational stage. In this time span any tree planting will have grown to over 8m high and any hedge planting, for example, will have now become a dense managed hedgerow.

Landscape Character

12.3 With the introduction of new residential development into this part of Wraxall and at the same time, the introduction of landscape management objectives including the introduction of further structure tree planting, the overall magnitude of landscape character impact is assessed as still being medium, since in accordance with Table 5 the development would not impose a loss or alteration to any key landscape elements due to the attributes of this receiving landscape. Assessed against a landscape character that has been determined to have a medium sensitivity, and a magnitude of change assessed as small the Significance of Effect will remain as minor.

Visual Impact

12.4 Within a 15-year assessment period;

- New hedging and vegetation boundaries will be well established and will have been managed at heights that provide more effective visual barrier.
- Planting to improve the existing vegetation quality will also provide denser effective winter visual barrier.
- The tree belts and occasional hedge trees will also now be 8+ metres high or at the species matured height.
- Materials that form the external envelope and roof of the buildings will have 'weathered' and have more subdued tones.

12.5 These mitigation measures would help limit views of the development and

- therefore alter and reduce some of the magnitudes of visual change from the established viewpoints.

Table 12: Comparison of Assessment at Operation vs. Residual (+15 years)

No.	Receptor	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect	Magnitude of Change	Significance of Visual Effect
			Operational Stage	Residual Stage	Residual Stage	Residual Stage
1	Residents, Road and PRoW Users	High	Negligible	Negligible	Negligible	Negligible
2	PRoW Users	High	Very Small	Minor	Very Small	Minor
3	PRoW Users	High	Very Small	Minor	Very Small	Minor
4	PRoW Users	High	Small	Moderate	Small	Moderate
5	PRoW Users	High	Small	Moderate	Small	Moderate
6	PRoW Users	High	Very Small	Minor	Very Small	Minor
7	PRoW Users	High	Negligible	Negligible	Negligible	Negligible
8	PRoW Users & Tyntesfield Visitors	High	Negligible	Negligible	Negligible	Negligible
9	PRoW Users & Tyntesfield Visitors	High	Negligible	Negligible	Negligible	Negligible
10	PRoW Users & Tyntesfield Visitors	High	Negligible	Negligible	Negligible	Negligible
11	PRoW Users & Tyntesfield Visitors	High	Negligible	Negligible	Negligible	Negligible
12	PRoW Users & Tyntesfield Visitors	High	Negligible	Negligible	Negligible	Negligible
13	PRoW Users & Residents	High	Negligible	Negligible	Negligible	Negligible
14	PRoW Users	High	Negligible	Negligible	Negligible	Negligible
15	PRoW Users	High	Negligible	Negligible	Negligible	Negligible
16	PRoW Users	High	Negligible	Negligible	Negligible	Negligible
17	PRoW Users	High	Very Small	Minor	Very Small	Minor
18	PRoW Users	High	Very Small	Minor	Very Small	Minor
19	PRoW Users	High	Small	Moderate	Very Small	Minor
20	Residents and PRoW Users	High	Medium	Major/ Moderate	Small	Moderate
21	Residents	High	Small	Moderate	Very Small	Minor
22	Residents	High	Large	Major	Medium	Major/ Moderate
23	Residents	High	Large	Major	Large	Major/ Moderate
24	Bristol Road South	Medium	Medium	Moderate	Medium	Moderate
	Bristol Road North	Medium	Large	Major/ Moderate	Medium	Moderate
25	Residents, Pedestrians, Road Users	High	Negligible	Negligible	Negligible	Negligible
26	Pedestrians, Road Users	Medium	Negligible	Negligible	Negligible	Negligible
27	Residents and PRoW Users	High	Very Small	Minor	Very Small	Minor

13. Conclusion

Landscape Character

- 13.1 The site does not fall within any statutory designations. The site falls within the national character area NCA 118 - Bristol, Avon Valley and Ridges.
- 13.2 The assessment of the local character area, when seen as apart of an addition to an existing residential area, with some man-made influences following the B3130, a medium and small scale land cover and field pattern, the local character is assessed as having medium sensitivity to this form of development.

Construction Stage

- 13.3 For the proposed site itself during the construction stage, with the suburban feel and existing settlement density defining the landscape at site, it is assessed to be subject to a medium magnitude of change, due to the partial loss of or alteration to one or more key elements or features, and the introduction of elements that would be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Consequently, the significance of landscape effect for the construction of the proposal is assessed to be moderate. This assessment of landscape effect is classified as 'not significant'.

Operational Stage

- 13.4 It has been assessed that any discernible loss of key landscape elements would be negligible and the introduction of elements that may be prominent but not uncharacteristic will occur and the subsequent landscape effects are considered not significant in planning terms.

Residual Significance of Landscape Effects

- 13.5 The extension of residential development to this part of Wraxall together with introduction of landscape management objectives, the overall magnitude of landscape character impact is assessed as still being small, since the development would have only a loss or alteration to one of more key landscape elements but may not be considered to be substantially uncharacteristic when set against the attributes of this receiving landscape. Assessed against a landscape character that has been determined to have a medium sensitivity, and a magnitude of change assessed as small the Significance of effect will remain as minor.

Visual Effects

- 13.6 All viewpoints have been specifically chosen to represent certain views from sensitive receptor, where some potential for significant impact can be anticipated. Viewpoints chosen include footpaths, residential settings and roads.

Construction Stage

- 13.7 With the introduction of the construction activities, given that the scheme would occur over a relatively short phased periods, it would result in a perceptible changes in the existing view, and would form an apparent small element in the wider landscape that may be missed by the observer or receptor. This would result in a small magnitude of change.
- 13.8 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (users of PRow and residents). Consequently, with a high receptor sensitivity set against a small magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as moderate ('not significant').

Operational Stage

- 13.9 The visual impact assessment has indicated a positive picture regarding the significance of effects upon visual receptors when the proposal and ancillary works are considered as a stand-alone development. In particular, it is noted that the extent of existing visual barriers around the perimeter of the proposed site created by the topographical gestures and existing settlement form, positively assist in minimising potential views of the proposed development from most sensitive locations beyond the site boundaries.
- 13.10 As a result, the viewpoint assessment has identified significant visual effects at just four locations out of twenty-eight; viewpoint 20,22,23,25, none of which are further than 250m.
- 13.11 For the rest of the receptors the assessment has found that mostly to the north and west of the site the site and proposed development is unseen, where some parts of the development could be evident, such views are glimpsed and would not have significant visual effects, whilst to the south and north-east some views may have perceptible change but not have significant visual effect either.

Residual Significance of Visual Effects

- 13.12 With heights of these structures up to 9m, their relationship to the sloped site and mitigation planting to reinforce existing site boundary vegetation will provide strong visual barriers or relief to the development. This will reduce the potential for significant effect at some points closest to the site boundaries, such as viewpoint 20 and 24. As a result there are only two viewpoint that are considered to have 'significant' residual effect in planning terms.