

Landscape Setting of Settlements (Policy NE2A)

Placemaking Plan Evidence Base

December 2015



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1. Introduction

The purpose of this document is to support Policy NE2A in the Draft Placemaking Plan by appraising the landscape setting of settlements and ensuring that those areas that meet the selection criteria are safeguarded by the policy and their boundaries identified on the Policies Map.

Policy NE2A seeks to protect key landscapes and landform, landmarks and views / viewpoints which particularly contribute to the landscape setting of settlements within Bath and North East Somerset (B&NES). Landscape setting in the context of this policy is taken to include the surroundings of the settlement as well as undeveloped or well 'treed' areas which may be within the settlement and are important to the context of the developed areas.

It has been recognised that many settlements within B&NES will possess distinctive landscape settings owing to the characteristic geology and significant history of human settlement and industry that exists in these areas. For example, the villages of Paulton and Peasedown St. John are both ridge top settlements with a particular association with coal mining. Both villages have maintained their predominantly ridge top nature and retain important views over the attractive valleys of the Cam and Wellow Brooks. Whilst certain nuances exist between the two villages and their distinct ridge top and valley landform, the setting of each of these settlements is recognised as having particular visual importance through their similar association with nearby wooded coal batches. As such, the mapped areas for each village includes the undeveloped slopes

down from the ridge top into the valley and the wooded coal batches, as well as other areas of landscape which enhance the particular sense of place.

In contrast, the low lying, gently undulating landform of the nearby village of Farrington Gurney might be considered more modest than, for example, the dramatic ridge top settlements of Paulton and Peasedown St John. Although a history of coal mining is associated with Farrington Gurney, there is no immediately close and visually prominent coal batch remaining as there is for Paulton and Peasedown St John. Instead, a nearby steep and wooded ridge acts as a distinct visual and physical backdrop to the village whilst the isolated parish church, set outside of the main settlement area within surrounding fields, is a distinctive and important part of the setting of the village.

The methodology used in identifying areas of the landscape setting of settlements is described in the section below. A short explanation has also been provided as to why and how each mapped area is important for the distinctive character of the settlement according to the assessment categories.

2. Methodology

A rapid desk top assessment was made for each settlement, followed by site visits to confirm, modify and, where appropriate, add or remove areas on the basis of their contribution to the landscape setting of the settlement. The desk top study utilised OS mapping, satellite data and aerial photography to assess landform, vegetation and settlement patterns. In addition, the *Rural Landscapes of B&NES Landscape Character Assessment* and Local Parish documents including Neighbourhood Plans, Village Design Statements, and local historical research provided vital background for understanding what it is about the landscape setting of a settlement which is important to residents and also the historical factors which have led to the initial development of a settlement in a particular location and its pattern of growth over time.

The character of each of the areas was assessed under the categories of natural factors, cultural and human factors, and visual and perceptual factors (See Table 1 in Policy NE2A [reproduced in this document p.6] and also *An Approach to Landscape Character Assessment*, Natural England). The key factors identified under each category were used to identify the essential characteristics of the landscape setting, which in turn contribute to the distinctive character of the settlement. The landscape setting of each settlement has been mapped and is supported by a description and brief assessment of each settlement.

The overall landscape setting of settlements is shown on the Policies Map and is afforded specific protection under policy NE2A.

Areas are only included as part of the mapping process where they contribute positively to the form of the settlement, to the distinctive character of a settlement or where they are considered to influence the creation of a strong sense of place. Inevitably, the result of this approach is that some settlements will be more or less surrounded by areas that are considered to contribute to local distinctiveness and a sense of place, whilst others may have very limited areas. It is, however, accepted that the landscape setting of a settlement is fluid and may evolve over time to include (or omit) areas which contribute to character and distinctiveness. Taking this fact into account, it should be understood that it is not the intention of Policy NE2A to map a definitive green edge to each settlement. The mapped areas have defined boundaries through the necessity of the mapping process; however, landscape setting does not typically possess such clear cut boundaries. In most cases, the landscape setting of a settlement will merge into the 'wider countryside' with no hard and fast cut-off point. For some settlements, where landform is a dominant visual factor contributing towards landscape setting, there may appear to be very definitive cut-off points. In the case of undeveloped skylines, which may be an important characteristic of a landscape setting, the cut of point is less defined.

In regards to the process of assessment, it is likely that a majority of the identified mapped areas will possess several key factors under all three of the nominated assessment categories, owing to the close interrelationship that essentially exists between the criteria. However, it should be noted that a proportion of the mapped areas may only possess factors belonging to one assessment category. In these circumstances, this eventuality should not be considered to diminish that area's importance as a contributing element of the character of the settlement or as a significant part of the landscape setting.

Table 1: Key factors which contribute to the District's distinct character.

This list is not intended to be fully comprehensive.

1. NATURAL FACTORS including:

- distinct landform / geomorphology / geology particularly which helps to define a place such as river valleys / drainage patterns,
- plateaus, skylines (treed, farmland or open space) and ridge lines, distinctive hills such as at Kelston Roundhill or Farmborough Common, and areas of coal bearing rocks;
- river corridors and natural water bodies including associated trees, woodland, farmland and open space;
- natural landmarks;
- distinct land cover or natural habitat including landscapes important for wildlife such as traditional flower-rich meadows, wetlands, trees and woodlands.

2. CULTURAL AND HUMAN FACTORS including:

- man-made landmarks and distinctive landscapes modified by human activity such as coal batches;
- historic earthworks;
- follies;
- water bodies including ponds, lakes and canals including associated trees, woodland, farmland and open space;
- copses, orchards, tree-lines and woodlands;
- parkland and parkland trees;
- historic landscapes and distinctive historic hedgerow patterns and field and ditch systems;

- disused quarries, railway lines, coal canals and other industrial archaeological features;
- settlements and distinctive settlement patterns strongly associated with underlying or surrounding landscape and natural resources; the designed or incidental landscape associated with or forming the setting of heritage assets;)
- culturally / historically significant landscapes such as landscapes associated with literature, art or historical events;
- landscapes associated with events such as fairgrounds, traditional village greens;
- greenways and other ancient routes;
- landscapes with specific landscape quality, condition or aesthetic qualities.

3. VISUAL AND PERCEPTUAL FACTORS including:

- special views, viewpoints and visual characteristics (e.g. sequential views);
- open spaces within settlements which are visually distinctive and attractive in themselves or which are visually important to the local character of the settlement or local area;
- tranquillity;
- landscapes with significant associations;
- significant perceptual factors such as colour, texture, form and pattern.

For more detail refer to 'An Approach to Landscape Character Assessment' (Natural England) October 2014 and other guidance and best practice examples.

3. Selected Mapped Areas



City of Bath

Overview

Natural Factors:

The dramatic and indented, bowl-like landform that encircles and contains the City of Bath and the River Avon and its tributaries which have given shape to the bowl by carving it out of the Cotswolds plateau, are fundamental to the distinctive pattern of settlement which has developed over time. The designated areas that have been mapped include the green slopes within and surrounding the bowl;

View of the City from Twerton City Farm – photo credit: Bath & North East Somerset Council

and the River Avon, which runs in a sweeping curve through the heart of the City; and the tributary valleys which give the much indented character to the inner slopes of the bowl. Many of the designated areas also include the green, undeveloped skylines that surround the City as well as the distinctive hills located both within and around the City. Of all the aspects - natural, cultural and human, visual and perceptual - that come together to form landscape character, it is predominantly the natural, bowl-like landform of Bath that has also given rise to other distinct landscape features which has underpinned the way the city and its green landscape setting has developed over time.

Cultural and Human factors:

The dramatic landform which underpins the landscape, and the particular geology which underlies it, has been historically utilised by the people of Bath and their forbears in order to create the city and its surrounding landmarks which we see today. The significant Little Solsbury Hill earthworks to the north-east and those on Bathampton Down provide physical evidence of the early inhabitants of the area. The creators of Beckford's Tower, Sham Castle, Prior Park (including its lakes and the skyline carriage drive), and Brown's Folly, as well as numerous other parks and green spaces, were inspired by the dramatic landform and the encircling skyline. Today, these areas remain as important focal points in landscape views or as destinations for residents and visitors alike. New neighbourhoods and buildings have been designed to take advantage of these significant views and access to culture and green spaces, demonstrating the continual importance of these aspects in the development of the city and its surrounds.

The Roman settlement grew up around the hot springs and crossing points on the River Avon and the Georgian City owes its pattern and form to the inspiration which the landscape, carved out by the river, brought to its architects. Since that time, and through to the present day, the city has continued to grow in a way which continues the intimate interrelationship with the landscape and containment within the bowl of landform and its skylines. Even today with ever increasing pressure for development, Bath remains a compact city largely hidden from the surrounding countryside due in large part to the designation of the whole city as a World Heritage Site (WHS) and the recognition given within that designation to the importance of the landscape setting of the city.

The Kennet & Avon Canal (K&A Canal), which is in part the River Avon and in part a separate canal which also runs through areas of the heart of the city, brought trade and materials to and from the city and in modern times acts as an important recreational route and focus for local people.

Areas of farmland, with field patterns often unchanged since Georgian times or earlier, alternate with woodland on the undeveloped slopes of the bowl creating a textured green landscape that runs around and interweaves through the settlement, which itself follows easier contours or the routes of roads and streams. In places on the green slopes, particularly in the areas once sort after by the wealthy to take advantage of the prospect, there are neighbourhoods of individual villas set in large grounds that today are characterised by substantial trees which provide a wooded setting to glimpsed buildings.

Visual and Perceptual Factors

The green hillsides, originally identified in the WHS Setting Supplementary Planning Document (SPD), were selected as being those that were once viewed from important Georgian viewpoints. These significant landscape features have been updated for this policy to reflect the city in the present day. The views to and from these undulating and indented hillsides, with the intimate relationship of built city to green city, and with the sinuous curve of the largely tree-lined river at its heart, are just as important today as they were in Georgian times and perhaps even earlier. There are few streets or vantage points anywhere in the city where there are not significant views to green hillsides rising above and interweaving between areas of settlement. Views to the wooded skyline are ever present around the City centre with prominent landmarks also acting as focal points, drawing the eye along the skyline. The visual importance of the green hillsides interweaving with and rising above the built form of the settlement; the wooded skyline and landmarks; and the tree-lined river at the heart of the city are fundamental to the City's character and its compactness, coherence and harmonious interrelationship with its landscape setting.

There are many culturally significant places in and around the city where visitors and locals take advantage of the views over the City in its beautiful green setting. Such places include the National Trust Skyline Walk, Beckford's Tower (which was designed to give 360 degree views), Alexandra Park, Little Solsbury Hill and Prospect Stile to name but a few.

Since Georgian times, architects have been inspired by the visual qualities of the landscape setting of Bath and have specifically sited

buildings in order to utilise particular views and so as to be seen by others set amid and harmonising with a particularly attractive or prominent part of the landscape.

The River Avon and its tree-lined banks are often viewed from higher parts of the city as it runs through the middle of the city east to west. Viewed from above, the trees help to pin point the route of the river within built up areas and, along with the K&A Canal, also acts as an important recreational route for visitors and tourists alike. The river can therefore be seen as a common, connecting thread anchoring the city to its course and providing both visual and recreational pleasure.

The River Avon and Kennet and Avon Canal Corridors

(River Avon in Bath - Character Area Descriptions including Draft Ideas for Planning Guidance - APPENDIX A)

Overview

Natural Factors:

- The river and hot springs are central to the historical location, and subsequent development, of the city within the landscape bowl.
- The river and its meandering route through the heart of the city; its associated trees; river bank; and areas of water meadow (especially out at the eastern edges towards Bathampton).
- The river and its associated trees and grassland provide important habitat for wildlife, especially bats. Otters are increasingly seen in the heart of the city, and the river corridor is designated a Site of Nature Conservation Interest (SNCI). People from surrounding neighbourhoods and the city centre have easy access to the river and are therefore able to enjoy its amenity and wildlife value.



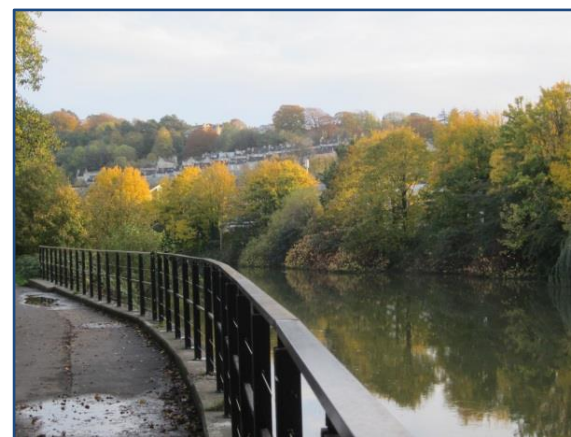
The River Avon from Alexandra Park – photo credit: Bath & North East Somerset Council

Cultural and Human Factors:

- The river is closely associated with open public green spaces located at various points along its course. Some of these spaces are formalised playing fields; however, most are informal areas of grass and trees. The central nature of the river running through the city creates easy access for local people and visitors to a whole variety of recreational activities. The river provides a linking thread of communication east to west, with walking, cycling, and boating being the most popular activities. The River Avon Trail runs along the river throughout the city and is very well used by walkers and cyclists.
- The K&A Canal which runs from Bristol to Bath is in fact the River Avon. The canal separates from the river at Bath Bottom Lock near Rossiter Road and runs roughly parallel to the river at varying distances. The K&A Canal was constructed in the 18th century and brought with it vital trade and materials to and from the city. In the first half of the 19th century, along with the Somerset Coal Canal, it was vital for trade from the Somerset Coalfield and the Bath stone mines. The presence of the canal allowed the city to expand through an increase in trade and availability of materials. Today, it is an attractive green thread of landscape which is, in part, hidden within the developed city.
- Modern day use of the canal as a waterway through Bath is predominantly for leisure purposes. The canal towpath is a popular walking and cycling route for tourists as well as being an attractive off-road route for local commuters.



The Kent & Avon Canal at Bathwick - photo credit: Bath & North East Somerset Council



View towards Beechen Cliff - photo credit: Bath & North East Somerset Council

Visual and Perceptual Factors:

- The river and canal are tree-lined for much of their length, with the trees visually marking the sinuous route of the river through the centre of the city when seen from the hillsides above. They help people to "read" the city in views and to recognise different neighbourhoods on either side of the settlement from their relationship to the strongly curving shape of the river.
- There are numerous views afforded from the river and canal paths up to the green hillsides which create a visual connection between these two vital parts of the green landscape setting of the city.
- The river and canal possess high amenity value and retain significant views of the natural waterside and surrounding landscape.

The Green Hillsides and skylines surrounding the City and looking inwards towards the centre

Natural Factors:

- The City of Bath is contained within a distinctive and dramatic bowl of landform formed primarily by the action of the River Avon and its tributaries cutting down through the plateau area which is now part of the Cotswolds AONB. The internal slopes of the bowl are themselves highly indented with additional small hills and ridges set within the bowl and also significant valley features cut into the sides of the bowl, all formed through the action of river tributaries. Today, the steeper and higher slopes of the bowl remain undeveloped and are generally wooded or contain a mix of woodland and pasture still in agricultural use. Some of these green slopes run down between developed areas into the heart of the city connecting to the river corridor. This distinct landform is the primary inspiration behind the design and pattern of development within the city and the reason that there remains a harmonious interaction between landscape and built form.
- The intricate landscape of the green hillsides and valleys provides an ideal environment for a diverse range of natural habitats and associated wildlife, bringing the natural world within easy distance for most of the residents and visitors to Bath.



Middle Twinhoe to Stoke slopes - photo credit: Bath & North East Somerset Council

Cultural and Human Factors:

- The green hillsides and skylines are the location for a number of important landmarks and focal points. Included in this list are Little Solsbury Hill earthworks; Beckford's Tower; Sham Castle; Prior Park (including its lakes); Prospect Stile at the head of the Weston valley; Brown's Folly; Alexandra Park; the hugely popular National Trust Bath Skyline Walk (which in part follows Ralph Allen's C18th carriage drive); and numerous other areas of woodland and green spaces. Many

of these areas exist solely because of the beauty of the city and its landscape setting and the inspiration this gave to their original builders. Today, these important green spaces remain key destinations for visitors and residents as well as being important determinants in the location, design and orientation of new developments which often take advantage of the views afford from, across, and towards them.

- Areas of undeveloped agricultural land with field patterns unchanged since Georgian times or earlier interweave between woodland and developed areas and in places dominate the upper hillsides. There are numerous footpaths and open access areas enabling local residents and visitors to walk easily from their homes to the countryside around them. These areas of countryside are never far from developed areas, giving the people of Bath unusually easy access to countryside.
- The compact and harmonious development of the city within its landscape bowl, which is an important component in the outstanding universal value of the WHS. As previously described, it is largely the unique landform of the settlement, which also gave rise to distinct landscape features such as green hillsides, that inspired the design and pattern of development within and around the city and which continues to provide an harmonious interaction between landscape and built form.

Visual and Perceptual Factors:

- Views from the city towards the green hillsides with their indented and undulating landform and the important natural and built landmarks along them, and the views afforded from the hillsides and skyline and landmarks across the city, are fundamental to knowing and identifying Bath as a city which is fundamentally characterised by its landscape setting.
- Of particular importance is the continuity of the undeveloped upper hillsides and tree cover around extensive parts of the skyline. Recent development at the University of Bath on the hill top at Claverton has broken the continuity of the wooded skyline with the development of large building.

In addition to the green hillsides which form the immediate setting of the city, there are other visually important green hillsides that form the middle distance from views within the city. These areas are known to have been included in paintings and prints from the Georgian era and are considered an important element in the composition of the green hillsides. These “middle distance” areas are particularly prominent towards the east and west of the city where the path of the River Avon and the By-Brook tributary cuts through the plateau landform into the wider landscape beyond.

The Green Hillsides and Skyline forming the outside of the bowl which contains the City of Bath

Natural Factors:

Steeply sloping landform forming the edge of the Cotswolds plateau, particularly around the south, east and west of the city, created by various tributaries of the River Avon and the river Avon itself. This distinctively steep, and often indented, landscape setting effectively forms the outer sides of the bowl-like landform which contains the city and effectively hides it from view. The slopes have high amenity value being formed of attractive rural countryside with a mix of pasture and woodland habitats.

Visual and Perceptual Factors:

The city is largely hidden from view when looking towards the green slopes and the skyline, reinforcing the fundamental importance of its character as a city within a “bowl”. Only the development of housing at Twerton and a limited number of other large buildings on the western side of the city, break this pattern as they extend down the outer slopes and remain a permanent incongruity in the landscape as viewed from the west.

Radstock, Midsomer Norton and Westfield

Overview

The towns of Radstock, Midsomer Norton and Westfield are set within a dramatic landscape formed from the confluence of several tributaries of the Wellow Brook which come together at Radstock and are carved out of a much larger scale landscape of ridge and plateau around the Wellow Brook. When viewed on a map the tributaries fan out more or less from a central point at the centre of Radstock and appear like a star-burst, resulting in alternating rays of green landscape and development. Predominantly, the developed areas follow the more sheltered and shallow valley sides and also the intervening, lower level, narrow ridge tops between the brooks. The higher level valley sides and ridge/plateau tops surrounding the towns have remained largely undeveloped apart from the nearby hamlet of Haydon associated with its mine.

The landscape setting of Radstock, Midsomer Norton and Westfield is dominated by its complex and dramatic landform. In addition, the underlying coal reserves of the Somerset Coalfield led to a proliferation of mines in the area which drove the development of the towns through from the 18th to the mid-20th century. It is primarily a combination of the strong landform and history of mining which has provided the settlements with a very distinct pattern and form. The legacy of the coal mining industry and its associated railways are seen in the green landscape today as distinctive wooded coal batches, networks of paths, and tree-lined disused railway lines.

Area 1. North Eastern Area - Tynning, Whitelands and Lower Writhlington



Tynning from road to Haydon - photo credit: Bath & North East Somerset Council

In this area of landscape setting, the impact of mining activities vies with the landform to give its distinctiveness. The three collieries of Lower Writhlington, Tynings and Braysdown clustered around the Wellow Brook and its steep sided, undulating tributary valley have modified the valley landscape with wooded batches, disused railway lines, and remnants of colliery cottages and workings. The result is an interesting landscape of steep, partly wooded and part agricultural

fields on valley sides interspersed with wooded coal batches forming important focal points. The residential area of the Tynings runs up an adjacent tributary valley side and round into the Wellow valley to link with Whitelands and its distinctive rows of miners cottages; both settlements nestle against the Tynings coal batch, which rises up as a prominent backdrop. There is a close relationship that exists between local residents and the coal mining landscape and, as such, there can be found families within the area whose grandfathers and great grandfathers worked in mining related activities.

Natural Factors:

- This is a predominantly valley landscape formed by one of the steeply sloping narrow tributaries cutting down through the high surrounding Paulton and Peasedown Ridge to connect with the Wellow Brook. The tributary valley with its underlying coal reserves is largely in agricultural use today.
- The tree lined Wellow Brook, along with associated woodland on adjacent disused Colliery spoil tips, provides excellent habitat of woodland, grassland, bare ground and water. This has given it significant wildlife interest and a SNCI designation. The active Whitelands and Tynings Green Space Local Group has documented a wide range of wildlife to be found in the area.

Cultural and Human Factors:

- There are very strong associations with coal mining which leave a visible legacy of now wooded spoil tips at Braysdown, Tynning and Lower Writhlington. Miners cottages still exist at Whitelands and a disused railway alongside Wellow Brook is now used as a cycle path. Part of this area is designated as a Conservation Area because of the mining heritage. Many local residents Tynning and Whitelands have historical family links with the mining and today the area is culturally important locally both as a distinct landscape backdrop and for recreation.

Visual and Perceptual Qualities:

- Attractive visual backdrop and setting to Tynings and Whitelands area, with steep slopes rising up to plateau skyline, distinctive partly wooded batches and also steep, wooded valley sides dropping down to Wellow Brook from Writhlington and Northfield. These views act as a repository of memories for local residents who have relatively recent family links with the mining heritage. The area is also visually overlooked from parts of Writhlington on the plateau to the south.
- Popular recreational area with old miners footpaths running up and down the valley slopes and the cyclepath/ footpath along the disused railway. There are attractive hillsides and valley landscapes with views up to the more open hillside and tributary valley, especially around Whitelands, and to the heavily wooded and steep Wellow Brook valley side in the south of the area.

Area 2. Southern Area - Haydon and Across to the Railway Lands

As with Area 1, this area of landscape setting to the southern part of Radstock, Westfield and Southfield has a character dominated by very strong landform and mining heritage. There are two steep sided valleys and an intervening spur of higher plateau with a stepped appearance. The Haydon Colliery was a dominant feature in the area with a prominent colliery spoil tip. The tip was re-worked in the 1980s and although it is now less of a prominent landmark, it has become an attractive public open space with views across the valley to Westfield. The small linear village of Haydon grew up with the mine and is visually prominent from the areas of Westfield and Tynning, running along the step in the plateau and set against a gentle green hillside above and plunging valley sides below.

The two valleys are very different in form and character. The larger of the two valleys winds gently in a south-westward curve out of Radstock and between the ridge-top town of Westfield and the Haydon plateau. This is a very steep and narrow valley with its own equally steep and narrow tributaries. The lower slopes are generally wooded and in places so steep as to be inaccessible. The upper slope on the south side is modified by the re-worked Haydon spoil tip which juts into it.



Radstock Town Centre - photo credit: Bath & North East Somerset Council

The smaller area of valley landscape runs south-east out of Radstock and is also steep sided, although less so and has sufficient width along the valley bottom to take what is now the Colliers Way along the old Radstock to Frome railway. This valley area is dominated by its railway heritage with old siding and railway buildings as well as the railway path. New development in the valley is set around this heritage and the tributary brook.

The spur of higher plateau area acts as open landscape backdrop rising gently up above the steep valleys and visually containing the south of the major settlements and the radiating network of tributary valleys.

Natural Factors:

- Two steep sided tributaries of the Wellow Brook cutting down through undulating plateau with an intervening spur of the plateau between the two valleys. The plateau has a stepped form, as viewed from the north and the village of Haydon sits on this stepped area. To the east of Haydon the plateau forms a rounded hill rising up to 136m. The larger valley is so steep and narrow as to have precluded development and the town of Westfield remains firmly on the ridge top overlooking the valley from the south west. The smaller area of valley is also steep sided but wider at the base and development has crept out of Radstock along the valley bottom where space is available.
- Both valleys are designated SNCIs for their wildlife interest. The larger valley is a mix of steep wooded areas, scrub and pasture fields, some very wet with spring lines, and the brook itself. The smaller valley area has a particularly distinctive wildlife interest associated with disused railway and sidings.

Cultural and Human Factors:

- The south-western valley landscape is significantly modified by coal mining centred around Haydon and includes a large re-worked coal batch, now a well-used public open space which overlooks the steep sided valley towards Westfield

- The south-eastern valley landscape is dominated by its railway heritage. The Radstock to Weymouth railway line ran along the valley bottom, long disused it is now the Colliers Way, part of the National Cycle Network and a popular walking and cycling route. Old sidings and railway buildings have been retained within the valley providing an interesting reminder of the railway heritage.
- The valleys are popular local recreational areas easily accessed from the settlement areas with public open space on the re-worked spoil tip at Haydon giving panoramic views over town at Haydon, numerous footpaths accessing areas from adjacent housing and the Colliers Way cycle path

Visual and Perceptual Factors:

- Popular viewpoint at the Haydon Public Open Space overlooking the attractive steep and partly wooded, undeveloped valley across to Westfield and beyond. Whilst the two storey residential areas and the College which overlook the valley are visible or partially screened by trees they have a muted effect on the valley landscape and views across it. However, the large sheds at Westfield which have extended on to gently sloping parts of the upper valley sides are completely out of scale with the valley landscape and, in most cases, have little or no landscape screening, making them an eyesore in an otherwise very attractive view

- Housing all along the ridge top at Westfield overlooks the south western valley with good views over the pleasant undeveloped valley landscape to Haydon and its hill side backdrop up to the plateau as well as across to the wider countryside in the south
- There are excellent middle distance views across to the higher parts of this landscape setting area from Tynning where the complexities of valleys and ridges and the alternating of developed and undeveloped areas are clear. The landscape rising to Haydon village and then gently above it is seen as a visual backstop to the larger settlement area and maintains a clear separation between the towns and the village.
- Mining associations have modified the landscape within living memory and the views to and from the re-worked coal tip at Haydon are memory triggers to local people.
- The steep wooded valley side rising up above St. Nicholas Church and the heart of Radstock town centre is a prominent visual backdrop, especially when entering Radstock from the Frome Road.
- New housing on the south eastern valley floor will have attractive views across the narrow valley to the undeveloped valley slopes and also along the valley.



Panorama view from Clapton Lane to Old Mills - photo credit: Bath & North East Somerset Council

Area 3. Northern Slopes - Around Clandown, Welton, Greenhills, Old Mills and above Tynning

The landscape Setting to the north of the whole settlement area is dominated by the even line of the undeveloped northern slopes of the Wellow Brook valley running east to west; the steep slopes of the tributary valley up to Clandown; and, beyond to the north, the high open countryside of the Paulton to Peasedown St John ridge.

Towards the west of this area of landscape setting, the old settlement area at Greenhills rises partway up the valley sides leaving the steeper, upper slopes as open countryside up to the skyline and beyond. At the junction between Greenhills/Midsomer Norton and Welton, the valley sides become more or less undeveloped right down to the Wellow brook itself and this is one of the few remaining areas where the entire valley side connects both physically and

visually down to the valley floor as green countryside. Towards the centre of Radstock, the undeveloped slopes of the Wellow Brook and the ridge top above becomes a prominent spur of high ground between the Wellow Brook and Clandown tributary valley. This ridge top spur has significant Roman remains and part of the Fosse Way also cuts across it (now a hedge and tree-lined footpath). Finally, around to Tynning rising ground continues as a gentle slope up to an open countryside skyline.

Much of this containing countryside appears free of mining influence, although mining has strongly affected all of the settlement areas which run along the base and sides of the Wellow brook and at Clandown. Today, the mining heritage is prominent at the iconic Old Mills Batch, at Clandown's wooded Batch and rather less prominently at the small re-worked and now wooded Batch at Welton.

Additionally, the route of the old railway line, now part of the National Cycle Network runs along the base of the valley adjacent to the brook at Welton before disappearing westwards into the developed area at Midsomer Norton.

Natural Factors:

- Strong containing landform of ridge top, landform spur and northern valley slopes of Wellow Brook valley rising above the settlement areas of Greenhills and Welton, and the subtler slope that leads up to a gently undulating ridge top landscape above Tynning. The tree-lined Wellow Brook meanders along the valley bottom, partly amongst the Welton trading Estate and Wheelers Hill housing and partly in open fields in contrast to the developed areas. The trees along the brook help to pick it out in the landscape. The steep sided tributary of Wellow Brook containing the linear village of Clandown cuts sharply down through the larger scale ridge landscape and creates a distinctive intimate patchwork of copses and pasture on steep valley sides, especially when viewed entering Radstock from the north along the A367 and also from high points in the south and across the valley from the Tynning area. Ridge tops rising between 120 and 145m are important skyline features when viewed from large parts of the settlement areas.
- The tree-lined Wellow Brook and its small areas of meadow are designated as SNCI and provide a corridor for wildlife, especially bats. The close proximity of the Brook to settlement provides easy access for local residents and workers to experience nature and wildlife.

Cultural and Human Factors:

- Scattered along the valley sides are the wooded or partially wooded coal Batches at Old Mills, the Clandown Batch at the top of the Clandown Valley and the small re-worked, now wooded Batch at Welton. Much of the older settlement along the valley sides is associated with these mines. Associated with the mining industry is the now disused railway, part of the National Cycle Network and a very popular cyclepath/footpath running alongside Wellow Brook. The cycle path is used both as a commuting route, linking between the neighbourhoods, and for leisure.
- On top of the spur of ridge top land above Welton and Clandown are buried sites of significant Roman remains and also part of the Fosse Way, now a distinctive and well used hedge and tree-lined footpath linking Clandown with Welton. There was once a Roman settlement just to the east of Clandown on the route of the Fosse Way. The fact that the Fosse Way path is so well-used today and is also visual prominent in the local landscape is a reminder of how the local landscape setting of the present settlements is a compounding of historical events and activities
- The area around the Railway arches (just outside the mapped area) is now a busy small park and play area near centre of Radstock, which is a setting off point for walking and cycling along old railway lines including route over Arches into Town Park and through to Midsomer Norton town centre

Visual and Perceptual Factors:

- Old Mills Batch is an iconic landmark visible from a wide area. The Wooded Clandown Tip at head of valley draws the eye up onto the ridge and is also visible from wide area, though less so than Old mills with its distinctive shape. As with the other Coal Batches scattered through other setting areas, for many local residents these Batches are reminders of relatively recent family history and a strong part of the visual identity of the settlements of Midsomer Norton and Radstock
- The green hillside running east west from centre of Radstock out to Greenhills is a strong, continuous visual feature of landscape setting above, and also containing, the settlement below. The eastern section is the only remaining stretch of Wellow Brook Valley side which is undeveloped from Brook to skyline. It gives an enhanced visual experience of countryside running right into town for users of the popular cycleway route into Radstock. The green hillsides and the spur at the eastern end are visible from the housing along the ridgeline on the opposite side of the Wellow Brook as glimpses all along the A362 (which runs through the valley), from the cyclepath, and also from high points further to the south coming in from Kilmersden and around Haydon.
- The skyline at the top of the hillsides is largely open or marked by a hedge-line along Fosse Lane. There are few trees and only one or two farm buildings visible and it give a sense of the presence undeveloped countryside beyond. The subtler sloping landform backdrop to the north of Tynning is visually important in containing development just below the

skyline such that it remains out of view from the nearby village of Peasedown St. John to the north east. The mapped area attempts to include the whole of the undeveloped skyline from wherever it is viewed around the whole settlement area, but, as described in the Methodology section, this boundary should not be taken as rigid.

Area 4. Two Separate Areas at South Western edge Midsomer Norton - Westfield

These two physically disparate areas are considered together because of their similarities in terms of what they bring to the landscape setting of this part of Midsomer Norton and Westfield on the south-western edge of the overall settlement area. In terms of landform, they are opposite valley sides of the River Somer, a tributary of the Wellow Brook. Development in Midsomer Norton has spread out along the valley sides and part of the base of the valley over time leaving the steeper, upper parts as undeveloped countryside. There is no visible evidence of past mining or other industrial activity associated with the north-western slopes, this is primarily an area of attractive countryside, rising steeply above development and containing it. In contrast, the south-eastern slopes combine attractive rural farmland with the well-treed route of the now disused Somerset and Dorset Railway.



Radfield Wood - photo credit: Bath & North East Somerset Council

Natural Factors:

- Two separate but relatively similar, steep, hillsides which are in fact opposite valley sides of the River Somer, a tributary of the Wellow Brook. The settlement of Midsomer Norton has gradually extended out along the base and lower, less steep slopes of the south-western valley side, which is much more extensive in area than the south-eastern valley side. This area is much steeper overall and, as a consequence, has remained largely undeveloped, forming a steep green backdrop to the Riverside Housing area in the bottom of the valley. There is a small area of undeveloped ridge top included above the South-eastern valley side and extending up from the disused railway line to Silver Street. These two green valley slopes effectively envelop the development which sits at their base.

Cultural and Human Factors:

- The well wooded disused railway line runs along the top of the eastern valley side and into the Silver Street Somerset and Dorset Railway Museum, which is very active and well supported by local residents with steam trains running at certain times along the ever expanding restored railway.

Visual and Perceptual Factors:

- These two areas form strong, steeply sloping, green backdrops visually containing the residential areas of Riverside/Hillside in Midsomer Norton. They continue the

common pattern of interrelating green hillsides rising above and running alongside settlement, which run either in valley bottoms and lower valley sides or along the tops of lower ridges. The small area of undeveloped ridge top forms an undeveloped skyline when viewed from across the valley at Hillside and its slightly domed nature effectively hides the valley away from view when travelling along the A367 towards Chilcompton. It is possible that some residential development could take place here along the A367, which would continue the ridge top pattern of development out of Westfield and would not be out of character with the pattern of development of the overall settlement in relation to its setting. The ridge top is included in the landscape setting area because of its current attractive rural skyline to the valley. If development did take place in this area it would need to respect the character of the valley side, the tree-lined railway and the skyline; whilst also taking into account the character of the rising landscape and the proximity of the much more rural undulating plateau landscape to the south east, towards Chilcompton. Development would also need to maintain the current pattern of relatively low density well-treed two storey form towards the rural edge.

Area 5. Three areas of well treed valley landscapes within the urban area - Wellow Brook between Old Mills and Welton; Part of Wellow valley side adjacent Radstock Town Centre; Midsomer Norton Town Park (River Somer valley)

These are relatively narrow, linear landscapes forming the undeveloped valley bottoms and in places, steep valley sides of the Wellow Brook and River Somer. They mark the course of the brook and river where they run through heavily developed areas. The Wellow Brook between Old Mills and Welton is very well treed with only small patches of pasture at the western end. There is limited direct public access, although the area is overlooked by adjacent houses, the railway cyclepath, and also glimpsed from surrounding roads. The brook brings wildlife into the heart of the settlement and it is hoped that currently culverted sections can be opened up in the future.



Midsomer Norton Town Park - photo credit: Bath & North East Somerset Council

A small section of the Wellow Brook southern valley side is included where the Brook runs into Radstock Town Centre. This is steeply sloping and wooded right into the heart of Radstock with the large mature trees at the top of the slope forming a very prominent skyline.

The Somer Valley, in the heart of Midsomer Norton town centre, is more extensive and much more influenced by its coal mining heritage with the larger Norton Hill coal Batch a prominent, steeply sloping grass and scrub covered feature on the valley side. The valley is now the publicly accessible Town Park. The Somerset and Dorset railway route continues along the base of the valley adjacent to the steeply rising valley side, its route marked by trees. The very steeply sloping, partly wooded eastern side of the Somer valley with its tree-lined skyline close to Midsomer Norton town centre is a very prominent local landmark.

Natural factors:

- Narrow, linear valley bottom and steep valley side landforms with often wooded valley sides and well treed water courses running into the heart of the towns. Mapping routes of Wellow Brook and River Somer through the built up area and in places forming prominent wooded ridge top skylines
- These areas form important green infrastructure corridors running right into heart of settlement and out the other side, allowing wildlife to pass through the settlement and bringing nature within easy reach of local people

Cultural and Human factors:

- The Somer Valley area is heavily modified by coal mining with the Old Norton Hill Coal Batch on the valley floor, re-shaped and stabilised and now covered in grass and scrub. The Norton Hill Colliery was working until the 1960s and its central position is a lasting reminder of the importance of mining to Midsomer Norton.
- The old Somerset and Dorset railway runs beside the Norton Hill batch and on through the Somer Valley, continuing its eastward route towards Radstock town centre and crossing over to join the railway path in the Wellow valley at the eastern end of the Somer Valley via the Five Arches Bridge. The Colliers Way Cycle Path follows the disused railway line out through Welton and then alongside the mapped Wellow Brook area through the densely developed north west area of Midsomer Norton. The old railways, now cycle paths have

become really important, interconnecting green infrastructure links, linking up the whole settlement area and reinforcing the green infrastructure along the water courses.

- The Town Park in Somer valley is an important recreational area in the very centre of Midsomer Norton

Visual and Perceptual Factors:

- The Town Park, especially the Norton Hill Batch and the very steeply wooded valley sides is visually important as landscape setting for Midsomer Norton town centre and residential areas running east towards Radstock and overlooking the valley. As with the Batches in other areas, the Norton Hill Batch is a strong reminder of the mining heritage and the working lives of grandfathers and great grandfathers of many local residents.
- Wellow Brook valley areas are visually important to immediately local settlement and to the entrance into Radstock town centre from the West along the A362.
- The significant elements of green infrastructure visually mark the routes of the watercourses through the towns, highlighting the strong relationship between the growth of the towns and the rivers.

Keynsham



Keynsham countryside - photo credit: Bath & North East Somerset Council

Overview

Keynsham is a small town between Bristol and Bath on the A4 trunk road, located where the River Chew meets the River Avon. The town has principally grown out along plateau areas either side of the Chew Valley, avoiding the low lying floodplain areas of the River Avon and the River Chew; and also the steeper valley slopes of the River Chew and the Stockwood Vale tributary valleys. The "great flood" of 1968 lives in the memories of many Keynsham residents and eight people lost their lives. It is a reminder of the tendency to flood which led to much of the development of Keynsham keeping to plateau areas. The beautiful valley of the River Chew funnels through into the centre

of Keynsham from the south west, effectively dividing the settlement into two halves.

Keynsham has strong associations with past Roman settlement and numerous significant Roman remains have been discovered around Durley Hill and Keynsham Hams including two large villas. It is possible that Keynsham is the site of the Roman town of Trajectus.

Area 1 - Chew Valley

Natural Factors:

- This landscape is a distinctively funnel shaped valley, comprising the undulating, indented and increasingly steep valley sides and valley floor of the River Chew. It enters Keynsham at the widest end of the funnel and the valley narrows and steepens as it passes through the old central part of Keynsham and out towards the River Avon. In its narrow sections it is increasingly wooded, as it widens out it becomes attractive farmland of large fields and small copses with the tree-lined river meandering through the bas of the valley.
- The River Chew is an SNCI and important green infrastructure link down to the River Avon through the centre of Keynsham bringing wildlife right into the heart of the town.

Cultural and Human Factors:

- The Settlement of Keynsham grew up from the point where the River Chew joined the River Avon but, in order to avoid marshy land and the frequent flooding around both rivers, development spread instead south on plateau land either side of and enclosing the River Chew. Thus, the beautiful Chew valley has been a dominant landscape feature within the town both separating communities and also tying the whole settlement together. The Keynsham Conservation area

includes part of the valley through the town and emphasises the intimate relationship between landscape and historic development.

- The Valley is an important local recreation area including parkland within the town and well used footpaths, principally the Two Rivers Way which follows the River Chew.

Visual and Perceptual Factors:

- In addition to the recreational use within the valley, there are a number of places especially along the B3116 where there is either seating provided for pedestrians to overlook the valley or where views afforded from the road have been maintained as open areas in order to provide attractive vistas. This gives recognition of the value attached to the beauty of the valley by the local community

Area 2 - Manor Road Community Woodland

Natural Factors:

- Several native woodland blocks with associated meadow areas. Trees were planted gradually from 1993 and now the woodlands are a significant landscape feature on the gently sloping southern slopes of the Avon valley. The woodland and associated meadows are designated as a Local Nature Reserve, highlighting the importance of the developing woodland and flower meadows in bringing an experience of nature to local residents

Cultural and Human Factors:

- Well managed Community Woodland and Local Nature Reserve. Popular local walking area with local events

Visual and Perceptual Factors:

- Maturing woodland blocks are now a visually prominent local landscape feature and will act as a valuable containing backdrop to housing development due to take place immediately to the north

Area 3 - Durley Hill Area

Natural Factors:

- Set within the Avon Valley Landscape Character Area, this is largely an area of low lying, flood prone meadows cut off from the River Avon by the embankments of both the A4 trunk road and the mainline railway. Included is a small steeply sloping band of scrubby woodland at the far western end

Cultural and Human Factors:

- Much of the meadow land is now very well used playing fields. Keynsham Cemetery lies on slightly higher ground in the south-western corner of the site. The Cemetery is well known for the discovery of a large Roman Villa with elaborate mosaics during its construction phase.

Visual and Perceptual Factors:

- This curving area of low lying meadows, with its backdrop of trees and buildings on steeply rising land and its old retaining walls protecting the scattered properties from flooding, possesses high amenity value when viewed from the A4 and railway. It acts as an attractive landscape setting to the western edge of the town

Area 4 - Slopes of Stockwood Vale

Natural Factors:

- Steeply sloping, narrow valley where two stream tributaries come together to flow into the River Avon

Cultural and Human Factors:

- Attractive mix of pasture fields, small copses and tree groups
- Popular walking area close to both Keynsham and Bristol and linking to Queen Charlton and Whitchurch
- The valley is important in maintaining the separation between Keynsham and Bristol, and the development edge of Keynsham on top of the plateau has generally been kept well back from the skyline along the top of the valley maintaining it as an area of high quality countryside

Visual and Perceptual Factors:

- There are panoramic views across the attractive valley from footpaths running out from Queen Charlton, Keynsham and Stockwood
- Looking towards Keynsham from within or across the valley, the settlement is seen to be limited to the plateau visually reinforcing its distinctive plateau top development pattern.



4. Landscape Setting Descriptions for RA1 Villages

Bishop Sutton

Overview

Bishop Sutton lies just within the low lying and open Chew Valley landscape character area but is heavily influenced by the high plateau land of the Hinton Blewett and Peasedown St John Plateau Lands immediately to the south

Area 1

Natural Factors:

- The north-western side of Bishop Sutton, including Chew Valley Lake is included within the Mendip AONB designation
- North of the main A368 the village extends into low lying land, characterised in modern times by Chew Valley Lake which is now an important landscape feature within the landscape setting immediately to the west of the village. The pastoral landscape on the north side of the village is characterised by streams and ditches along hedgelines. Areas included on the map are those within the AONB and connecting the village to the lake as well as the beautiful wooded Hollow Brook valley which has a number of small waterfalls and runs down off the hillside adjacent to Burlledge Hill
- Knowle Hill is a prominent rounded hill to the north of the village with open access.
- Chew Valley lake is an internationally important area for wildlife with Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) designations

Cultural and Human Factors:

- Sutton Park (15th/16th Century) is a notable historic building with associated parkland. The park is prominent on entering the village from the east due to its walls and large trees.
- Chew valley lake is a man-made feature which flooded much of the landscape to the immediate west of the village in the 1950s. It is important in the cultural history of the village and a major recreational attraction

Visual and Perceptual Factors:

- Chew Valley lake at the western edge of the village is now a beautiful landscape on the edge of the village.
- The isolated Knowle Hill is visually important, rising out of low lying land north of Bishop Sutton village. Views both to and from the hill are significant.

Area 2

Natural Factors:

- The steep hillside backdrop up to Burlledge Hill is included within the Mendip AONB designation
- The village runs along the base and lower slopes of the Steep Burlledge Hill, which forms a strong landform backdrop to the village
- Burlledge Hill is an important area for wildlife with both SSSI and Site of Nature Conservation Interest (SNCI) designations
- The steep sided Hollow Brook valley, with its intricately meandering, tree-lined brook mentioned in Area 1, runs all the way down the steep hillside adjacent to Burlledge Hill

Cultural and Human Factors:

- Burlledge Hillfort is a Scheduled Ancient Monument and is also, in part, common land
- One remaining wooded colliery batch at the south western end of the village, south of the main road, is a landscape reference to the past mining history of the village
- The small village of Stowey and its church sit on the lower part of the steep scarp slope. An ancient spring just south of the church feeds a line of ponds by the church which are possibly medieval in origin

Visual and Perceptual Factors:

- Steep visual backdrop to the south up to Burlledge Common. The village nestles into the bottom of the scarp and lower slopes. Castle Wood, southwest of Stowey church at the top of a ridge, along with a cluster of other small woods are visually prominent as a landscape backdrop.



Temple Cloud

Overview

Temple Cloud lies within the Hinton Blewett and Newton St Loe Plateau Lands landscape character area towards its western end. The older part of the village nestles within the undulating eroded part of the plateau formed by the indented valley sides and tributaries of the Cam Brook. Modern development has been built on a small area of slightly higher plateau top along the lane linking Temple Cloud to Clutton. The Landscape character changes markedly to Hollow Marsh immediately south of Camely Road, a lane which runs east-west along the very southern edge of the village. This is much lower lying land, marked by the route of the meandering Cam Brook Valley

Area 1

Natural Factors:

- The landscape to the west and north-west of the village rises markedly up to 165m and forms an indented, undulating landscape backdrop which is especially prominent around Cholwell Farm.

Visual and Perceptual Factors:

- Approaching Temple Cloud from the north along the A37, the sweeping, hillside landscape of pasture and copse and mature trees associated with Cholwell Farm and estate is a prominent and distinctive landscape setting feature.

Area 2

Natural Factors:

- The Cam valley as it enters the lower lying Hollow Marsh landscape character area forms a distinctive southern edge to the village with a sweeping slope of open pasture fields running evenly down to the brook from the line of the Camely Road. East of the A37 this sweeping slope has a strong backdrop of a narrow band of much steeper wooded and indented slopes which were historically extensively quarried.

Cultural and Human Factors:

- Past quarrying activity has left an attractive, steep and indented wooded landscape running along Camely Road between the A37 and Cloud Hill

Visual and Perceptual Factors:

- The approach to Temple Cloud along the A37 from the south is particularly characterised by the attractive sweep of pasture rising from the Cam Brook up to the line of woodland formed from the old quarries and the prominent row of cottages formed by Cambrook House, the former Clutton Union Workhouse

Farrington Gurney



Overview

Farrington Gurney lies within the Farrington Gurney Farmland landscape character area which is a gently undulating landscape. Immediately south of the village and the A362, the land rises fairly gently at first and then steeply up to a ridge line. The lower, more gentle slopes are mainly pasture and lie within the B&NES boundary. The steeper slopes are wooded and lie within Mendip District. This sloping ridgeline forms a distinctive landform backdrop to the village



A street in Farrington Gurney - photo credit: Bath & North East Somerset Council

Area 1

Cultural and Human Factors:

- The historic parish church of St. John the Baptist lies away from the village in a field, giving it a picturesque and highly distinctive landscape quality. This church was set in the field originally to protect the villagers from the plague.
- A section of the old Bristol and North Somerset railway line which bounds the east side of the church field has been included. This line primarily served the surrounding coal field and closed at around the same time as the last pit closed in the late 1920s. Today, it is still visible in the landscape; marked by hedge-lines following its course.

Visual and Perceptual Factors:

- Views to the church across the fields can be seen from a number of vantage points around the village,

Area 2

Natural Factors:

- Immediately south of the village and the A362, the land rises fairly gently at first and then steeply up to a ridge line. The lower, gentler slopes are pasture and lie within the B&NES boundary. The steeper slopes are wooded and lie within Mendip District. This sloping ridgeline forms a distinctive landform backdrop to the village.

Visual and Perceptual Factors:

- Strong ridgeline slopes rising above the village to the south form a distinctive visual backdrop especially when approaching the village along the A37 from the north.



High Littleton

Overview

High Littleton is a village with a strong association with coal mining. It is set within the Hinton Blewett and Newton St Loe Plateau Lands landscape character area and lies in a particularly undulating section of this eroded plateau landscape. The village, as its name suggests, sits on higher ground in-between tributaries of the Cam Brook, which itself runs to the south of the village and forms a beautiful, undeveloped valley landscape.

Area 1

Natural Factors:

- This area to the south-west of the village is dominated by the Woodland Trust, Greyfield Wood and the woods at Highbury Hill and Stephen's Hill. These woodlands, together with the intervening damp meadow and streams with waterfalls, form a network of habitats with considerable local wildlife and landscape interest. Greyfield Wood is associated with the old Greyfield colliery and was planted with conifers in the 19th century whilst the pit was operating to provide timber for pit props.

Cultural and Human Factors:

- Between the woodland and the village is a network of intricate and undulating medieval or post medieval fields with well treed hedgerows forming a distinctive landscape setting to this part of the village.

- Coal mining associations exist with Greyfield Wood.
- The recreational importance of Greyfield Wood and adjoining Stephen's Vale Nature Reserve draws people from a wide area. The Limestone Link path runs through the area and casual local community use of the fields for dog walking and winter sledging occurs between the houses and woods.

Visual and Perceptual Factors:

- Views to Greyfield Wood are prominent from large parts of the village and roads into the village. The height of the trees to the west and the steeply rising ground to the north west give a visual sense of the village nestling into the landscape.

Area 2

Natural Factors:

- North of the village the land rises steeply towards Farmborough and Clutton Hill and the north-western part of the village around Greyfield nestles into the base of the slope, following the contours around a gentle curve.

Cultural and Human Factors:

- Scattered evidence of past coal mining history include Greyfields colliery site,- now a small residential housing estate; the line of the dismantled colliery railway running down into colliery site; the site of a coal shaft; Cuckoo Lane running through the area and linking High Littleton with Clutton was used by miners.

Visual and Perceptual Factors:

- The hillside provides a visual backdrop to the north-western part of the village.

Area 3

Natural Factors:

- The Rotcombe valley (a tributary of the Cam Brook) lies to the east of the village and is another beautiful valley with a harmonious mix of woodland and pasture. Village development has largely been kept back from this valley.

Cultural and Human Factors:

- Historic landscape of Kingswell Hall on high ground to the north of the village includes many parkland trees

Visual and Perceptual Factors:

- There are views over this attractive valley from the residential areas in the eastern part of the village, from the A39 entering the village from the north and from the recreation ground at the Parish Hall. The built form of the village has largely kept back from the valley slopes, which has helped to retain the undeveloped beauty of the valley

Area 4

Natural Factors:

- The Cam Brook runs to the south of the village and forms a beautiful, undeveloped valley landscape unaffected by the built influences of the village.

Visual and Perceptual Factors:

- There are views over the Cam valley from the southern part of the village and from footpaths and lanes running down and along the valley slopes from the village. There are also views across the valley to the new housing development at the old print works at Paulton which appears as a stark intrusion into the rural valley landscape.



Whitchurch

Overview:

The village of Whitchurch is set within the Dundry Plateau landscape character area on the lower plateau. To the west is Maes Knoll Hill Fort, a 197m high point on the Dundry Hill ridge line which rises steeply above the lower plateau just to the west of Whitchurch. In contrast, the distinctive, steep-sided, narrow valley of Charlton Bottom in the Stockwood Vale landscape character area runs close to the eastern edge of the village, the head of the valley coming to an abrupt end just north of Queen Charlton Lane as it leaves Whitchurch village.

Area 1

Cultural and Human Factors:

- Lyons Court Farm, set in open fields on the west side of Whitchurch, is a grade 2* listed farmhouse dating from the 15th century. It is surrounded by medieval or earlier fields which are deemed an important feature in this attractive landscape setting. These fields form an interesting concentric pattern radiating out from the vicinity of the nearby St. Nicholas Parish Church (also Grade 2* listed). All of these fields are criss-crossed by footpaths and form a very popular walking area

- The hedge and scrub covered embankment of the line of the old Bristol and North Somerset Railway line is included as a prominent local landmark within surrounding fields
- Both Maes Knoll and the adjacent line of the Wansdyke are important landmarks and are Scheduled Ancient Monuments

Visual and Perceptual Factors:

- There are views to Maes Knoll and the steeply sloping edge of the Dundry ridge from the western part of the village and in particular from the fields around this part of the village which are criss-crossed by well used paths.

Area 2

Natural Factors:

- The distinctive, steep-sided, narrow valley of Charlton Bottom runs close to the eastern edge of the village, the head of the valley coming to an abrupt end just north of Queen Charlton Lane as it leaves Whitchurch village.

Cultural and Human Factors:

- To the north and north-east of the village lies the edge of the Bristol urban area and also Stockwood. There are relatively

small but important green spaces separating Whitchurch from these urban areas. The areas towards the north east are pasture fields with excellent tree-lined hedgerows. All of these areas are publicly accessible and much valued by local residents for recreation. They form an important part of the landscape setting of the settlement by maintaining the physical distinctiveness of the village from the adjacent urban area.

- Queen Charlton Lane as it leaves Whitchurch towards Queen Charlton is included. It is an attractive local landscape feature arched over with old roadside trees.

Visual and Perceptual Factors:

- From the eastern edge of Whitchurch to the east of Horseworld there are important views over Charlton Bottom valley towards Queen Charlton



Saltford

Overview:

Saltford village lies within the Avon Valley landscape character area either side of the A4 between Keynsham and Bath. It is the largest settlement in the character area. It has a strong relationship with the river - in landscape, cultural and visual terms.

Area 1

Natural Factors:

- The low hillside backdrop of the southern slopes of the Avon valley lies to the south of the village. This is an attractive and subtle landscape backdrop of increasingly steeply sloping pasture fields and includes the well treed Saltford Golf Course and adjacent steep sided, wooded tributary valley. There is also a distinctive tree belt on the west side of the golf course which follows the north-south line of a lane.

Visual and Perceptual Factors:

- Apart from the golf course and tree line, only the higher slopes of the hillside have been included on the map up to the skyline. These areas are visually prominent from a variety of places within the village and across the Avon Valley from the slopes of the Cotswolds Ridge where Saltford can be seen set against this backdrop

Area 2

Natural Factors:

- The River Avon and the small areas of meadow and well treed riverside open space is included from just south of the village up to the lock and weir by the Jolly Sailor Pub.

Cultural and Human Factors:

- The River Avon is culturally significant due to the economic and recreational life of Saltford, past and present. The 18th century Saltford Brassmill, situated by the weir and Kelston Lock, is an important historical building - now a museum. Further downstream is another lock and weir. Today, the river is still important for the local economy and boasts a marina and boat yard, rowing club, and several popular riverside pubs. The River Avon Trail passes through this area and there is a link onto the Bristol and Bath Railway path.
- The Bristol and Bath Railway Path runs parallel to the river on a largely wooded embankment forming a strong landscape feature as well as important recreational and commuting route
- The Saltford Village Conservation Area lies on the north side of the village between the modern rail line, the old railway line and the river. It includes the historical St. Mary's Parish Church and Saltford Manor, both of which are attractive features for the village in their landscape setting of low lying pasture fields crossed by a well-used footpath.

Visual and Perceptual Factors:

- All the features referred to in the above categories are strong visual features in the landscape setting of Saltford - the river and its associated structures and riverside feature; the landscape around the Parish Church; Saltford Manor; and the line of the Bristol and Bath Railway Path

Paulton



Overview

Paulton lies at the western end of the Paulton and Peasedown St John Ridge Landscape Character Area. It is predominantly a ridge top mining village, with only minor areas of settlement creeping down the shallower slopes of the Cam Brook valley to the north. The ridge top landform on which the village sits and which rises higher to the east; the strong valley features north and south (Cam Brook to the north and Wellow Brook to the south); and the gently merging, lower lying landscape of the Farrington Gurney farmlands to the west give an overall very distinctive landscape setting

Area 1

Natural Factors:

- The beautiful, very rural, Cam valley is a prominent landform feature dropping away from the northern edge of the village

Cultural and Human Factors:

- Well-used footpaths - originally miner's footpaths run down the valley sides to the valley bottom and up to High Littleton.
- The line of the old Bristol and North Somerset Railway line runs along the bottom of the valley as does the Limestone Link footpath

Visual and Perceptual Factors:

- Views over the highly rural and attractive Cam Brook valley are very important to villagers. Similarly, maintaining the

skyline nature of the ridge top village without further creep down the valley sides is important in the views from these rural valleys towards Paulton - the new development at the Print Works is an example of development intruding visually into the valley on a large scale and although tree planting may eventually help to soften the development, its position on the slopes makes it difficult to be fully effective.

Area 2

Natural Factors:

- To the east of Paulton the land rises quite steeply to around 150m with residential development set on shallower areas of the rising land. At Plummers Hill there is a curving band of very steep and partly wooded slope which is too steep for houses. The trees here are a prominent and attractive feature amongst the development and also act to screen the houses further to the east. Overall, the rising land of Paulton Hill is an important landscape setting feature acting as an attractive backdrop and physical containment to the settlement.

Visual and Perceptual Factors:

- Viewed from across the Cam valley, this rising land gives a visual sense of the village settled harmoniously against it.

Area 3

Natural Factors:

- Edge of ridgeline dipping at first gently and then more steeply down into the Wellow Brook valley. Open pasture field landscape.

Cultural and Human Factors:

- There is landscape evidence of past coal mining all around the village, but probably the most iconic is the Old Mills Colliery Batch to the south on the lower slopes of the Wellow valley which was accessed from Paulton by a network of miners' paths running down and across the slope.
- To the south west of the village is a bronze war memorial which commemorates the location of where 23 men were killed on 17 September 1944 when the glider they were flying in crashed. This is set in a prominent landscape setting at the edge of a publicly accessible pasture field right on the edge of the ridge overlooking the Wellow Brook valley.

Visual and Perceptual Factors:

- Views over the highly rural Wellow Brook valley are very important to villagers, especially from the war memorial and around Town's End where there are excellent views over to Old Mills Batch - a prominent reminder of the mining history of the village. Maintaining the skyline nature of the ridge top village without further creep down the valley sides is important in the views from these rural valleys towards Paulton.

Area 4

Natural Factors:

- The land sloping in gentle undulations, down and away from the village to the west, merges gradually into the lower lying landscape of the Farrington Gurney farmlands to the west give an overall very distinctive landscape setting. This is an attractive and subtle sloping landform

Visual and Perceptual Factors:

- From the B3355 road and the well-used footpath running down from the edge of Paulton, there are views over the undulating landscape to Hallatrow in the north-west and Farrington Gurney in the south-west. Similarly, there are views towards Paulton where the characteristic ridge top development pattern continues with development staying on the ridge and not creeping down the hillside

Peasedown St John

Overview

Peasedown St John village is set midway along the Paulton and Peasedown St John Ridge landscape character area. Peasedown St John is a ridge top mining village, although much of the older part of the village (Lower Peasedown) nestles into shallow indentations in the steep and intricate upper slopes of the Cam Brook valley. The village expanded greatly in the 1980s and 90s over the top of the ridge. This ridge top setting, with the distinctive and attractive valleys of the Wellow and Cam Brooks to the south and north respectively, give a very strong landform setting to the village. To the north east of the village, White Ox Mead knoll rises higher to form a distinctive hill top.

Area 1

Natural Factors:

- Highly indented valley side of the Cam Brook cut into intervening areas of ridge top, giving complex and interesting landform
- Camerton Wood at the western edge of Peasedown, a large area of woodland of very irregular shape partly following stream lines. The meandering route of Whitebrook Lane cuts through the middle of the wood

Cultural and Human Factors:

- Mining influences are to be found all around the village, here they are found in the network of narrow lanes and paths linking between the rows of mining cottages in and around Peasedown and Lower Peasedown, down to Camerton and

Carlingcott to the south and west in the bottom of the Cam valley

- Camerton Wood and the Sunken Whitebrook Lane form a well-used walking area for local people. Some evidence of mining past.

Visual and Perceptual Factors

:

- Lovely views from village, paths, lanes and the grounds of the Croquet Club, over the beautiful Cam Brook valley and to the wider countryside beyond. Most of the development in this older part of the village keeps noticeably to the flatter ridge top areas, with only a few rows of cottages on sloping areas beside lanes
- The route of the sunken Whitebrook Lane is an attractive feature, passing through the wet woodland and streams of Camerton Wood

Area 2

Natural Factors:

- Steeply rising land onto White Ox Knoll with its tree clump

Cultural and Human Factors:

- Green Lane passes across area, linking Braysdown, Peasedown and Wellow

Visual and Perceptual Factors:

- Steep hillside forms a prominent and attractive countryside backdrop to the north-east end of the village, giving physical and visual containment

Area 3

Natural Factors:

- Here the ridge top starts to slope, gradually at first and then increasingly steeply as it merges into the distinctive, indented valley side landscape of the Wellow Brook

Cultural and Human Factors:

- The wooded batch at Braysdown marks the Braysdown Colliery and the significance of the mining history to Peasedown
- Distinctive parkland landscape associated with Woodborough House to the south-west of the village
- Numerous Miners' paths criss-cross the slopes linking to Braysdown Colliery, Shoscombe and beyond to the Writhlington/Radstock Colliery area

Visual and Perceptual Factors:

- Numerous, panoramic views from the edge of the village, the bypass, the lanes and footpaths out over the beautiful, undulating and indented Wellow valley and beyond to a much wider landscape into the distance. Similarly, there are

numerous views towards the village from the south, particularly from the plateau edge at Falkland. The 20th century development of the village, particularly the sheds of the trading estate and hospital which are built onto the sloping edge of the ridge top, is visually prominent - the hospital is a particularly prominent reflective white colour which draws the eye. Significant tree planting both amongst the housing and at the edge of development act as woodland belts and help the village edge harmonise more strongly in its prominent location

- The wooded Batch at Braysdown is visually prominent, as are the parkland tree features associated with Woodborough House

Batheaston

Overview

Batheaston village lies within the Cotswolds Plateaux and Valleys Landscape Character Area. The village is set into the lower, shallower slopes of the northern side of the River Avon valley where the tributaries of the St. Catherine's Brook and By Brook join the Avon. Much of the village extends northwards on either side of St. Catherine's Brook.



Batheaston River View looking east - photo credit: Bath & North East Somerset Council

Area 1

Natural Factors:

- The River Avon forms the southern boundary of the village and the mix of meadows and tree lines along the river and the river itself is an important part of the landscape setting

Cultural and Human Factors:

- The riverside areas are used in places for sport and casual relaxation and there is potential for more extensive use. This area includes Batheaston House and gardens (register of Historic Parks and Gardens, B&NES), which is now managed as community gardens

Visual and Perceptual Factors:

- From the riverside there are attractive views both along and across the river and over the open landscape of Bathampton meadows to Bathampton and Bathford

Area 2

Natural Factors:

- The well treed St Catherine's Brook runs through the centre of the older part of St Catherine's up to Northend

Cultural and Human Factors:

- There is casual recreational use of the riverside areas mainly in the southern section beyond the school.
- Evidence of past woollen textile industry exists along the river

Visual and Perceptual Factors:

- The tree lined river is visually prominent in this part of the village and forms an important identifying landscape feature

Area 3

Natural Factors:

- The steep, indented slopes of woodland and meadows which surround the village are important landscape setting features. Much of this hillside landscape is important for wildlife with a range of designations from Bannerdown Local Nature Reserve in the east across to Charlcombe Bottom, Holt Down and around Little Solsbury Hill to the west and north

Cultural and Human Factors:

- Little Solsbury Hill fort is an important Scheduled Ancient Monument owned by the National Trust occupying a very prominent hill top location to the immediate west of the village. It was much visited during Georgian times and is considered an important viewpoint for the setting of the World Heritage Site. It was the inspiration for Peter Gabriel's 1970 song "Solsbury Hill".
- The old Charmy Down airfield occupies a prominent hilltop landmark (not included as landscape setting) and is also an important walking destination for villagers and visitors.
- The hillsides all around the St Catherine's Valley are criss-crossed by public footpaths and the whole area is an important recreational destination for both Batheaston residents and visitors from a much wider area.

Visual and Perceptual Factors:

- Stunning panoramic views exist from Little Solsbury Hill and Bannerdown. Numerous attractive views are afforded from the village to the surrounding indented hillsides and the route of St. Catherine's valley

Bathford

Overview

Bathford lies largely within the Bathford and Limpley Stoke Valley landscape character area, with just the section of the village north of the A4, railway and By Brook lying within the Cotswolds Plateaux and valleys character Area. The village lies at the junction of the By Brook and Avon Valley at the sharp bend in the course of the River Avon. As its name suggests, the village of Bathford appears to owe its origin and continued existence through the ages to its position at an important road junction. It had the ford over the River Avon, Roman roads which relied on the ford and close proximity to the City of Bath on the road to London. The built up parts of the village are predominantly found on the lower slopes of the steep valley sides away from the river flood plains. This distinctive landscape setting is fundamental to its identity and the By Brook valley, Avon valley and its adjacent meadows and steep wooded hillside backdrops (especially to the south) are key landform features.



Bathford and surroundings - photo credit: Bath & North East Somerset Council

Area 1

Natural Factors:

- The river side of the Avon with adjoining flood plain meadows and lower valley slopes up to the A363

Cultural and Human Factors:

- The village lies at the junction of the By Brook and Avon valley at the sharp bend in the course of the River Avon. As its name suggests, the village appears to owe its origin and continued existence through the ages to its position at an important road junction. It had the ford over the River Avon, Roman roads which relied on the ford and close proximity to the City of Bath on the road to London

Visual and Perceptual Factors:

- Viewed from across the Avon valley, the river and meadows form a distinctive pastoral setting to the west of the village as they slope gently up from the river.

Area 2

Natural Factors:

- The By Brook, its associated low lying meadows, scrubby woodland and increasingly steeply sloping pasture with good thick hedgerows, forms the subtly indented By Brook valley side

Cultural and Human Factors:

- The village lies at the junction of the By Brook and Avon valley at the sharp bend in the course of the River Avon. As its name suggests, the village appears to owe its origin and continued existence through the ages to its position at an important road junction. It had the ford over the River Avon, Roman roads which relied on the ford and close proximity to the City of Bath on the road to London
- The riverside areas, particularly of the By Brook are culturally important due to the importance of the ford and bridge crossing points and of the water for milling. Milling has occurred on the site in one form or another for around 900 years and there is still a Paper Mill today

Visual and Perceptual Factors:

- Visual links across the By Brook are particularly important to the village setting. The tiny hamlet of Shockerwick is well separated from Bathford village on the northern slopes of the By Brook valley. From the north side of the By Brook valley there are many views across to the main part of Bathford village. Pasture fields and hedgerows rising up from the By Brook to the village with the wooded slopes above give attractive and well treed views across to the village nestling into the valley side. The spire of the parish church of St Swithun is an important landmark. From the main part of the village and the paths around it there are wonderful views either north and east across the By Brook to Batheaston and Shockerwick or west and south-west over the River Avon to Bathampton and in towards Bath.

Area 3

Natural Factors:

- Steeply rising landform backdrop to the village, bends sharply round to the east.
- The steep slopes are primarily wooded with some pasture present on the lower slopes. Much of the woodland forms the Brown's Folly nature reserve.

Cultural and Human Factors:

- Brown's Folly nature reserve, owned by Avon Wildlife Trust, is an extensive area of woodland with small meadow areas on the hill behind the village. It is an important recreational and wildlife area much valued by the village. Set within the reserve is Brown's Folly itself, which is a prominent local landmark on the top of the hill above the village
- The very steep lane running up the slope out of Bathford to Monkton Farleigh is a distinctive feature in this landscape setting

Visual and Perceptual Factors:

- The steeply wooded backdrop is a very prominent visual backdrop to the village both locally and when viewed from across the valleys.
- Brown's Folly is an important visual landmark both locally and further to the west

Bathampton

Overview

Bathampton village lies within both the Cotswolds Plateaux and Valleys and the Bathford and Limpley Stoke landscape character areas, mainly on the lower, shallower slopes of the southern side of the River Avon valley at the point where the river curves very sharply westwards towards the centre of Bath. The steeply sloping valley sides with their mix of pasture and woodland rising up above the village to Bathampton Down are a key landscape setting feature, as is the relatively narrow strip of contrastingly low lying meadow land leading across to the Kennet and Avon Canal in the River Avon floodplain.



K&A looking west at canal bridge - photo credit: Bath & North East Somerset Council

Area 1

Natural Factors:

- Meadows and scrubby woodland, actually part of the River Avon floodplain but now cut off by the canal and railway.

Cultural and Human Factors:

- the Kennet and Avon Canal runs around the north and east of the village and is an important recreational route for the village as well as cycling route into Bath and Bradford on Avon.

Visual and Perceptual Factors:

- There are attractive views over these areas very locally within the village and also from the east at Bathford looking across the Avon valley with the meadows areas forming an attractive lower level green setting to the village
- From the canal towpath there are pastoral views across to the village which is glimpsed through trees.

Area 2

Natural Factors:

- The steeply sloping valley sides with their mix of pasture and woodland rise up above the village to Bathampton Down and are a key landscape setting feature

Cultural and Human Factors:

- Bathampton Down has significant archaeological interest and is a Scheduled Ancient Monument
- Sham Castle Folly to the southwest of Bathampton Down

Visual and Perceptual Factors:

- From the hillsides above the village and in places from the top of Bathampton Down there are panoramic views across the Avon valley, west wards towards Bath and southwards towards Claverton and across to Bathford



Clutton

Overview

Clutton is a village with a strong association with coal mining and the Bristol and North Somerset Railway. Clutton also possesses links with neighbouring mining villages, especially High Littleton. The Earl of Warwick was owner of much of the land in the area as well as the mines, sawmills and brickworks. He would arrive at Clutton Station to visit his estate and was known to have an interest in the welfare of the local miners. He had the prominent Maynards Terrace of cottages in the east of the village built especially for the miners. Clutton is set within the Hinton Blewett and Newton St Loe Plateau Lands landscape character area and is largely set down into a particularly undulating section of this eroded plateau landscape at a subtle watershed between tributary valleys of the River Chew to the north and Cam Brook to the south. To the west and east of the village the land rises onto higher areas of plateau. Most of the village is hidden in views from the main A37 road, which runs north to south down the western edge of the village on higher plateau.

Area 1

Natural Factors:

- This is an area of meadow, gently sloping down from the east and north-east to a low-lying network of streams and slight undulations in the ground around the Church and Church Farm, which is prone to flooding in places.

Cultural and Human Factors:

- An avenue of 40 large trees runs diagonally down through a large field known to villagers as the Gastons towards the church. The avenue marks the route of an ancient trackway which runs south eastwards to Highbury Hill.
- The Church of St. Augustine of Hippo, which dates originally from the 12th century, is grade 2* listed. It sits in the centre of the village, adjacent to Church Farm and is surrounded on

three sides by attractive meadow including the village green and the avenue of trees. The landscape of undeveloped meadow in the centre of the village is an important setting to the church and to the character of the village as a whole

Visual and Perceptual Factors:

- The church tower and its surrounding trees and avenue is a prominent local landmark in views from the ridge top at Cuckoo Lane and elsewhere to the east. Similarly, there are views from around Temple Cloud which focus on the tower and its setting

Area 2

Natural Factors:

- To the east of the village the land rises increasingly steeply onto higher parts of the plateau where there are a number of distinctive rounded hill tops. Closest to Clutton and rising to 180m is Nap Hill, which forms a containing backdrop to the village

Cultural and Human Factors:

- The old Bristol and North Somerset railway runs north-south at the eastern edge of the village and at the base of the rising land. It closed in stages between 1959 and 1965 and has rapidly become a distinctive wooded feature. Its history is intimately tied to the mining history of Clutton
- The Old Brickworks chimney rises out of woodland just to the east of the railway line and is a local landmark for the village. Brickworks were associated with the mining industry supplying bricks for the mine workings.
- Maynards Terrace of old miner's cottages was built for them by the Earl of Warwick and his wife. The terrace sits on a slight rise and extends out of the village eastwards entirely isolated from any other buildings.

Visual and Perceptual Factors:

- Both the Brickworks chimney and the miner's cottages are locally important and attractive visual landmarks set against the attractive green hillside up to Nap Hill. Part of the attractiveness of the miner's cottages is the isolation of the terrace from the rest of the village and its setting in the fields

Area 3

Natural Factors:

- This is a small, steep sided and indented tributary valley of the River Chew with two small and well treed streams connecting and running northwards

Visual and Perceptual Factors:

- This attractive valley is overlooked by residents on the northern side of the village and a well-used footpath, part of the Three Peaks Walk, runs across the valley. This landscape setting is seen as important to villagers.

Area 4

Natural Factors:

- A steep ridgeline of pasture fields and copses, rising to 190m, forms part of the complex undulating plateau top between the Chew and Cam valleys

Visual and Perceptual Factors:

- This ridge line between Hill Farm and Tynemoor Wood forms a northern landscape backdrop to the village, especially when driving along the A37 from the South where it visually marks the end of the village. This area is also visually significant when viewed from the east where the village is seen set down below the ridge line



Timsbury

Overview

Timsbury is a village with a strong coal mining heritage, the earliest reference being from 1572. Timsbury is set within the Hinton Blewett and Newton St Loe Plateau Lands landscape character area and is a plateau top village which has a distinctive settlement pattern. The settlement is primarily nucleated around the busy B3115 road running east to west, it then extends northwards on the plateau in two principle groupings at Bloomfields and Crocombe which are separated from each other by a green wedge of undeveloped land. South of the main road, the older part of the village with some 20th century housing estates extends over a slightly dipping plateau bounded by South Road and Loves Hill. The settlement edge comes close to the beautiful valley of the Cam Brook to the south, but remains largely set back from the skyline.

Area 1

Natural Factors

- There are three separate and distinctive hills to the west, north and east of the village. The Sleight at 200m rises steeply up immediately to the west of the village and the much smaller rounded hill at Hook lies at the east end of the village. Farmborough Common to the north of the village is an important local landmark and very distinctive rounded hill at 180m.

Visual and Perceptual Factors:

- The Sleight and the hill at Hook visually mark the west and east entrances to the village from the main B3115 and give visual containment, especially at the Sleight which forms an important backdrop

- Farmborough Common is visually a very distinctive landmark and there is a particularly good view from the seating area by Lansdown Crescent.

Area 2

Natural Factors:

- A wedge of undeveloped, largely open agricultural land running south-north on the plateau between the housing at Bloomfield and Crocombe and then bending round to the east between Lippiatt Lane and Crocombe Lane, into a small, shallow valley feature, an upper tributary of Newton Brook.

Cultural and Human Factors:

- This green L-shaped wedge running into the heart of the village between development is an important part of the distinctive form of the village. Well-used footpaths criss-cross the fields linking the two parts of the village and running across to Farmbrough Common

Visual and Perceptual Factors:

- The fields bring the countryside into the village and are locally important in the views from along Crocombe Lane. In addition, the linear, east-west valley feature is locally a very distinctive visual feature and contains the north of the village in combination with the rising land further to the north.

Area 3

Natural Factors:

- To the south of the village the valley sides of the Cam Brook drop away from the plateau, becoming steeper further down the slopes. They are highly indented, particularly so around Timsbury Bottom to the west. The very narrow and very steep-sided tributary valley between Radford Lane and Mill Lane is a particularly distinctive and well-treed feature further east along the slope.

Cultural and Human Factors:

- Loves Hill is a particularly attractive area of the village running west to Timsbury Bottom. Along this lane are a number of large properties, including Greenhill House, Vale House and Rennys - built in the 18th and 19th centuries to reflect the wealth of the village at the height of the coal mining era. Greenhill House, originally built for St. John's Hospital, Bath is now a Leonard Cheshire Home. To the south of Loves Hill is an important historic barn, known as Lynch Barn, which sits in an isolated position in a field. To the north of Loves Hill at the top of the steep valley slope is a Ha-ha, the last surviving feature of the 16th century Timsbury House
- At the very bottom of the valley, running close to the Cam Brook, are visible remains of the old Somerset Coal Canal which began just to the west at Goosard bridge. The coal canal brought significant wealth to the village

- On the lower slopes of the valley towards the south east of the village is the wooded Old Conygre mine batch. This was one of the last operating mines, closing in 1916.

Visual and Perceptual Factors:

- The undeveloped slopes of the river Cam possess high amenity value as well as visually emphasising the plateau top nature of the village. The southern and south-eastern slopes are more open and less indented than the convoluted, intricate and much more enclosed slopes around Timsbury Bottom

Area 4

Cultural and Human Factors:

- The wooded Conygre coal batch is all that remains of the Conygre Mine, which closed in 1916 along with the Lower Conygre mine.

Visual and Perceptual Factors:

- The Steep sided and densely wooded batch is a highly prominent visual reminder of the coal mining heritage of the village. This feature is seen on the right of the main road when entering the village from the west.

APPENDIX A

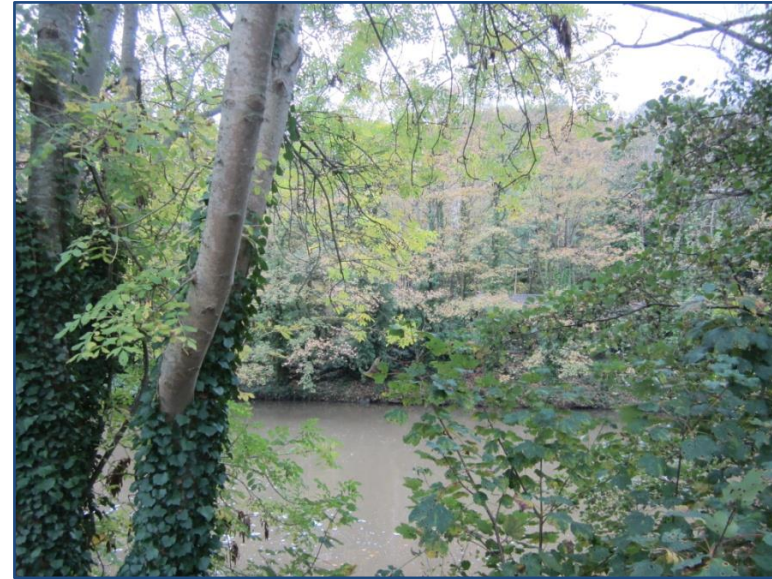
River Avon in Bath - Character Area Descriptions including Draft Ideas for Planning Guidance

Introduction

1.0 The River Avon, on its journey from source to mouth, has for centuries passed through Bath and left its mark in a series of distinctive character areas as it interacted over time with geology and landform, vegetation, and the effects of humanity. The river, and its associated wildlife, has created a distinct area of riparian landscape through the centre of the city and beyond towards surrounding villages. The river has had a profound effect on the history of Bath since its inception as an important settlement area.

The River corridor through Bath was assessed in 2013 and was divided into distinct character areas. A description and suggestions for each area is given below. Minor adjustments to this report were made October 2015.

Character Area 1. Newbridge Bridge to Weston Island



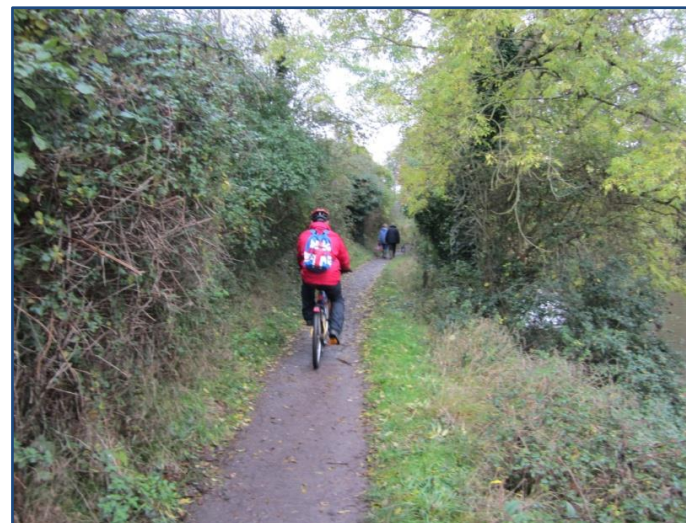
1.1 This area is very well treed with an overall wooded feel. It is a contained, intimate corridor with tree-lined banks and a backdrop of the wooded slopes of Carrs Wood to the south. At the western end of the area it has a definite semi-rural feel, especially where fields are glimpsed across the river from the path and where there are views west to the wider countryside. Although there is significant noise from the Lower Bristol Road and occasionally the railway and trading estate, along with visual discordance from the trading estate, there is still a sense of underlying tranquillity.

1.2 The Marina, full of canal boats, is tucked away off the north bank close to Newbridge bridge and adds a surprising dash of colour amongst the predominantly green setting. There are a number of river moorings close to the marina area, which are mostly occupied by house boats.

1.3 The river path is well used on weekends, with cyclists and walkers found in high numbers. Rowers were present on the river, presumably having come from Minerva Rowing Club.

1.4 The river path has a good firm surface which appears natural and works well in the wooded setting. It is recommended that this surface should be retained with no increase in width.

1.5 The river edge remains natural in many areas, with varying slopes down from the path to water level. There are a number of informal fishing stations along the way. There are some concerns about the state of the trees on the river bank - many sycamore – which are of a relatively even age (not old), but with a sense of deterioration. The structure of trees along the bank is poor. On the inaccessible south bank, trees appear to be larger and seemingly of more varied species. There is at least one location where development has encroached onto the riverside and the trees within this particular area appear thinner and more gappy as a result. Towards Weston Lock on the south bank there are relatively few or no trees on the river bank and views extend across to the Lower Bristol Road.



1.6 There is an attractive Georgian building (Weston Island Depot) close to the eastern end of the area on the south bank close to Weston Lock which appears unoccupied at present. Relatively recent air photos show the river bank here as treed, whilst it is actually now completely open.

1.7 There are two bridges, Newbridge Bridge and Bristol Bath Railway path bridge.

1.8 A key issue in this area is the trading estate buildings, plots and fences which line the river path on the north bank. The design and layout of these features is in almost every case unsympathetic in relation to the river and river path setting. All are on raised ground and the embankment slopes are engineered and angular. Some buildings occupy large sites in which a significant number of trees and shrubs could be planted; however, almost no sites have trees.



2.0 Recommendations

2.1 This character area should be managed and where appropriate enhanced so that its wooded semi-rural character is maintained. In particular efforts should be focussed on:

- Improving the current poor quality of the Trading Estate and its relationship with the river corridor (Key GI Strategy themes: Landscape character and place)

- Preparing a management plan and processes to arrest the deterioration in health and numbers of riverside trees. Management responsibilities need clarification and budgets defined. Trees along the south bank are largely within private with challenges for their retention and replacement. (Key GI Strategy themes: Landscape character and place; Biodiversity and healthy ecosystems)
- River Restoration Centre suggestions for river bank enhancements should be implemented where possible. (Key GI Strategy themes: Biodiversity and healthy ecosystems)
- Address issues relating to cyclists and walkers using the river path, including improved signage and developing a link with Newbridge Park and Ride (Key GI Strategy themes: Active access)
- Possible opening up of boundary between playing field/play area and river path just west of Weston Island. Would require community consultation and probable relocation of play area (Key GI Strategy themes: Place; active access)



2.2 Development in this area should ensure that:

- Existing tree health is not put at risk through buildings or other works placed too close to canopies. New native tree planting should be required on sites with room to grow to maturity.
- Buildings and grounds should be designed with regard to their location and riverside setting
 - All buildings should address the river positively
 - Embankment slopes of raised ground should be natural in profile and new developments occupying existing raised ground should be required to change the profile of slopes from engineered to natural.
 - Boundary fencing along the river path should be omitted/designed out.
 - Building heights not to exceed average height of mature riverside trees.
- River banks to remain natural and tree lined. To achieve this and to enable new riverside trees to establish to maturity where re-development is to take place, it is important to define a set-back between the river edge and new buildings. To allow space for river margin, river path and trees potentially either side of river path, a set-back of 10m minimum would be required

Character Area 2. Weston Island



1.0 Characterful section beside Weston Island with separate canal lock and lock gates by north bank to allow boat traffic past Weston Sluice which blocks the main river. Overall enclosed and intimate - especially area seen from north bank river path. This area feels well treed even though the north bank of the river has only patchy tree cover - trees line much of Weston Island plus more at each end. River banks are generally soft along the north bank except by the lock itself; Weston Island has sheet piling with vegetation above hanging over and concealing in part. The South bank is similar - piling with vegetation above in places. There are a number of informal fishing stations along the northern river bank.

1.1 Significant part of the north bank is open to Brassmill Lane/Locksbrook Road where it comes very close to river. Here it is close to a Victorian residential area mixed with trading estate. It is quite a busy area with cars, walkers and cyclists all coming together to pass through or use the riverside. There are small areas of open green space between the road and river, an attractive Georgian house by the lock gates. A well restored old stone footbridge (listed) links across to Weston Island and then connects across to the south bank via a road access bridge on the other side of the Island.

The popular Dolphin pub is beside the river path just past the footbridge. East of the pub the trading estate begins with the same problems as described in Area 1. except that the plots are much tighter and there is little if any space between building walls and the river path and the plots do not appear to be raised significantly. There are areas of graffiti on the walls of buildings beside the path.

1.2 The river path is very narrow in places which, although sometimes awkward for users, is quirky and distinctive, thus adding to the character of the place.

1.3 The south side of the river has no tree cover along the banks between the sluice and the road bridge onto the island and is open in views to and from Lower Bristol Road. There is parking, general clutter and sheds, all rather discordant compared with the overall character of the area.

1.4 Weston Island is occupied by a bus depot and car park which is very well screened. It is a rather odd use for the Island which has apparently been allotments in the past. There are a number of voices calling for a change of use here to enhance the Island as a "destination" for a variety of uses from community uses such as cafe, allotments etc. to residential uses. The Island does act as a potential common link between the communities of Locksbrook and Twerton. The wooded areas at either end of the Island and around it are important both visually and for wildlife and any change in use would need to safeguard them. Recent bat surveys have confirmed significant activity around Weston Island.

1.5 There is one bridge (counting bridges either side Island as one)

1.6 Issues in this area relate to deterioration of tree cover as in Area 1; relationship of trading estate/commercial buildings to river (as

Area 1); graffiti on buildings; a proliferation on signs and street furniture where the road is close to the canal on the north bank; narrowness of path and conflicts between cyclists and pedestrians; possible alternative uses for Weston Island itself.



2.0 Recommendations

2.1 This character area is highly distinctive and its particular qualities described above should be maintained and enhanced. Although this area is quite different to Area 1, the focus of efforts is very similar:

- Improving the current poor quality of the Trading Estate and its relationship with the river corridor including removing graffiti (Key GI Strategy themes: Landscape character and place)
- Preparing a management plan and processes to arrest the deterioration in health and numbers of riverside trees. Management responsibilities need clarification and budgets defined. (Key GI Strategy themes: Landscape character and place; Biodiversity and healthy ecosystems)
- River Restoration Centre suggestions for river bank enhancements should be implemented where possible including investigating ways to creatively “green” the piling on Weston Island where possible. (Key GI Strategy themes: Biodiversity and healthy ecosystems)
- Address issues relating to cyclists and walkers using the river path including improved signage, especially clutter around the pinch point between Locksbrook road and the river (Key GI Strategy themes: Active access)
- Initiating a debate to engage local communities regarding the future of Weston Island which does not compromise its importance for bats (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; healthy lifestyles and thriving communities)
- Investigate the possibility of introducing a fish pass into the sluice (Key GI themes: Biodiversity and healthy ecosystems)
- Green Walls and Roofs - should be considered creatively where re-development occurs on the trading estate. Green walls acceptable throughout river corridor, green roofs generally only on buildings which are generally subservient in roofscape as viewed from WHS setting viewpoints. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

2.2 Development in this area should ensure that:

- Existing tree health is not put at risk through buildings or other works put too close to canopies. New native tree planting should be required on sites with room to grow to maturity. (detail)
- Buildings and grounds should be designed with regard to their location and riverside setting;
 - All buildings should address the river positively
 - Embankment slopes of raised ground should be natural in profile and new developments occupying existing raised ground should be required to change the profile of slopes from engineered to natural.
 - Boundary fencing along the river path should be omitted / designed out.
 - Building heights not to exceed average height of mature riverside trees.
- River banks to remain natural and tree lined. To achieve this and to enable new riverside trees to establish to maturity where re-development is to take place, it is important to define a set-back between the river edge and new buildings. To allow space for river margin, river path and trees potentially either side of river path, a set-back of 10m minimum would be required

Area 3. Weston Island to Windsor Bridge

1.0 More open in character with some attractive views west to countryside and Cotswold Hills which have opened up with gradual loss of riverbank trees. River valley more opened up here with slopes of the containing landscape bowl around the city pulled back. Area retains a relatively well treed feel with trees/shrubs still lining much of river banks either side of river and in places landward of the river path as at Hermann Miller building and Windsor Villas Open space. However, there is clearly deterioration in tree cover which whilst opening up some attractive views is not beneficial for wildlife or landscape character apart from in a few specific areas. Aerial photographs reveal the potential vulnerability of the bank side trees, especially on the south bank. These trees form a very narrow band and are mostly on development sites. In places such as the new student housing, this has again been built without sufficient room for the bank side trees and these are now much more vulnerable.

1.1 River banks are soft and sloping on north side, close to waterlevel. On south bank access is difficult and the exact nature of the banks is unknown. Banks appear soft and vegetated but are likely to be hard revetments with shrubs and trees growing out of them and beside them.

1.2 River path surfacing changes to tarmac at some point which is in good condition, durable and not out of character.





1.3 Trading Estate/commercial buildings continue with the same issues as for Areas 1 and 2. The much lauded, and now listed, Hermann Miller building is the exception with a positive relationship to the river and unfenced, tree lined open space (rather manicured with clipped weeping willows) provided for employees next to the river path.

1.4 Windsor Villas open space is an attractive, simple grassy space framed by trees and with backs of Victorian (older) houses to the rear. It is open onto the river and more could perhaps be done to celebrate the river frontage. There is a link through to Locksbrook and Lower Weston beside the open space.



1.5 Three bridges cross the river in this character area. Close to Weston Island is a pedestrian bridge to Twerton, in reasonable condition but benefiting from painting, which has a sign indicating route to Two Tunnels cycle path. This does not, however, have an obvious link with the river path. There is an unused railway bridge just to the west of Windsor Villas which appears rundown and in need of painting.

2.0 Recommendations

2.1 This character area's particular qualities described above should be maintained and enhanced. The focus of efforts is similar in key principles to character areas 1 & 2:

- Improving the current poor quality of the Trading Estate and its relationship with the river corridor including removing graffiti (Key GI Strategy themes: Landscape character and place)
- Preparing a management plan and processes to arrest the deterioration in health and numbers of riverside trees. Management responsibilities need clarification and budgets defined. (Key GI Strategy themes: Landscape character and place; Biodiversity and healthy ecosystems)
- River Restoration Centre suggestions for river bank enhancements should be implemented where possible (Key GI Strategy themes: Biodiversity and healthy ecosystems)
- Address issues relating to cyclists and walkers using the river path including improved signage. Consider public access on south bank. For example, create an attractive pedestrian/cycle link from Twerton to footbridge adjacent Weston Island and create additional off road cycle route to link Two Tunnels to footbridge. (Key GI Strategy themes: Active access)

- Green Walls and Roofs - should be considered creatively where re-development occurs on the trading estate. Green walls acceptable throughout river corridor, green roofs on buildings which are generally subservient in roofscape as viewed from WHS setting viewpoints. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)



2.2 Development in this area should ensure that green infrastructure is enhanced:

- Locksbrook Trading Estate is potentially a redevelopment area and a recent Black and Veitch flood mitigation report has suggested that it would be a suitable area for a conveyance. In practice this seems entirely impractical for a range of reasons. In the unlikely event this was to happen then design of the conveyance should enable vegetated bank margins with graded open space which should be green with native planting / trees framing it. This is not an appropriate area to create a civic or hard edge space by the river.
 - Assuming there is no conveyance here, planning requirements for buildings by the north and south banks of the river should generally be as for character areas 1 and 2. Where possible on the south bank hard river bank edges should be replaced by soft edges or greening techniques designed as per River Restoration Centre recommendations. There should be a net increase in native planting both sides of the river, and native trees should effectively line the whole length of bank, sometimes close to the banks sometimes pulled back from it to create rhythm and variety and allow for attractive longer distance views where opportunities present themselves. Occasional weeping willow as statement trees over-hanging the river should be considered.
 - Ensure existing tree health is not put at risk through buildings or other works put too close to canopies. New native tree planting should be required on sites with room to grow to maturity.
- Buildings and grounds should be designed with regard to their location and riverside setting
 - all buildings should address the river positively
 - embankment slopes of raised ground should be natural in profile and new developments occupying existing raised ground should be required to change the profile of slopes from engineered to natural.
 - Boundary fencing along the river path should be omitted / designed out.
 - Building heights not to exceed average height of mature riverside trees.
 - River banks to remain natural and tree lined. To achieve this and to enable new riverside trees to establish to maturity where re-development is to take place, it is important to define a set-back between the river edge and new buildings. To allow space for river margin, river path and trees potentially either side of river path, a set-back of 10m minimum would be required
 - Lighting by river only in accordance with a lighting strategy for whole river

Area 4. Windsor Bridge to Norfolk Crescent



1.0 This area is affected by redevelopment on both sides, some of which has been completed, some consented, and some areas as yet without proposals. The character area description is for the area as it currently presents (December 2013).

1.1 This area is open and generally very lacking in trees and other vegetation – the exception being select areas of the south bank river bank that are currently awaiting development which is lined with trees and native shrubs growing out of and above revetments. The new open stepped grassed space and tree planting/ ground cover completed as part of the Crest Nicholson development also offers some areas green infrastructure and a stretch east of Windsor Bridge on the north side where there is shrubbery with occasional vandalised seating on the landward side of the path. The area presents overall as hard and engineered, dominated by the built environment and the strong, black line of sheet piling that reinforces the north bank all along without any softening of vegetation. Areas of relatively new landscaping also appear sterile. The area lacks a distinct character and presents as a place to be passed through quickly. This character area presents a stark contrast from other areas along the river when viewed by pedestrians and cyclists moving along the river path in either direction.



1.2 The area is, however, not without a stark beauty in places. Victoria bridge casts interesting reflections into the water in good weather, as do the sheet pilings and riverside buildings. However, when standing on the south bank looking across the river, the eye is drawn eastwards towards the more rural wooded landscape of Norfolk Crescent river edge.



1.3 The sheet piling banks, as well as the overall lack of vegetation and trees, make this section one of the least diverse areas along the river with the least amount of ecological connectivity. It is vital that redevelopment is required to reverse this situation and existing consents should be reviewed and changes made if necessary to create connectivity of habitat all along the river.



1.4 On the north side of the river, recent work to improve safety on the river path has widened the tarmac path, removing a grassy verge and adding a railing fence along the river bank. Given the steep drop to water level it has clearly improved safety but also compounded the hardness of the area overall. The tarmac used to resurface the path is inconsistent in areas, with the verge having been patched in preference to overall re-surfacing.



1.5 The metal shed and security fencing on the North bank is perhaps the most inappropriate and unattractive development along the river.

1.6 There are four bridges along this stretch of the river. Windsor road bridge, a bridge carrying a pipe, the closed Destructor road bridge which is to be replaced and the listed Victoria footbridge. There appears to be no obvious link from Victoria Bridge to the river

path on the north bank. With the exception of Victoria Bridge all would benefit from re-painting especially the pipe bridge.

2.0 Recommendations

2.1 This character area is at the centre of regeneration plans for the city and as such is undergoing change already. Recommendations here reflect the current character short-comings. Focus of interest is as follows:

- Restore ecological connectivity either through creating softened/modified bank margins and/or native planting set back a little from the river, with trees either along the banks or set a little back to allow for views and create rhythm in the landscape. Proposals should be designed for modifications to the sheet piling using novel techniques of green walling and/or floating vegetated pontoons. It is vital that redevelopment is required to reverse this problem of ecological connectivity and existing consents should be reviewed and changes made if necessary to create connectivity of habitat all along the river (Key GI themes: Biodiversity and healthy ecosystems; landscape character, place)
- Address issues relating to walkers and cyclists including improved signage, connections between footbridges and river path. South bank - Require an enhanced pedestrian link between Twerton and footbridge by East end Weston Lock. Investigate suitable route and then provide an attractive off

road link for Two Tunnels cycle way to same footbridge. (Key GI themes: Active Access)

- North bank - include provision for "pocket park" open green space beside river edge (high level) backed by trees and located where it will link to main road and communities. Open space to provide views over river, places to lean over and feed ducks, seating. River path to curve around open space. (Key GI themes: landscape character, place)
- Green Walls and Roofs - should be considered creatively. Green walls acceptable throughout river corridor, green roofs generally only on buildings which are generally subservient in roofscape as viewed from WHS setting viewpoints. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

2.2 Development in this area should ensure that:

- Ecological connectivity is improved throughout the corridor (see above)
- Existing tree health is not put at risk through buildings or other works put too close to canopies. New native tree planting should be required on sites with room to grow to maturity.
- Buildings and grounds should be designed with regard to their location and riverside setting;
 - all buildings should address the river positively
 - embankment slopes of raised ground should be natural
 - Boundary fencing along the river path should be omitted / designed out.
 - Building heights adjacent to river not to exceed average height of mature riverside trees.
- River banks where natural and tree lined, to remain so. To achieve this and to enable new riverside trees to establish to maturity where re-development is to take place, it is important to define a set-back between the river edge and new buildings. To allow space for river margin, river path and trees

potentially either side of river path, a set-back of 10m minimum would be required

- Lighting by the river is only in accordance with a lighting strategy for whole river
- There is an increase in the overall number of trees along the north side of the river, such that when viewed at a distance, from the hillsides around the city or when viewed from the opposite bank, there is the perception of a well treed river corridor.

Area 5. Norfolk Crescent to Green Park

1.0 This area is a very distinctive, verdant, enclosed stretch of river corridor with an overall wooded feel - the trees appear to close around buildings and the river. Views towards the south west have a backdrop of the steep wooded slopes of Beechen Cliff. The trees lining the river boundary of Norfolk Crescent and of Green Park open space effectively form a wooded entrance and exit to the area when following the river path.



On the north bank, trees line the river bank where there exists a soft verge and also the banks at the back of the path wherever they can make foothold amongst walls, abutments, steps and the bridges to Sainsburys.

These spontaneous trees are precious to the character of the area, but are at the same time more vulnerable to damage or loss. On the south bank, shrubs and trees grow out of soft and hard banks. Around the top of the river bank, the trees also form a visually important tree-lined edge to the Homebase site which completes the wooded enclosure of the river corridor.

1.1 The Georgian buildings at the edge of both Norfolk Crescent and Green Park sit attractively amongst the trees, as do the stone garden walls associated with them. The more modern building of Sainsburys is less attractive amongst the trees, but its dark roof colour helps it to recede amongst the vegetation. Currently, much of the development on the south bank is hidden behind trees and redevelopment of the Homebase site should continue that screening so that the wooded character of the river corridor remains intact; allowing only glimpses of buildings amongst trees.

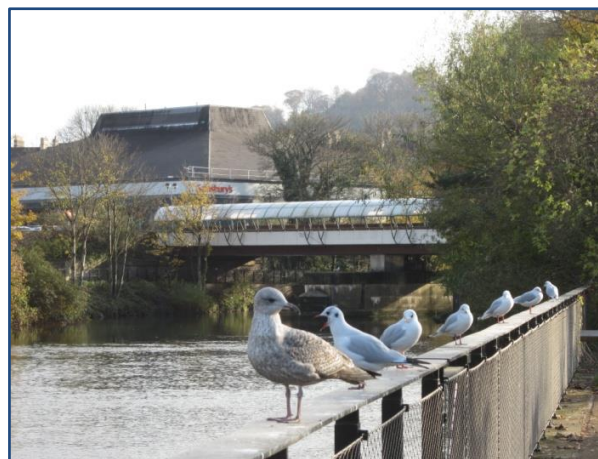
1.2 Where shrubby vegetation is growing out of revetment river banks this should remain or be replaced if works are carried out to the banks. There should be no loss of vegetation along the river banks. Any changes to the foot and road bridges should not increase shading of the river below and would require very careful design and building to protect the riverside trees.

1.3 Sheet pilings line much of the south bank and part of the north bank. Although the pilings are not overly intrusive in this area, being less tall than elsewhere and often overhung with vegetation, measures to create marginal vegetation perhaps using floating pontoons should be considered.

1.4 There have long been suggestions to open up both the Norfolk Crescent and Green Park open spaces to the river and designs have been prepared for Green Park that should be implemented as part of redevelopment in the area. Any proposals to do the same for Norfolk Crescent need to be sensitively designed so

as not to open the space too much and risk losing the wooded enclosure. Norfolk Crescent open space is on raised ground as is Green Park and any improvements to link the space more effectively with the river would need to pull back the rising ground, which would itself ultimately require removal and replacement of trees. This would be a costly exercise, but a well-designed scheme could produce a beautiful space which would enhance the use of the area overall.

1.5 This area has a riverside path on both sides of the river - the main river path continuing on the north bank and on the south bank a higher level path along the edge of the Homebase site which links down to Western Riverside in the west and to Sainsburys footbridge in the east.



2.0 Recommendations

2.1 The attractive wooded character of this area so close to the city centre is precious and needs to be protected in any development proposals. It is not appropriate to open up extensive areas of either high or low level river frontage here on either side of the river. Currently, along the riverside boundary of the Homebase site there is an overgrown seating area along the path that looks out over the river and would have been an attractive feature with an important view before being taken over by vegetation and thus obscured. Such areas will only work as recreational spaces if people have a reason to go there. Any redevelopment should re-consider the importance of viewing / seating areas, but only as part of a destination space and well signed path and without overall loss of the wooded river corridor character. (Key GI themes: Landscape character and place; active access)

2.2 Address issues relating to walkers and cyclists including improved signage, connections between the footbridge and river path. (Key GI themes: active access)

2.3 Green Walls and Roofs should be considered creatively. Green walls would be acceptable throughout river corridor; green roofs generally only on buildings adjacent to river or elsewhere on buildings which are generally subservient in roofscape as viewed from WHS setting viewpoints. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

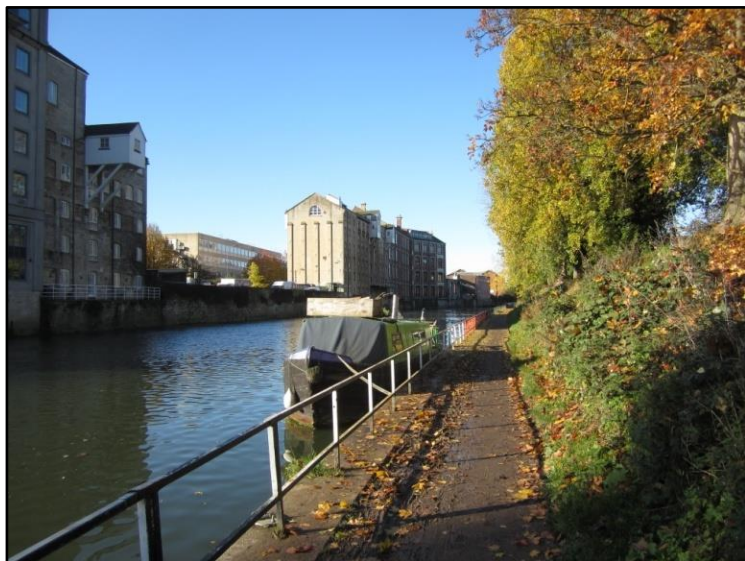
2.4 Seek to fund implementation of both Green Park Open Space landscape proposals and a sensitive design for Norfolk Crescent Open Space. (Key GI Themes: landscape character and place)

2.5 Seek to fund ecological improvements to sheet piling and ensure that there is no loss to bank-side shrubs and trees through flood mitigation works (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems)

2.7 Development in this area should ensure that:

- There is no loss to existing wooded character or river corridor through sensitive design of re-development sites and flood mitigation
- Ecological enhancements to sheet piling areas are funded
- Landscape proposals for Green Park and Norfolk Crescent are funded (This could come from any nearby redevelopment)
- Existing tree health is not put at risk through buildings or other works put too close to canopies. New native tree planting should be required on sites with room to grow to maturity.
- Buildings and grounds should be designed with regard to their location and riverside setting;
 - all buildings immediately adjacent to the river should address it positively
 - embankment slopes of raised ground should be natural in profile
 - Boundary fencing along the river path should be omitted / designed out.
 - Building heights adjacent to the river not to exceed average height of mature riverside trees.
- River banks to remain natural and tree lined. To achieve this, and to enable new riverside trees to establish to maturity where re-development is to take place, it is important to define a set-back between the river edge and new buildings. To allow space for river margin, river path and trees potentially either side of river path, a set-back of 10m minimum would be required
- Lighting by river only in accordance with a lighting strategy for whole river

Area 6. Green Park to Churchill Bridge



1.0 The character of this area has the feeling of a canal, not merely due to the presence of barges moored along the north bank and the imposing mill buildings dropping down to the water on the south bank, but for the subtle coming together of features in the landscape which are hard to define yet give a strong sense of place.

Walking along the river path, one has the feeling of being tucked down in a special place, hidden from the busyness of the city. There is a strong sense of industrial history from the tall mill buildings and an attractive quality of natural green space integrating with its urban surroundings. This green space runs alongside the river on the north

bank and acts as an important backdrop to the tall buildings on the south bank and the steeply wooded slopes of Beechen Cliff.

1.1 The tall mill buildings are unusual in Bath, in terms of their height and form and also their materials. Almost anywhere else in the city they would be considered unacceptable. However, in this particular location, with the backdrop of Beechen Cliff rising above them to soften and contain them and with the historical context of the working river still just detectable, they are appropriate to their context and effectively dominate the river corridor whilst not becoming overpowering in the landscape.

1.2 Walking upstream from Green Park there is a sense that nature has begun to submit to the dominance of the city around Churchill Bridge. In contrast to the Green Park/Norfolk Crescent area, there are few trees present along the river and none at all on the river bank. Emerging from Green Park there is initially vegetation on both banks with native shrubs and trees growing out of the revetments on the south bank and the partly scrub partly grass embankment on the north bank running up from the river path to Avon Street with the Poplars up at the top of the bank.



1.4 With an increase in hard revetment river bank upstream from Green Park, there is a decrease in ecological connectivity which should be corrected in development plans for the area.

1.5 This is the Bath Quays development area and plans for flood mitigation in association with development are well progressed and will result in significant changes to the current attractive character along the river and the creation of a much more civic environment around the river, especially along the north bank where a flood conveyance scheme is required to open up the riverside. It will be important to reflect a sense of history is retained and celebrated; the vital softening ribbon of natural green is continued on one bank or the other; moorings are retained and that the new riverscape develops a depth of character which draws people to it.

There are aspirations for a new footbridge to link across from the city centre to South Quays.



2.0 Recommendations

2.1 Address issues relating to walkers and cyclists using the river path will need to be addressed in re-development to ensure continuity of the river path, alternative routes during flooding etc (Key GI themes: active access)

2.2 Green Walls and Roofs - should be considered creatively. Green walls acceptable throughout river corridor, green roofs generally only on buildings adjacent to river or elsewhere on buildings which are generally subservient in roofscape as viewed from WHS setting viewpoints. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

2.3 There should be an increase in trees in this area particularly on the north side of the river corridor to create the effect of continuity of tree cover when seen from above from key WHS setting viewpoints. Trees should vary in distance from the river edge to create a varying sense of enclosure. Close to the river edge trees should be native or else be known to have wildlife value. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

2.4 Ensure that there is a gain in overall ecological connectivity in this character area with bankside shrubs and trees/marginal vegetation on one or other side of the river throughout. Existing river bank shrubs and trees are either to be protected or replaced using

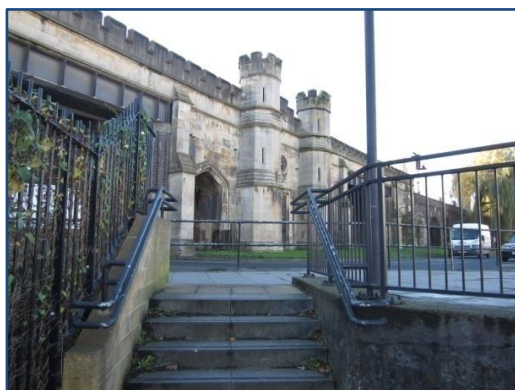
novel techniques where appropriate. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems)

2.5 The historic nature of this area should be celebrated with interpretation and also new design of places reflecting historic routes, quays etc in accordance with the Bath Pattern Book. (Key GI themes: Heritage; Landscape character and place)

2.7 Development in this area should ensure that:

- Ecological connectivity is improved to ensure habitat alongside and within the river throughout the
- New tree planting should be required to provide continuity all along the river as described above (2.3) and with room to grow to maturity.
- Buildings should be designed with regard to their location and riverside setting;
 - all buildings immediately adjacent to the river should address it positively
 - embankment slopes of raised ground should be natural in profile
 - Boundary fencing along the river path should be omitted / designed out.
 - Building heights adjacent to the river not to exceed average height of mature riverside trees except in locations on the south bank with a backdrop of Beechen Cliff. Such buildings to reflect the form and massing of existing mill buildings
- Lighting by the river is only in accordance with a lighting strategy for the entire River

Area 7. Churchill Bridge to Skew Bridge



1.0 This character area occupies the shortest length of river as well as a minimal amount of green infrastructure. It is predominately an urban cityscape and almost entirely devoid of trees. The recent Southgate development does not address the river positively and perpetuates the treeless environment. Building design is apparently incoherent, and responds poorly both to the river environment and the World Heritage Site. In addition, the architectural importance of Brunel's railway arches is diminished by the gyratory and traffic.

1.1 The loss of ecological connectivity down by the river is absolute and creative ways need to be found to address this. Similarly, a plan is urgently needed to establish large trees particularly on the north side of the river, but also on the south side where they can frame rather than obscure the arches. The bus station and Bath Ales developments should be thoroughly assessed for potential opportunities to establish trees or green wall structures.

1.2 This area is where the river path crosses from one side of the river to the other, requiring crossing over Churchill road or footbridge and negotiating several lanes of traffic. More effective signage for route ways is required.

1.3 The realisation of this area into a coherently functioning and attractive place possibly goes beyond the current remit of this Green Infrastructure related project. However, clearly a comprehensive re-design is needed particularly with regard to traffic movement and to integrate the railway arches better.



2.0 Recommendations

2.1 Any increase in Green Infrastructure here is likely to require funding from adjacent redevelopment.

2.2 Develop and implement a strategy to increase riverside trees comprehensively within the area (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

2.3 Investigate approaches using green walls or other structures to introduce greening between the bus station/Bath Ales and the river if there proves to be no room for trees. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

2.4 Develop and implement a strategy using novel techniques to green the revetments along the river and wherever possible introduce floating pontoon islands for marginal vegetation. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

Area 8. Skew Bridge to North Parade Bridge

1.0 This extensive character area, which sees the river curve around a tight meander changing direction from north-south upstream to west-east downstream, seems to be a rather forgotten picturesque gem of both city and river landscape. There are beautiful views afforded from the river path over to St. Johns Church and the buildings of South Parade; upstream to North Parade Bridge and the hills beyond; downstream to Widcombe nestling at the bottom of wooded slopes; and at the fascinating Widcombe lock and Thimble

mill at the junction with the K&A canal. Even the area between Skew Bridge and Widcombe is actually a rather beautiful hidden space down by the river with views over to the wooded area behind the railway station and punctuated by the Halfpenny Bridge - now newly painted. Throughout the area weeping willows punctuate along the riverbank, with curtains of leaves dipping down over the river.



1.1 There are four bridges; Skew bridge (railway) marks the western end, North Parade road Bridge the northern end; St. James railway bridge marks the beginning of the meander and effectively divides the area into two sub areas of character that share certain picturesque characteristics, but differ in other ways; finally, Halfpenny bridge is an attractive footbridge linking Widcombe to the railway station and city beyond.

1.2 The area between North Parade and St. James Bridge is probably the most classically beautiful in terms of its tree lined river corridor. Views are afforded from the river path to the verdant tree-lined west bank and its nestling Georgian buildings and church spire.

1.3 The river bank here is soft edged with marginal and emergent vegetation providing cover for ducks. There is a steep well treed slope rising up from the western riverbank to the buildings behind Manvers Street which forms a vital part of the river corridor landscape. The post office (which is due for redevelopment) is well designed and recedes behind the riverside trees.

1.4 The east bank appears hard, with stone revetment sides topped by railings. There is a significant drop down to the river, but the hard river bank here is off-set by the softness of the opposite bank. Close by North Parade Bridge there is a trip boat moored alongside the east bank path and there are other boats moored along the bank with access onto the path becoming difficult. The river path is a wide promenade here with trees all along the landward side which overhang the path. South of North parade bridge, and beyond

these trees beside the path, is the Cricket Club which is separated from the river path by a rather high and very long stone wall. There have been suggestions to find ways of opening up glimpses through the wall into the cricket ground, perhaps inserting wrought iron work every now and then.





1.5 After the Cricket club, the path continues past the Dolemeads residential area and continues, well treed, towards St. James Bridge. Whilst the houses and their riverside setting would appear to be a desirable place to live, there have always been concerns locally about lack of easy, safe access to the city centre and there are suggestions to provide a footbridge as part of the redevelopment of Manvers Street, possibly cantilevered off St. James Bridge.

1.6 Downstream, past St. James bridge, the river begins its large curving meander to the east. Initially, the river path continues south to Widcombe which is visible ahead below its wooded hillside backdrop.

1.7 Just before Widcombe, the path reaches Thimble Mill and the entrance to the K&A canal at Widcombe lock which is crossed by Thimble bridge. This is an attractive spot and a rather understated but important destination, only slightly marred by its poor relation to Rossiter Road and a variety of unattractive clutter by the road junction.





1.8 Crossing over the canal the path, now quite narrow, continues eastwards towards Skew Bridge and is set well down beside the river below a retaining wall and grass/treed bank which separate it from Rossiter Road. A new floating pontoon for visitor moorings marks the start of the path which continues hard edged all the way to Churchill Bridge. Although it is considered, understandably, by local people to be a potentially rather isolating and repressive walking experience, as well as being accessible only by steps, the walk is attractive with views over to the curving wooded slopes up to the railway station. The Halfpenny bridge crossing halfway along is itself attractively framed by trees.

Walking under Skew Bridge creates a potentially unpleasant experience along this part of the route due to problems related with

birds and their droppings; an issue that could be easily remedied by netting. This section of the river could be transformed and revitalised should radical and imaginative redevelopment of the Rossiter Road side of the river ever be considered.

1.9 On the inside of the river meander the river bank is a combination of pilings low down to the water and then a well vegetated bank. The wooded appearance, punctuated by weeping willow, is attractive but it would improve ecological connectivity to find ways to introduce marginal vegetation here, perhaps with floating pontoon islands adjacent to the pilings. Between Skew Bridge and North Parade Bridge on the north/west bank of the river there is continuous vegetation punctuated only by St. James Bridge and none of it is publically accessible, thus providing a valuable refuge for wildlife.



2.0 Recommendations

2.1 Any improvements in this character area need to be funded either from Manvers street redevelopment or will need to seek of funding streams

2.2 Maintain West and north banks as entirely inaccessible to people, except for vegetation management. This will ensure important undisturbed wildlife refuge. It may be possible to establish specific otter habitat here. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems)

2.3 Increase ecological connectivity in areas of sheet piling on the north/west banks by possible floating vegetated pontoons or other novel methods. (Key GI Strategy Themes: Biodiversity and healthy ecosystems)

2.4 Improve the entrance to the K&A canal; remove unnecessary street furniture clutter; introduce interpretation; work with hotel to bring canal basin back to use. Look at ways to make more of a destination for river path users (cafe in Thimble mill/exhibition space?)

2.5 Provide new pedestrian bridge to link Dolemeads with City Centre. Any design must allow light penetration down to river and river edges.

2.6 Work with Cricket Club to look at feasibility of making openings in boundary wall

2.7 Provide pigeon netting under Skew Bridge and clean up path

2.8 Look at planting native shrubs along grass bank between Rossiter road and river path.

2.9 Provide discrete lighting along river path between Widcombe Lock and Churchill Bridge

2.10 Redevelopment at Manvers Street should leave the slopes down to the river and riverbank itself undisturbed by people and enhanced for wildlife whilst allowing visual connectivity with river from above and developing a connecting walkway if possible between Manvers St and South Parade to overlook the river

2.11 Consider radical and imaginative redevelopment of the Rossiter Road side of the character area to revitalise the river and connect Widcombe better with the river.

Area 9. Parade Bridge to Pulteney Bridge



1.0 This area is one of the most photographed in Bath, with the iconic Pulteney Bridge and weir forming centre stage in views that overlook the area (as at Grand Parade) and from North Parade Bridge, and also down by the river from Parade Gardens and the opposite bank. This is the only place in Bath where the river can be walked beside as well as viewed from vantage points which are integral to the overall character. These higher and lower level views show different aspects of the area's character.

1.1 From a higher level, the area engages with its backdrop of wooded hillsides and can be viewed upstream to Pulteney Bridge and surrounding Georgian Terraces, with hillsides beyond; over to the tree-lined riverside, the Recreation Ground glimpsed beyond and the containing wooded hillsides; and downstream to North Parade Bridge with St. John's church spire and wooded hillsides to the south. Closer to the riverside there is an overall sense of intimacy and containment without constriction. This is brought about largely by a fortunate combination of well-positioned riverside trees on both sides of the river, set back from the riverside behind paths, and the open space of Parade Gardens on the west of the river with its surrounding walls.



1.2 Finally, at the northern end of the character area is the focal point of visual interest - the architectural association of Pulteney Bridge, with the curving structure of the weir and the pillars of the Collonades; all softened to just the right extent by the foil of the trees in the open space to the east of the bridge and on the island associated with the radial Gate.

1.3 There is public access all along the eastern bank of the river, although the principle access are the downward steps situated at either end of the bank and includes the rather unsavoury and narrow steps down from North Parade Bridge. Step free access is available but involves a significantly longer walk and is not well signed. On the western side, access has to be paid for down steps into Parade Gardens and even then the riverside path is hidden from view behind the trees. These problems of circulation have been thoroughly considered in the Public Realm and Movement Strategy and the Bath Pattern Book and the proposed solutions should be implemented as far as is practical. Proposals for a footbridge should be given serious consideration but should not be at the expense of the special quality of these iconic views and character of the place. The least problematical location (visually) would be very close to North Parade Bridge.





1.3 Costed options for the redundant radial gate have been submitted to the Council by the Environment Agency and are currently being considered. Any solution involving a lock opening up access upstream of Pulteney Weir should be considered in the light of the very considerable problems associated with any increase in boat traffic in a tranquil stretch already under pressure from the current level of boat use. Whatever use is finally decided, the proposal should maintain trees on the island and ensure inclusion of a fish pass.

1.4 Lighting of Pulteney Bridge and the Collonades has been previously suggested and has the potential to create spectacular feature of this area. However, there are significant issues with lighting in relation to the use of the river by bats and other wildlife. Natural England should therefore be involved in discussions surrounding proposals.

1.5 Ecological connectivity and habitat value in this character area is variable. The west bank is generally soft edged but could be significantly improved for wildlife using a range of techniques without great expense. The east bank is paved sloping revetment with little wildlife value.

1.0 Recommendations

2.1 Key to development, within and adjacent to this area, is the international importance of the views which have been described above and the need for any development to have either a neutral effect on views or to contribute to them in a positive way. Development should not detract from key views, such as Pulteney Bridge and weir and its setting, as seen both from above and down by the river. Any development which distracts either directly or indirectly from the current visual balance and harmony should be rejected. (Key GI Strategy Themes: Landscape character and place)

2.2 The well documented aspirations to improve circulation down by the river, including proposals for Parade Gardens, the radial gate, and adjacent open space, should be considered as one coherent project which should seek to have at its core the importance of the visual experience. (Key GI Strategy Themes: Landscape character and place; active access)

2.3 As with all stretches of the river, the requirement to maintain and enhance ecological connectivity along the river banks is fundamental. One or other bank should, as a minimum, be managed to enhance ecological connectivity. (Key GI Strategy Themes: Biodiversity and healthy ecosystems)

2.4 The potentially conflicting aspirations for the floodlighting of Pulteney Bridge and maintenance of an ecological "dark river" conditions must be addressed. (Key GI Strategy Themes: Biodiversity and healthy ecosystems)

Area 10. Pulteney Bridge to Cleveland Bridge



1.0 There is very limited public access in this attractive, quite tranquil character area. Currently, there are short accessible stretches of the proposed Walcot river path between Pulteney Bridge and Cleveland Bridge along the west bank of the river. These areas are rarely used either by locals or tourists, due to poor signage, lack of obvious destination, and antisocial behaviour. The area is perhaps most commonly experienced from either tourist boats or rowing

boaters from the water. For much of the area the experience is of a wooded, contained river corridor, rural rather than urban; although buildings can be glimpsed here and there throughout. It is only close to Pulteney Bridge that the rural nature suddenly changes to an almost entirely built environment coming down to the water on both banks. Much of this short stretch, especially the east bank and closest to the rear elevation of Pulteney Bridge, is visually striking and interesting with a sense of history and of a “secret space”. It is unfortunate that there is one very significant visual eyesore - the multi storey carpark and its associated road access on the west bank. Trees growing precariously out of stonework on the river bank have a significant softening effect as seen from the river. Any development associated with the Cattle Market site, or the proposed footpath, must therefore ensure that a tree line is maintained.

1.2 An excellent feasibility study carried out by *New Leaf Studios* for the Walcot River Path provides detailed proposals which are still relevant and should be implemented using funding from development where possible.

1.3 There have been suggestions for a possible pedestrian bridge to link across from Walcot over to Henrietta Park. In the event that this proposal became feasible, it would be likely to increase usage and purpose for the proposed river path.

1.4 There is currently no public access to the river on the east bank. However, there is a small area of public open space on St.John's Road adjacent to the river; albeit visually disconnected from it by a dense hedge. Opening up views through the hedge would be a simple way of gaining a visual link in this area.

1.5 There is an important bat roost close to the Cattle Market. The river and the wooded, soft edged river banks and overhanging trees will provide good feeding habitat for the bats associated with this roost. There is some concern from river users and local residents that boat use is increasing and that there are problems with tourist boats exceeding the speed limit and causing bank erosion and habitat damage, as well as reducing the tranquillity of the area. These factors are brought even more into focus with the need to consider options for replacement of the radial gate, one of which could lead to greater boat traffic up river.

2.0 Recommendations

2.1 The Walcot River Path and associated works should be completed in accordance with the *New Leaf Studio* proposals and funding should be sought for this. Further consideration should be given to the feasibility of and need for a pedestrian bridge including costings (Key GI Strategy Themes: Active access)

2.2 Bat habitat and the roost associated with the Cattle Market must be protected. (Key GI Strategy Themes: Biodiversity and healthy ecosystems)

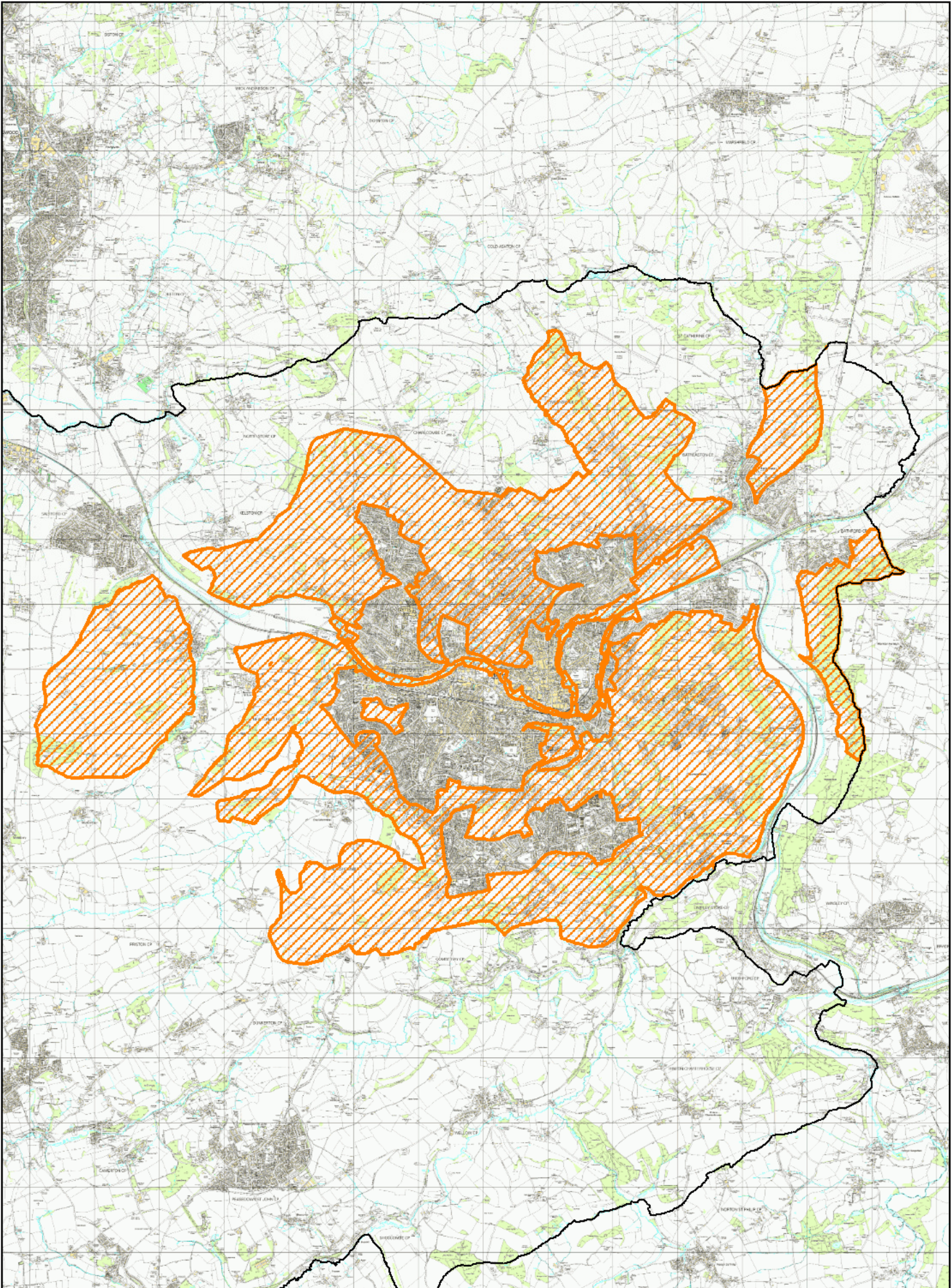
2.3 River bank trees need to be maintained and re-planted where necessary all along the west bank as far as is possible up to Pulteney Bridge and all along the east bank until the building line comes right down into the water. River Restoration Centre Proposals or principles for this stretch should be implemented wherever opportunity allows and wherever development is proposed. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems; climate change solutions)

2.4 Tourist Boat operators must be reminded of the speed limits and also of the need to respect all river users. (Key GI Strategy Themes: Landscape character and place; Biodiversity and healthy ecosystems)

APPENDIX B

Maps of Landscape Setting Areas

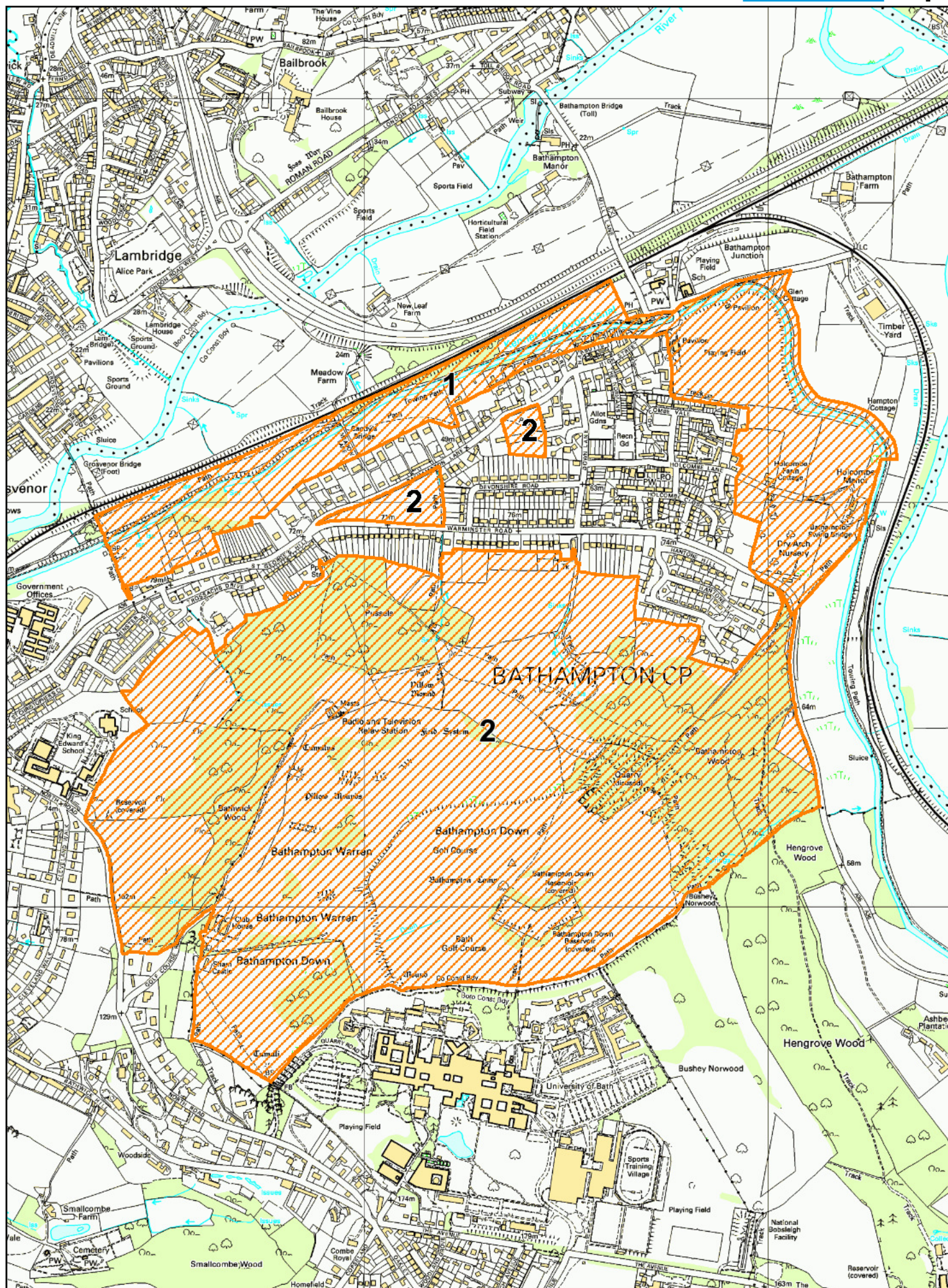
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- Batheaston Landscape Setting
- Bathford Landscape Setting
- Clutton Landscape Setting
- Farrington Gurney Landscape Setting
- High Littleton Landscape Setting
- Keynsham Landscape Setting
- Midsomer Norton, Radstock and Westfield Landscape Setting
- Paulton Landscape Setting
- Peasedown St John Landscape Setting
- Saltford Landscape Setting
- Stowey Sutton Landscape Setting
- Temple Cloud Landscape Setting
- Timsbury Landscape Setting
- Whitchurch Landscape Setting



Bathampton Landscape Setting

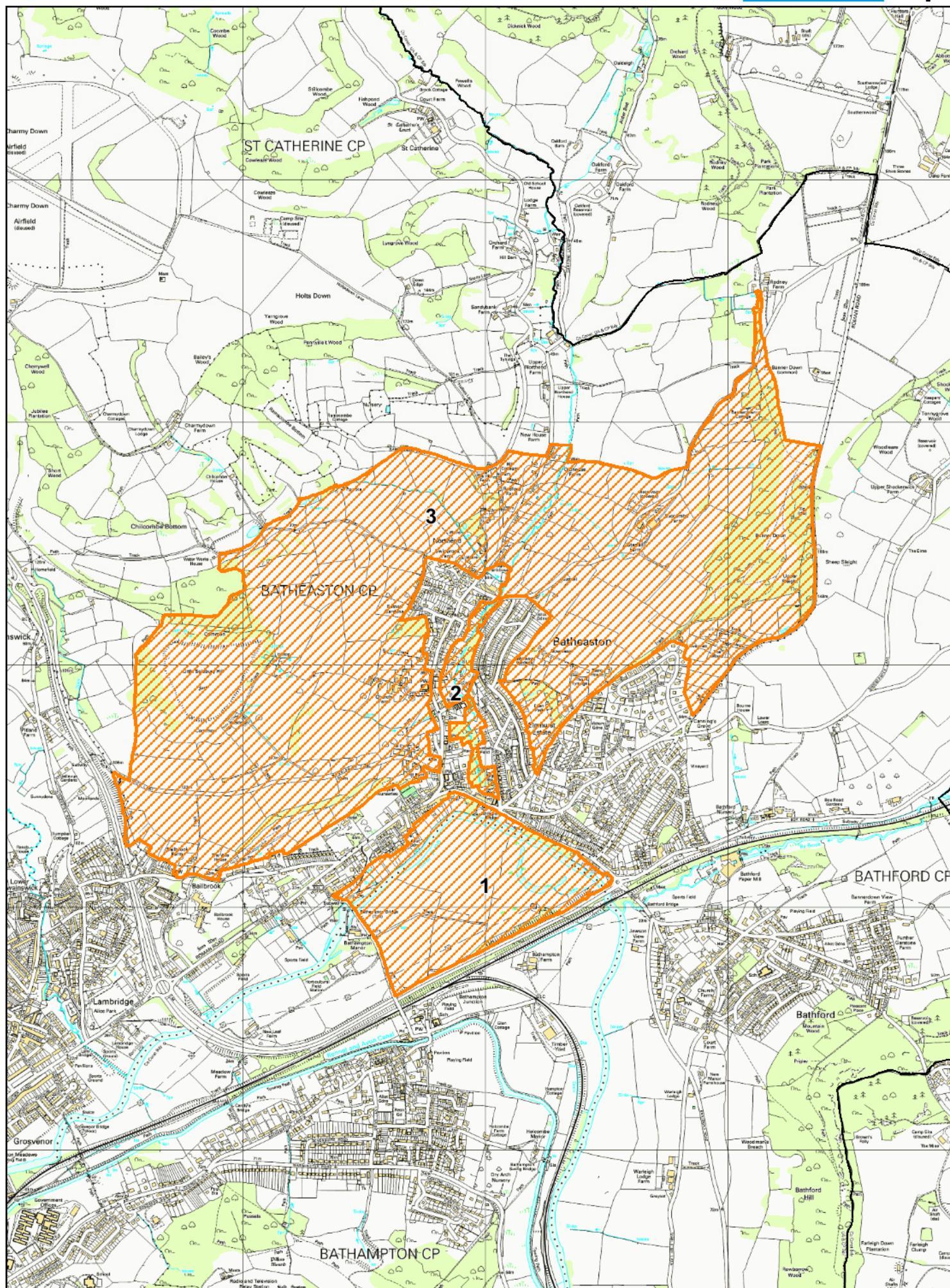
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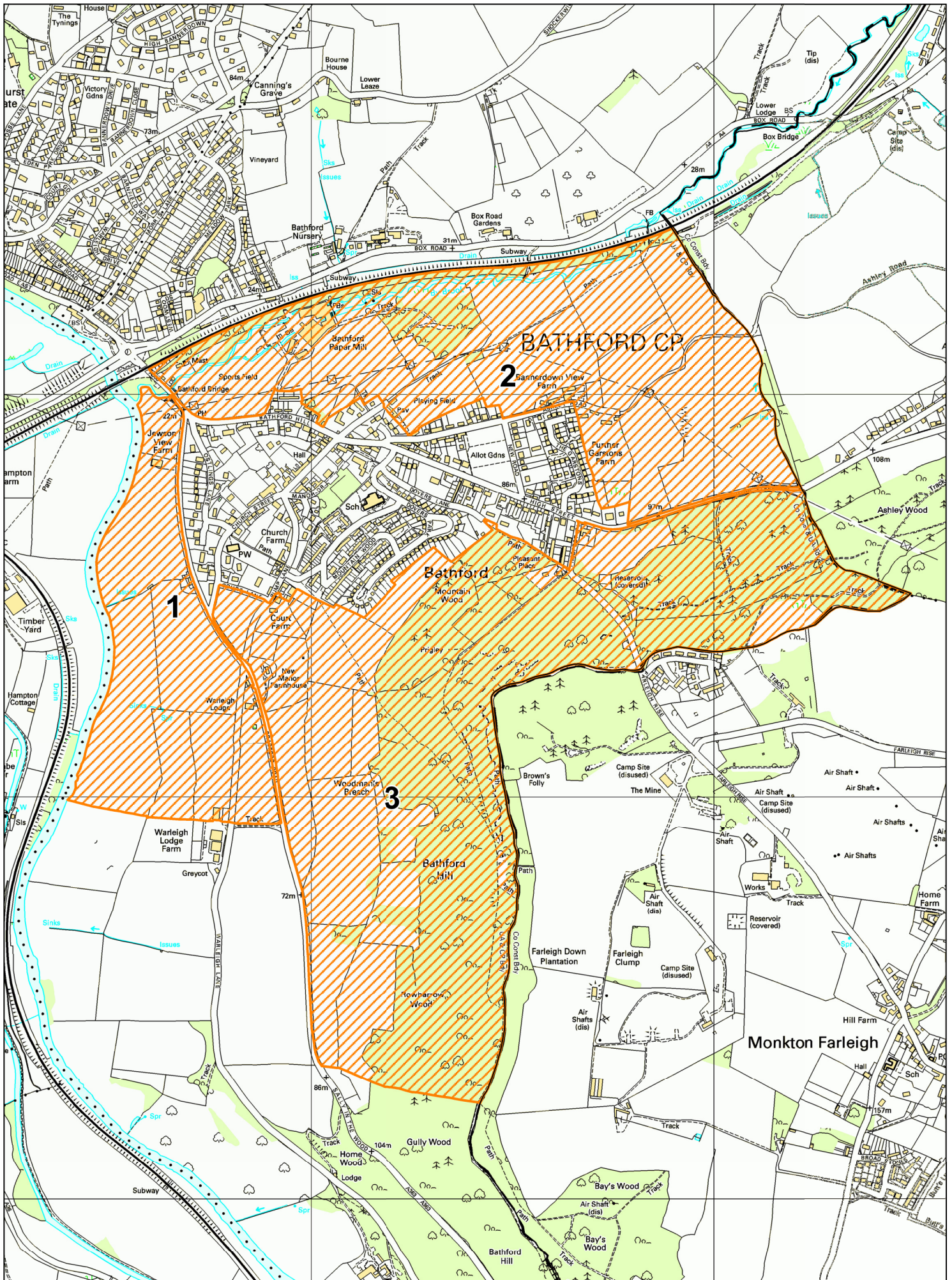
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Bathford Landscape Setting

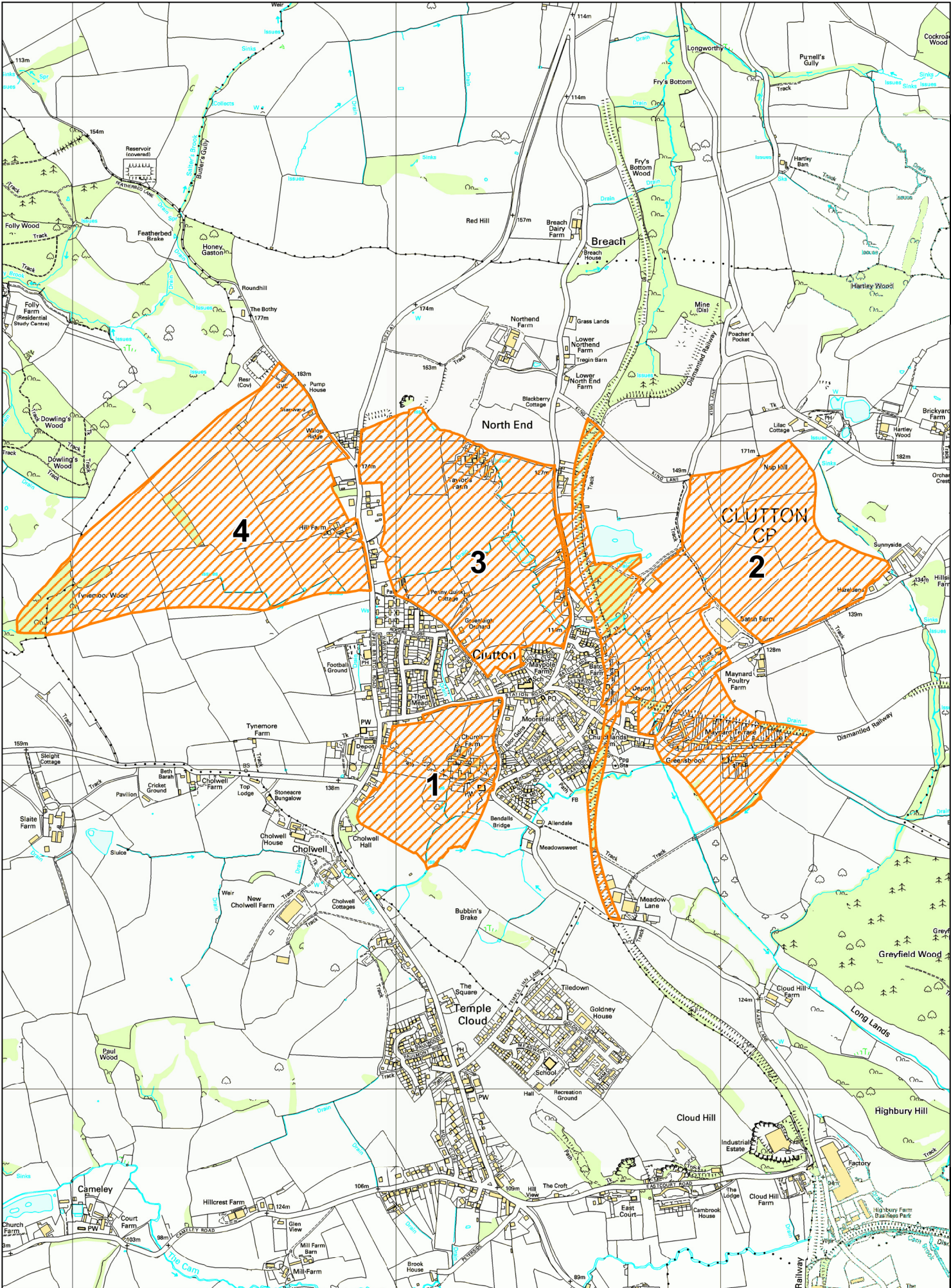
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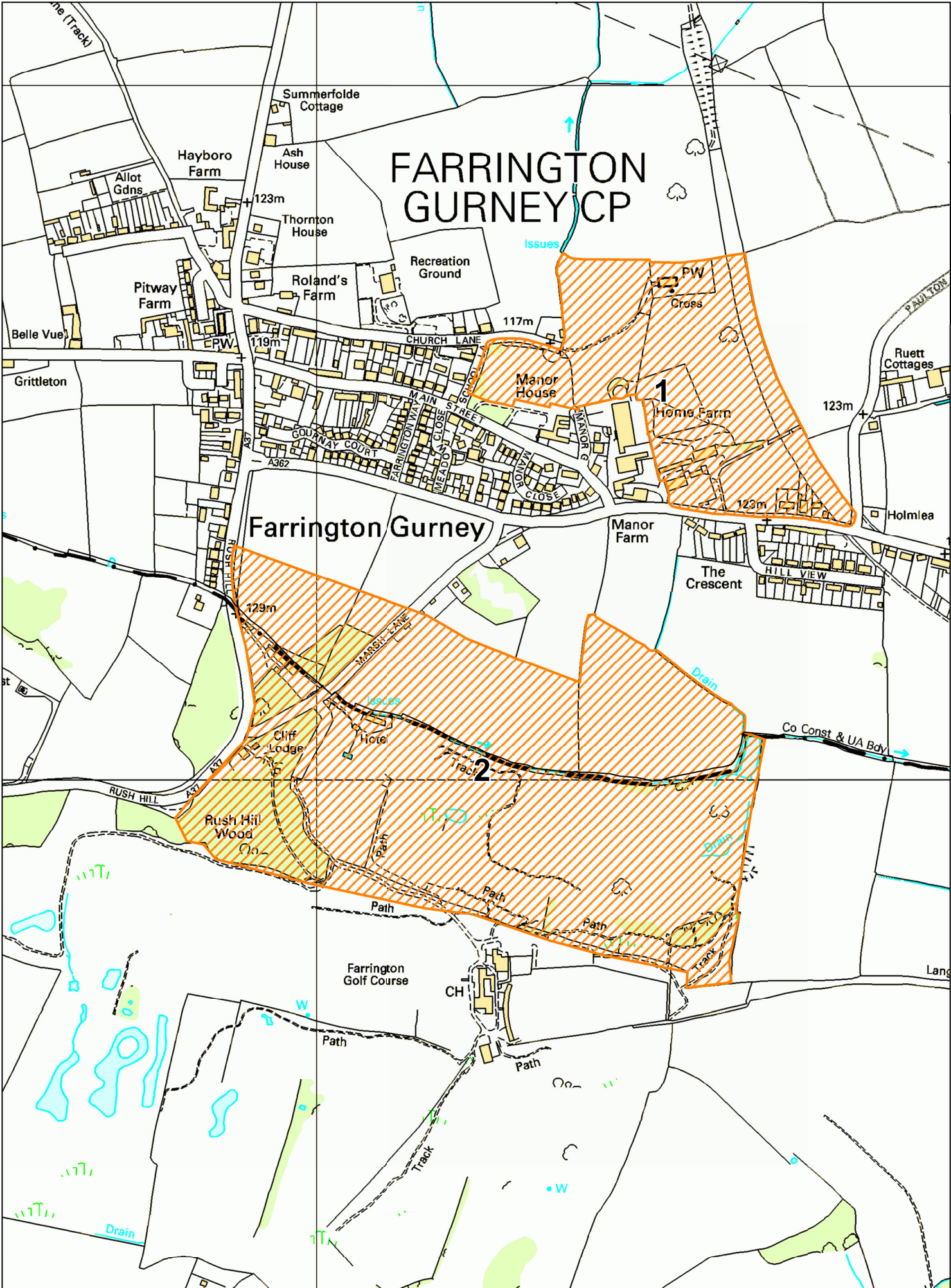
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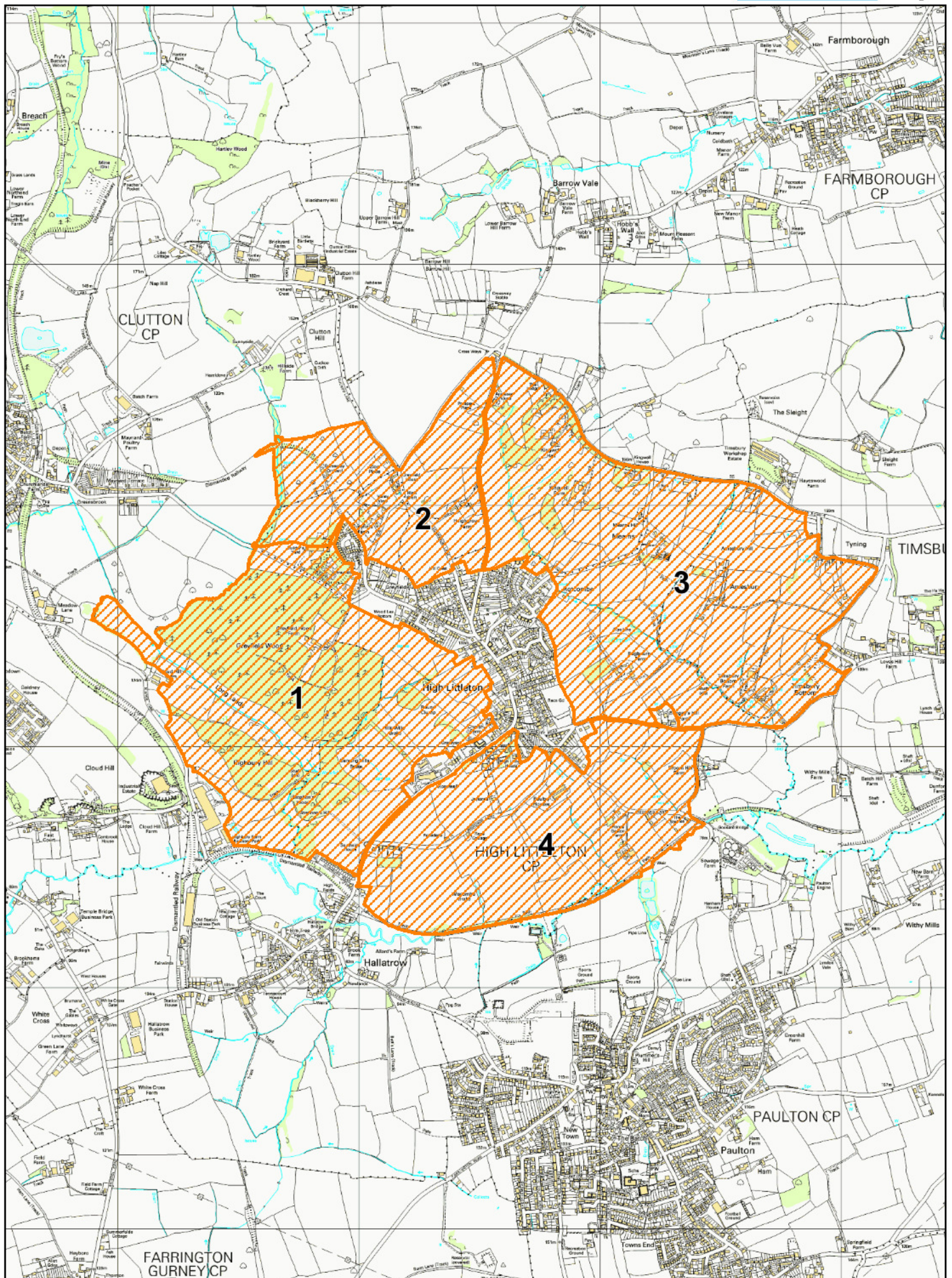


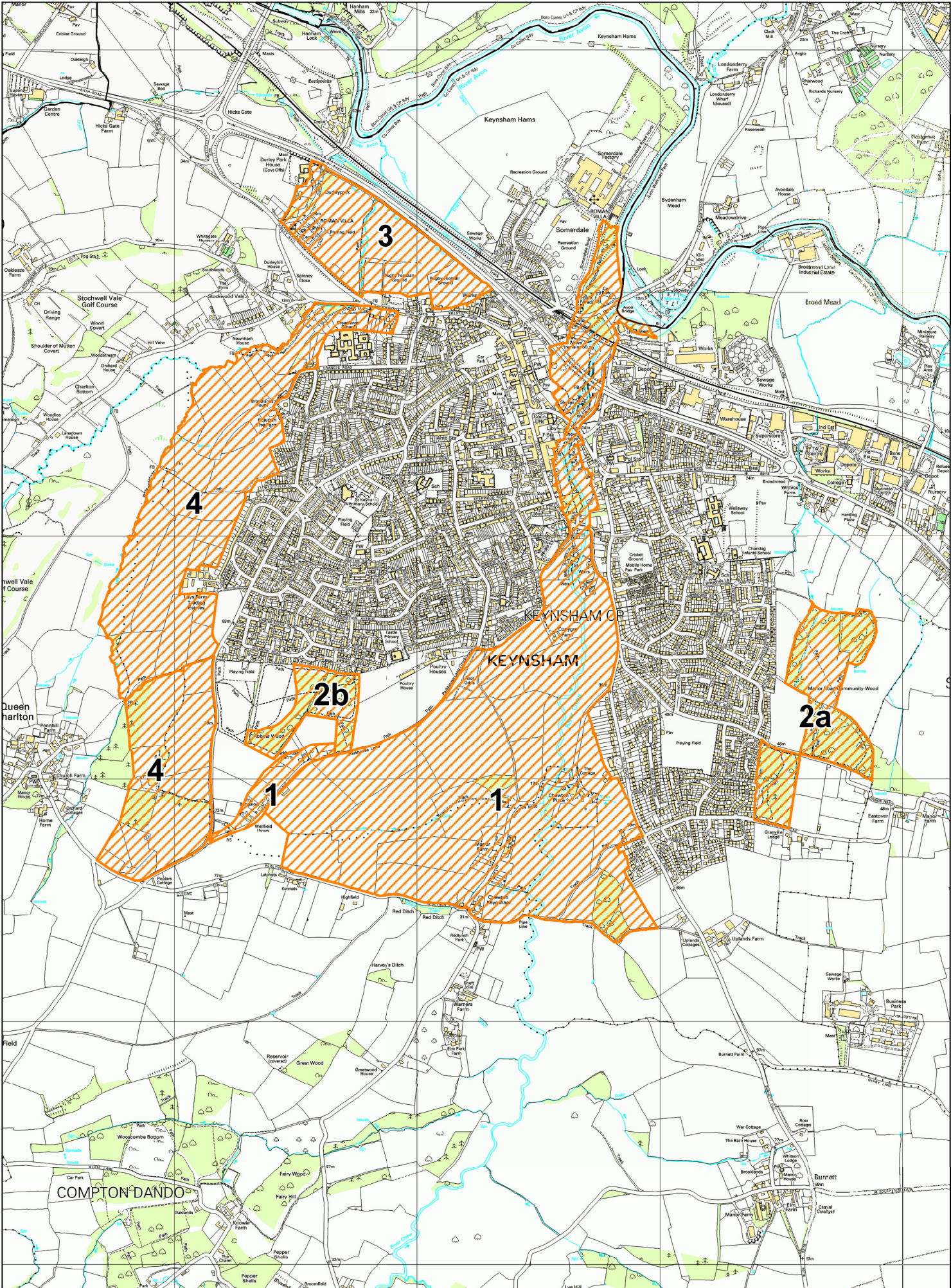
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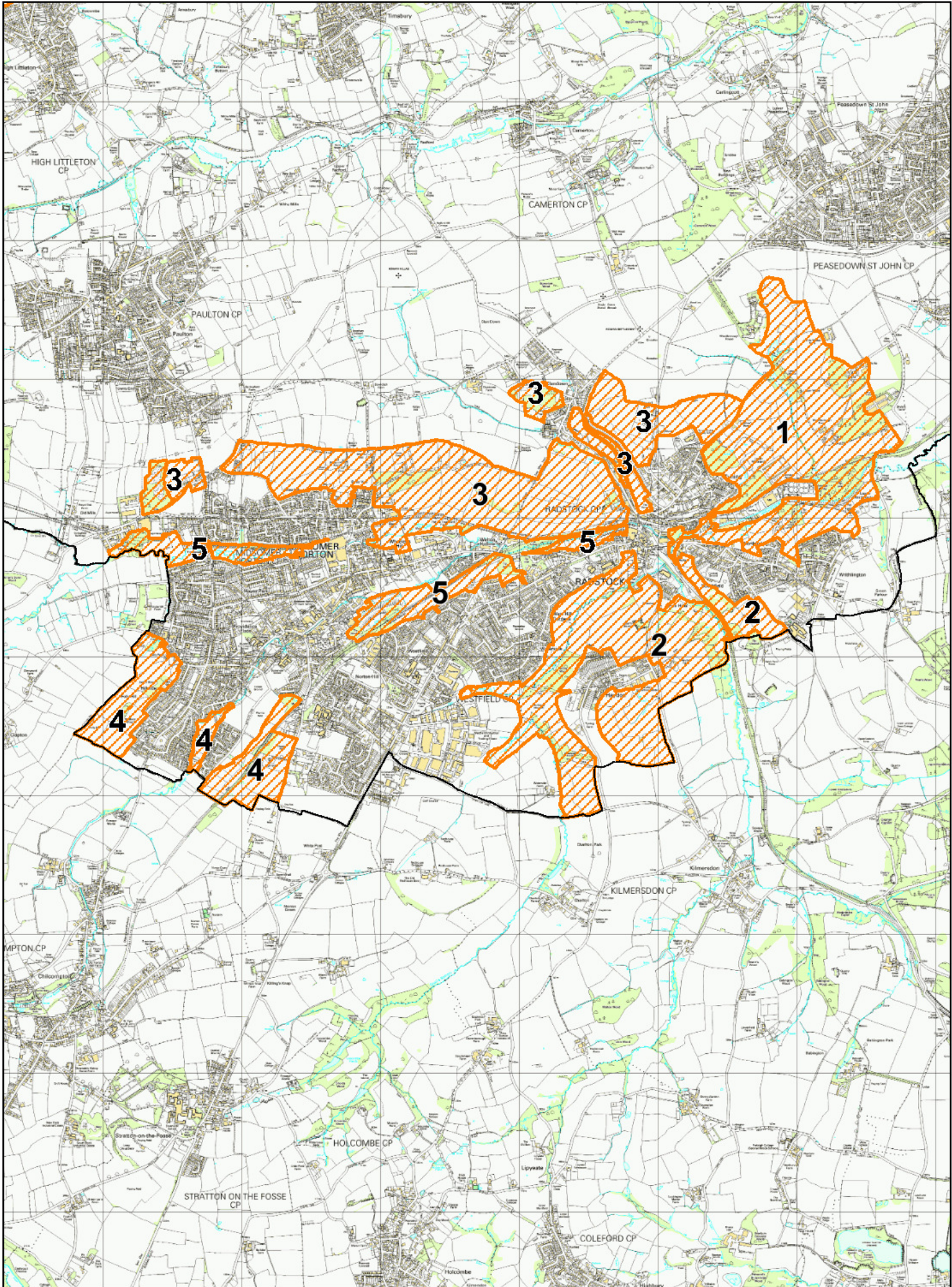


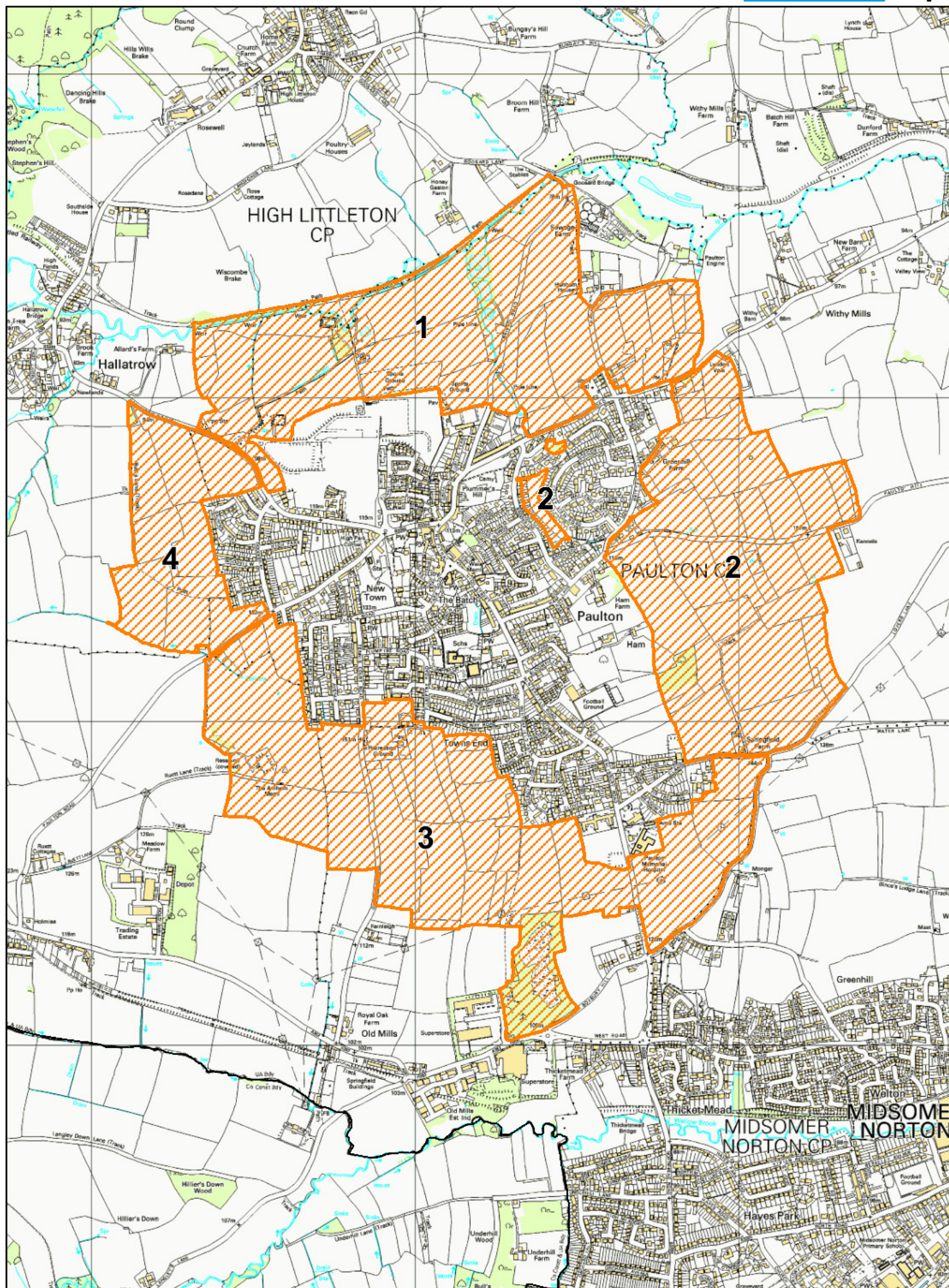


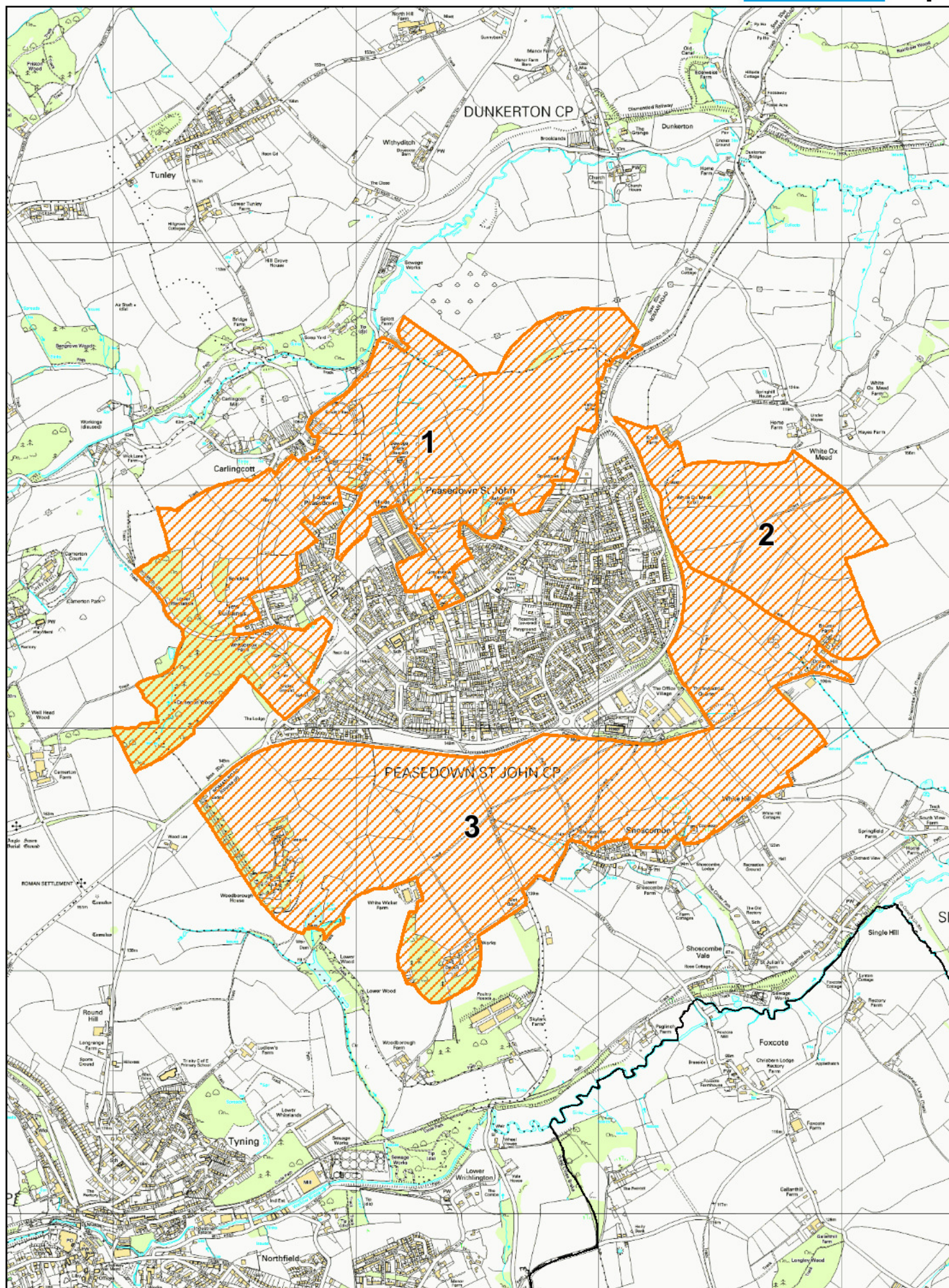
**Midsummer Norton, Radstock
and Westfield Landscape Setting**

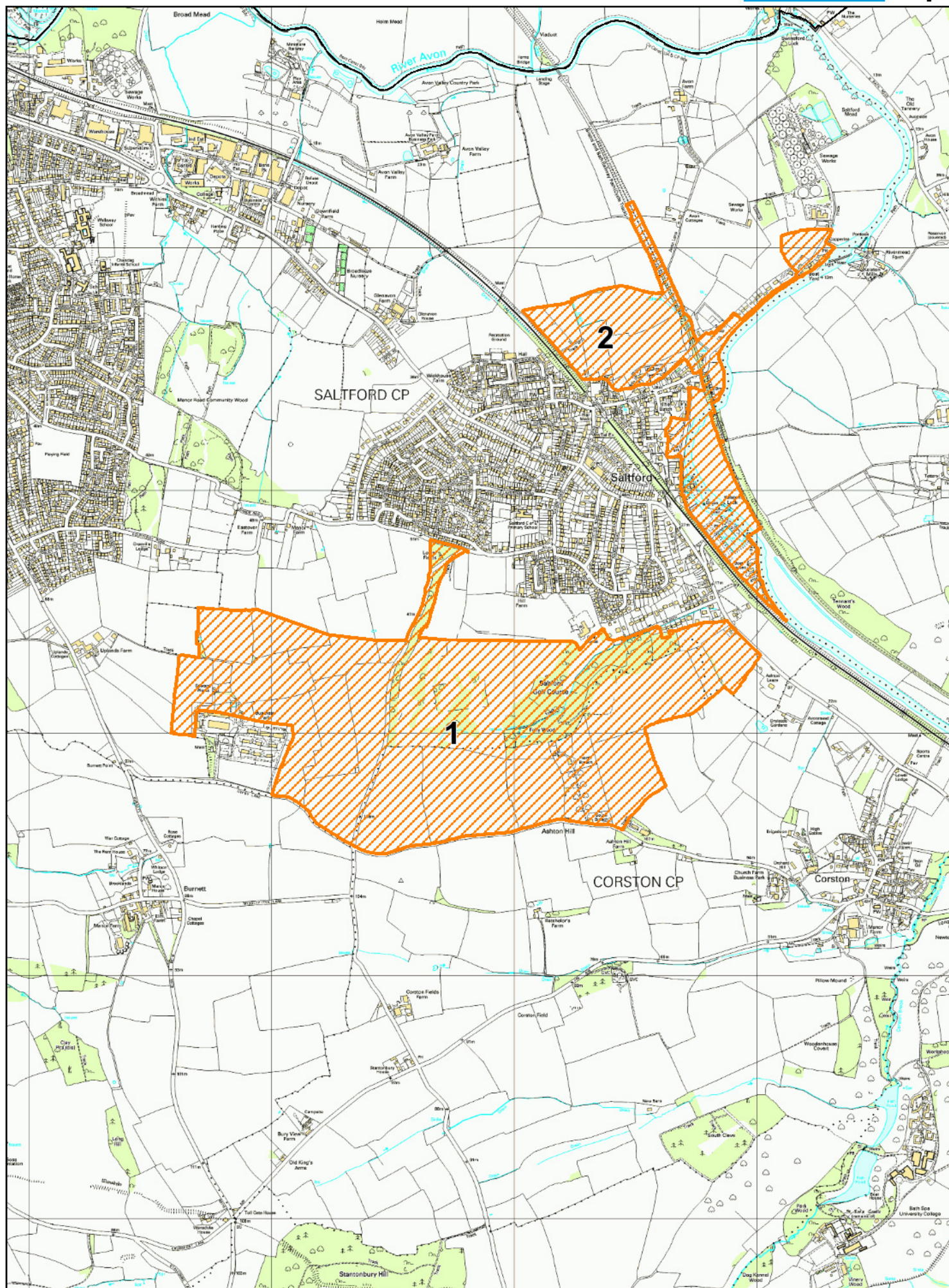
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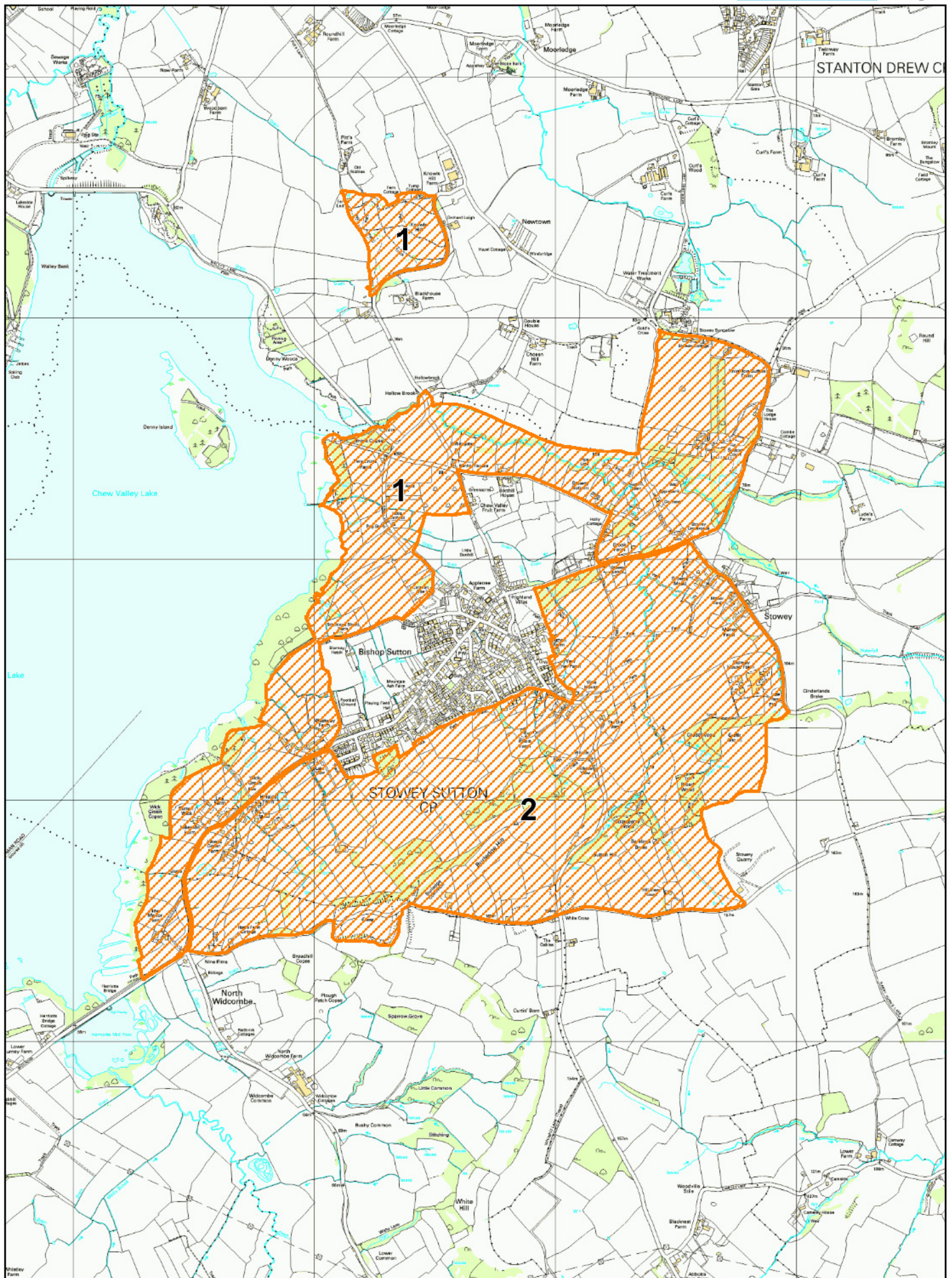
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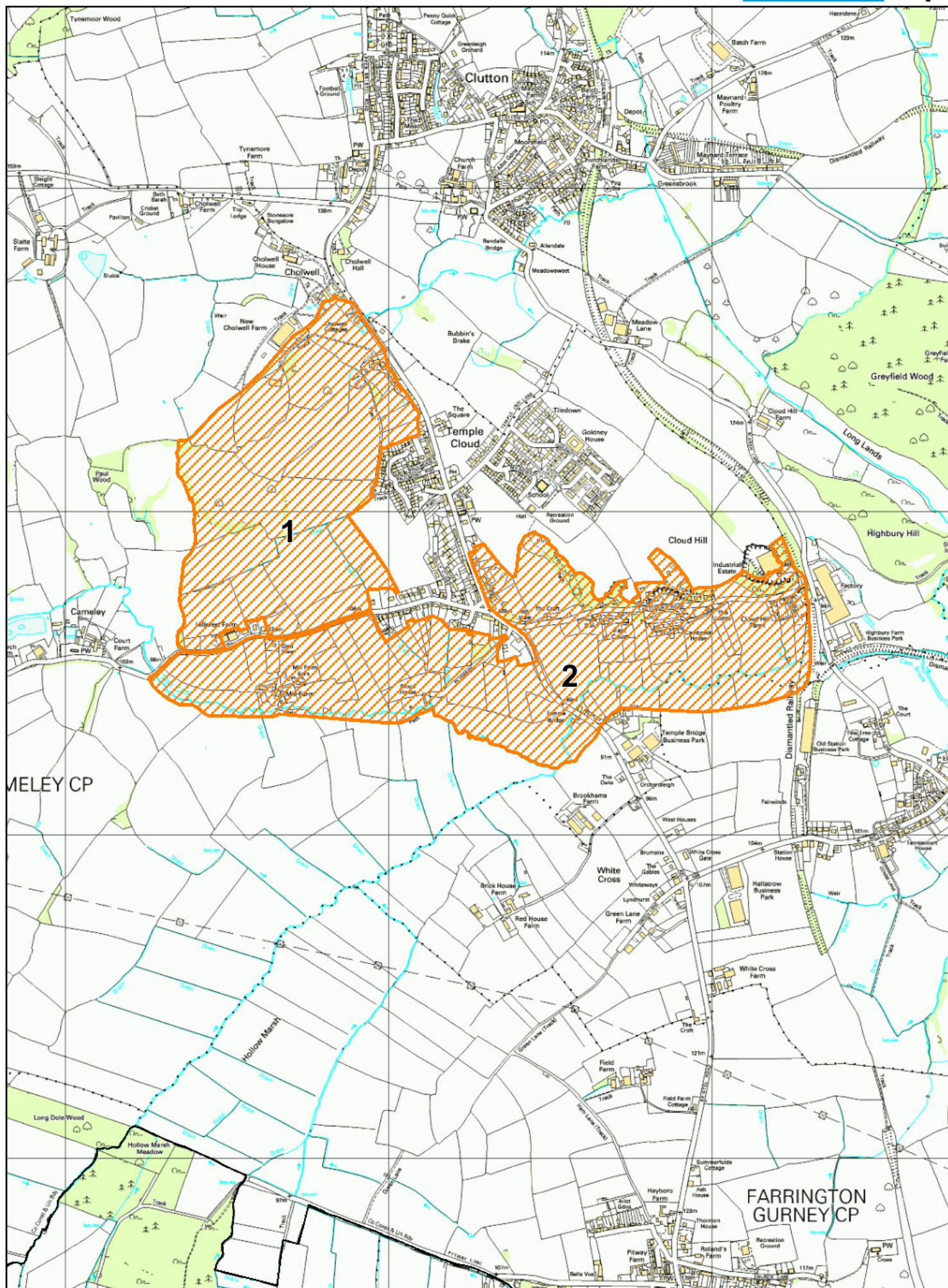


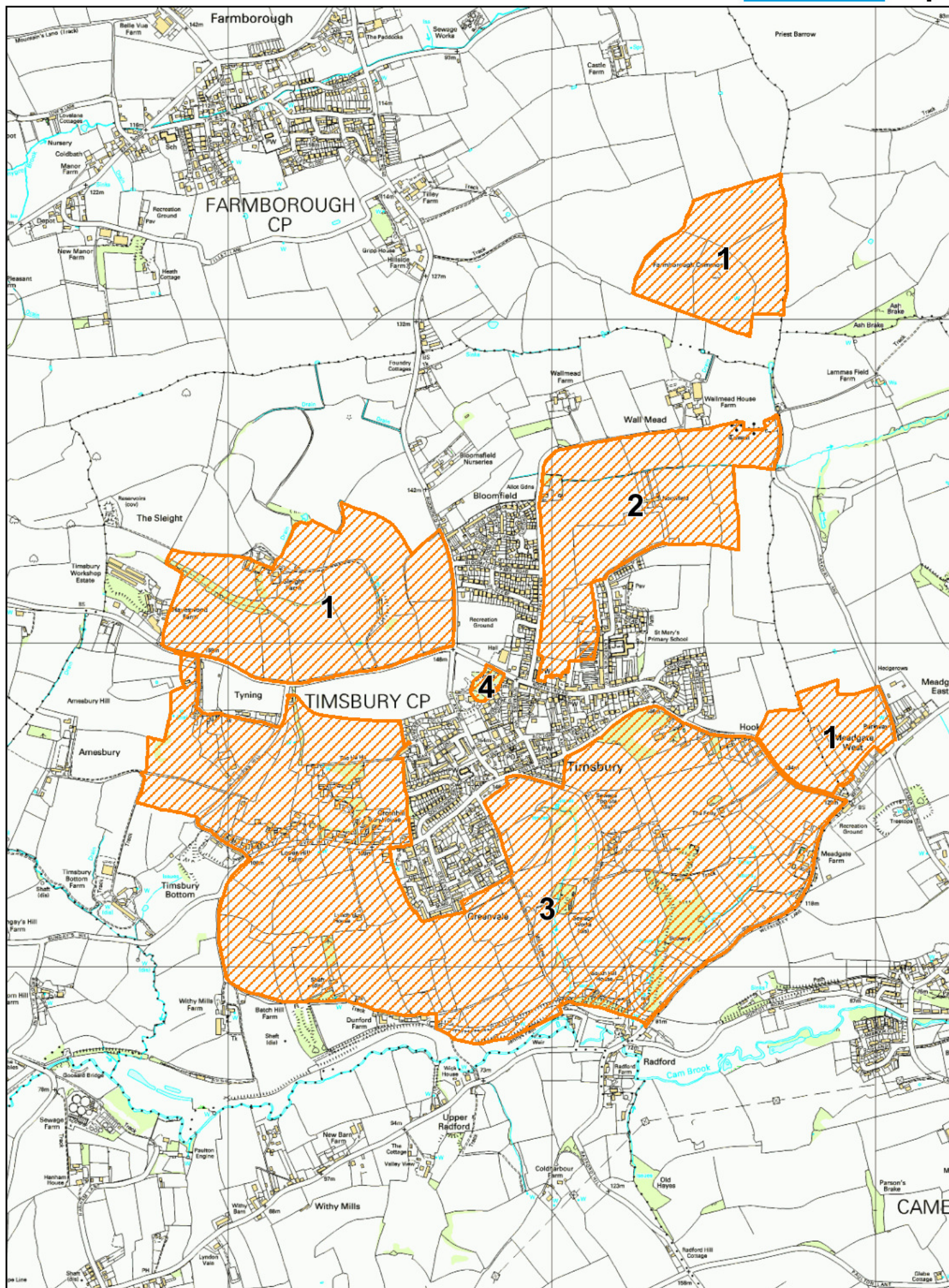


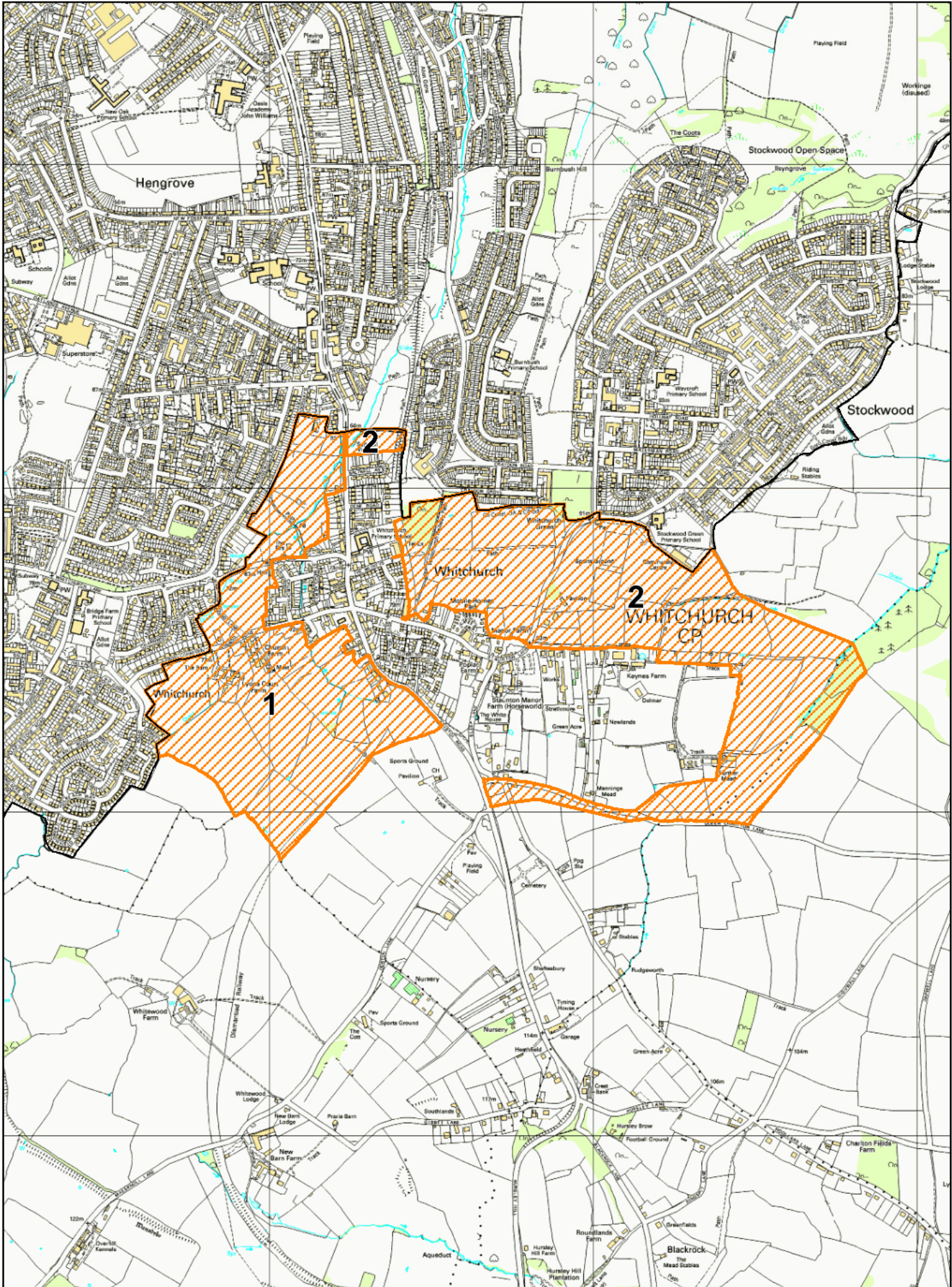
Temple Cloud Landscape Setting

Scale: 1:15000

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