

# **Brinsham West Quarry Access Road**

## **Landscape and Visual Statement**

March 2022

Prepared on Behalf of Hanson UK Ltd.

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## 1.0 INTRODUCTION

### 1.1. SCOPE

- 1.1.1 Tetra Tech is instructed by Hanson UK Ltd. to prepare this Landscape and Visual Statement (LVS) which relates to the proposed access road connecting Southfields Quarry with the permitted Brinsham West extraction area at Chipping Sodbury. The location of the proposed development is illustrated on figure **LA.01**.

### 1.2. PROPOSED DEVELOPMENT

- 1.2.1 The boundary of the proposed development is illustrated on figure **LA.04**. It indicates that the 12m wide proposed access road would connect the existing Southfields Quarry, to the south, with the approved Brinsham West extraction area to the north, via a link road crossing Gravel Hill Road and Brinsham Lane.
- 1.2.2 Cutting slopes would be required to create suitable gradients and a screening bund would be created along the eastern side of the access road, where it crosses the open land to the west of Little Brinsham Farm. The bund would be up to about 3.5m in height and planted with a mix of large and established native shrubs and small trees, which would be selected to be able to provide a fast growing and dense vegetative screen, enabling the planting to both screen the bund and potential vehicle movements in the views available to nearby visual receptors. The proposed access road would have a working life of about 10-12 years, after which the road, bund and screening vegetation would be removed, and the landscape restored to the baseline conditions.

### 1.3. STATEMENT METHODOLOGY

- 1.3.1 The methodology used for reviewing the surrounding landscape character and visual amenity is broadly based on the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3).
- 1.3.2 In addition to GLVIA3, the Landscape Institute's Technical Guidance Note, Visual Representation of Development Proposals, September 2019<sup>1</sup> was referred to. Relevant local planning policy, landscape character assessments, and other contextual information sources were also referred to.
- 1.3.3 A Chartered Landscape Architect from Tetra Tech visited the site and surrounding area on 4<sup>th</sup> June 2021 during dry weather with good visibility.

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<sup>1</sup> The Landscape Institute Technical Guidance Note 06/19, [Visual Representation of Development Proposals](https://www.landscapeinstitute.org/visualisation/), September 2019, on LI website: <https://www.landscapeinstitute.org/visualisation/> [accessed December 2021]

## 2.0 LANDSCAPE POLICIES AND DESIGNATIONS

### 2.1. LOCAL POLICY

- 2.1.1 The site lies within the boundaries of South Gloucestershire Council. Local planning policy relevant to the proposed development of the site is provided by the South Gloucestershire Local Plan - Core Strategy 2006-2027, adopted in 2013, and the South Gloucestershire Local Plan – Policies, Sites and Places Plan, adopted in 2017. Extracts from relevant policies relating to the proposed development are outlined below. Details of these policies can be found in **Appendix 2** of this report.

#### **South Gloucestershire Local Plan - Core Strategy 2006-2027**

- **POLICY CS1 – High Quality Design**
  - Development proposals will be required to demonstrate that, siting, form, scale, and height, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context.
  - Existing features of landscape, nature conservation, heritage or amenity value and public rights of way, are safeguarded and enhanced.
  - Soft landscape proposals form an integral part of the design for the site and seek to make a net contribution to tree cover in the locality.
- **POLICY CS2 – Green Infrastructure**
  - Protect and enhance species and habitats and create new habitats and wildlife linkages between them.
  - Conserve and enhance landscape character, historical, natural, built and cultural heritage features.
- **POLICY CS9 – Managing the Environment and Heritage**
  - Conserve and enhance the natural environment, minimising impacts on biodiversity
  - Conserve and enhance the character, quality, distinctiveness and amenity of the landscape

#### **South Gloucestershire Local Plan – Policies, Sites and Plans Plan**

- **POLICY PSP1 – Local Distinctiveness**
  - Development proposals need to demonstrate an understanding of, and respond constructively to, the characteristics that make a particularly positive contribution to the distinctiveness of the area / locality.
- **POLICY PSP2 – Landscape**
  - Development proposals need to conserve, and where appropriate enhance, the quality, amenity, distinctiveness and special character of the landscape, including attributes which define the inherent character of an area.
  - Any harm to the landscape is to be minimised and mitigated through the form of the development and, where reasonable, the provision of landscape enhancements.
- **POLICY PSP3 – Trees and Woodland**

- Development proposals should minimise the loss of existing vegetation on a site that is of importance in terms of ecological or landscape value.
- Replacement trees, of an appropriate size and species, where tree loss or damage is essential to allow for development.
- **POLICY PSP8 – Residential Amenity**
  - Development proposals are to not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of nearby properties.
- **POLICY PSP17 – Heritage Assets and the Historic Environment**
  - Development within the setting of listed buildings will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings.
- **POLICY PSP19 – Wider Biodiversity**
  - Development proposals which result in significant harm to sites of value for local biodiversity will need to be adequately mitigated or, as a last resort, compensated for.

## 2.2. DESIGNATIONS

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2.2.1 Designations provide an indication of landscape value. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Designations are shown on **Figure LA.02** or as illustrated on the local authority local plan policies map, where referenced.

### National landscape designations

#### Area of Outstanding Natural Beauty (AONB)

2.2.2 The **Cotswold AONB** lies about 3km to the east of the site at its nearest point. An escarpment along the western side off the AONB, from which views are available across the low lying land along the River Severn Estuary, is situated about 4km to the east of the site. Topography and vegetation ensure that the site is not visible from this elevated position in the AONB. The distance also ensures that a change of this scale in the landscape character of the site would not be interpretable within the scale of the setting of the AONB. Both the setting of the AONB and views available from it have therefore been scoped out of further consideration in this report.

### Historic and cultural landscape designations

2.2.3 Relevant historic and cultural designations are shown on **Figure LA.02**. The setting of historic and cultural designations is a consideration during the preparation of landscape and visual statements as these features inform the overall landscape character, quality and value of the area. The LVS does not address the effects on heritage assets, however it considers the contribution these features make to landscape value and scenic quality.

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### Conservation Areas and listed buildings

- 2.2.4 **Chipping Sodbury**, over 2.2km to the south, is the nearest Conservation Area to the site. Due to distance and screening and separation create by intervening features, it has been scoped out of this report as a receptor.
- 2.2.5 **Little Brinsham Farmhouse**, which is approximately 40m to the east of the proposed access road, is the nearest listed building to the site. The Grade II building is mid-late C17 gabled vernacular farmhouse with 3 rooms and a cross passage with a double Roman tiled roof. Although the building is orientated perpendicular to the access road, windows in its rear wing overlook the site.
- 2.2.6 **Brinsham Farmhouse**, including attached barn, stables, sheltershed and cartshed, which is also Grade II listed, is situated about 250m to the north of the site. However, as topography and vegetation provide separation and screen views between it and the location of the proposed access road, it has been scoped out of this report as a receptor.
- 2.2.7 There are several other listed buildings within 1km of the site, also all Grade II listed. These are all situated in a treed setting, which both provides separation between them and the site and screens views from visual receptors both to and from them.

### Scheduled Monuments

- 2.2.8 The nearest scheduled monument to the site is the remains of a **Roman villa**, over 2km to the east. Due to distance and separation, any visual receptors at the site of the scheduled monument are therefore not considered further in this report.

### Ecological designations

- 2.2.9 Ecological designations, although not specifically related to landscape amenity and not assessed within this report, are an indication of landscape value. Relevant ecological designations are shown on **Figure LA.02**. There are no internationally or nationally designated sites, including Ramsar sites, Special Protection Areas, Special Areas of Conservation, or Sites of Special Scientific Interest, within 1.5km of the site.

### Site of Nature Conservation Interest (SNCI)

- 2.2.10 The Brinsham Stream water corridor, which covers the mature woodland adjacent to the stream along Brinsham Lane, from Yate Rocks in the west and across Wickwar Road (B4060) to the east, is a locally designated SNCI. The designated area is crossed by the proposed access road.

### Ancient woodland

- 2.2.11 Two small blocks of ancient woodland, **Little Wood** and **Brinsham Wood**, both lie about 600m and 1km to the northeast of the site. As there is no public access to these woodlands, no inter visibility between them and the site, and separation is created by topography and mature vegetation. The development will not physically impact on the woods and therefore they have been scoped out of further consideration in this report.

### Public access

- 2.2.12 Public access within the Study Area is shown on **Figure LA.03**.

### **Public rights of way (PRoW)**

- 2.2.13 There is a moderate network of public rights of way across the 2km study area. In the western and southern parts of the study area the PRoWs are predominantly public footpaths, whereas to the northeast bridleways are more common. There is a notable gap in the PRoW network east of Wickwar Road/B4060 immediately to the east of the site.
- 2.2.14 The nearest PRoWs to the site are public footpaths, to the west a number extend to the west from Yate Rocks, from about 230m from the site, while circa 330m to the northeast a public footpath crosses farmland and connects Wickwar Road to a restricted byway.

### **Open access land**

- 2.2.15 Sodbury Common is the only area of access land in the study area. The common is a large area of open grassland in the south-eastern part of the study area and includes The Windmill, which at 118m AOD, is the highest point within 2km of the site. At its nearest point the access land is located circa 1km to the east of the site. Due to intervening vegetation and topography neither the site nor Little Brinsham Farm are identifiable from the common.

### **Long distance footpaths (LDFP)**

- 2.2.16 **Jubilee Way**, a 27km long route which links Aust, at the south side of the Severn Bridge, with Old Sodbury at the base of the Cotswold Hills, crosses the study area from the northwest to the southeast, passing through Yate Rocks, 210m to the west of the site, in the process. Landform and mature trees along the west facing scarp adjacent to Yate Rocks screen the site from potentially being visible to users of the LDFP.

### **National cycle routes (NCR)**

- 2.2.17 **NCR 410** transects the northern part of the study area following minor roads from west to east, passing within about 650m of the site. The route is part of the Avon Cycleway, a 137km circular route of Bristol. Topography and mature vegetation in the intervening landscape screen the site in all potential views available to users of the route.

## 3.0 LANDSCAPE BASELINE

### 3.1. LANDSCAPE CONTEXT

- 3.1.1 The landscape baseline is a description and analysis of the existing landscape. The landscape is described, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels, and then, from site-specific surveys and analysis carried out for the purposes of this statement.

#### National landscape character assessment

- 3.1.2 The desk study has made reference to National Character Areas for England<sup>2</sup>. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each NCA 'is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.'
- 3.1.3 The site is located within the **National Character Area 118: Bristol, Avon Valleys and Ridges**. The key characteristics which are relevant to the site and study area are identified as:
- Low-lying, shallow vales that contrast sharply with high, open downland ridges as the varied landform reflects the **complex underlying geology**, comprised of Carboniferous limestones with sandstones, silts and conglomerates, together with muds, clays and alluvium.
  - **Woodlands** are ... fragmented and **mainly confined to steeper land**; the majority are broadleaf.
  - Agriculture is predominantly **livestock rearing**, with arable in the flatter land to the north-east, with larger field sizes and infrequent hedgerow trees.
- 3.1.4 Within the 'Opportunities' section, the following statements of environmental opportunity are of relevance to the area:
- SEO 3: Conserve and sustainably manage the gentle clay vales and limestone ridges and downs of the rural agricultural landscape and enhance the network of semi-natural habitats, linking them together to create a coherent and resilient ecological network, enabling ecosystems to adapt both to climate change and for the benefits to landscape, biodiversity, water flow, water quality, soil quality, soil erosion, rural heritage and culture.

#### County and district level landscape assessments

- 3.1.5 The most recently published Landscape Character assessment of relevance to the site is the **South Gloucestershire Landscape Character Assessment**<sup>3</sup>, which was published in April 2014. The eastern part of the study area, including the site, is located within **Area 5 Wickwar Ridge and Vale**, the western part of the study area is covered by **Area 8 Yate Vale**.

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<sup>2</sup> National Character Area Profile - **Character Area 126: South Coast Plain**, Natural England, 24/02/2014  
<http://publications.naturalengland.org.uk/publication/4923911250640896?category=587130> [accessed December 2021]

<sup>3</sup> South Gloucestershire Landscape Character Assessment <https://www.southglos.gov.uk/documents/LCA-A-Section-1.pdf> [accessed December 2021]



3.1.6 The key characteristics of **Wickwar Ridge and Vale**<sup>4</sup> are identified as:

- Large scale undulating landscape with small and medium scale Little Avon River valley. The **Cotswold Scarp to the east forms a significant backcloth and provides extensive views over the area**. The Wickwar Ridge to the west forms a **distinctive landscape feature** in views across the adjacent Yate Vale character area and provides for **expansive westward views** across the landscapes to the north of Yate.
- A rural, and in places **relatively remote landscape**, characterised by varied land cover of irregular, small to medium mixed pasture and arable fields defined by hedgerows (clipped, thick and intermittent) trees & small areas of woodland interspersed with commons. The hedgerows provide important connectivity between the areas of woodland.
- **Tranquillity is a particular characteristic of the landscapes** of the northern and north-eastern half of this character area.
- **A number of commons** of varying sizes have distinct land use types of rough grassland and scrub make a significant contribution to the character and distinctiveness of this area.
- There is an extensive mosaic of calcareous grassland present across the Wickwar Ridge and Valley, supporting a diverse range of flora including areas of species rich grassland.
- Areas of arable farming provide nesting opportunities in the spring and foraging potential in the winter for farmland birds including Amber and Red listed species.
- **Settlement pattern is generally very limited**, concentrated in one small town, two villages and scattered elsewhere.
- **Views are expansive** particularly from commons, more elevated locations, the edges of Churchend and Charfield and elsewhere largely contained by landform, woodland and hedgerows.
- Two **quarries**, two golf courses, **'B' roads**, small settlements, a railway line and powerlines, largely have a **local influence on character**.

3.1.7 The key characteristics relevant to the site of **Yate Vale**<sup>5</sup> are identified as:

- Gently sloping vale of medium sized pasture and arable fields, very irregular shaped to the north, with small to medium regular shaped fields between and around Engine Common and Rangeworthy.
  - North and west of Yate, tall overgrown hedgerows with mature hedgerow trees, copses and small woodlands, create a more enclosed landscape. Elsewhere occasional small woodlands scattered through parts of the area, often associated with relic coal mining, quarrying and the River Frome. The scattered woodland connected by hedgerows and other habitats across the Yate Vale provides habitat for notable species including European Protected Species.
  - Large scale landscape with views largely filtered by vegetation; some distant views possible. This Character Area is overlooked by the adjacent Wickwar Ridge, The Marle Hills and over some distance from the Cotswold Scarp.
  - Numerous minor roads bisect the area in the south, whereas in the north access is very relatively limited and there are areas of tranquillity.
  - Overhead powerlines cross the area and are a visible horizontal and vertical element.
- Site-Specific Landscape Appraisal

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<sup>4</sup> <https://www.southglos.gov.uk/documents/LCA-Section-2-Area-5.pdf> [accessed December 2021]

<sup>5</sup> <https://www.southglos.gov.uk/documents/LCA-Section-2-Area-8.pdf> [accessed December 2021]

## The landscape, features and characteristics – context area

- 3.1.8 The site is located circa 2km to the north of Chipping Sodbury, a similar distance to the northeast of Yate, and about 3km to the south of Wickwar. The B4060, Wickwar Road, connects these towns and runs north – south through the centre of the study area and just to the east of the site.
- 3.1.9 To the south, southeast and northeast of the site and on either side of the B4060 are the existing quarries of the Chipping Sodbury Quarry complex, the deep excavations hidden from public view by bunds and mature tree screening belts. Approximately 500m to the west is a strategic development site where approximately 2000 homes are currently under construction. To the southeast is Chipping Sodbury golf course, with its tree lined fairways forming a distinctive character.
- 3.1.10 There is a network of minor roads across the study area, which connects farmsteads and hamlets, including Yate Rocks, which is situated at the foot of a low escarpment shortly to the west of the site. The escarpment runs north – south and is defined by a bank of mature trees. Above the escarpment to the east are the quarried areas, beyond which the landform levels out into gently undulating farmland, while to the west the landscape levels out into a very gently undulating plain. A major power line crosses the study area in a west – east direction about 500m to the north of the site.
- 3.1.11 The majority of the remaining land in the study area is pastoral farmland, consisting of small fields with irregular hedgerow boundaries. The copses and woodland belts around the quarries, in the golf course and along the escarpment, are prominent areas of woodland in an area that is otherwise predominantly either agriculture land or urban form.
- 3.1.12 The character of the area changes notably depending on which positive or detracting features within the landscape are nearby. Major detracting features include the existing quarries, the heavy traffic on the B4060, the major powerline, and the extensive building activity to the north of Yate. Between these features there are many positive elements in the landscape that inform its character, including the tree lines around the quarries, scattered residential properties with vegetated curtilages, and small scale pastoral agricultural land.
- 3.1.13 In the scale of the study area, taking account of the existing and permitted quarrying activity and other detracting elements in the landscape, the addition of the access road to the character of this landscape is likely to have a minor adverse effect during the construction and operation periods, however, following restoration, the long-term effect is likely to be negligible.
- 3.1.14 The landscape setting of the nearby Little Brinsham Farmhouse, a Grade II listed building, is a consideration. During the construction of the road and bund, a large part of the setting of the farmhouse would change from that of a rural pastoral setting to a construction site, causing a notable adverse, but localised and short-term, effect. The scale of this effect would decrease in the medium-term with the bund and its planting providing separation between quarry activity and the farmhouse. After the restoration of the site to its baseline condition, it is likely that the long-term effect would be negligible.

## The landscape, features and characteristics – site

- 3.1.15 The following paragraphs provide descriptions of the site and should be read alongside **Figure LA.04**.
- 3.1.16 The site of the proposed access road comprises of a small pasture field flanked on either side by two minor roads and woodland. To the south is Gravel Hill Road with the wooded perimeter of the existing Southfields Quarry beyond, while to the north is Brinsham Lane,

which runs through woodland in a small valley containing Brinsham Stream. On the north side of the stream and within the woodland is a small disused quarry, the proposed access road passes through here to connect to the approved Brinsham West extraction area. To the south the proposed access road would connect to existing roads in Southfields Quarry.

- 3.1.17 The proposed access road is approximately 400m in length and drops from a highpoint of circa 95m AOD in the south to circa 85m AOD where it crosses the Brinsham Stream. The removal of trees and hedgerows to construct the access road is required at both of its ends, in the southern part these form part of the screen planting for Southfields Quarry. Although the removal of these trees would open up views into Southfields Quarry from a short section of Gravel Hill Road, it would not notably alter the character of the screening belt. In the northern part the trees are more mature and are part of the Site of Nature Conservation Interest (SNCI) along Brinsham Stream. The removal of these trees would divide the woodland and add a notable new element to its setting, therefore adversely altering its character, although in a contained and localised scale.

## 4.0 VISUAL BASELINE

- 4.1.1 The visual amenity review has involved desk study and field survey analysis work to identify and record views of the site from publicly accessible land within the surrounding landscape. Nine viewpoints illustrate the site and its appearance in publicly available views, see viewpoint **Figures LA.5-1 to LA.5-9**. The location of each viewpoint is shown on **Figure LA.04**.
- 4.1.2 Views of the site are contained to close proximity to the site boundary due to the surrounding trees, vegetation and topography screening views. The surrounding flat topography also prevents opportunities to view the site from any elevated areas.

## 4.2. VISUAL RECEPTORS

- 4.2.1 The review of visual effects is described by considering how the different groups of “visual receptors” may be affected. The following is a review of the viewers (the visual receptors) and the views available to them at the selected representative locations:

### People in settlements and residential properties

- 4.2.2 The route of the proposed road crosses the farmland in a shallow valley, setting it lower than Little Brinsham Farm, which is located on a flat spur shortly to the east. The farm complex contains two main residential buildings as well as some converted outbuildings, all of which overlook the site of the proposed road. The views from properties towards the site in Yate Rocks, and elsewhere in the study area, are screened by topography and vegetation.
- 4.2.3 **Residents at Little Brinsham Farm**, including the adjacent residential buildings, would have views towards the central section of the proposed road from west facing windows. A proposed bund with native planting is anticipated to screen the majority of vehicle movements from view when established, although there may be a glimpsed oblique view of vehicles as they cross Gravel Hill Road.
- 4.2.4 The construction of the access road and the creation of the bund would be expected to create a notable short-term adverse effect on the views available to these residential receptors. In the medium-term, although the view would be shortened and the context would have changed from one of farmland to a bund, it would be interpreted in a similar manner to existing woodland and vegetation in the view, reducing the scale of the adverse effect on these visual receptors. In the long-term, following the restoration of the site to its baseline condition, the effect on the visual amenity of nearby residents is likely to be negligible.

### Users of public rights of way and areas of public access

- 4.2.5 Due to existing topography and vegetation, there are no locations where users of public rights of way have a view of the site, as depicted by viewpoint photographs **VP07** and **VP08**. The construction and operation of the proposed access road will not alter this.

### Road users

- 4.2.6 The only roads from which the site is visible are the two minor roads which it crosses, Brinsham Lane to the north, and Gravel Hill Road to the south. These are both narrow and lightly used local roads which connect Yate Rocks to Wickwar Road/ B4060. The character of

a short section of these roads would substantially change during the construction and operation period, with the proposed access road crossing them, these changes would be readily visible to all passersby. Viewpoint photographs **VP02** and **VP03** indicate the proposed crossing point of the road on these lanes.

- 4.2.7 Topography and vegetation screen the view towards the site to roads users across the rest of the study area, as represented by viewpoint photograph **VP09**.
- 4.2.8 Road users would experience some disruption during the construction process of the access road, forming a notable adverse effect on their visual amenity, although this would only be apparent along short sections of the two minor roads. Once in operation, passersby on the minor roads would experience a change in character along a short section of the road due to the addition of the access roads crossing them. On occasions these visual receptors would be able to see the movements of quarry vehicles on the access road, and a glimpsed and framed view into Southfields Quarry to the north would be available from Gravel Hill Road. The visual receptors would likely experience a notable but short-term adverse effect during the operational phase. In the long term, following the restoration of the access road to its baseline conditions, the effect on the visual amenity of road users is likely to be none.

### Views from other landscape interests

- 4.2.9 The valley along Brinsham Stream in the northern part of the site a locally designated Site of Nature Conservation Interest (SNCI). Trees will need to be removed from this area to create the access road, Policy PSP19 of the Local Plan requires that their removal will be adequately compensated for. Viewpoint photographs **VP04** and **VP05** indicate the proposed point where the access road crosses the SNCI on Brinsham Lane.
- 4.2.10 The removal of trees, construction of the access road and its use by quarry vehicles would have a notable adverse effect on visual receptors visiting the SNCI. However, there is no public access to the SNCI other than along Brinsham Lane and it is not promoted as a destination, which restricts the number and sensitivity of the receptors. After the completion of quarry operations and following the removal and restoration of the access road, a long-term adverse effect, which is likely to be small, would be present as replacement trees on the site would take time to establish and mature.

## 5.0 SUMMARY AND CONCLUSIONS

### 5.1. SCOPE

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- 5.1.1 This Landscape and Visual Statement (LVS) has been prepared in relation to the proposed construction of an access road at Chipping Sodbury Quarry. It has considered the likely effects of the proposed development on the landscape character and visual amenity within a 2km study area.
- 5.1.2 The proposed access road would connect the existing quarry to the south with a proposed new quarry to the north, crossing the two minor roads of Gravel Hill Road and Brinsham Lane in the process. A bund is proposed along the eastern side of the access road that would assist in screening both the road and the movement of vehicles on it to residents at the nearby Little Brinsham Farm.
- 5.1.3 The methodology used for reviewing the landscape character and visual amenity were based on the recommendations in GLIVA3<sup>6</sup>. The application of the guidance document established an appropriate scope for this review to be undertaken.

### 5.2. SUMMARY OF FINDINGS

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- 5.2.1 The proposed access road would be located to the west of Little Brinsham Farm, crossing the farmland to its west and connecting Southfield Quarry, to the south, with the approved Brinsham West extraction area to the north. To construct the road, trees would need to be removed from the screen planting around Southfield Quarry and from the Site of Nature Conservation Interest (SNCI) along Brinsham Stream. Earthworks would also be required where the proposed access track crosses farmland, partly to attain suitable levels and partly to create a bund to assist in screening the road and vehicle movements on it. The proposed bund would run along the eastern side of the access track as it crosses the farmland to aid in the screening of vehicle movements in the views available to nearby visual receptors.

#### Landscape assessment

- 5.2.2 In the wider landscape context of the study area, the addition of the proposed access road to an area in which the character is already substantially influenced by quarrying and quarry activity, would most likely have a negligible effect on the wider landscape character of the area.
- 5.2.3 On the localised scale of the site, it is contained by woodland and topography which limits the extent of the area influenced by changes within it. However, the proposed changes within this localised area would have a notable effect on its character, altering it from a pastoral field to an access track. The changes to the landscape would also include the removal of some trees and short sections of hedgerow, the excavation of a cutting for the track, and the creation of a screening bund. These changes would also be within the setting of Little Brinsham Farm, a

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<sup>6</sup> [Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition](#) published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013

residential property and Grade II listed building, and the SNCI along Brinsham Stream. Although these changes would not be permanent and are reversible, while the proposed access road is both under construction and in operation, they would be likely to create a notable adverse effect on the character of the site, and on the settings of the Grade II listed Little Brinsham Farm and the SNCI. In the long-term, following restoration of the site, the effect on landscape character is likely to be negligible to none. Similar short and long-term effects would also be experienced on the setting of the minor roads which the proposed access track crosses.

## Visual assessment

- 5.2.4 Views of the proposed development are limited to within the immediate context of the site due to surrounding landform and trees screening more distant views. This results in the number of visual receptors potentially adversely effected by the proposed access road being restricted to residents at Little Brinsham Farm and its accompanying buildings, to passersby on the minor roads that cross the site, Gravel Hill Road to the south and Brinsham Lane to the north. There would be no visual effects experienced by any other visual receptors elsewhere as a result of the proposed development.
- 5.2.5 The visual receptors that would be impacted by the proposed access road would all experience adverse effects, during the construction phase these are likely to be quite notable but may reduce during the operational phase as vehicle movements would be partially screened by the bund. These adverse effects would be of a small scale, would affect a small area, a small number of receptors, would be over a relatively short time period, and would be reversible.

## 5.3. CONCLUSIONS

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- 5.3.1 This Landscape and Visual Statement concludes that although there would be notable adverse landscape and visual impacts associated with the proposed development, these are likely to be over the short and medium-term. In the long-term, following the completion of quarry operations, the restoration of the site, and once replacement vegetation along Brinsham Lane has reintegrated it into its setting, the effects expected to be negligible.
- 5.3.2 Overall, the site offers an opportunity to accommodate the proposed development as it is unlikely to result in any unacceptable long-term detrimental impacts on landscape character and visual amenity, for the reasons as set out above.

## APPENDIX 01: FIGURES

<b>LA.01</b>	Site Location
<b>LA.02</b>	Designations
<b>LA.03</b>	Public Access
<b>LA.04</b>	Site Context
<b>LA.05</b>	Viewpoint Photographs



## APPENDIX 02: POLICY

### SOUTH GLOUCESTERSHIRE LOCAL PLAN: CORE STRATEGY 2006-2027

#### POLICY CS1 - HIGH QUALITY DESIGN

Development will only be permitted where the highest possible standards of design and site planning are achieved. Information submitted with an application should be proportionate to the scale, significance and impact of the proposal.

Development proposals will be required to demonstrate that:

1. Siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context; and
2. density and overall layout is well integrated with existing adjacent development and connected to the wider network of foot, cycle and public transport links; and
3. existing features of landscape, nature conservation, heritage or amenity value and public rights of way, are safeguarded and enhanced through incorporation into development; and
4. if the proposed scheme is of a sufficient scale or significance, explain how the development contributes towards the vision and strategic objectives of the locality and (as appropriate) how account has been taken of:
  - community consultation
  - Green Infrastructure objectives
  - the South Gloucestershire Landscape Character Assessment (2005)
  - the Cotswolds AONB Management Plan
  - endorsed parish plans, town centre strategies and village design statements
  - adopted Conservation Area Appraisals, Management Plans, and
  - other design guidance and/or Area Action Plans that may be adopted as SPD from time to time;

and in order to assist in meeting climate change and health and well-being objectives, proposals will be required in particular to:

5. enhance existing or develop new public realm (and associated management & maintenance regimes) that enables people to gain access safely and conveniently, particularly to serve the needs of:
  - pedestrians and cyclists
  - children, the disabled and older people, and
  - with regard to residential and mixed use schemes, provide opportunities for social interaction and play; and

## Brinsham West Quarry Access Road: Landscape and Visual Statement

6. ensure soft landscape proposals form an integral part of the design for the site and seek to make a net contribution to tree cover in the locality (particularly in urban areas), and prioritise biodiversity objectives and local food cultivation where possible; and
7. where the scale, location and/or significance of the development proposal warrants it, embed public art within the public realm or in a location where it can be viewed from public areas; and
8. ensure the design, orientation and location of buildings, roof pitches, windows, habitable rooms, lighting and soft landscaping help to achieve energy conservation, the protection of environmental resources and assist the appropriate siting of renewable and/or low carbon energy installations and infrastructure. Schemes that can demonstrate that they will outperform statutory minima, such as the building regulations, in terms of sustainable construction, at the time of construction commencement, will be considered a primary indicator of good design. All new developments will be required to meet the building regulations current at the time of full planning or reserved matters approval. Until the 'Zero Carbon' building regulations are implemented major residential (10 or more dwellings) and mixed-useschemes will be encouraged to achieve full compliance with each Code level (currently level 3) or above, and/or Building Research Establishment Environmental Assessment Method (BREEAM) 'very good' or other equivalent standard; and
9. take account of personal safety, security and crime prevention; and
10. ensure sufficient space provision is designed in for the sorting and storage of recyclable waste materials in a convenient location, the composting of household waste (where practicable), and the collection of these and other waste materials and, in larger development schemes, for recycling on site; and
11. take account of the South Gloucestershire Strategic Flood Risk Assessments and provide, where appropriate, measures to manage food risk and prepare surface water management plans.

At the detailed planning application stage, residential development of more than 10 dwellings, will be expected to demonstrate how Building for Life (BFL12) criteria (or any nationally recognised methodology that may supersede Building for Life) will be achieved.

### **POLICY CS2 - GREEN INFRASTRUCTURE**

The Council and its partners will ensure that existing and new Green Infrastructure (GI) is planned, delivered and managed as an integral part of creating sustainable communities and enhancing quality of life, considering the following GI objectives:

1. realising the potential of Green Infrastructure to assist with mitigation of, and adaption to, climate change
2. delivering high quality multi-functional and connected open spaces (including Green and Blue Infrastructure)
3. protecting, creating and improving recreational, play, access and local food cultivation opportunities
4. protecting and enhancing species and habitats, and creating new habitats and wildlife linkages between them

5. conserving and enhancing landscape character, historical, natural, built and cultural heritage features
6. securing ongoing management and maintenance and creation of GI assets
7. joint working with partners, including neighbouring local authorities.

The attainment of the above objectives should be addressed by development proposals and Local Plan Documents.

The Strategic Green Infrastructure Network (figure 1) displays those current and potential GI assets which are important at a strategic scale. Some of these assets are protected by existing development plan policies, whilst other areas provide opportunities to extend (through the creation of new assets) and enhance the network. Opportunities to enhance, connect with and extend the strategic network will be taken.

## **POLICY CS9 – MANAGING THE ENVIRONMENT AND HERITAGE**

1. ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance
2. conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity
3. conserve and enhance the character, quality, distinctiveness and amenity of the landscape
4. be located away from areas of food risk
5. reduce and manage the impact of food risk through location, layout, design, choice of materials and the use of Sustainable Drainage Systems (SuDS)
6. protect the quality and quantity of the water environment and its margins
7. avoid the undeveloped coastal area
8. utilise natural resources, including minerals, soils and water, in an efficient and sustainable way
9. maximise opportunities for local food cultivation by (a) avoiding the best and most versatile agricultural land and; (b) safeguarding allotment sites
10. promote the re-use of contaminated land with appropriate remediation
11. protect land, air and aqueous environments, buildings and people from pollution and
12. avoid unstable land unless appropriate mitigation or remediation measures can be taken.

## **SOUTH GLOUCESTERSHIRE LOCAL PLAN: POLICIES, SITES AND PLACES PLAN**

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### **POLICY PSP1 – LOCAL DISTINCTIVENESS**

Development proposal(s) will be acceptable where the proposals demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area / locality.

Innovative architectural responses will be favourably considered, where this would result in a high quality design that would in itself contribute positively to the distinctiveness of a place.

### **POLICY PSP2 – LANDSCAPE**

#### **Landscape Protection and Enhancement**

Development proposals will be acceptable where they conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape (defined by the Landscape Character Assessment). This includes, but is not limited to:

- landscape attributes which define the inherent character of an area, such as: landscape patterns arising from roads, paths, hedges, waterways and buildings; designed and natural landscapes, which include elements of natural beauty, historical or cultural importance and ecological features;
- the tranquillity of a landscape, sense of place and setting;
- landscape features, such as trees, hedgerows, woodlands, views, banks, walls, ponds and waterways;
- distinctive or characteristic topography and landforms.

Where development proposals would result in harm to the landscape, it must be clearly demonstrated that:

- the proposal results in benefits that outweigh the harm; and
- any harm to the landscape is minimised and mitigated through the form of the development and where reasonable the provision of landscape enhancements.

#### **Landscape Design**

Amenity space, hard and soft landscape works and open space provision will be required to be of a high standard of design, appropriate to the use and character of the development and its location; and designed as an integral part of the development, incorporating existing landscape features where appropriate, for the benefit of the development proposal.

#### **Landscape Management**

Landscape features which contribute to landscape character, quality, amenity or local distinctiveness are to be retained and protected, and along with new landscape features, managed in a manner which ensures their long term health and viability.

Where landscape character has been degraded or eroded, development will be expected to contribute to the restoration of landscape character and distinctiveness.

### **Cotswolds Area of Outstanding Natural Beauty**

Within the Cotswolds Area of Outstanding Natural Beauty (AONB), great weight will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Where development is proposed in a location which would affect the setting of the AONB, it must be demonstrated that it would not adversely impact upon the natural beauty of the AONB.

### **POLICY PSP3 – TREES AND WOODLAND**

Development proposals should minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value.

Development proposals which would result in the loss of, or damage (directly or indirectly) to, existing mature or ancient woodland, veteran trees, ancient or species-rich hedgerows will only be acceptable where the need for, and benefits of, the development in that location clearly outweigh the loss or damage.

Development proposals should, where appropriate, include:

- the protection of trees; and
- replacement trees, of an appropriate size and species, where tree loss or damage is essential to allow for development; and
- additional tree planting, in accordance with Core Strategy Policy CS1 and the Landscape Character Assessment SPD's, including, but not limited to, planting along arterial roads, in car parks and in the public realm; and
- new planting schemes that retain and integrate healthy, mature trees and hedgerows, and include native species.

### **POLICY PSP8 – RESIDENTIAL AMENITY**

Development proposal(s) will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of the development or of nearby properties.

Unacceptable impacts could result from (but are not restricted to):

- a. loss of privacy and overlooking;
- b. overbearing and dominant impact;
- c. loss of light (daylight/sunlight);
- d. noise or disturbance; and
- e. odours, fumes or vibration.

## **POLICY PSP17 – HERITAGE ASSETS AND THE HISTORIC ENVIRONMENT**

### **Conserving and Enhancing**

Development proposals should serve to protect, and where appropriate, enhance or better reveal the significance of heritage assets and their settings. They should be conserved in a manner that is appropriate to their significance.

### **General Principles**

**Listed Buildings:** Alterations, extensions or changes of use to listed buildings, or development within their setting, will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings. Where development proposals affect listed buildings whose architectural or heritage significance has been degraded or eroded, the Council may seek the implementation of measures and/or management plans to secure the restoration of the heritage assets and/or their setting or contributions towards such works.

**Conservation Areas:** Development within or affecting the setting of a conservation area will be expected to:

- preserve or, where appropriate, enhance those elements which contribute to their special character or appearance; and
- pay particular attention to opportunities to enhance negative parts of conservation areas and to draw on local character and distinctiveness.

Proposals should demonstrate that:

- size, form, position, scale, materials, design, colour and detailing have proper regard to the distinctive character and appearance of the conservation area; and
- buildings, groups of buildings, historic street and plot patterns, open spaces, building lines, views, vistas, ground surfaces, boundary walls and other architectural or hard landscape features, which contribute to the character or appearance of the conservation area are retained; and
- existing trees, hedges and green spaces, or other natural features, which contribute to the character or appearance of the conservation area, will be retained and protected.

The Council will seek to retain buildings and structures which contribute positively to a conservation area. The loss of any building that is important or integral to the character or appearance of the conservation area is likely to amount to substantial harm.

**Archaeology:** Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ.

In exceptional cases, where this is not justifiable or feasible, provision should be made for excavation and recording with an appropriate level of post-excavation assessment and analysis.

Non-designated archaeological heritage assets of regional and/or local importance should normally be preserved in situ but, where harm to the asset is justified, provision should be made for excavation and recording with an appropriate level of post-excavation assessment and analysis. Curation and publication of findings will be expected in all instances to appropriate standards.

Any impact on the setting of archaeological heritage assets (both designated and non-designated) will need to be assessed to determine how and to what degree these settings make a contribution to the significance of those heritage assets. Proposals will be expected to preserve and where appropriate, enhance the setting of archaeological heritage assets, and those elements which contribute to their significance.

**Lower Severn Vale Levels:** Where appropriate, development proposals involving ground breaking of previously undisturbed land within the Lower Severn Vale Levels will be required to present the findings of an archaeological desk-based assessment and field evaluation prior to a decision being made, unless clear evidence exists for previous disturbance of the site.

**Historic Parks and Gardens and Battlefields:** Development proposals will be expected to:

- protect and, where appropriate, enhance the design, character, appearance and settings of historic parks, gardens or battlefields; and
- safeguard those features which contribute to their significance, character or appearance.

Where development proposals affect a park, garden or battlefield of historic significance whose historic landscape character has been degraded or eroded, the Council may seek the implementation of measures and/or management plans to secure the restoration of features, landscaping or historic planting schemes, or contributions towards such works.

**Locally important heritage assets:** Development proposals affecting locally important heritage assets should ensure they are preserved or enhanced, having regard to their significance. The Council will seek to retain buildings, included on the Local List, as well as other non-designated heritage assets identified in the development management process.

### **Understanding the Heritage Asset and the Impact of Development**

Development proposals involving or affecting heritage assets should demonstrate:

- the significance of the heritage asset(s) affected;
- the impact of the proposal on the significance of the heritage asset(s) and their setting(s); and
- how the development will protect, enhance or better reveal the significance of the heritage asset(s) and their setting(s).

The level of detail should be proportionate to the significance of the heritage asset(s) affected and the nature of the works.

### **Assessment of development which affects the conservation or enhancement of a heritage asset**

The conservation of South Gloucestershire's heritage assets is a priority for the Council and, as a consequence, where development would result in harm to the significance of a heritage asset or its setting, planning permission will only be granted when it can be clearly demonstrated that all of the following can be met:

## Brinsham West Quarry Access Road: Landscape and Visual Statement

- the proposal results in public benefits that outweigh the harm to the heritage asset, considering the balance between the significance of the asset affected, the degree of harm and the public benefits achieved;
- there is no other means of delivering similar public benefits through development of an alternative site;
- the harm to the heritage asset is minimised and mitigated through the form and design of the development and the provision of heritage enhancements; and
- the heritage asset will be properly recorded to professionally accepted standards.

Where the loss of the whole or part of a designated or non-designated heritage asset is acceptable under this policy, the Council will ensure, via conditions or legal undertaking that all reasonable steps have been taken to ensure that development will proceed after the loss has occurred. This is to ensure that needless harm to heritage assets does not occur.

### **POLICY PSP19 – WIDER BIODIVERSITY**

Development Proposals resulting in the loss or deterioration of irreplaceable habitats, including unimproved grassland (lowland hay meadows), ancient woodland, and ancient trees will be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Where appropriate, biodiversity gain will be sought from development proposals. The gain will be proportionate to the size of the scheme and be secured through an appropriate planning condition or legal undertaking. This will include sites of low nature conservation interest (for example, intensive agricultural land) where new semi-natural habitat (green infrastructure) would provide opportunities and gains for local wildlife.

Development proposals, where they would result in significant harm to sites of value for local biodiversity, which cannot be avoided by locating it on an alternative site with less harmful impacts, adequately mitigated or, as a last resort, compensated for, will be refused. Sites of value for local biodiversity include (but are not limited to):

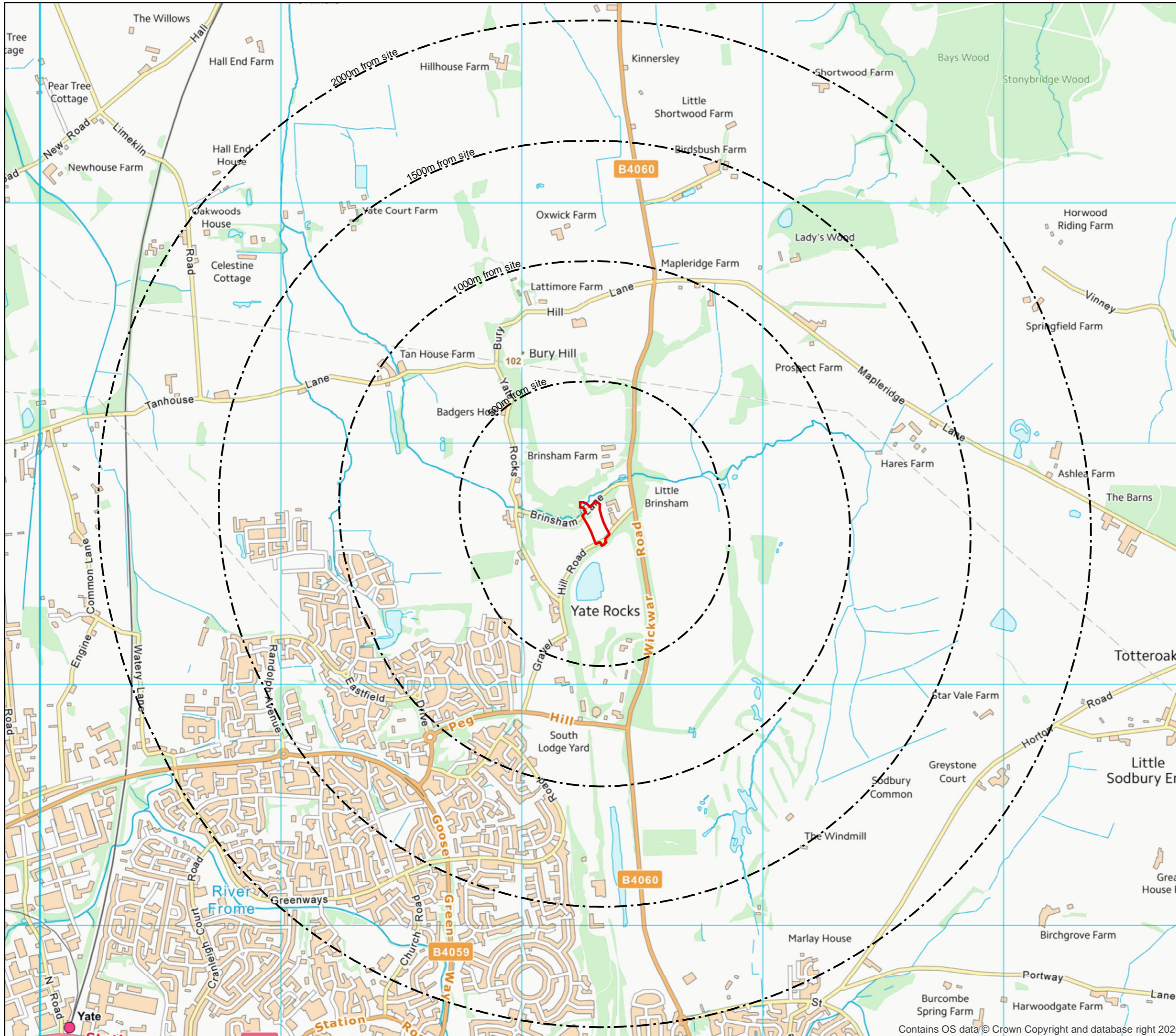
- local sites (Sites of Nature Conservation Interest or Regionally Important Geological Sites);
- sites supporting species of fauna or flora protected under the Wildlife and Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000 or Habitat Regulations 2010;
- sites supporting species and habitats listed on the South Gloucestershire Biodiversity Action Plan (BAP);
- sites supporting species and habitats listed by the Government as being of Principle Importance for Biological Diversity in Britain under Section 41 of the Natural Environment and Rural Communities Act 2006 (Priority Species and Habitats);
- sites supporting birds listed on the Red, Amber or Green Lists of Species of Conservation Concern;
- wildlife corridors or new green infrastructure, which enable the dispersal and favourable status of flora and fauna species; and
- brownfield sites supporting notable assemblages of invertebrates.





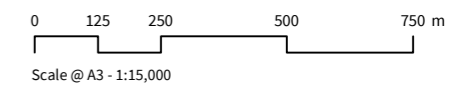


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 Chipping Sodbury Quarry  
 Access Road

**Site Location**
**LA.01**

**Key**

-  Site boundary
-  500m buffers from site

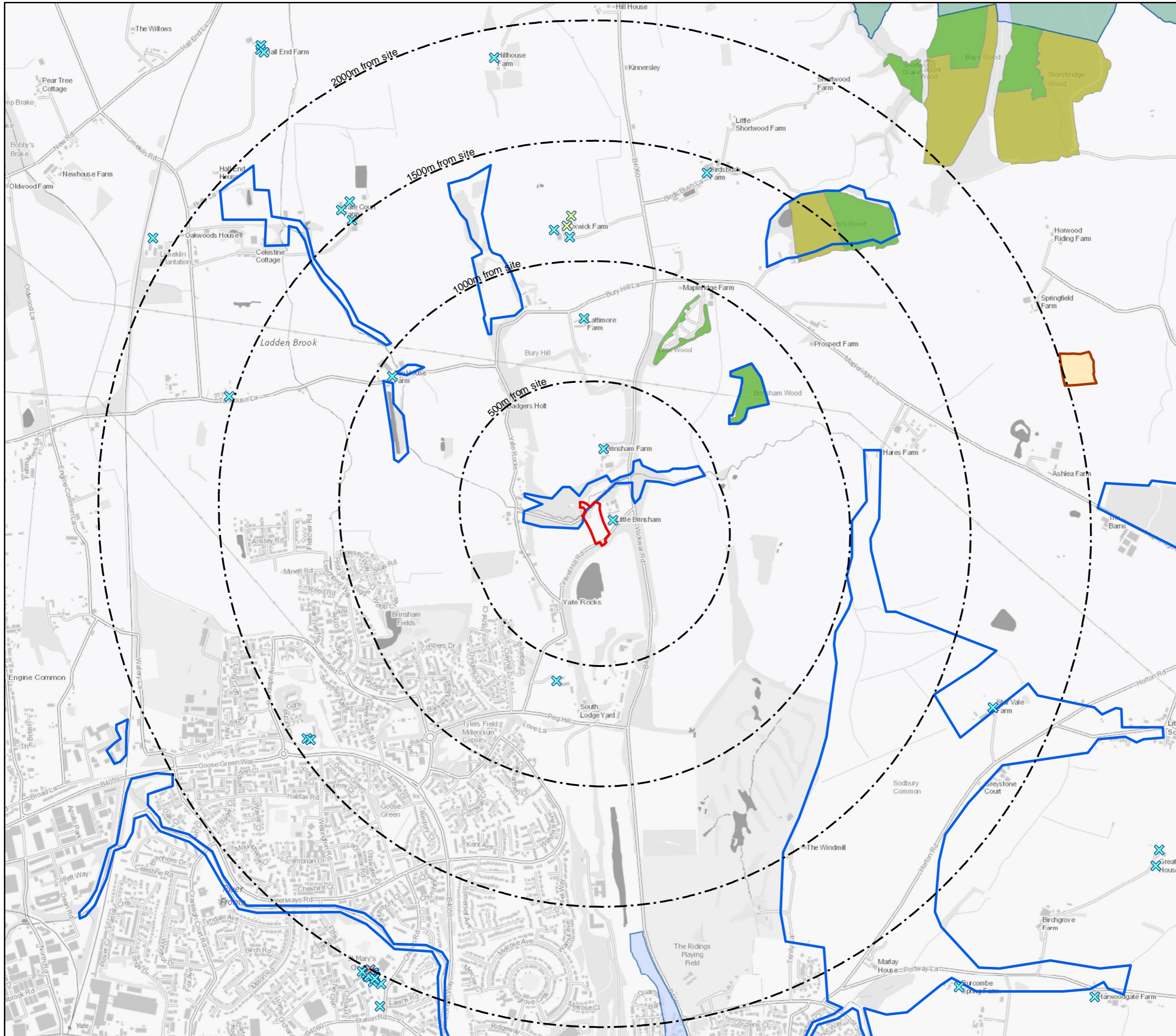

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

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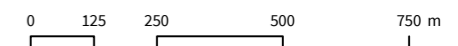
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 Chipping Sodbury Quarry  
 Access Road

**Designations**
**LA.02**

**Key**

-  Site boundary
-  500m buffers from site
- Listed Buildings
  -  Grade I
  -  Grade II\*
  -  Grade II
-  Scheduled Monuments
-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland
-  Sites of Special Scientific Interest
-  Sites of Nature Conservation Interest



Scale @ A3 - 1:15,000


**North**
**A118023 LA02 Designations.mxd**
**December 2021**

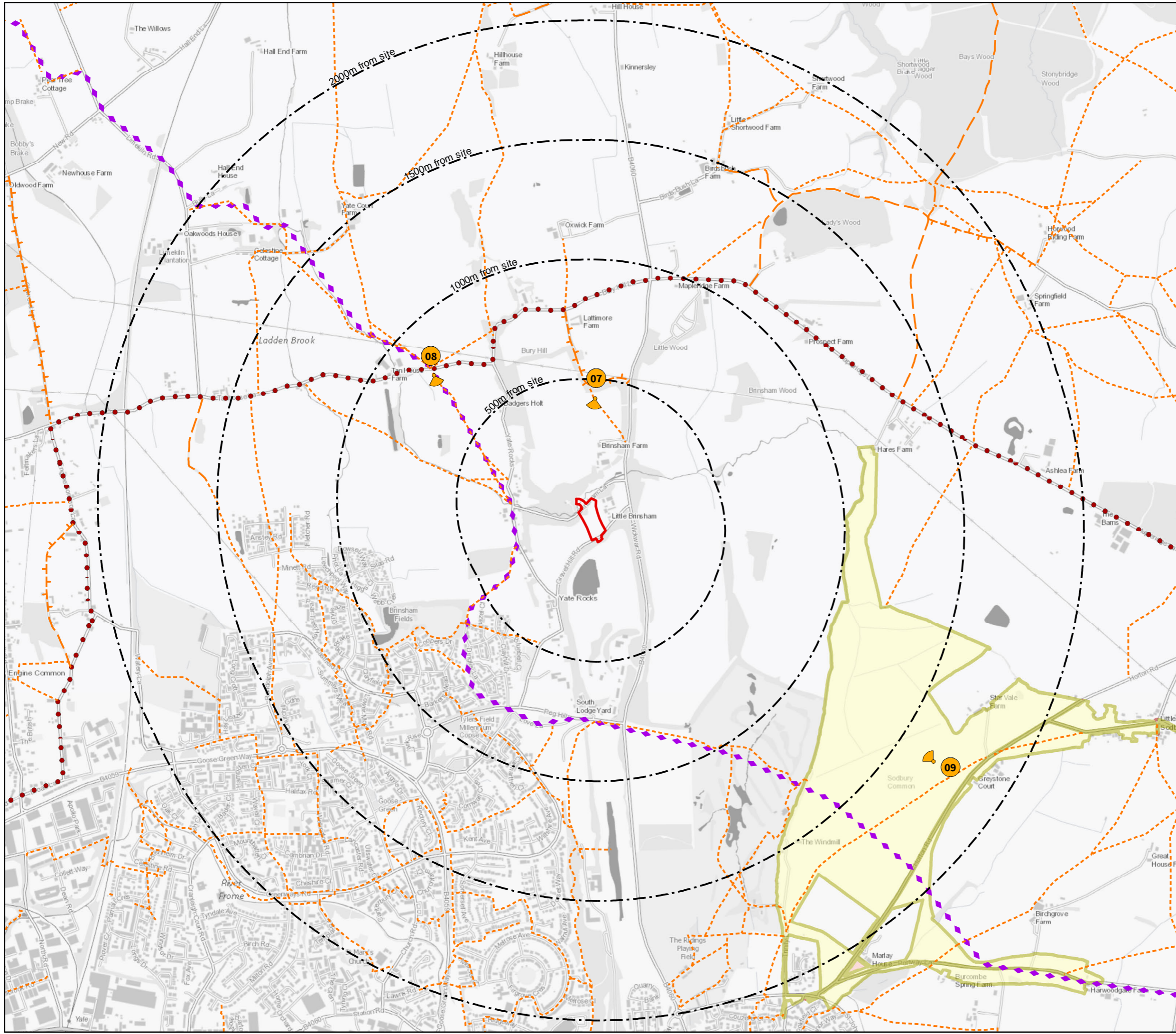
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

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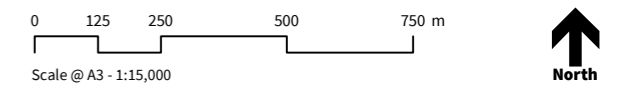
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 Chipping Sodbury Quarry  
 Access Road

**Public Access** **LA.03**


**Key**

-  Site boundary
-  500m buffers from site
-  CROW Access Land exc Section 15
-  Section 15 Land
- Public Rights of Way**
-  Bridleway
-  Footpath
-  Restricted Byway
-  Jubilee LDFP
-  National Cycle Route
-  Viewpoint Locations 07 - 09  
(For viewpoints 01 to 06 refer to plan LA.04)



**A118023 LA03 Public Access.mxd** **December 2021**

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






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 Chipping Sodbury Quarry  
 Access Road

**Site Context**
**LA.04**

**Key**

-  Site boundary
-  500m buffer from site
-  Contours @5m intervals
-  Sites of Nature Conservation Interest
-  Grade II Listed Buildings
-  Ancient and Semi-Natural Woodland
-  Public Rights of Way
-  Footpath
-  Restricted Byway
-  Jubilee Way Long Distance Footpath
-  National Cycle Route
-  Viewpoint Locations
-  Steep slope

0 125 250 m  
 Scale @ A3 - 1:5,000 North ↑

**A118023 LA04 Site Context.mxd** **December 2021**

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