Bath and North East Somerset Council

Local Plan 2025 – 2043

Pre-Submission Draft Local Plan (Reg 19)

September 2026

Topic Paper: Landscape Setting of Settlements

Bath & North East Somerset Council

Improving People's Lives

Landscape Setting of Settlements Policy NE2A, Revised Context and Supporting Information to Incorporate 2025 Review

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Part 1 – Context and Methodology

1. Introduction

1.1 This report updates the context and supporting information for Policy NE2A – Landscape Setting of Settlements (2015), to incorporate a revised methodology for assessment resulting from a review in 2025, adding new settlement commentaries and mapping, and an updated commentary and mapping for Saltford which supersedes that from 2015.

1.2 The updated methodology replaces the existing methodology for all new settlements added from 2026 and, as part of a rolling programme will be used to review all existing settlements from the original 2015 assessments. The review outcomes concluded that the original methodology was sound but made recommendations for an update to ensure its robustness into the future.

1.3 The landscape setting area mapping and written commentaries for all the original 2015 settlements will therefore remain as per the Local Plan Policy map and will gradually be reviewed and updated where necessary over time. As at August 2026 only one original settlement has been reviewed (Saltford) with some changes made to its setting areas and commentary.

2. Settlements included under Policy NE2A as of 2026

Settlements Assessed:

Original List of Settlements Assessed in 2015 (to be reviewed in rolling programme):

Bath
Batheaston
Bathampton
Bathford
Bishop Sutton
Clutton
Farrington Gurney
Keynsham
High Littleton
Paulton
Peasedown-St-John
Radstock / Midsomer Norton / Westfield
Saltford (now updated)
Temple Cloud
Timsbury
Whitchurch

Original Settlements Updated:

Saltford (Updated 2026)

New Settlements Added 2026 (updated Methodology):

Chew Magna
Chew Stoke
Corston
Farmborough
Freshford
Pensford

3. The 2025 Review

Background

3.1 The policy and its associated methodology was first adopted in 2015 as part of the Place Making Plan. The 10-year review was conducted to inform the new Local Plan 2025-2043, and also responds to a review[1] of the current policy NE2A and its methodology / background evidence carried out by Alison Farmer Associates in December 2024. The review was triggered by a request from Saltford Parish Council for the surroundings of Saltford to be designated as an AGLV (Area of Great Landscape Value).

Results of Review

3.2 The independent review found that the existing methodology followed best practice but that it would benefit from updating to ensure its robustness (see box 2 below for final recommendation of report).

> 4.7 Recommendation
>
> 4.7.1 Based on the above analysis, it is recommended that the Setting of Settlements assessment is reviewed/updated to ensure its robustness into the future. This review should seek to integrate new data, improve transparency regarding factors influencing decisions and judgements, refine the mapped Setting Policy Areas, and provide a justification as to why areas are not included. The review/update could also seek to articulate features and characteristics which are valued locally, even though they may not ultimately be included within the mapped Settling Policy Area.

Box 2: Final recommendation of the Review of Landscape Setting of Settlements, Bath & North East Somerset District Council – Alison Farmer Associates Dec 2024

3.3 In response to the recommendations, the methodology has been updated to:

- take account of new data where relevant,
- improve clarity and transparency in relation to those areas of landscape setting included in mapping as well as those excluded.
- respond to the need to identify and then better articulate specific elements and/or views within the general landscape setting of a settlement which are difficult to map spatially as areas. Such elements may include landmarks, or key views for example, which contribute positively to the distinctive context and character of a settlement. Whilst the policy as existing embraces such

[1] Review of Landscape Setting of Settlements, Final Report December 2024, Alison Farmer Associates

elements of landscape setting / context, the evidence base does not currently make explicit reference to them.

3.4 The landscape setting area mapping and written commentaries for all the original 2015 settlements will remain as per the Local Plan Policy Map and will gradually be reviewed using the new methodology and updated where necessary over time. As at August 2026 only one original settlement, Saltford has been reviewed with some changes made to setting areas and commentary. Six new settlements have been added using the new methodology

4. The Updated 2026 Methodology

Defining General (Indicative) Setting and Landscape Setting Areas for Policy NE2A Settlements

What is setting?

4.1 Setting is defined in the Landscape Institute Guidance on Townscape Character Assessment Glossary as *'The context or environment in which something sits'* This correlates with the definition of setting in other contexts such as heritage assets as defined in the NPPF Annex B, Glossary which defines setting as *'The surroundings in which a heritage asset is experienced….Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral'*

4.2 It is clear from these definitions that setting is frequently understood in relation to something else be that a specific area, (such as a National Landscape), a feature (such as a listed structure), or a specific settlement, and that setting enables the context or environment in which something sits to be better understood. In these circumstances the setting may contribute to the significance or valued characteristics / qualities of an area / feature / settlement.

4.3 Our response to the recommendations in the review involves clearly distinguishing and mapping a **general setting** around each settlement and within that identifying specific **landscape setting areas, landmarks and views,** and providing evidence to show how they contribute positively to the settlement, to its distinctive character and identity, and how they contribute to the creation of a strong sense of place. Within the descriptive commentary provided for each settlement, a justification for exclusion of areas of general setting from the selected landscape setting areas is also provided.

General Setting

4.4 This is the landscape setting which provides the general context or environment in which the settlement sits. This general landscape setting is hard to map definitively as an area with fixed boundaries but is broadly aligned with the 'visual envelope' of the settlement. It is the landscape surrounding, and in some cases permeating, a settlement which can be perceived primarily visually and through the nature of the landform, as providing the landscape context to the settlement and it may change over time as settlements themselves evolve. The general landscape setting as a whole is not included in Policy NE2A.

Landscape Setting Areas, Landmarks and Key Views

4.5 Not all the general landscape setting around or permeating a settlement will contribute positively to a settlement equally, or at all. Policy NE2A seeks to identify and protect specific landscape setting areas within the general setting as well as landmarks and views, which can be shown **to contribute positively to the settlement, to its distinctive character and identity, and which are considered to influence the creation of a strong sense of place.** it is not the intention of Policy NE2A to map a definitive green edge to each settlement

4.6 The district includes parts of two National Landscapes (Mendip Hills and Cotswolds) as well as the double World Heritage Site (City of Bath & Great Spa Towns of Europe) with their shared setting. These national and international designations are covered by legislation and by their own Local Plan policies. Their presence within the general setting area of any settlement does not automatically mean that they will meet the requirements to be included as landscape setting areas which specifically contribute positively "to the form of the settlement, to its distinctive character and identity, and which are considered to influence the creation of a strong sense of place", but if such areas meet the defined criteria they are included.

4.7 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 identified landscape setting areas of a settlement will merge into the 'wider countryside' with no hard and fast cut-off point.

4.8 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-off point is less defined.

4.9 The methodology set out below describes how the general setting areas are determined, how the specific landscape setting areas are identified and mapped, and how landmarks and key views are identified.

Methodology

4.10 Identifying General Setting

I. Desk top screening to identify approximate general setting area using OS mapping, satellite data & aerial photography to assess landform and features such as woodland blocks/tree belts etc which may contribute to identifying visual envelope around village/settlement, and also any distinctive landform relationships which characterise settlements such as ridge-top or valley bottom locations. Includes quick review of the Bath & North East Somerset Landscape Character Assessment 2021 and associated Bathscape landscape Character Assessment 2017, Neighbourhood Plans ('made' and emerging), Conservation Area Assessments if any, parish websites, Wikipedia to identify and notable information of areas of cultural/perceptual/scenic interest, landmarks /key views etc which could be relevant to locating the general setting area. Use information gained to plot a draft general setting area around settlement

II. Initial rapid site visits to confirm or adjust general setting area primarily from roads around the settlement and also from any key medium or longer distance viewpoints which may overlook settlement and enable an overall landscape context of settlement to be visually identified.

Identifying Landscape Setting Areas

4.11 Using an updated version of the setting assessment criteria of natural factors, cultural and human factors, visual and perceptual factors (see Appendix 1) as developed for the original 2015 assessments, an initial desk top process is completed to identify & map specific landscape setting areas, landmarks and key views within the general setting and to write a draft commentary. This is then followed by site visits for verification and modification of areas to complete draft areas. Consultation is then carried out with local communities before finalising the mapping and commentaries.

4.12 The assessment process is outlined below:

i. Desktop process to complete the initial assessment of landscape setting areas form (see appendix 1 for blank and completed sample form) which includes mapping and numbering OS km squares around each settlement, and which encompasses the draft indicative general setting area. It also provides an opportunity to confirm the initial general setting assessment. The form requires each OS numbered

square to be assessed for natural factors, cultural & human factors, and visual / perceptual factors which positively contribute to village or settlement identity etc. Notes are included as required on absence as well as presence of factors. A final sketch map highlights areas identified as contributing positive factors.

ii. The assessment of natural factors, cultural & human factors, and visual / perceptual factors for each square (refer to Appendix 1) for assessment criteria) is carried out using OS mapping, satellite data & aerial photography, geology, Bath & North East Somerset Landscape Character Assessment 2021 and associated Bathscape landscape Character Assessment 2017, ecological mapping including LNRS, historic landscape characterisation mapping, historic maps, local history research, neighbourhood plans and published parish and community information.

iii. Using the completed form, map the draft landscape setting areas and write a commentary for each settlement describing relevant landscape setting factors for each mapped area including:
    a. how they make positive contributions to the form of the settlement, its distinctive character and identity, and the creation of a strong sense of place
    b. notes on key landmarks and views identified from the desktop research
    c. explanatory notes on differentiation between areas of indicative setting included or excluded from the landscape setting areas.

iv. Important note: it is likely that most 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. This 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.

v. Carry out further site visits to:
    a. Confirm or adjust areas identified in desktop process.
    b. Identify and map key views (from and to settlement), landmarks and landscape features which will form part of descriptive document text and illustrative mapping
    c. Prepare revised mapping and descriptions

vi. Consultation - where possible include local input to verify, refine or modify the draft areas, views, landmarks etc and to allow local knowledge to shed light on areas / features in the landscape with cultural and perceptual resonance.

vii. Finalise mapped areas and descriptions including mapping of landmarks and key views

Part 2 – Landscape Setting Commentaries and Maps for each Settlement

5. Original 2015 Settlement Commentaries and Maps

These can be found here:

Settlements included are as below:

Bath	High Littleton
Bathampton	Paulton
Batheaston	Peasedown St John
Bathford	Radstock / Midsomer Norton/ Westfield
Bishop Sutton	Saltford (see updated 2026)
Clutton	Temple Cloud
Farrington Gurney	Timsbury
Keynsham	Whitchurch

6. Updated Saltford Commentary and Maps 2026

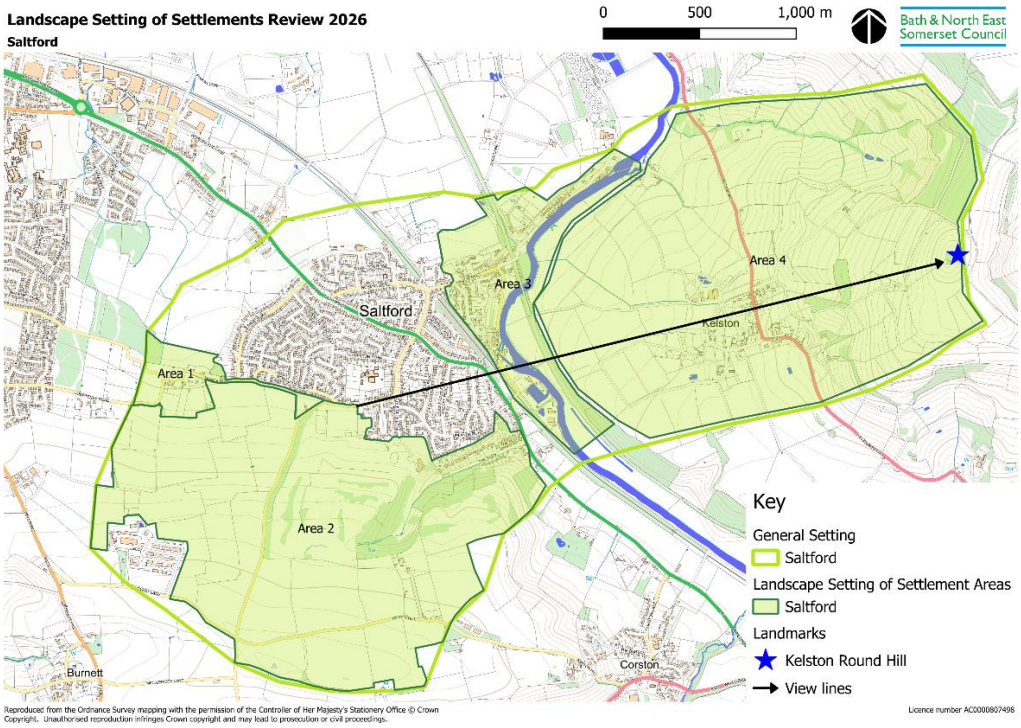
Overview

Saltford is a large village situated along the A4 between Keynsham and Bath. It was originally a hamlet on the southern banks of the River Avon in the early C18th, benefiting from economic activity along the river, in particular at Saltford Brass Mill. It expanded slowly southwest-wards until the 1930s when it then grew rapidly southwest of the A4. Today its southern extent runs along the base of the hillside which runs between Corston and Keynsham. The village retains a very strong relationship with the river Avon culturally.

Landscape Character

The B&NES Rural Landscape Character Assessment was reviewed in 2021[2] and Saltford is located just within landscape Character Type (LCT) 1 Settled River Valley and Landscape Character Area 1a – Avon Valley.

Landscape Setting of Saltford



General Setting area (green line around village)

This is the wider area of landscape around the village within which there are visual (primarily), and also landscape character relationships with the village

[2] Bath & North East Somerset Landscape Character Assessment 2021

Setting Areas (blocked green areas)

These are areas within the general setting which contribute positively to the character and sense of place of Saltford.

Area 1

Cultural and Human Factors:

- The 1840s tithe map shows Saltford as a very small settlement extending west from the river to just beyond the main line railway which would have been brand new at the time. The map shows that there were very few roads in the area at that time in addition to the Bath Road (A4) and one of those is the lane now known as Manor Road which wound through the countryside to Keynsham. Between the 1930s and 1980 Saltford grew steadily south-west of the A4 stopping at Manor Road which has remained the southern boundary until the present day. Manor Road has largely retained its rural, narrow character bounded by hedgerows on the southern side and in place on the northern side, even with housing extending along its northern boundary. This is now reinforced by a section of it being closed to road traffic in 2024. It is a locally well-used recreational route with views eastwards direct to Kelston Roundhill and westwards, linking through to the Manor Road Community Woodland as well as running in between a distinctive cluster of limestone buildings associated with Keynsham Manor. Land to the south of Manor Road forms the lower slopes of the southern ridge and the open arable landscape here is glimpsed through openings in the hedgerow.
- Manor Road contributes positively to the form of the settlement as it has evolved on the south side of the A4 and influences the creation of a strong sense of place with continuity through a depth of time. It helps to create a positive relationship between the urban housing and the countryside to the south.

Area 2

Natural Factors:

- Steadily sloping open hillside landform up to undulating plateau to south. This is the effective southern valley side to the river Avon and the upper slopes form a landform backdrop to the village. On the south-eastern edge of the village the slope is sharply cut through by a steeply incised valley containing a tributary stream of the R. Avon.
- Tree Cover is notably high on the lower slopes east of the distinctive tree-lined lane and which includes trees on golf course, hedgerow trees, and areas of woodland and as well as trees in large gardens on the incised valley slopes. The woodland on the steep valley sides is designated as SNCI

Cultural and Human Factors:

- Saltford Golf Course dates back to 1904 and includes many mature trees and tree belts which contribute much of the tree cover to be found in Saltford

- Manor Road (see Area 1) contributes positively to the form of the settlement as it has evolved on the south side of the A4 and influences the creation of a strong sense of place with continuity through a depth of time. It helps to create a positive relationship between the urban housing and the small, enclosed pasture enclosures between the lane and the golf course to the south
- Saltford Parish Council has an agreement with the landowner of the area west of Long Wood Lane to provide a permissive footpath network. This agreement goes back many years and is subject to a successful annual appeal to raise the funds to maintain the network which is a testament to the popularity of the network.

Visual and Perceptual Features:

- The extensive undeveloped hillside forms a visual backdrop to village and forms part of a continuing ridge line running from Corston through to the edge of Keynsham including as viewed from the Cotswolds escarpment. The well treed golf course and woodland are particularly notable in these long views as is the very distinctive north-south running tree belt along the lane up the slope.
- There is a notable alignment and view to Kelston Roundhill from the eastern end of Manor Road as indicated on Saltford map.
- There are exceptional views from locations along the permissive footpath network including eastwards to Kelston Roundhill and panoramic long distance views extending into Wales.

Area 3

Natural Factors:

- River Avon SNCI in its narrow floodplain. The river has some tree and bankside vegetation but is mostly open
- Bristol to Bath Railway Path SNCI – scrub and woodland lining the path including on embankment and cutting slopes
- Tree cover here is quite high, provided by a mix of garden trees in the larger gardens of the of properties in this older part of the village, trees on the disused railway, along the river and on fields becoming scrub woodland around the shallows and between the railway path and the river.

Cultural and Human Factors:

- This area includes much of historic core of original Saltford settlement and its immediate surroundings
- Key recreational area here for walking and cycling with Bristol to Bath Railway Path on disused railway line and River Avon Trail both passing through the area close to the river and with access from one to the other and close proximity to village pubs. There are also strong river and riverside associations with rowing.

- Saltford Brassmill scheduled monument is located just on southern boundary of square & highlights the economic importance of the river and its water supply for Saltford
- Notably well-treed part of the village with many well-treed gardens, picnic area by river

Visual and Perceptual Features:

- Visual, landscape character and also activity/cultural focus here is definitely closely associated with the river and riverside for residents and for visitors. Strong boating interest and heritage with a long history in riverside area associated with rowing regattas starting in late C19th. Rowing remains important to Saltford
- Important views across the river terrace slopes to the Cotswolds Escarpment and Kelston Roundhill in mid to longer distance are intermittent but highly scenic and particularly notable from Mead Lane where there are fewer trees on the riverside.
- St Marys Church dates back to C12th and is located right on the northern edge of the oldest part of the village next to Saltford Manor House. These two listed buildings in their grounds look out over open vale farmland and are viewed from the farmland PROW with Kelston Roundhill in the background

Area 4

Natural Factors:

- Cotswolds Escarpment rises steeply above gently sloping river terrace

Visual and Perceptual Features:

- There are views of the Cotswolds escarpment and Kelston Roundhill of varying importance and prominence from all over Saltford, some focussed on Kelston Roundhill and others such as from Mead Lane where there are important open views right across the gentle river terrace to the wider escarpment.

Landmarks and Notable features

- Views to Kelston Roundhill on the Cotswolds escarpment are an important feature seen from all over Saltford
- Looking towards Saltford from the Cotswolds, the tree belt along the narrow lane which runs north to south up the hillside between the settlement edge and the skyline, is a prominent feature of the hillside backdrop as is the tree cover associated with the golf course.
- The river, its associated heritage and its recreational interest come together to bring a particularly notable sense of place to the core of the village

Excluded Areas

Excluded areas within the general setting include much of the farmland to the west, north-west and north of the village as well as much of the lower slopes of the hillside to the south of the village.

- Farmland to west / NW and north of Saltford - The recreation ground, whilst an important village facility, does not in itself contribute positive landscape factors. The adjacent farmland on the western and northern edges of the village is relatively featureless and the well treed parkland of Keynsham Manor has long been lost with just two trees remaining in what is now a large arable field.
  The presence of permissive paths in the fields to the west of Grange Road was not in itself considered sufficient to designate a Landscape Setting Area
- Land on lower slopes to south of village – this includes much of the land south of Manor Road and up to approximately the 70-75m contour. The 75m contour aligns roughly with the lower extent of the tree belts on the golf course. The 70m contour aligns roughly with the current extent of housing on the slope both at Keynsham and at Saltford. This farmland is relatively featureless with poor hedgerows and few trees and does not form a strong enough part of the hillside backdrop to Saltford

7. New 2026 Settlement Commentaries and Maps

Chew Magna

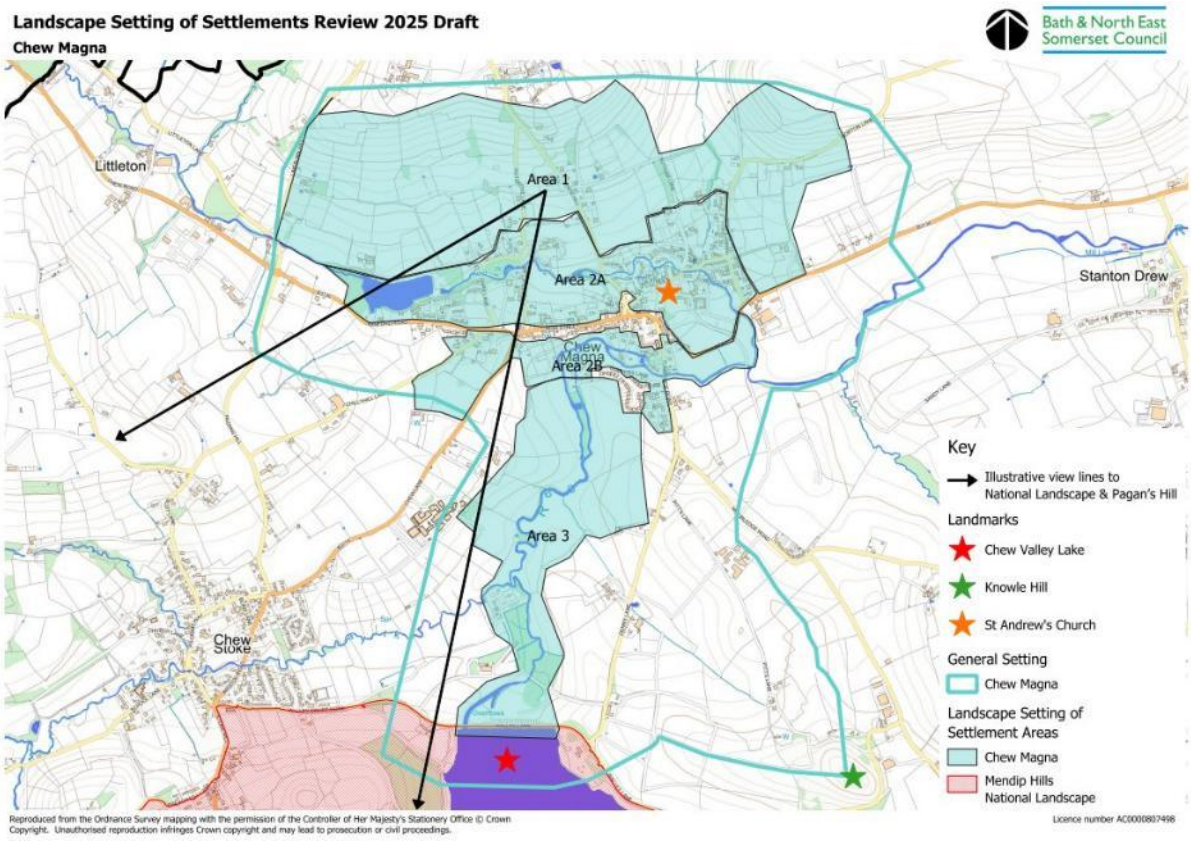
Overview

Chew Magna is located at the base of Dundry Hill along the B3130 and where the Winford Brook joins the River Chew just over a mile due north of Chew Valley Lake. It is the largest village in the Chew Valley with a long history and early growth in the medieval period based on the woollen trade when it supported 5 mills. Much of the village is concentrated between the River Chew and either side of Winford Brook on more level land at the base and shallower slopes of the hillside. Flooding is a regular part of life in the village. Limited development lines the lanes running northwards up the slopes of Dundry Hill from the B3110.

Landscape Character Assessment 2021 Review (See assessment)

Situated within the Rolling Valley Farmland Landscape Character Type and at the north-western end of the component landscape Character Area (LCA) 2b (Chew Valley). The village is adjacent to LCA 7b (Dundry Hills and Maes Knoll) to the north, part of the Hills and Ridges landscape Character Type.

Landscape Setting



General Setting area (turquoise line around village)

This is the wider area of landscape around the village within which there are visual (primarily), as well as landscape character relationships with the village

Setting Areas (blocked turquoise areas)

These are areas within the general setting which contribute positively to the character and sense of place of Chew Magna. See completed setting area assessment form in Appendix 1.

Area 1 – The Dundry Hills Backdrop

Natural Factors:

- Dundry Hills forms a distinctive and sheltering landform backdrop to village. Steep slopes have determined and limited the northerly extent of village up the side of the hill resulting in a compact although linear built form.
- There is a larger grouping of lowland calcareous grassland fields on steeper slopes close to the western edge of Area 1 and a footpath running through allows them to be appreciated by local people
- Although there is very little woodland on the slopes the strong hedgerow pattern associated with small copses adds woodland network wildlife value

Cultural and Human Factors:

- Late medieval field pattern and primarily pastoral farming dominates the hillside. There is a central area of small or very small fields bounded with think and tall hedgerows and remnants of enclosed field strips still remain. There has been some loss of hedgerows due to field amalgamation to form larger parcels especially to the western and eastern extent of the area.

Visual and Perceptual Features:

- Long views from footpaths on steeper slopes looking south and southwest over Chew Valley Lake and beyond to the scarp slopes of the Mendip Hills National Landscape. These are much valued by residents, and this is demonstrated by Policy HDE3 – Important Views, in the Chew Valley Neighbourhood Plan

Area 2 (A&B) – Well Treed Village

Natural Factors:

- Tree-lined R. Chew and Winford brook SNCIs and associated areas of flood plain with large gardens and paddocks, tree clumps and remnant hedgerows.
- Woodland particularly associated with Winford Brook and the Chew Magna Reservoir

Cultural and Human Factors

- Large properties associated with the historical wealth and development of the village have associated large well-treed gardens and parkland. tree clumps, fields and parkland. Generally low-density housing old and recent, with medium gardens and garden trees which give a cumulatively well treed character to village.
- Chew Magna reservoir along Winford Brook on the western edge of the village was created in the 1950s to supply drinking water for Chew Valley villages and is owned by Bristol Water. It is popular for fly fishing and a well-used footpath runs alongside it. There is associated woodland around it adding to the well treed landscape of the village

Visual and Perceptual Features:

- Visually well treed and parkland feel throughout the village and especially within the older parts. Entering the village along any of the roads there is a dominance of trees in the landscape character of the village. Entering along the B3114 from the east, the character of parkland and parkland trees is particularly notable.

Area 3 – Linking to Chew Valley Lake

Natural Factors:

- Chew Valley Lake is a Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA), the River Chew is an SNCI, which includes a number of fields adjacent to the river which are UK priority lowland meadow habitat, and there are woodland areas in the north and south of Area 3 all associated with the river.

Cultural and Human Factors:

- Recreationally valued with the Two Rivers Way running immediately alongside the river, and other footpaths running between Chew Magna and Chew Valley Lake. There are also well-used footpath links running between the village and Chew Valley School which is located just outside Area 3 on its western edge
- Chew Valley Lake has cultural significance to the village with both its construction and associated landscape change, the displacement of people into the village, and also the work provided remaining in living memory of many families

Landmarks and Notable features

- Within the village the grade 1 listed Church of St. Andrew dating back to the C12th and with its prominent C15th spire is a notable landmark and this can also be picked out in views towards the village
- Outside the village Chew Valley Lake is a key landmark in longer distance views from the Dundry slopes

- A smaller landmark is Knowle Hill Common, a small rounded hill rising distinctively out of the lower lying landscape to the east of Chew Valley Lake and with excellent views from the top over the surrounding landscape including to Chew Magna.

Excluded Areas

These are areas of landscape within the general setting area where there were consistently no factors of setting which made a clear and positive contribution to the character and identity of the village. Primarily these are areas of lower and gentle landform in pastoral land use, further away from the village and with limited natural factor interest (landform, hydrology or habitat related), cultural and human, or visual / perceptual interest related to the village

Chew Stoke

Overview

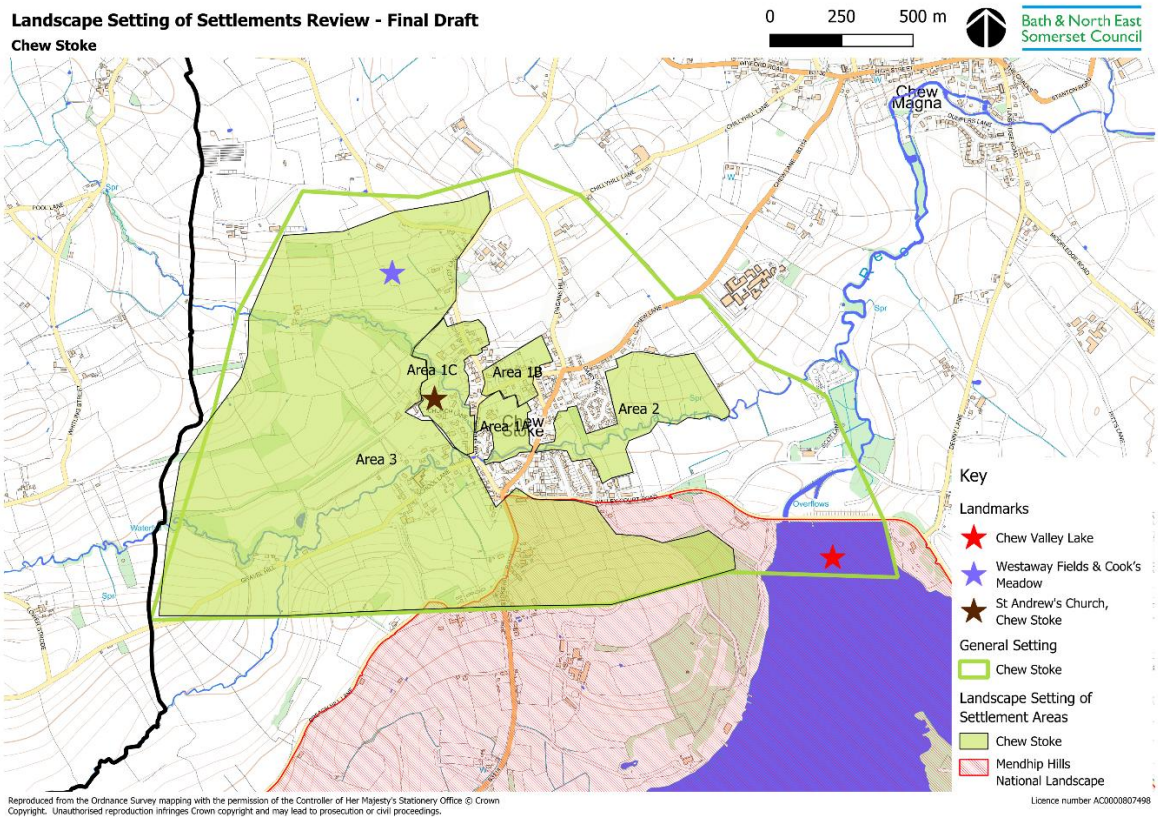
Small nucleated village lying immediately to the north-west of Chew Valley Lake and just outside the northern extent of the Mendip Hills National Landscape. The western half of the village (west of Bristol Road, B3114) comprising the older village core is designated as a Conservation Area with much of the eastern half of the village being 20th century growth including housing for people displaced through the construction of Chew Valley Lake in the 1950s.

The village has developed along tributary streams of the River Chew, primarily the Strode Brook. It lies primarily on relatively flat low-lying land but nestles up against higher land immediately to the west which is cut by the steep sided valleys of the Strode Brook and another tributary stream.

Landscape Character Assessment 2021 Review (See assessment)

Situated just within landscape Character Area (LCA) 2b (Chew Valley) and on the boundary with LCA 2a (Upper Chew and Yeo Valleys and Chew Lake) of the Rolling Valley Farmland Landscape Type

Landscape Setting



General Setting area (green line around village)

This is the wider area of landscape around the village within which there are visual (primarily), and also landscape character relationships with the village

Setting Areas (blocked green areas)

These are areas within the general setting which contribute positively to the character and sense of place of Chew Stoke.

Area 1 (A, B, and C)

Natural Factors:

- The tree-lined brooks, enclosed paddock areas and remnant hedgerows winding through the older part of the village and bringing wildlife right into the settlement area. These bring associated flood risk and regular flooding into the heart of the village

Cultural and Human Factors:

- These areas form a distinctive well-treed green heart to the older part of the village comprising properties with larger gardens and numerous trees, which have developed around and subsequently enclosed, the brooks, paddocks

and hedgerows described under natural factors (particularly Area 1B and 1C). The C15th St Andrew's Church and churchyard is a landmark within Area 1C.

- Area 1A - Rectory Field, a popular green space in the centre of the village. Once fields, this formed part of the Old Rectory land gifted to Winford Hospital by Mr David Wills in the 1950s. The Old Rectory and its well treed grounds is now in private ownership. Rectory Field has parkland trees, tree groups and remnant hedgerows
- Living with flooding. Flooding associated with the brooks is a regular occurrence and many remember the flooding of 1968 where a life was lost in the heart of the village.

Visual and Perceptual Features:

- The numerous trees, large gardens, tree-lined brooks and enclosed paddock areas impart a distinctive and verdant visual character to the western part of the village.

Area 2

Natural Factors:

- Strode Brook SNCI – tree-lined tributary of River Chew. Continuing the wildlife rich habitat of the brook from the village and downstream towards the River Chew

Cultural and Human Factors:

- Distinctive area of late medieval enclosed open fields – long narrow meadow strips surrounded by clipped hedgerows with specimen hedgerow trees. These historical field patterns are rare survivors of field amalgamation and hedgerow loss and would benefit from additional hedgerow tree planting and hedgerow management change to increase the clipped height of the hedgerows. Within the village itself are remnants of this type of field pattern visible as paddocks and also as garden and plot boundaries.
- Public footpath runs along the northern edge of the area linking the village to Chew Valley School and allowing glimpses into the fields

Area 3

Natural Factors:

- Area of higher landform cut through by the enclosed, steep-sided valleys of the tributary streams of the River Chew resulting an alternating ridge and valley landform and forming a strong landform backdrop to the village. To the southern end of Area 3 the higher land comprises to rounded knolls separated by a dip through which runs the B311

- There are a number of areas lowland meadow priority habitat and SNCIs on the hillsides with a particularly large block on the steeper slopes east of The Knoll

Cultural and Human Factors:

- The south facing valley side of northern tributary stream is the location of Westaway Fields and Cooks Meadow, an area of fields and young woodland donated to the Parish Council by Brian Westaway for recreational use of the village whilst remaining in farming use. The land is moving into regenerative farming, more trees and hedgerows have been planted, etc. Community events are held and schools encouraged to visit.
- Late medieval field pattern and primarily pastoral farming dominates ridges and valley sides and although there has been field enlargement over time, the thick hedgerows give a well treed character even though there is very limited woodland on the slopes

Visual and Perceptual Features:

- Stunning long-distance views from higher points along footpaths and occasionally from lanes, over the Chew Valley Lake and the wider countryside to the east and south including glimpses of the village. Clear views down into the village are more limited due to a combination of screening from the numerous trees in and around the village, and the built form of the village nestling down against the base of the hillside. Views into the village are mainly from footpaths on the closest hillsides. From the western and south-western edges of the village there are near and middle-distance views towards the undeveloped agricultural landscape of pasture, hedgerows and small woods on the slopes of the rapidly rising and indented hillsides. From the south side of the village views are to and from the two knolls to the south Woodford Hill being closest to Chew Valley Lake. The importance of these hillside views to local residents is recognised in the Chew Valley Neighbourhood plan with the policy HDE3 – Important Views.

Landmarks and Notable features

- Landmark 1: Chew Valley Lake is important in the story of Chew Stoke, whilst not having any visual connection to the landscape setting of the village even with its physical proximity. New housing was created in the 1950s to house people displaced by the construction of the lake, work was created from the construction, and the proximity of the lake is now an important recreational resource for the village.
- Landmark 2: Westaway Fields and Cooks Meadow, an area of fields and young woodland donated to the Parish Council by Brian Westaway for recreational use of the village – see Area 3 description
- Landmark 3: St. Andrews Church – see Area 1A

Excluded Areas

These are areas of pastoral landscape on generally lower land to the east of the village within the general setting area where there were consistently no factors of setting which made a clear and positive contribution to the character and identity of the village.

Corston

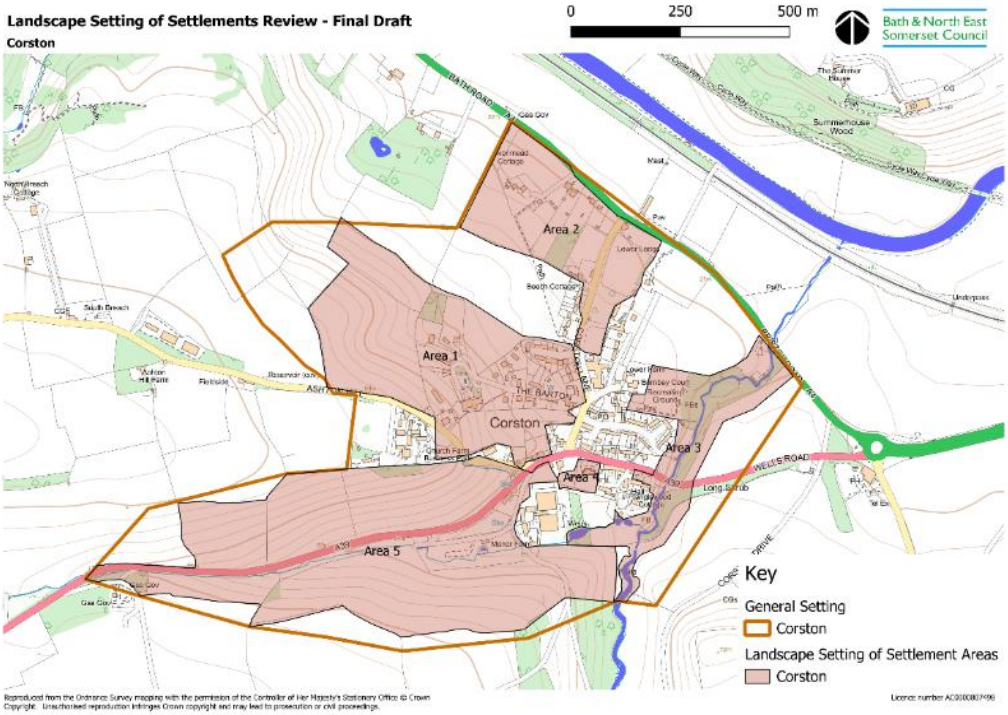
Overview

Corston is a small village located less than a mile from the western edge of Bath and just off the A4. It has developed right at the end of a hillside forming the southern valley side of the River Avon at a point where a small tributary valley cuts through from the south to join the R. Avon, and a change in geology signals a change to a more undulating landform ridge and valley landform immediately to the east less than a mile from Bath. The tributary valley is followed by the A39 which joins the A4 just to the east of Corston at the Globe roundabout. The village is located primarily on the lower slopes and flatter land at the base of the hillside facing the A4 and River Avon. The southern side of the village is cut through by the A39 in the base of the tributary valley.

Landscape Character Assessment 2021 Review (See assessment)

Situated within the Bathscape Landscape Character Assessment 2017 Settled Open River Valley landscape type and landscape character area (LCA): River Avon Valley West and Kelston Park

Landscape Setting



General Setting area (brown line around village)

This is the wider area of landscape around the village within which there are visual (primarily), as well as landscape character relationships with the village

Setting Areas (blocked brown areas)

These are areas within the general setting which contribute positively to the character and sense of place of Corston

Area 1 – Valley side backdrop to village overlooking R. Avon valley and Cotswolds National landscape to the north-east.

Natural Factors:

- The valley side landform forms a green hillside backdrop to the village which increases in steepness towards the top. It includes areas of low or very low-density village development
- The medium and large gardens associated with this low-density development are in part wooded and form part of the woodland nature recovery network. In the Local Nature Recovery Strategy, the whole of Area 1 is classed as Floodplain corridors woodland and mosaic and included within “River & Floodplain Measures”. Guidance is for woodland or mosaic habitat creation.

Cultural and Human Factors:

- The farmland on the slopes comprises a late medieval field enclosure pattern currently in arable use on the shallower, lower slopes and pastoral on the upper, steeper slopes
- The low-density housing on the slopes has medium to large well-treed or wooded gardens forming a distinctive wooded character to this upper part of the village

Visual and Perceptual Features:

- In views from across the valley on the Cotswolds NL escarpment slope and also from closer views in the valley bottom and along the A4, this valley side backdrop to the village is an important visual foil and containment to the village which nestles down below the skyline.

Area 2 – A distinctive area of semi-rural, well-treed landscape formed by a linear extension to the village along the A4, separated from the main part of the village and comprising large individual properties of varying age. These are generally completely screened from the village by trees and/or high walls, and have very large well-treed or wooded gardens and paddocks, some scrubbing up, bounded by hedgerows.

Natural Factors:

- No designated habitat but areas of scrub, hedgerow and woodland within the grounds of properties cumulatively create mosaic habitat of wildlife value.

Cultural and Human Factors

- The large properties spread out along the A4 form a distinctive change in landscape character from agricultural to semi-rural on either side of the lane up to the village. Properties are largely hidden from the A4 within an attractive woodland / gardenesque setting.

Visual and Perceptual Features:

- Visually contained by walls and well-treed boundaries. Views from footpaths on the flood plain, from the railway line and the A4 vary from glimpses of well-treed boundaries to more overlooking views from higher ground which see glimpses of the buildings through trees and woodland.

Area 3 – Corston Brook

Natural Factors:

- Tree-lined brook including small areas of associated woodland which forms part of both the Nature recovery woodland network and wetland strategic network. The LNRS categorises the brook in part under River Buffers and Floodplain and in part Floodplain Corridors woodland & mosaic.
- Narrow areas of combined flood zones 2 and 3 have prevented development extending close to the brook

Visual and Perceptual Factors:

- Large trees and dense vegetation along the brook are a strong containing visual screen to the village both from within the village and from the A4, railway, and footpaths on the flood plain to the north and north-east

Area 4 – Church of All Saints and well-treed churchyard

Cultural and Human Factors:

- C12th grade 2 listed church altered and restored in 13th, 15th, 16th and 19th centuries with a well-treed churchyard surrounding it. The trees are a mix of yew with very distinctive pollarded deciduous trees.

Visual and Perceptual Factors:

- The church and churchyard with its distinctive pollarded trees is prominent from the A39 which it borders. It contributes to the overall well-treed nature of the village as a whole and softens the otherwise building-dominated character of the A39 route through the village.

Area 5 – Very steeply sided and sparsely treed, narrow valley feature

Natural Factors:

- Distinctive and very steep-sided valley forming western entrance to the village along the A39 which runs along the bottom of the valley. The lack of trees emphases the distinctively steep valley sides enclosing the road.

Cultural and Human Factors

- Avenue planting on alternate sides of the road has taken place in recent years and will extend the line of roadside trees which forms a strong feature close to the entrance to the village on the southern side of the A39

Visual and Perceptual Features:

- Visually highly distinctive landform as seen from the A39 on entering and leaving the village.

Excluded Areas

These are areas of landscape within the general setting area where there were consistently no factors of setting which made a clear and positive contribution to the character and identity of the village. This includes land to the north west of Area 1 which faces away from the village and appears unrelated to it visually, and areas of farmland on gentle slope between area 1 and 2, and 1 and 3 with no apparent positive setting contribution to the village.

Farmborough

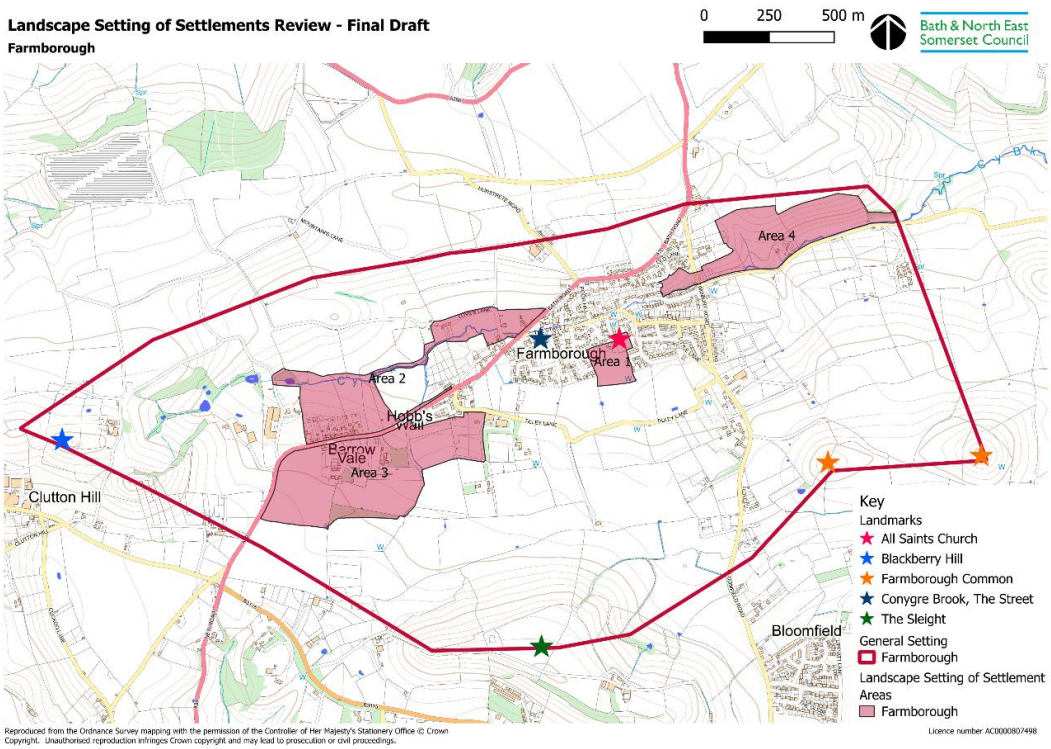
Overview

Farmborough is a small linear village located along the A39 although primarily to the south of the road where it nestles in a shallow valley formed by the Conygre Brook. It includes the hamlet of Hobb's Wall (shown on some modern OS maps as Barrow Vale) to the west of the village along the A39.

Landscape Character Assessment 2021 Review (See assessment)

Limestone Plateaux and Brook Valleys Landscape Character Type, Landscape character Area 5b, Farmborough

Landscape Setting



General Setting area (dark red line around village)

This is the wider area of landscape around the village within which there are visual (primarily), and also landscape character relationships with the village

Landscape Setting Areas (blocked light red areas)

These are areas within the general setting which contribute positively to the character and sense of place of Farmborough.

Area 1 – Field South of All Saints Church

Cultural and Human Factors:

- The field is in farming use as grazing but is surrounded on three sides by village development including the church and churchyard bounding it to the north. Several public rights of way cross the field and it is very well used as an informal recreational resource and is central in the village.

Visual and Perceptual Features:

- The field has views across farmland to The Sleight which is a long low hill to the south, and also to Farmborough Common a distinctive round hill topped by a tree, and a local landmark. The semi-enclosed field location adjacent to the church and visually connecting it to the wider countryside funnels views towards the village to focus on the landmark of the church tower. It makes a significant positive contribution to this part of the village.

Area 2 – South side of the shallow Vale of Conygre Brook. Immediately to the west of the principal settlement area and north of the A39

Natural Factors:

- The tree-lined Conygre Brook is designated a Site of Nature Conservation Interest (SNCI).

Cultural and Human Factors:

- Although much of the medieval or earlier rich wet grassland field pattern has lost hedgerows for field amalgamation in the C20th, there remain two distinctive long narrow fields with tall, thick hedgerows running between the A39 and the brook in the centre of the area and which should be protected for both the wildlife value of the hedgerows and their cultural/heritage value.
- Area 2 includes the hamlet of Hobb's Wall (shown as Barrow Vale on current OS maps) which was originally a hamlet of miners' cottages, shop and off license, and grew up when the first local mine was developed in the C18th to the south-west at Heighgrove Farm. See Area 3 for more on this.

Visual and Perceptual Factors

- Distinctive and intermittent views along the A39 between the hamlet and main settlement, over the gentle pastoral landscape down to the brook and then beyond to the slopes up to the plateau.
- The historical separation of the main village and the hamlet of Hobbs Wall contributes to its overall sense of place and unique character.

Area 3 – Around Hobb's Wall (Barrow Vale on some modern OS maps)

Cultural and Human Factors:

- This area of undeveloped farmland is included to highlight the distinctive separation of the hamlet of Hobb's Wall from the main village and its links with coal mining evidenced today by the plethora of public rights of way which

were old miners' paths leading to and from the mines located towards High Littleton and Clutton. Hobbs Wall (shown as Barrow Vale on current OS maps) was originally a hamlet of miners' cottages, shop and off license, and grew up when the first local mine was developed in the C18th to the south-west at Heighgrove Farm. Coal mining was the main employer in the C18th and C19th and continued into the early C20th. The miners' cottages were mostly replaced by council housing in the 1960s. In recent years development at the western end of the main settlement, has slightly reduced the distinctive separation.

Visual and Perceptual

- Notable tree lines along A39 when entering village from the west. There are strong tree lines on the southern side and then the northern side of the road forming a notable entrance to the village and a treed link between Hobb's Wall and the main village

Area 4 – Conygre Brook Valley East

Natural Factors:

- Distinctively very steep and indented valley side landform of open grassland and scrub
- Continuation of Conygre Brook SNCI east of the main settlement. Much of the steep Valley slope is UK priority lowland grassland now rapidly scrubbing up.

Visual and Perceptual Features:

- These slopes are very prominent in views from the Public Rights of Way to the south between the village and Priest's Barrow to the east.

Landmarks and Notable features

- A notable aspect of landscape setting within the village itself is the Conygre Brook which runs in an open channel along The Street changing from one side to the other and regularly bridged across to access properties.
- Grade 2* listed All Saints church and churchyard in the centre of the main village, largely C15th with a prominent church tower
- Views out from various parts of the village to distinctive hills, The Sleight to the south and the highly distinctive rounded hills of Farmborough Common to the south-east and Blackberry hill cluster to the west

Excluded Areas

The general setting area is large for Farmborough to include the wider visual envelope around the village and the more distant landmark hills at the outer edge of the envelope. Within the general setting only a limited number of areas were assessed as contributing positively to the identity and distinctive character of the village and these related primarily to the Conygre Brook, the hamlet of Hobb's Wall,

its mining history and separation from the main settlement, and the field next to the church.

Freshford

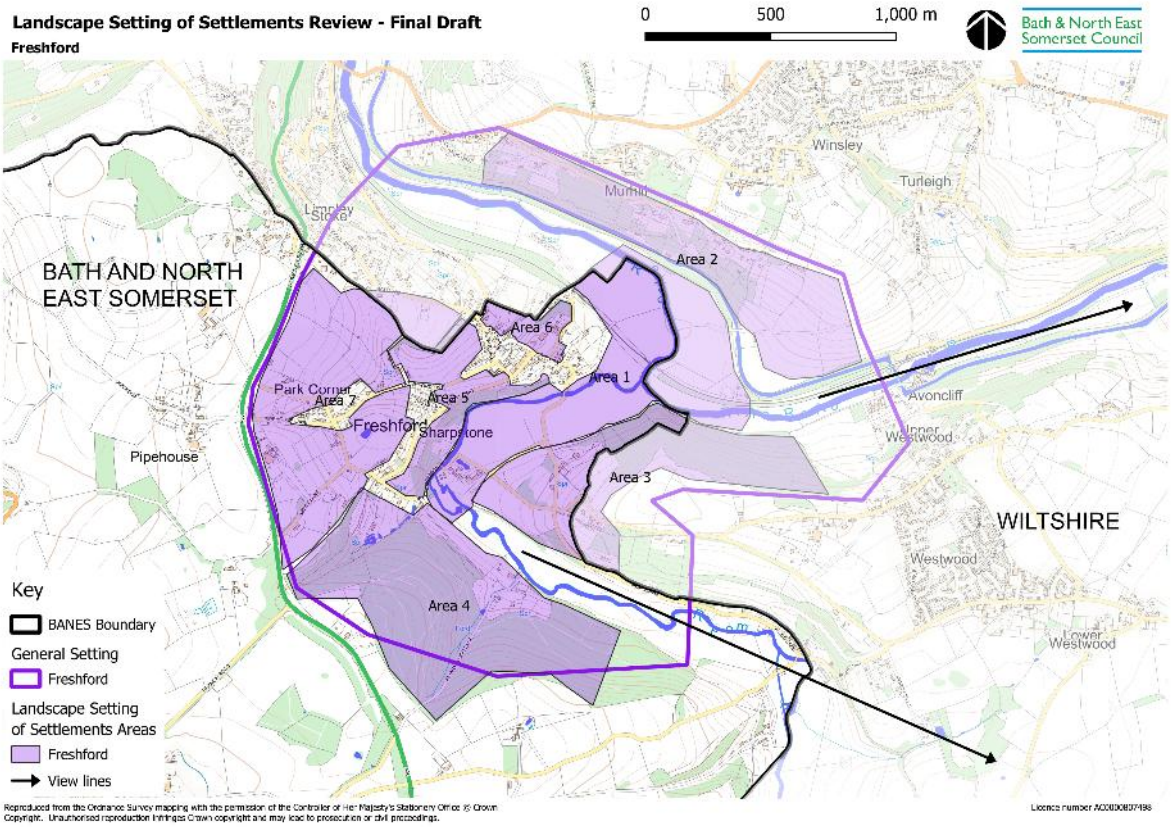
Overview

Freshford (including Sharpstone in this assessment) is located on the border of B&NES with Wiltshire and is six miles south-east of the city of Bath. It has grown up on nestling into the often steeply sloping southwest-facing River Frome valley slopes, its spread limited by the flood plains around the confluence of the rivers Frome and Avon as well as the embanked railway line. It lies entirely within the Cotswolds National Landscape reflecting the beauty and tranquillity of the dramatic and picturesque, enclosed valley setting.

Landscape Character Assessment 2021 Review (See assessment)

Freshford and its general setting area within B&NES is located entirely within the Enclosed Valleys landscape character type and within the Frome Valley – Freshford to Iford landscape character area.

Landscape Setting



General Setting area (mauve line around village)

This is the wider area of landscape around the village within which there are visual (primarily), as well as landscape character relationships with the village. The area extends beyond the B&NES boundary into Wiltshire in places as landscape setting does not relate to local authority boundaries.

Setting Areas (blocked mauve areas, lighter colour within Wiltshire)

These are areas within the general setting which contribute positively to the character and sense of place of Freshford.

Area 1 – River Frome and River Avon Flood Plain (north-eastern part of area is in Wiltshire)

Natural Factors:

- Grazed flood plain meadow (improved grassland) flood zone 3 (2025) and frequently floods throughout. The Tree-lined river corridors including the Freshford Mill ponds, are SNCIs and categorized as River Buffers and Floodplain in the West of England LNRS.
- Plentiful bat interest with roosts at Freshford Mill which have been protected as part of mill conversion.

Cultural and Human Factors:

- Freshford lies within the Cotswolds National Landscape and is a very popular area for walking, well-used throughout the year. It attracts visitors from a wide area beyond Freshford itself. The flood plain is level with many walking routes and is a popular starting point for walks
- Freshford Mill now converted to residential use has a long history as a fulling mill. A mill is known to have existed at this location in the 1540s and substantial remnants of the 16th or early 17th century mill buildings still remain within the conversion.

Visual and Perceptual Features:

- The picturesque and dramatic views along the valleys are limited in extent by the meandering courses of the rivers and the steep sides of the valleys with their extensive woodlands, patches of fields and occasional glimpses of historic mansions in large grounds.

Area 2 – Steeply sloping and enclosing River Avon valley side

Natural Factors:

- Steeply sloping valley side entirely within Wiltshire and dominated by extensive broadleaved woodland with occasional fields and patchy scrub. The south-eastern section is largely pasture fields with thick hedgerows.

Visual and Perceptual Factors

- These slopes are prominent in views from the flood plain but less so from the village itself due to the meandering nature of the valley

Area 3 – Valley side within Wiltshire at the junction of the two rivers where their steep-sided enclosed valleys converge.

Natural Factors:

- Valley side with graduated slope forming a prominent nodal point of higher ground at the junction of the two rivers where their steep-sided enclosed valleys converge. There are patchy small copses as well as larger woodland areas on the steepest slopes

Cultural and Human Factors:

- Land-use includes a pattern of rural lanes running up the more gentle slopes and linking between Freshford and Westwood in Wiltshire. Field pattern is late medieval enclosure with scattered large mansions and houses in a parkland setting.

Visual and Perceptual Features:

- These slopes are prominent in views from the flood plain and parts of the village especially on the higher areas of Sharpstone

Area 4 – Heavily wooded north-east facing valley side of River Frome

Natural Factors:

- Very steeply sloping and slightly indented valley side where two tributary streams run down the valley side
- Friary wood covers almost the entire area and is classified as lowland mixed deciduous woodland priority habitat.

Cultural and Human Factors:

- Friary wood is a popular walking area with numerous paths through the woodland and parking access off the A36
- Dunkirk mill on the northern edge of Area 4 nestling into the base of one of the tributary stream valleys, is the converted shell of a late 18th century wool mill.

Visual and Perceptual Features:

- These slopes are very prominent in views from the flood plain and parts of the village

Area 5 – The Tyning Village Green and overlooking open hillside. Area separates Freshford from Sharpstone and is a strong central landscape feature in the village.

Natural Factors:

- Comprises a wooded and steep valley-side slope down to the River Frome which is connected to the north-west with part of an open, dry valley feature of grazing and mown grass which runs south-west to north-east to the river Avon via built from of Freshford. The effect is to create a narrow ridge line to the south-east with The Tyning lane on top and comprising the wooded slope overlooking the R. Frome and a grassy slope running north-west down to a Freshford Lane. Finally north-west of Freshford Lane, a distinctive curving moderately steep hillside of semi-improved meadow rises up to a narrow tree belt / over-grown hedgerow.

Cultural and Human Factors:

- The two settlements of Sharpstone and Freshford are separated by the stretch of land called The Tyning, a medieval word denoting an area of enclosed land. This is valuable both as a village green, and as a 'no-man's land' between the two settlements, preventing them from merging through infill development. The narrow ridgeline with The Tyning Lane on top is designated as a Village Green.

Visual and Perceptual Features:

- Area 5 is visually prominent in centre of the village, viewed or glimpsed as you walk or drive through it as well as from a range of properties including the school at the eastern end and the Galleries community shop and café at the western end.

Area 6 – A distinctive and well-treed parkland/gardenesque landscape of notable buildings and their grounds and a continuation of valley feature noted in Area 5

Natural Factors:

- Valley feature and narrow ridge top, well treed overall.

Cultural and Human Factors:

- This area comprises Freshford Manor and The Old House both with gardens listed in the 2011 Avon Gardens Trust register of parks and gardens; St. Peter's church and churchyard; The Old Brewery and its landmark chimney; associated green space.

Visual and Perceptual Features:

- Much of Area 6 is visible from the churchyard, along the path through the base of the valley between the Church and the Old Brewery, or glimpsed from The Hill.

Area 7 – Extensive curving and indented green hillside to the west forming principal backdrop to the village

Natural Factors:

- Hillside landform is overall concave with streamline indentations and undulations. The slope is generally steep becoming more shallow towards the top and closer to the A36 boundary

Cultural and Human Factors:

- Late medieval enclosed field pattern primarily pastoral, with good hedgerows, a number of tree belts along lanes and field boundaries, the well treed / wooded grounds of Homewood hotel, a large garden off Ashes Lane, and cumulatively associated with small gardens at Sharpstone.

Visual and Perceptual Features:

- This hillside forms the primary green visual backdrop to both Sharpstone and Freshford. Sharpstone has developed along two lanes on the hillside itself and Freshford nestles at its base

Landmarks and Notable features (not mapped)

- The Old Brewery Chimney
- Numbers of specimen trees prominent in a range of views in and around the village
- Long Views from Sharpstone including view along R. Frome valley to Westbury White Horse in distance

Excluded Areas

There are very few excluded areas and those areas are excluded because they are visually disconnected from the village and have no obvious other landscape character-related connection.

Pensford

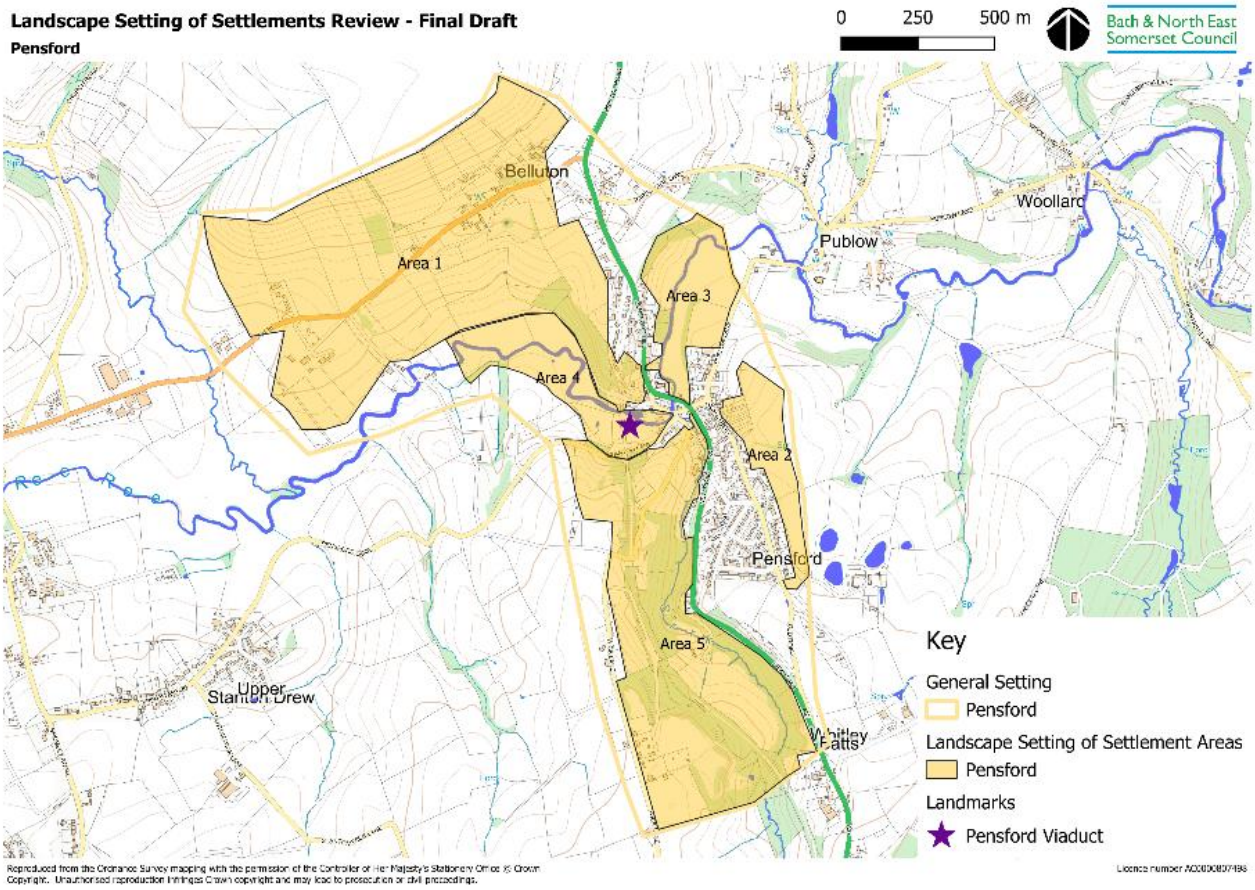
Overview

The landscape setting of Pensford with its dramatic valley landform, steep overlooking green hillsides, and its mining heritage is fundamental to its intimate and enclosed character and development. The village has an overall linear form running north to south along the A37 and through a tributary valley of the River Chew and development has long been constrained by a combination of steep hillsides and flood plain. The centre of the village is at a point where Salter's Brook joins the main river and the A37 bridges the R. Chew.

Landscape Character Assessment 2021 Review (See assessment)

Located entirely within the Rolling Valley Farmland landscape character type and landscape character area 2B, Chew Valley

Landscape Setting



General Setting area (yellow line around village)

This is the wider area of landscape around the village within which there are visual (primarily), as well as landscape character relationships with the village

Setting Areas (blocked yellow areas)

These are areas within the general setting which contribute positively to the character and sense of place of Farmborough.

Area 1 – Green Hillside Backdrop

Natural Factors:

- Extensive and steeply sloping valley side of the River Chew
- Rich hedgerows throughout, but limited woodland except on the slopes close to the viaduct and the appearance of woodland formed by the well-treed gardens a Belluton

Cultural and Human Factors:

- Late medieval enclosed fields with many examples of groupings of long narrow fields typical of the pre-existing open-field system where the land was divided into strips.

- Mixed farming landscape mainly pastoral but including some arable even on steeper slopes
- Well-treed gardens at Belluton cumulatively appear as a wooded landscape

Visual and Perceptual Features:

- Prominent green hillside backdrop seen in views form higher eastern part of the village, and also from around the central area of the village and the bridge over the R. Chew where there are iconic views of the viaduct against a wooded hillside background

Area 2 – Green Hillside Backdrop

Cultural and Human Factors:

- Narrow area of green hillside backdrop with garden trees providing the skyline backdrop effect.

Visual and Perceptual Factors

- This area and the properties bounding it to the west is seen in near, middle and long-distance views from a number of public rights of way and open areas including the Three Peaks Way, within the wider undeveloped Chew Valley. The limited numbers of properties in the view generally seen amongst or against trees also limits the negative impacts of the views but any increase in extent of housing in this sensitive landscape would have a much wider visual impact beyond any development boundary.

Area 3 – Floodplain, wooded slopes and River Chew

Natural Factors:

- The well-treed River Chew is a designated Site of Nature Conservation Interest (SNCI)
- Linear floodplain meadow on eastern side of river
- Steep slopes including a mosaic of grassland, patchy woodland and scrub.
- In the Local Nature Recovery Strategy for the West of England this is an area for River and Floodplain measures including floodplain reconnection and river restoration, and floodplain corridors, woodland and mosaic.

Cultural and Human Factors:

- Area includes the village recreation ground which overlooks the floodplain, river and enclosing western slopes

Visual and Perceptual Factors

- Views from the centre of the village by the bridge and the school overlook this gentle and intimate area of floodplain, river and valley side, and are in contrast to the more dramatic enclosing green hillsides around the village.

Area 4 – Flood Plain and Setting of Railway Viaduct

Natural Factors:

- River Chew SNCI
- Floodplain

Cultural and Human Factors:

- Pensford Viaduct is an iconic landmark at the heart of Pensford crossing the floodplain of the river Chew.
- Footpaths criss-cross the floodplain and this is a well-used recreational area for local and longer walks in the valley.

Visual and Perceptual Features:

- Viaduct and floodplain context. Pensford viaduct is a key important landmark dominating the village and forming a built-form component of the dramatic natural backdrop of enclosing valley sides on the west side of the village
- Flooding has an important place in the memory of villagers with the flooding of 1968 devasting the parish Church of St Thomas à Beckett. The A37 was washed away in the heart of the village and people had to be rescued by boat.

Area 5 – Coal Mining Landscape

Natural Factors:

- Largely wooded hillside landform modified by spoil tipping from Pensford Colliery and dominating the western side of the A37 on leaving Pensford and extending as far as Whittley Batts close to Chelwood Roundabout to the south
- Valley of Salter's Brook between A37 and hillside
- Mosaic habitat overall but dominated by woodland and scrub. SNCI status calls the area Pensford Complex and comprises lowland deciduous woodland, grassland (semi-improved/improved), scrub, Slater's Brook, wood pasture. The LNRS primarily focuses on scrub management and wood pasture.
- Traditional Orchard furthest north in Area 5 on a slope behind dwellings

Cultural and Human Factors:

- Pensford Colliery and spoil heaps now mostly covered in scrub and young woodland. The colliery dug its first shaft in 1911 and operated until 1957 employing over 400 people. Today several listed buildings remain along Wick Lane, all converted for a variety of uses. The Bristol and North Somerset railway which ran through the area is now part of the woodland area and barely detectable in the landscape.

Visual and Perceptual Factors

- Distinctive and intermittent views along the A39 between the hamlets over the gentle pastoral landscape down to the brook and then beyond to the slopes up to the plateau.

Landmarks and Notable features

- Pensford Viaduct
- Remnants of Pensford Colliery and spoil tips
- St Thomas à Becket C14th church tower adjacent to the viaduct

Excluded Areas

The General Setting for Pensford generally follows a tight visual envelope due to the enclosed nature of the valley landforms associated with Pensford. This setting is so intimately associated with the village, its character and identity that there are few areas excluded from the setting due to their neutral of limited contribution.

Part 3 - Appendices

8. Appendix 1 – Criteria for assessment of landscape setting plus blank & completed assessment form

The criteria used to identify specific landscape setting areas within the general landscape setting of a Settlement, and which contribute positively to the form of the settlement, to its distinctive character and identity, and influence the creation of a strong sense of place, are landscape factors as set out in “Landscape character assessment (An Approach to Landscape Character Assessment, Oct 2014 Christine Tudor, Natural England)” and widely used in a range of landscape-related guidance. These are illustrated by the Landscape Wheel diagram from the Natural England guidance.

The 'landscape wheel' (Natural England, 2014)

The table below illustrates the landscape factor criteria and includes examples of potential positive contributions to a settlement's form, its distinctive character and identity, or which influence the creation of a strong sense of place, The list is not exhaustive but illustrates the type of contribution. Each assessment draws from a range of guidance and best practice, professional judgement and also community input.

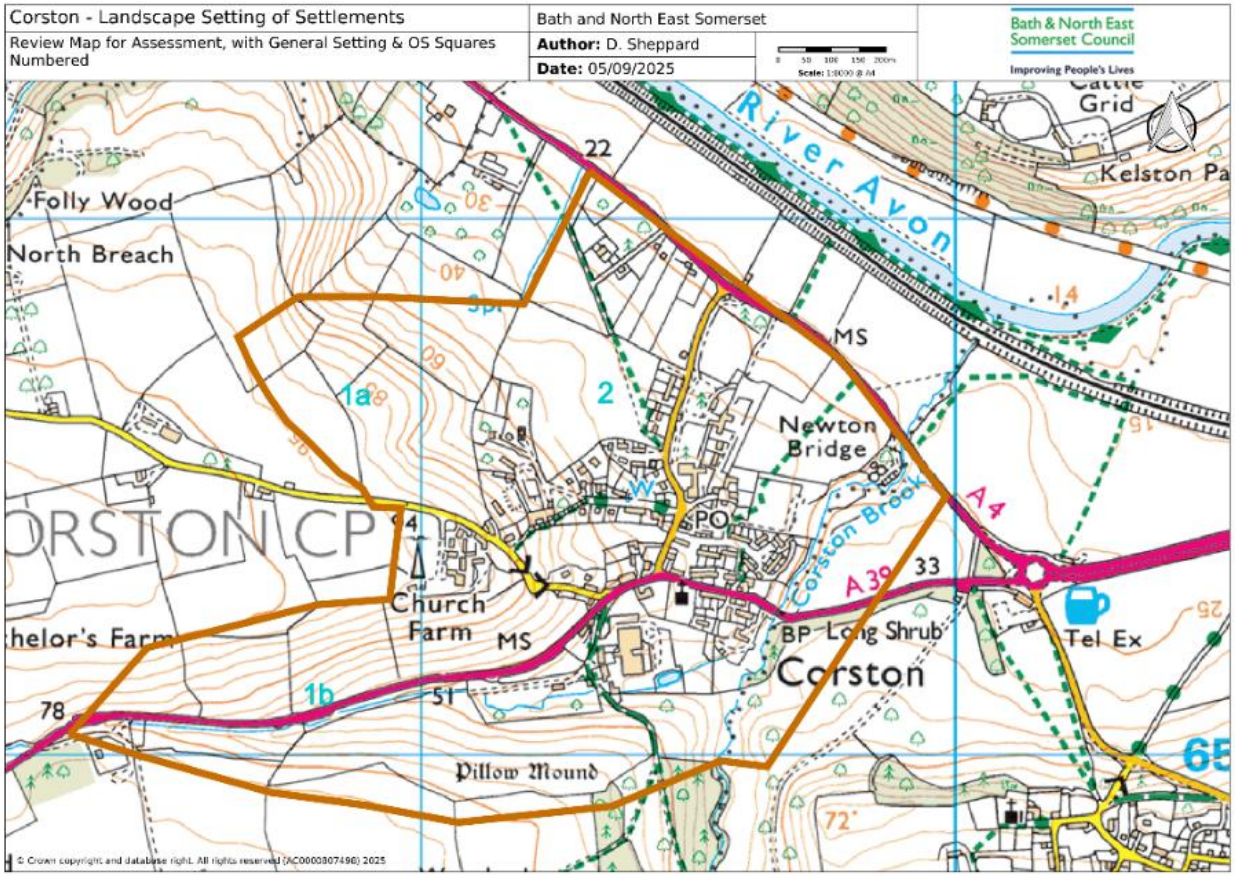
Landscape Character Factors	**Examples of relevant component factors**	**Examples of potential positive contributions to settlement form, distinctive character and identity, creation of a strong sense of place**
Natural Factors	Geology & soils, landform and drainage pattern, semi-natural habitat and tree cover	• Settlements with characteristic ridgetop or plateau edge/skyline locations where the settlement does not descend onto associated lower slopes. • Settlements with characteristic valley bottom locations or locations which retain undeveloped higher level green hillsides • Settlements with strong positive associations with rivers or water bodies such as those with a history of milling for cloth, grain, copper or other industries • Semi-natural habitat or tree cover / woodland which positively influences the character or sense of place of a settlement, and which is known to be valued by local communities
Cultural /Social Factors	Agriculture & land use, fields and boundaries, Historic environment and time depth, recreation / green infrastructure, walking and cycling routes	• Areas of medieval or earlier field patterns with strong hedgerows including hedgerow trees or walls, which give a time depth to settlements • Areas of historic parkland, parkland trees, wood pasture which contribute landscape features, cultural associations and scenic qualities to a settlement, especially where nationally or locally rare or unusual • old orchards and recent community orchards within or around a settlement with heritage associations or community significance

		• large well-treed gardens which cumulatively give a characteristic wooded feel to a settlement • landscapes used for informal and more formal recreation such as recognised, parks, village greens, recreation grounds, designated local greenspace, mapped open access areas, commons • Areas with designated long-distance paths, miners' paths or paths with recognised local history value • Coal batches, canals (active or disused), disused railway lines, water mills, and other elements or features of historic industries such as coal mining forming strong local landscape features • Archaeological features with associations to the settlement or forming strong and visible features in the landscape
Perceptual and Aesthetic	Cultural associations including memories, sensory associations, views, visual factors, scenic qualities, tranquillity	• Areas with strong cultural associations such as fields traditionally used for sledging in winter or for village fetes/ festivals, traditional village greens • Historic landmarks including buildings or structures or coal batches which contribute to identity of a settlement and may relate to past industry such as coal mining or cloth trade. • Natural landmarks such as tree avenues or ancient trees, ponds and lakes • Locally valued natural landform, landmarks and views to and from them such as Farmborough Common or Kelston Roundhill • Historic rights of way such as miners' paths which relate to the heritage and development of a settlement • Landscape which contributes to strongly to the identity and scenic quality of a whole settlement and is important in views • Areas known for dark night skies or areas of notable tranquillity • Memorable or distinctive views to or from a settlement

Sample completed Assessment Form for Corston:

Settlement**: Corston**

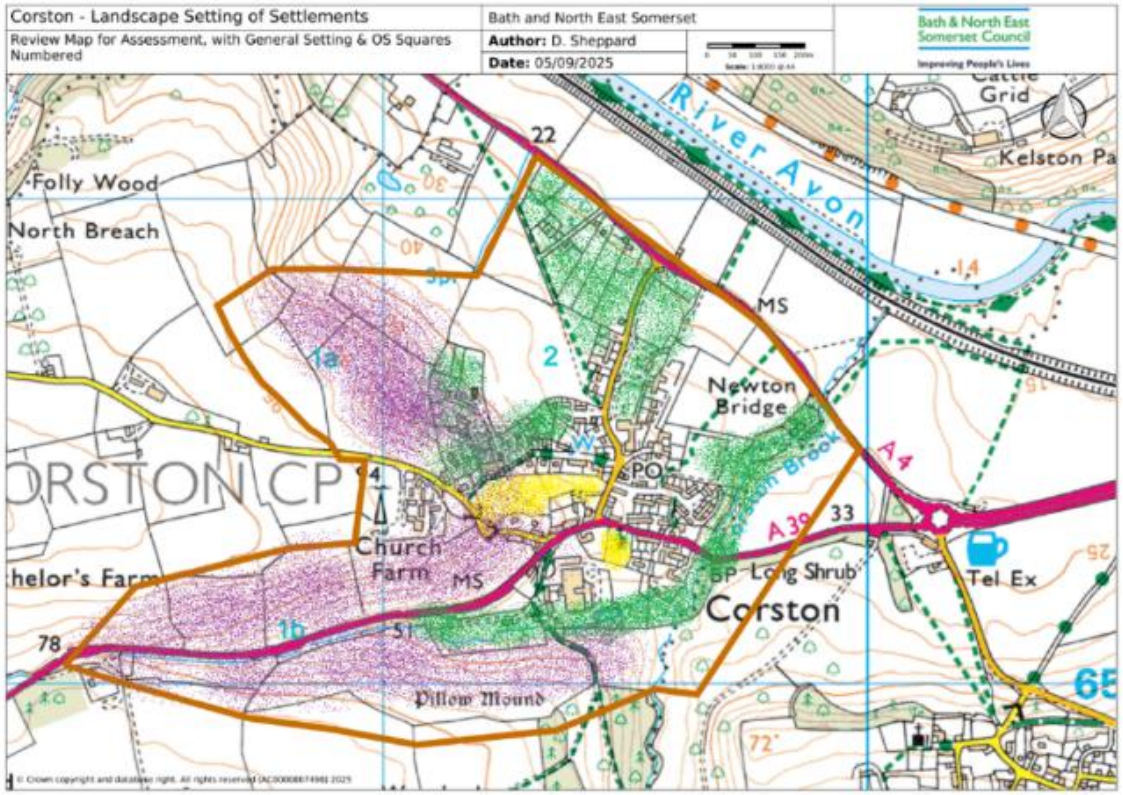
Map with General Setting & OS KM Squares Around Settlement:



	Setting Criteria	Notes

OS Square	Identify potential factors contributing positively to settlement form, character & identity, sense of place			On areas of square lacking positive factors
	Natural Factors	Cultural & Human Factors	Visual & Perceptual	
1a &1b	• Very steeply sloping landform forming valley side to River Avon (1a) and its tributary Corston Brook (1b). Skyline and Steep slopes – backdrop to village	• 1b - line of specimen tree planting along road in distinctive Duchy of Cornwall Tree Guards (NB: possibly marking an event?)	• Notable Steep slopes either side of A39 create strong visual entrance feature to village • 1a slopes from strong visual backdrop to village as viewed from Cotswolds escarpment	
2	• Continuation of very Steep slopes in Sq 1a &1b. • Skyline & Steep slopes backdrop to village • Wooded gardens of large properties both on steep slopes in west of square, and alongside the A4. These cumulatively contribute to woodland scrub habitat • Line of Well-treed Corston Brook SNCI	• Wooded / well treed large gardens to individual properties along A4 and also on steep slopes north-east of Church Farm & running into village core. These gardens include old orchard trees from the orchards surrounding the village in C19th and early C20th • Notable linear field, orchard on historical maps forms a distinctive medieval field remnant running into heart of village from Church Farm to west • Church and churchyard with distinctive trees beside A39 • Recreation Ground with distinctive tree line along brook	• As for Sq 1 – steep slopes on western entrance to village • As viewed from Cotswolds NL escarpment – steep slopes form distinctive visual backdrop to village and the identified well-treed gardens are a strong visual feature	• Areas of relatively flat, currently arable fields either side of A4 and also between the steep hillside and the individual properties along the A4 with no clear visual or other positive relationship to village • Areas of flat of gently sloping farmland to east of Corston Brook have no visual or other positive connection with village

Map with sketched Contributing Factors



Green = natural factors (ecology, trees/woodland)

Purple = natural factors landform

Yellow = cultural/human factors

9. Appendix 2 – Settlement Assessments (from 2026)

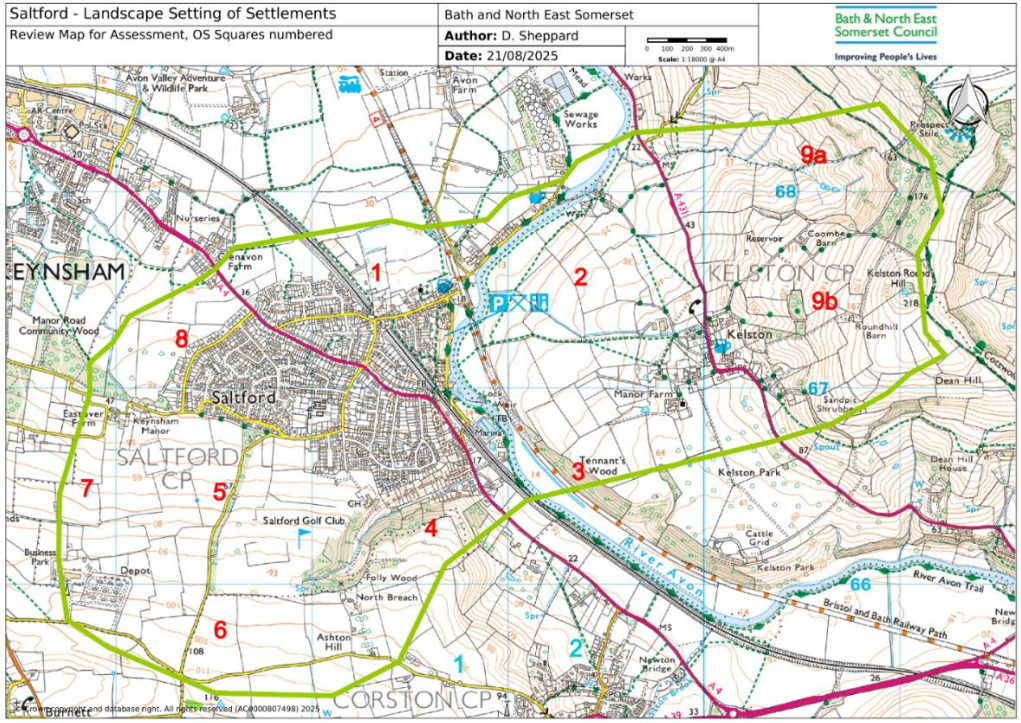
Saltford Review Assessment 2026

Assessment of Landscape Setting Areas (Existing Settlement Reviews)

Settlement: Saltford

Refer to Methodology

Map with OS KM Squares within Indicative General Setting Area:



Landscape Setting Area Assessment Form – refer to OS Square Assessment Map Saltford				
OS Square	Setting Criteria Identify potential factors contributing positively to settlement form, character & identity, sense of place			Notes On areas of square lacking positive factors
	Natural Factors	Cultural & Human Factors	Visual & Perceptual	
1	• River Avon SNCI in its narrow floodplain. River has some tree and bankside vegetation but mostly open • Bristol to Bath Railway Path SNCI – scrub and woodland • Tree cover here is quite high, provided by a mix of garden trees in the larger gardens of the of properties in this older part of the village, trees on the disused railway, along the river and on fields becoming scrub woodland around the shallows and between the railway path and the river	• Includes much of historic core of original Saltford settlement and its immediate surroundings • Key recreational area here with Bristol to Bath Railway Path on disused railway line and River Avon Trail both passing through the OS Square close to the river, with access from one to the other and close proximity to village pubs. (See 4) • Saltford Brassmill scheduled monument is located just on southern boundary of square & highlights the economic importance of the river and its water supply for Saltford • Notably well-treed part of the village with many well-treed gardens, picnic area by river	• Intermittent views to east toward Cotswolds escarpment and Kelston Roundhill • Highly scenic landscape along the riverside and popular recreational destination – see Sq 4 for more • St Marys Church dates back to C12th and is located right on the northern edge of the oldest part of the village next to Saltford Manor House. These two listed buildings in their grounds look out over open vale farmland and are viewed from the farmland PROW with Kelston Roundhill in the background	Much of the OS square is gently undulating vale farmland which is generally an open landscape with relatively few hedgerow trees. Overall, these fields are neutral in relation to their landscape contribution to the village. However, there is a gradation of contribution and the fields nearest to the church and Manor house do undoubtedly contribute to their setting.
2 & 3	• River Avon and its narrow floodplain – SNCI. River tree cover varies from tree-lined to none.	• Railway Path & River Avon Trail on disused railway line here immediately adjacent to	• Visual and landscape character & activity focus here is definitely closely associated with the river and	Area 3 riverside very limited connection to village – visually cut off mainline railway on

Assessed together due to similaritie s	• Tennants Wood SNCI (Sq 3) on steep slope up to River terrace (Kelston Park area) • Gently sloping and open convex river terrace landform east of the river and rising up to the base of the steep Cotswolds escarpment	Tennants Wood across the river from Saltford (sq 3) • River Avon Trail runs beside river. Includes small stretch in sq 2 running northwards on Mead Lane to Saltford Weir and Jolly Sailor pub. Also longer stretch in sq 3 between the mainline railway and the river • Strong river and riverside associations with rowing and a range of water-based activities.	riverside for residents and recreationally for residents and visitors. Strong boating interest and heritage • Views across the river terrace slopes to the Cotswolds Escarpment and Kelston Roundhill in mid to longer distance are intermittent but highly scenic. • Long history in riverside area associated with rowing regattas starting in late C19th. Rowing remains important to Saltford	embankment running close by the river.
4	• Steep, curving slope up to undulating plateau area to south – effective southern valley side to River Avon. Here the slope is sharply cut through by a steeply incised valley containing a tributary stream of the R. Avon. • Woodland SNCI on incised valley sides • Tree Cover here is high and includes trees on golf course, hedgerow trees and areas of scrub as well as trees in large gardens on incised valley slopes • Small section of River Avon SNCI in NE corner of OS square	• Includes part of well-treed Golf Course originally created in 1904 • Trees in large gardens within the steep-sided valley increase tree cover here • Strong river and riverside associations with rowing and a range of water-based activities.	• Hillside forms visual backdrop to the village including as viewed from the Cotswolds escarpment – the well treed golf course and woodland are particularly notable in these long views • Long history in riverside area associated with rowing regattas starting in late C19th. Rowing remains important to Saltford	
5, 6 & 7 Assessed together	• Steadily sloping generally open hillside landform up to undulating plateau to south. This is the effective southern	• Keynsham Manor and Manor Road including stretch of green lane. Small scale and intricate historic buildings	• Extensive undeveloped hillside forms a visual backdrop to village including as viewed from the	The hillside immediately to the south of the village demonstrates a

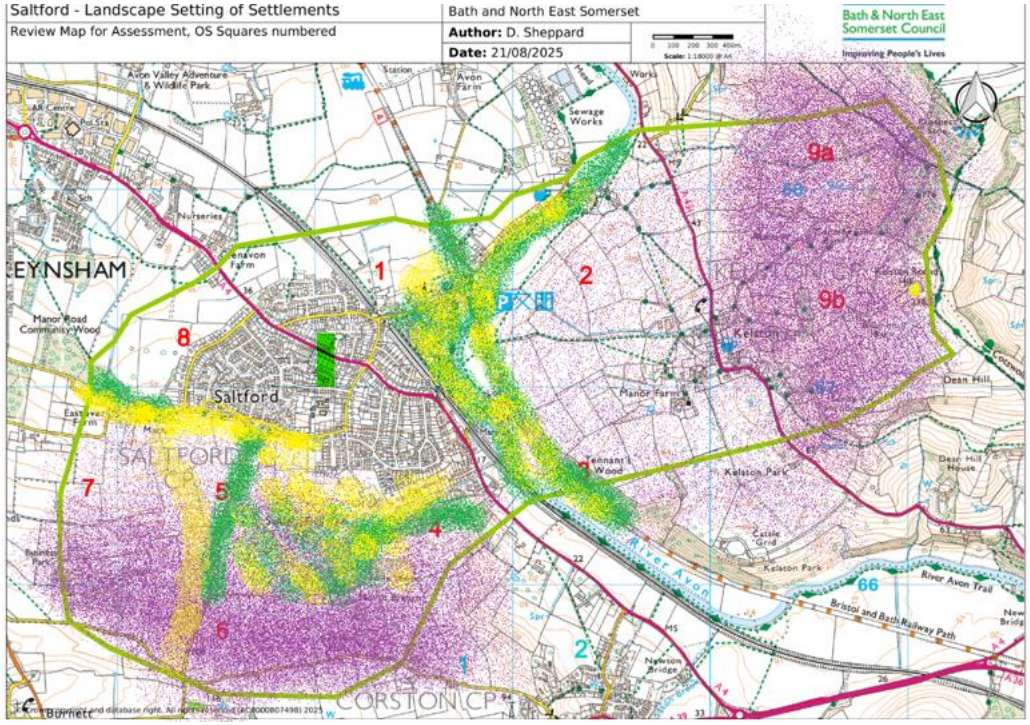
due to similarities	valley side to the river Avon which forms a landform backdrop to the village • Tree cover primarily from notable tree belt running north to south along lane beside golf course and also from the trees on the golf course. Also a small area in NW corner of Sq 5 comprising gardens and small woodland area around Keynsham Manor	and setting around low traffic narrow lane and green lane on edge of village • Golf Course dates back to 1904 and includes many mature trees and tree belts • Popular permissive path network agreement with landowner on area west of Long Wood Lane renewed annually since 2014	Cotswolds escarpment – the well treed golf course and woodland are particularly notable in these long views as is the very distinctive north-south running tree belt along the lane up the slope. The village growth over time has expanded it significantly both southwards and westwards well away from its original location closely associated with the River Avon. Growth has stayed largely on the relatively flat land of the wider Avon valley floor and lower slopes of the hillside, creating a settlement which sits against a containing undeveloped hillside backdrop to the south and which forms a continuing ridge line running from Corston through to the edge of Keynsham • The southwards expansion of the village has mostly stopped adjacent to Manor Road close to the base of the hillside slope. Manor Road has retained its largely enclosed and rural character and the associated heritage value of Keynsham Manor. Part of the lane is closed to traffic and it has become a	gradation of contribution as a containing backdrop to the village particularly when viewed from the Cotswolds National landscape escarpment. it is important to maintain an undeveloped backdrop approximately above the 75m contour line. The open arable land below that line and west of the N-S tree belt and well-treed golf course, makes little contribution to this specific aspect

			popular walking and cycling route linking through to Keynsham and in particular the Manor Road Community woodland to the west. The lane and its associated heritage as well as its contained views of remnant medieval fields on the lower slopes of the hillside are a small but valued contributing feature of the setting of this more recent part of Saltford • Notable views from permissive path network on hillside west of Long Wood Lane including to Wales and Kelston Roundhill	
8		• On the northern edge of the village between the A4 and main line railway is the large recreation ground and community centre enclosed by hedgerows and with views across to Kelston Roundhill and the Cotswolds escarpment.		Overall, there are few landscape character factors which contribute positively to the character and identity etc of the village within this square. The recreation ground, whilst an important village facility, does not in itself contribute positive landscape factors. The adjacent farmland on the western and northern edges of the village is relatively featureless and the well treed parkland of Keynsham Manor has

				been lost with just two trees remaining in what is now a large arable field significant.
9a, 9b	Cotswolds Escarpment rises steeply above gently sloping river terrace		There are views of the Cotswolds escarpment and Kelston Roundhill of varying importance and prominence from all over Saltford, some focussed on Kelston Roundhill and others such as from Mead Lane where there are important open views right across the gentle river terrace to the wider escarpment .	

See below for sketch map indicating setting criteria contributing factors, as identified for each OS Square

Map with sketched Contributing Factors



Green = natural factors (ecology, trees/woodland)

Purple = natural factors landform

Yellow = cultural/human factors

New Settlements Added 2026

Assessments include:

Chew Magna

Chew Stoke

Corston

Farmborough

Freshford

Pensford

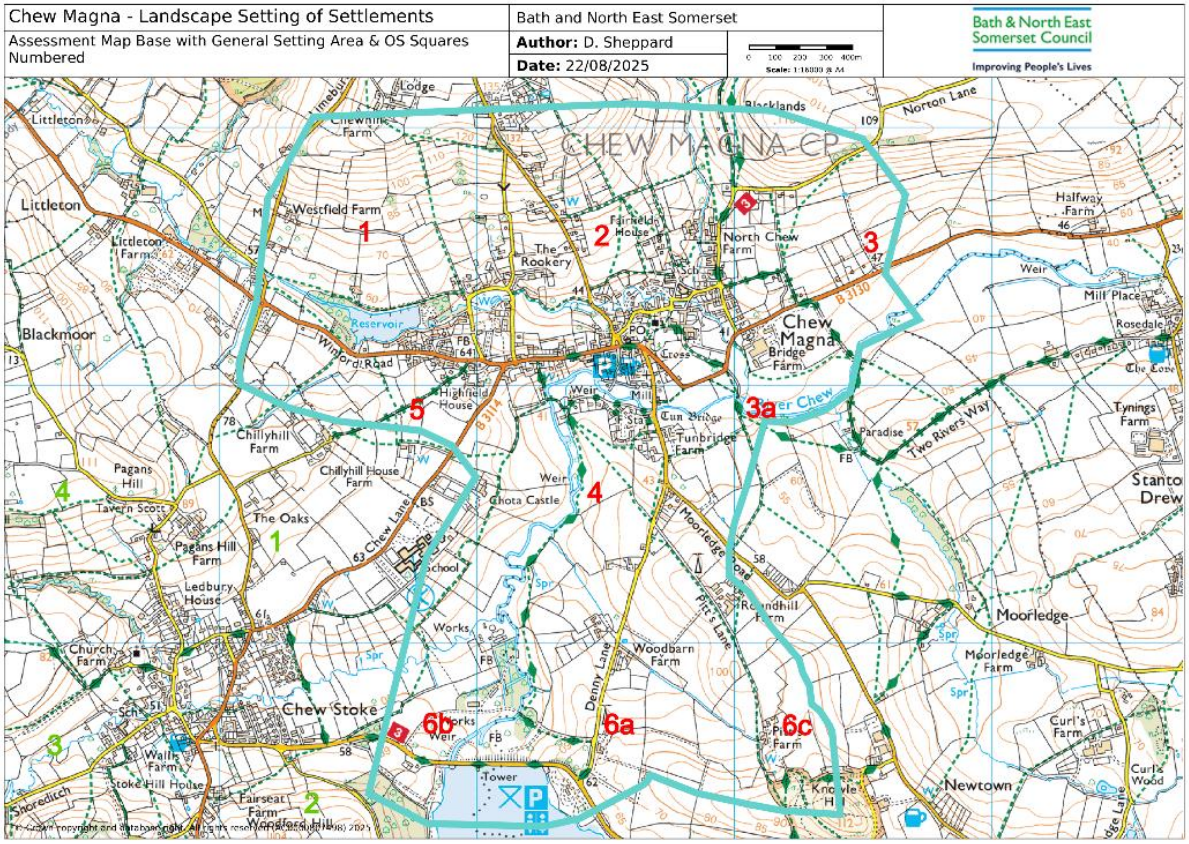
See over page for assessments

Assessment of Landscape Setting Areas (New Settlements)

Settlement: Chew Magna

Refer to assessment methodology

Map with Indicative General Setting Area & OS KM Squares Around Settlement:



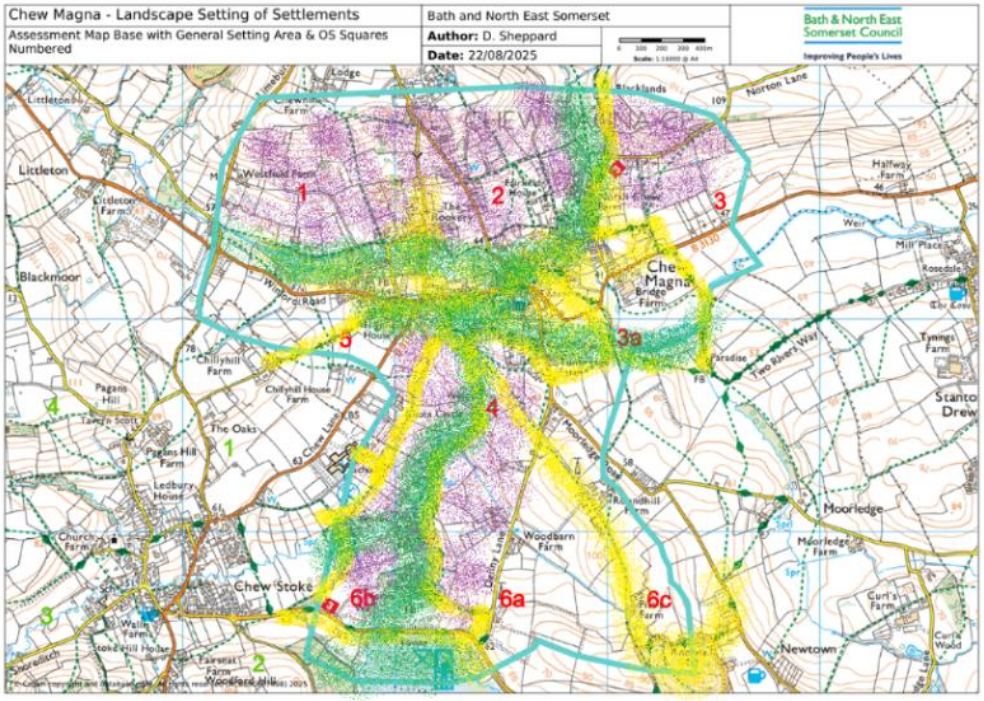
Landscape Setting Area Assessment Form – refer to OS Square Assessment Map Chew Magna				
OS Square	Setting Criteria Identify potential factors contributing positively to settlement form, character & identity, sense of place			Notes On areas of square lacking positive factors
	Natural Factors	Cultural & Human Factors	Visual & Perceptual	
1	• Strong landform of Dundry hill slopes forms backdrop to settlement. Slopes steepen towards top of hill • Winford Brook SNCI running west to east at base of slope contributes wildlife value and includes reservoir wildlife value • Well treed along brook and around reservoir	• Winford Brook important to development of the village over time using the water resources for the cloth trade • Chew Magna Reservoir – water supply for Chew valley villages and recreational value • Tree planting around reservoir and in some large gardens contributes to well-treed nature of village • late medieval field pattern. Some amalgamation towards west of square but South-eastern part closer to village centre has some small or very small and narrow enclosed field strips with good hedgerows	• Dundry hillside forms strong visual backdrop to village especially in views from Knowle Hill and from Mendip Hills escarpment slopes – village nestles at the bottom of the hill and climbs shallower slopes in places • Spectacular long views from PROWs and some road locations higher on the slope • Tree cover around brook, reservoir and large gardens contribute to visually well-treed village	• Generally flat agricultural land to south-west of B3130 has few distinguishing features, some field amalgamation, poorer hedges. No positively contributing factors evident
2	• Landform as for Sq 1 • Well-treed Winford Brook SNCI running west to east at base of slope contributes	• Wooded / well treed large gardens/parkland/orchard areas to individual properties along B3130	• Dundry hillside as for Sq 1. • Tree cover from brook and large gardens, orchards, parkland, hedgerows and	• Almost all the square is included as contributing positively to the village

	wildlife value and begins to become integrated into settlement including incorporation into well-treed gardens. • Small section of River Chew SNCI – well treed and running amongst large gardens into village • Un-named tributary stream runs down hillside in steep-sided valley. Very well-treed banks – become incorporated into gardens or runs through communal areas	• Winford Brook becoming integral with form & identity of village & to character etc. Area includes mill leats and former ponds. Brook was vital to supply power to mills • late medieval field pattern continues. Blurring of distinction between farmland and settlement with some farmland extending down to brook and beyond whilst some houses and gardens extend up the slope along lanes and tracks • Area of parkland on eastern edge of village beside B3130. Part of Chew Court, includes lawns with parkland trees and important avenue • Lanes running down hillside to village are often sunken and densely lined with trees • Many well-used PROWs in this square including along Winford Brook. Includes Two Rivers' Way	integrated farmland contributing strongly to well-treed village character • The importance of water, the River Chew and Winford Brook etc has many cultural and historical associations including in relation to more negative effects of flooding. • Visually important "gateway effect" of Chew Court parkland as enter village from the east along B3130	
3 & 3a	• Landform of Dundry hillside continues with becoming gradually lower and running eastward away from the village • Well-treed River Chew SNCI running eastward away from the village through largely arable farmland • Best tree cover provided by hedgerows and the grounds	• Notable area of small or very small and narrow enclosed medieval field strips with good hedgerows on west side of Sq 3 to east of Norton Lane • Village recreation field off Norton Lane some distance from village centre	• Parkland-like grounds of large property along B3130 on very edge of village contributes to the visually distinctive "gateway effect" into the village created by Chew Court parkland	Most of area away from the western side of the square is visually disconnected from the village and delivers no clear positive contribution to the village in relation to landscape setting.

	of a large property all to the west side of Sq3 closest to village	• Tree Peaks Walk runs along Norton Lane and the south-east through fields		
4	• Valley and flood plain of the River Chew runs directly south from the village towards Chew Valley Lake • Meandering River Chew SNCI – well treed banks • Tree cover largely associated with river - includes area of trees enclosing mill leats and ponds to the north of the square.	• Mill leats and pond associated with milling for cloth trade • Plantations associated with reservoir infrastructure • Two Rivers' Way and PROW linking Chew Valley school with village – path used as off-road route to school – well known and well-used route bringing villagers and children regularly through the valley. Two Rivers Way links through from village to Chew Valley Lake	• Strong cultural associations with Chew Valley Lake including from before the lake existed, to the work provided in the construction period and the current recreational use.	Focus in this square is on the River Chew and its immediate valley sides. The remainder of the OS square is primarily intensive agriculture with no obvious landscape setting factors contributing positively to the village itself.
5	No notable natural factors in this square	• Well treed grounds to Highfield House and smaller adjacent property notable from B3114	No notable factors	Primarily gently undulating landform, rising to west. Largely mixed farming with significant arable and considerable field amalgamation. No positive relationships identified with village outside to the Highfield house grounds.
6a, b & c	Continues similarly from square 4: • Valley and flood plain of the River Chew runs directly south from the village towards Chew Valley Lake. Eastern valley side is much	• Two River Way continues down to the lake and two the lakeside picnic area and café. It also joins the walking and cycling trail around the lake	• From the top of Knowle Hill Common are expansive views including over lake and north to Chew Magna and beyond	

	broader and more undulating. Includes a notable rounded hill – Knowle Hill • Meandering River Chew SNCI – well treed banks • Tree cover largely associated with river - includes planted woodland associated with sewage works and reservoir infrastructure • Chew Valley Lake (reservoir and also SSSI, SPA for its wildfowl primarily)	• Knowle Hill is a registered Common and popular local walking destination. Three Peaks Walk runs around the hill • Lake is an important recreational focus for the village and cultural connections between the village and the lake live on with memories of the construction and the landscape before		

Map with sketched Contributing Factors

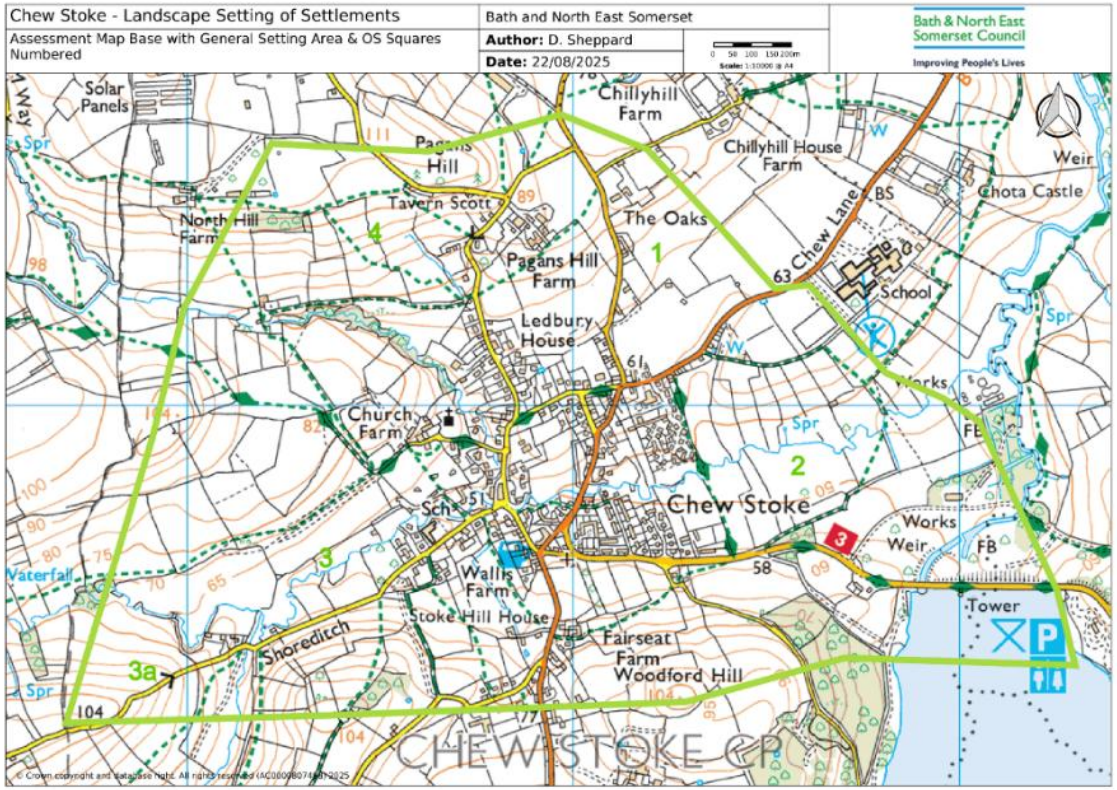


Green = natural factors (ecology, trees/woodland), Purple = natural factors landform, Yellow = cultural/human factors

Settlement: Chew Stoke

Refer to Methodology

Map with Indicative General Setting Area & OS KM Squares Around Settlement:

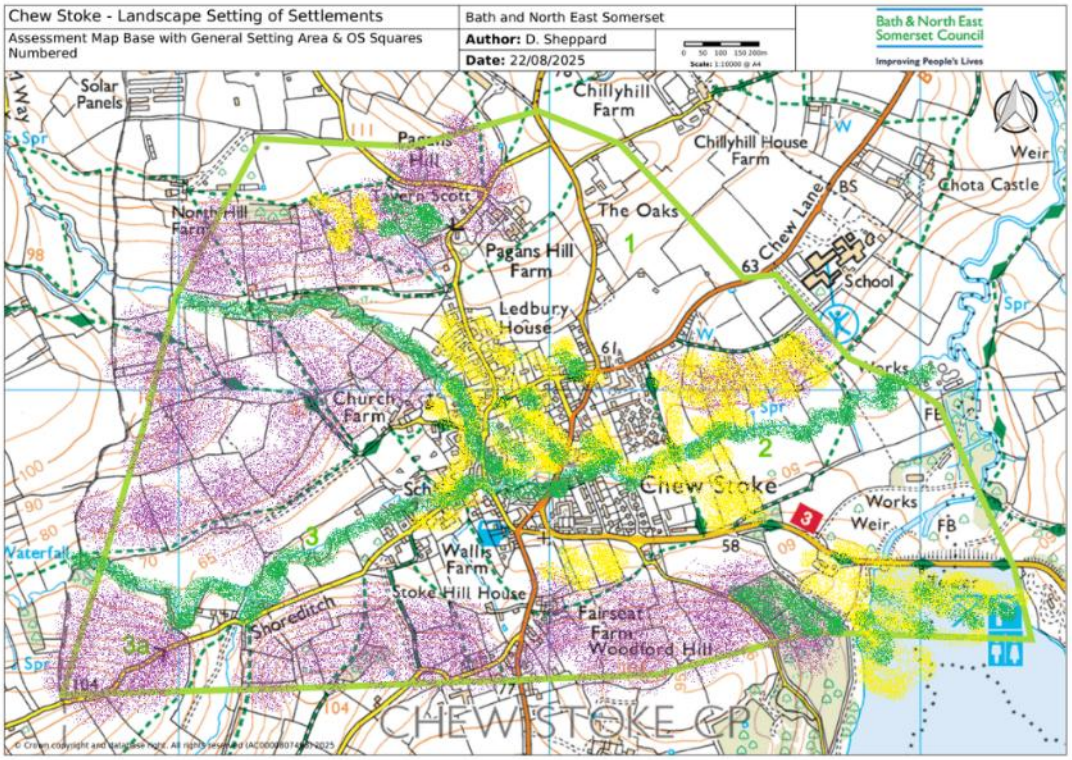

Chew Stoke - Landscape Setting of Settlements
Assessment Map Base with General Setting Area & OS Squares Numbered
Bath and North East Somerset
Author: D. Sheppard
Date: 22/08/2025
Bath & North East Somerset Council
Improving People's Lives
Solar Panels
Chillyhill Farm
Chillyhill House Farm
Pagans Hill
Tavern Scott
North Hill Farm
The Oaks
Pagans Hill Farm
Chew Lane
Chota Castle
Weir
School
Ledbury House
Church Farm
Chew Stoke
Works
Weir
Tower
Wallis Farm
Stoke Hill House
Fairseat Farm
Woodford Hill
Shoreditch
Waterfall
CHEW STOKE CP

Landscape Setting Area Assessment Form – refer to OS Square Assessment Map Chew Stoke				
OS Square	Setting Criteria Identify potential factors contributing positively to settlement form, character & identity, sense of place			Notes On areas of square lacking positive factors
	Natural Factors	Cultural & Human Factors	Visual & Perceptual	
1	None considered to contribute positively	• late medieval field pattern with a cluster of very small and narrow enclosed field strips with good hedgerows in south eastern corner of square on steep slope – part of adjoining area in square 2. • Village cricket club in corner of much larger arable field • PROW linking village to Chew Valley School runs beside the medieval strip field cluster	• None known	Generally flat agricultural land with a steeper sloping area running diagonally from SW to NE across the square and a small steeper slope running down towards the Strode Brook in the SE corner of the square. Feels disconnected from village with only very limited visual connection
2	• Varied landform. To the south of Walley Court Road is the rounded knoll of Woodford Hill and forming an important hillside backdrop to the southern part of the village. To the north of Waley Court Road is the floodplain of the	• Late medieval field pattern with a large cluster of very small and narrow enclosed field strips with good hedgerows running down to Strode Brook in north western corner of square	• Cultural associations relating to Chew Valley lake with many villagers having memories of the period of construction and effects on village. Some still remember the area before the lake	The southern and eastern side of Woodford Hill is entirely visually disconnected from Chew Stoke as is much of the agricultural land in the centre and eastern part of the square. It is difficult to justify

	Strode Brook and on the north side of the brook is the steeply sloping valley side rising up towards Chew Lane • Strode Brook SNCI a tributary of the River Chew. This is also well treed and, running through the village, it brings wildlife interest to the heart of the village • Woodland blocks on the eastern slopes of Woodford Hill	• Small area of Chew Valley Lake within the square - constructed in the 1950s with significant impact on the village from loss of familiar landscape close to the village to increase in work opportunities in the construction, to an influx of displaced residents, and most recently a much-loved recreation resource just down the road. • Two Rivers' Way runs through the village and then south down its eastern settlement edge to join Walley's Court Road and run east past Chew Valley Lake		inclusion as landscape setting area positively contributing to the village.
3	• Varied landform dominated by the steep valley sides of the Strode Brook valley and one of its tributaries running down off the much higher land to the west and south of the village. These slopes form an important backdrop to the village which nestles up against and into the lower parts of the valleys • Strode Brook SNCI and associated well-treed tributary. As for Square 2, the Strode Brook runs through the heart of the village bringing wildlife into its heart.	• Two Rivers' Way runs through the village in the north-eastern corner of the square • Excellent long distance and panoramic views from higher part of the hillsides on the western and southern part of the square • Late medieval field pattern with very irregular field shapes and varied hedgerows. • North-eastern quarter of the square is within the village. This is a very well treed area combining well treed gardens to larger properties, areas of orchard trees, the well treed Strode Brook, the churchyard, and the important Rectory	• Cultural associations relating to the presence of the brook running through the village are not all positive with the notorious 1968 flooding causing the death of a local resident	Only the southern side of the hills are excluded due to distance and visual disconnect with the village.

		Fields park in the centre of the village. This area contributes greatly to the character and sense of place of the village		
4	• Strong landform of steeply rising land to Pagan's Hill indented by a steep sided tributary stream valley. The village lies right up against the steep slopes and into the lower parts of the valley • Tributary stream is an SNCI & very well treed and there are a patchwork of small copses on the hillside linked by hedgerows • To the western side of the square is an extensive area of unimproved neutral grassland n steeper slopes of the hillside	• Late medieval field pattern continues in this square although fields are largely amalgamated away from the western hillsides • South eastern corner of square has the characteristic well treed large gardens described for Sq 2. • An area of fields on the south-facing hillside of Pagan's hill was left to the village by Brian Westerway (Westerway Fields and Cook's Meadow)	An area of fields on the south-facing hillside of Pagan's hill was left to the village by Brian Westerway (Westerway Fields and Cook's Meadow)	Very little of this square would be omitted – the vast majority contributes strongly to the village

Map with sketched Contributing Factors



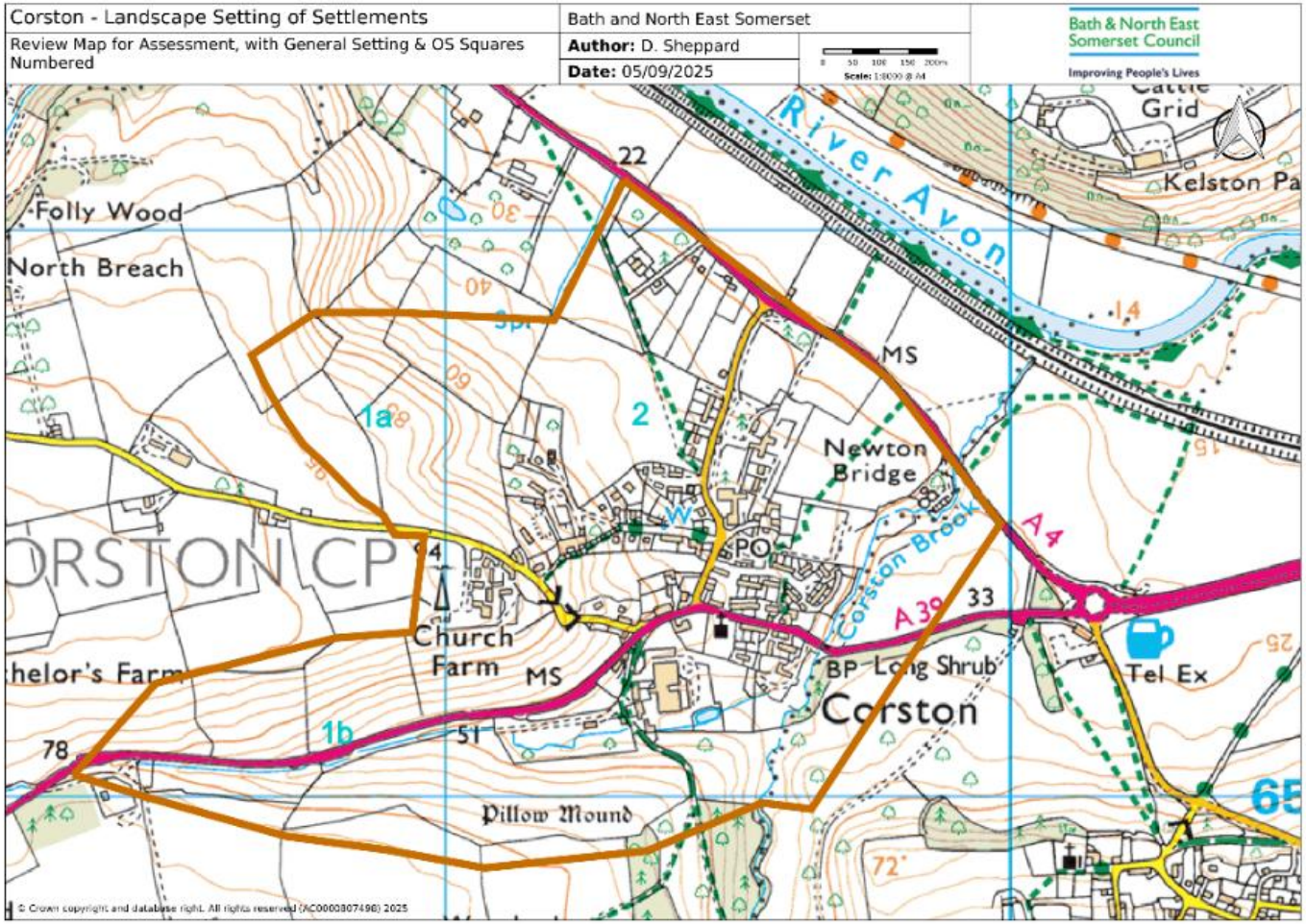
Green = natural factors (ecology, trees/woodland)

Purple = natural factors landform

Yellow = cultural/human factors

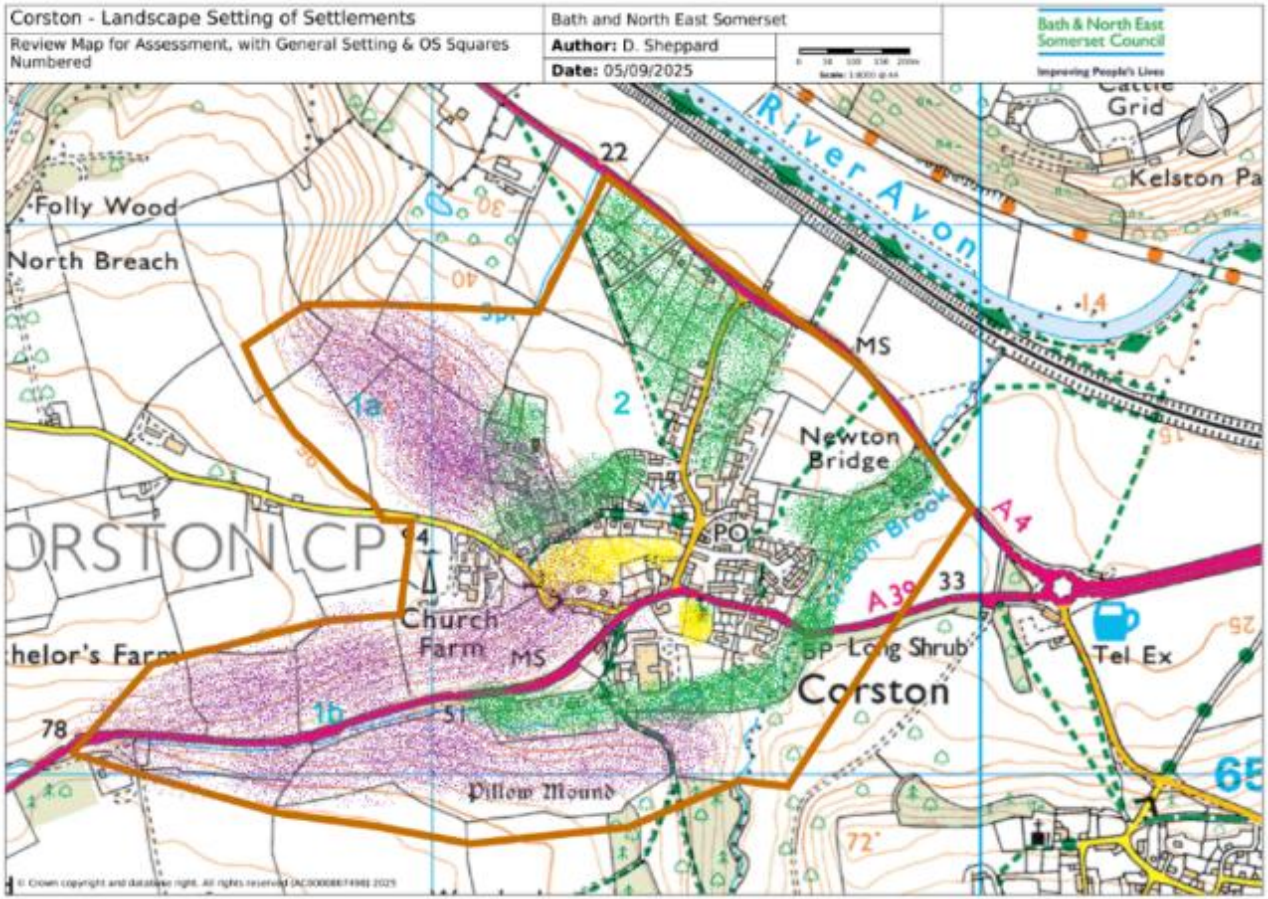
Settlement: Corston

Map with General Setting & OS KM Squares Around Settlement:



OS Square	Setting Criteria Identify potential factors contributing positively to settlement form, character & identity, sense of place			Notes On areas of square lacking positive factors
	Natural Factors	Cultural & Human Factors	Visual & Perceptual	
1a &1b	• Very steeply sloping landform forming valley side to River Avon (1a) and its tributary Corston Brook (1b). Skyline and Steep slopes – backdrop to village	• 1b - line of specimen tree planting along road in distinctive Duchy of Cornwall Tree Guards (NB: possibly marking an event?)	• Notable Steep slopes either side of A39 create strong visual entrance feature to village • 1a slopes from strong visual backdrop to village as viewed from Cotswolds escarpment	
2	• Continuation of very Steep slopes in Sq 1a &1b. • Skyline & Steep slopes backdrop to village • Wooded gardens of large properties both on steep slopes in west of square, and alongside the A4. These cumulatively contribute to woodland scrub habitat • Line of Well-treed Corston Brook SNCI	• Wooded / well treed large gardens to individual properties along A4 and also on steep slopes north-east of Church Farm & running into village core. These gardens include old orchard trees from the orchards surrounding the village in C19th and early C20th • Notable linear field, orchard on historical maps forms a distinctive medieval field remnant running into heart of village from Church Farm to west • Church and churchyard with distinctive trees beside A39 • Recreation Ground with distinctive tree line along brook	• As for Sq 1 – steep slopes on western entrance to village • As viewed from Cotswolds NL escarpment – steep slopes form distinctive visual backdrop to village and the identified well-treed gardens are a strong visual feature	• Areas of relatively flat, currently arable fields either side of A4 and also between the steep hillside and the individual properties along the A4 with no clear visual or other positive relationship to village • Areas of flat of gently sloping farmland to east of Corston Brook have no visual or other positive connection with village

Map with sketched Contributing Factors



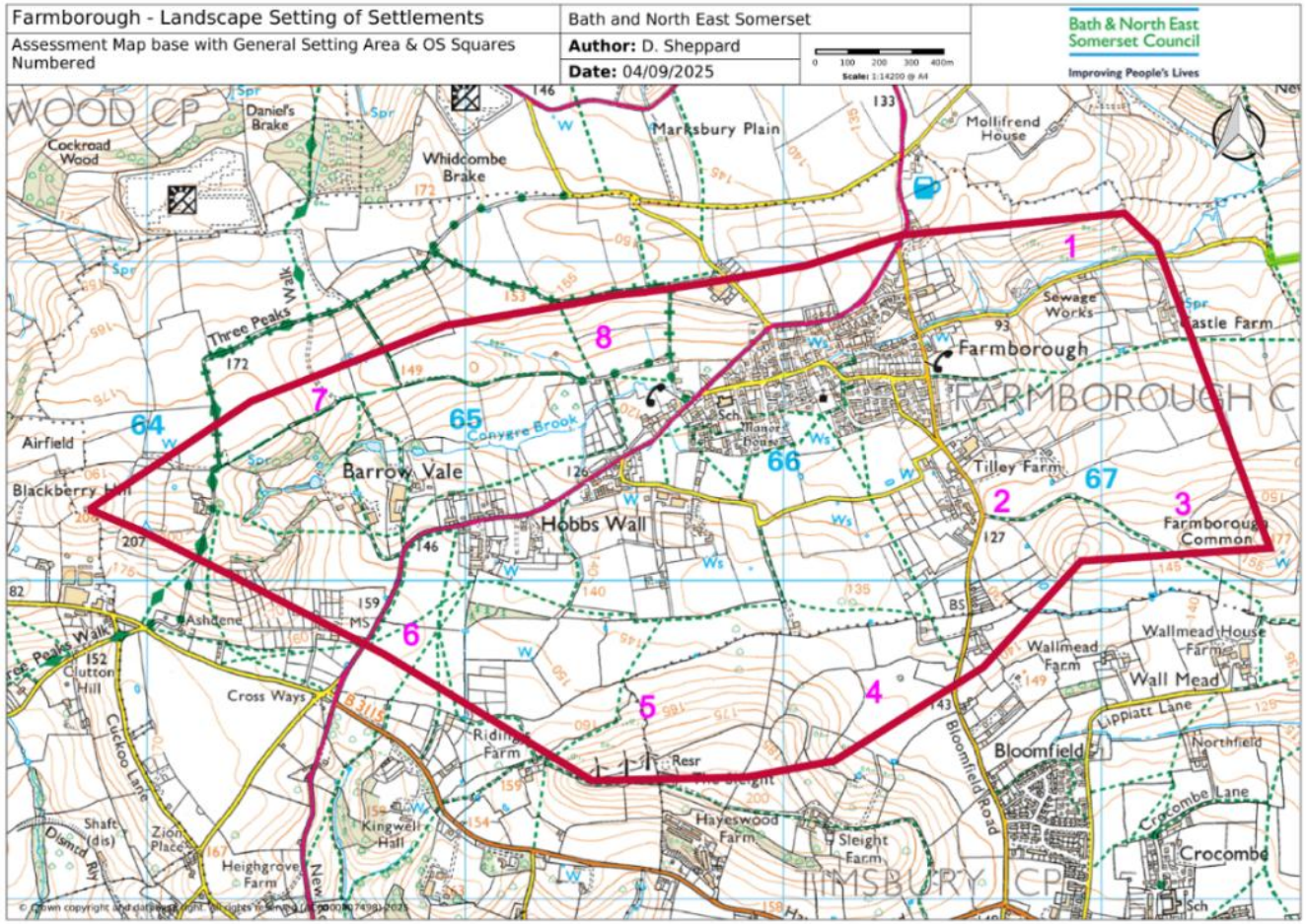
Green = natural factors (ecology, trees/woodland)

Purple = natural factors landform

Yellow = cultural/human factors

Settlement: Farmborough

Map with OS KM Squares Around Settlement:



OS Square	Setting Criteria Identify potential factors contributing positively to settlement form, character & identity, sense of place			Notes On areas of square lacking positive factors
	Natural Factors	Cultural & Human Factors	Visual & Perceptual	
1	This small, included section of the OS square comprises a steep slope forming the northern side of the Conygre Brook valley. This forms part of a very distinctive and strongly undulating landform on the eastern edge of the village east of Bloomfield Road and described in Squares 2 & 3.	• None	• Part of Very steeply sloping and undulating Conygre Brook valley – strong visual feature seen from PROW and edge village	
2	• Much of the village is set within Square 2 and largely within its north-west quadrant where the landform of the Conygre Brook Valley is relatively simple and the south side of its valley is gently sloping or flat. Elsewhere in the square and particularly in its eastern half, the landform is much more complex, and the Conygre Brook valley is much more undulating, steep-sided, and indented and is very typical of the complex landform of its Landscape Character Type (LCT 5 – Limestone	• Historic landscape characterisation mapping digital version has been damaged and currently shows the Conygre Brook valley in eastern part square as large-scale utility landscape – more likely late medieval enclosure of open field systems or medieval or earlier enclosure of rich wet grassland as is all the remaining agricultural land in the square. There is a small clustering of very narrow enclosed strip fields in the south-centre of the square. Some field amalgamation has occurred.	• Field south of church has views across to The Sleight hill to the south and also to Farmborough common to the South east which is a distinctive rounded hill with a tree on top and a local landmark also viewed from a number of village locations	Much of the agricultural land south of the village is relatively flat with not distinctive landform features of note and no strong positive cultural / human or visual/perceptual contributions with the exception of the field adjacent to the church which has relevance as setting to the church as well as a local informal recreational focus.

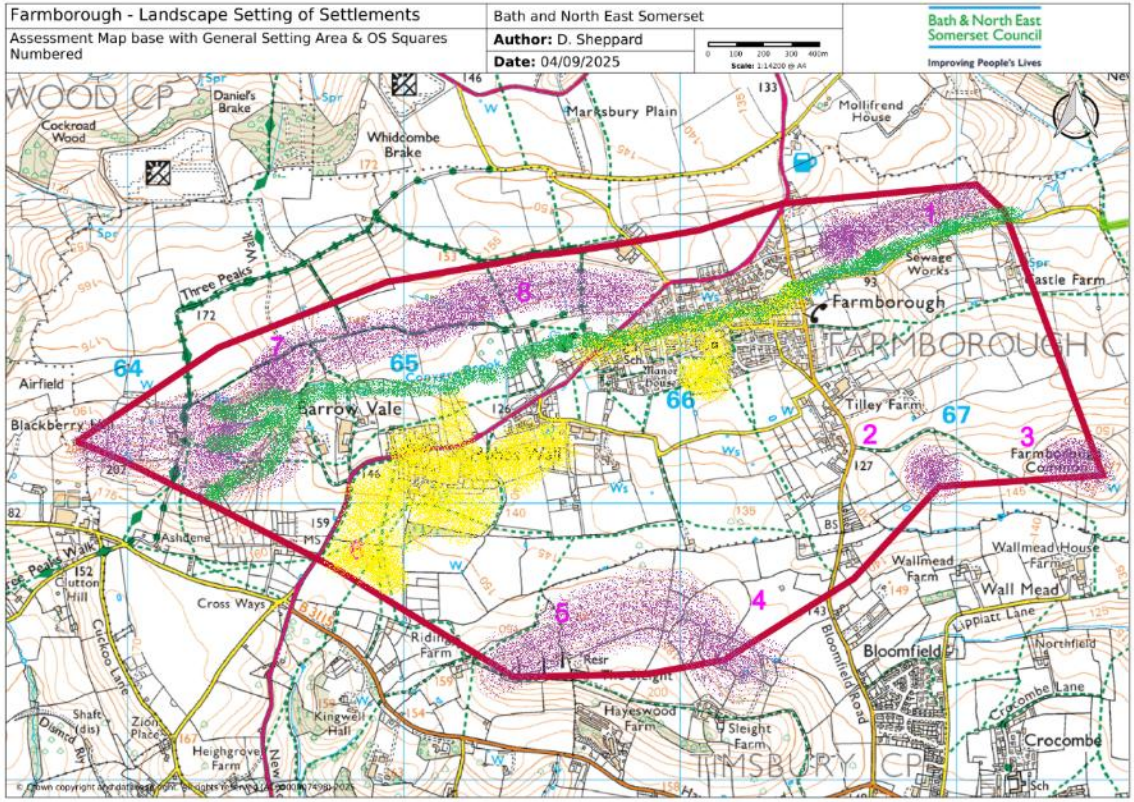
	Plateau and Brook Valleys). In the SE corner of the square, is one of the distinctive rounded hills highly characteristic of the landscape type. • Conygre Brook is a SNCI. Brook runs through centre of village in Sq 2 and then out into enclosed steep-sided valley. Well treed either side of village. Important to history of development of village and provides wildlife interest today.	• Strong association of village development with Conygre Brook which in part completely integrated into street scene and as a narrow stone channel bridged across to access properties • Church & tower is village landmark in centre of village. UP until mid C20th, church was on edge of village, but development has now extended southwards leaving a large field immediately south of the churchyard connecting it still with the countryside to the south. This field is criss-crossed by paths and is a well-used local walking area		
3	Rounded hill of Farmborough common and its tree is a notable landmark in the south of the square. A third rounded hill (Priest's Barrow) is located in the north-east corner of the OS square but this is some distance away and is visually disconnected from the village	None known	Farmborough Common local landmark viewed from a number of places in the village on higher ground and also from the southern and eastern edge of the village and the field next to the church.	The majority of this square is some distance from the village and visually disconnected apart from the rounded hills.
4	The eastern end of the distinctive, elongated hill, The Sleight lies in the included part of OS Square 4 with the majority of the hill within OS square 5	Miners's path crosses the farmland west to east in the square linking between the miner's cottages at Hobb's Wall and the Timsbury mine	The Sleight forms a distinctive containing visual horizon as viewed form the southern edge of the village. Its distance from the village mean that it does not contribute to the identity and	Apart from The Sleight this is mostly a relatively flat, relatively sparsely treed agricultural landscape at some distance from village

			character of the village but is a local landmark.	and with no strong contributary factors.
5	Distinctive, elongated hill, The Sleight lies to south of Sq 5.	Miners's paths cross the farmland in the north part of the Square primarily linking between the miner's cottages at Hobb's Wall and the mine at Timsbury	The Sleight forms a distinctive containing visual horizon as viewed form the southern edge of the village. Its distance from the village mean that it does not contribute to the identity and character of the village but is a local landmark.	Apart from The Sleight this is mostly a relatively flat, relatively sparsely treed agricultural landscape at some distance from village and with no strong contributary factors.
6	There are no landform features in the included part of the OS square which could be said to make a positive landscape contribution to the village	See notes under visual and perceptual for cultural associations with mining. Primary feature of Sq 6 is the number of miners' paths crossing the field south of Hobb's Wall	Strong cultural associations with mining illustrated in Farmborough not by a coal mine itself but by the development of the hamlet of Hobb' Wall from the C18th as a focus for local miners – over 50 cottages at one time with shop and pub; and also a plethora of miner's paths, still in existence linking between Hobb's Wall, local mines, and the main village	Apart from the cultural associations of the Hamlet of Hobbs Wall with mining and the plethora of miners' paths which are a notable feature, distance means the square is visually disconnected with the main village and no other contributary factors were found
7	NB: Its distance from main village means that this area is largely visually disconnected and thus makes little landscape contribution apart from the longer distance views from the western end of the village towards the steep wooded slopes and rounded hill tops of Blackberry Hill. It is noted that this landscape	None known	None known	See comments under natural factors re distance from village and visual ' landscape disconnect precluding positive contributions to main village.

	is very close to Hobb's Wall however. • Steep and indented slopes of Blackberry Hill • Source of Conygre Brook SNCI with three tree-lined streams rising on the slopes			
8	• Tree-lined Conygre Brook SNCI runs west to east through the OS Square. • Hillside forming northern valley side to Conygre Brook and running down from undulating plateau area to the north. This slope runs west to east through OS Squares 7, 8 and 1 and is cut through by the A39 at the eastern end of Square 8. To the south-east of the A39 (in OS square 1), this slope has long been developed. The slope in Sq 8 is some distance from the village and does not form a strong feature which contributes to the village itself. • The tree-lined Conygre Brook lies in an area of flat flood plain to the north of the A39 and is designated as SNCI	• Continuity of Conygre Brook either side of and through the village as a dominant feature relating to the landscape of the village and its local distinctiveness and sense of place • The Hamlet of Hobb's Wall which developed as a focus for local miners has retained a distinctive physical separation from the main village over time even with some more recent development along the A39 • Trees don't feature prominently in and around the village but there are two distinctive tree lines along the A39 between Hobb's Wall and the main village, one on the south side of the A39 forming part of the well-treed grounds of large property. • Small area of remaining narrow enclosed medieval strip fields with excellent tall hedgerows retain a physical	• Strong cultural associations with mining illustrated in Farmborough not by a coal mine itself but by the development of the hamlet of Hobb' Wall from the C18th as a focus for local miners – over 50 cottages at one time with shop and pub; and also a plethora of miner's paths, still in existence linking between Hobb's Wall, local mines, and the main village • Tree-lined A39, a notable visual entrance feature to village	The development of the village through history has kept its northern boundary extent as the A39 with the village itself set down and contained below the A39 in the shelter of the valley of the Conygre brook with its steep south-facing slopes running down from the main road. This has led to a real visual and cultural disconnect between the main village and the higher land immediately to the north of the A39. To the south west of the main village in the gap between the village and Hobbs Wall there is much more visual connection between the scattered development along the A39, Hobb's Wall hamlet, and the wider countryside

		and also wildlife connection with the past.		including especially the Conygre Brook and the quite steeply rising ground to the north. However the hillside is at some distance and has no strong positive connection to the identity, character and sense of place of the village

Map with sketched Contributing Factors



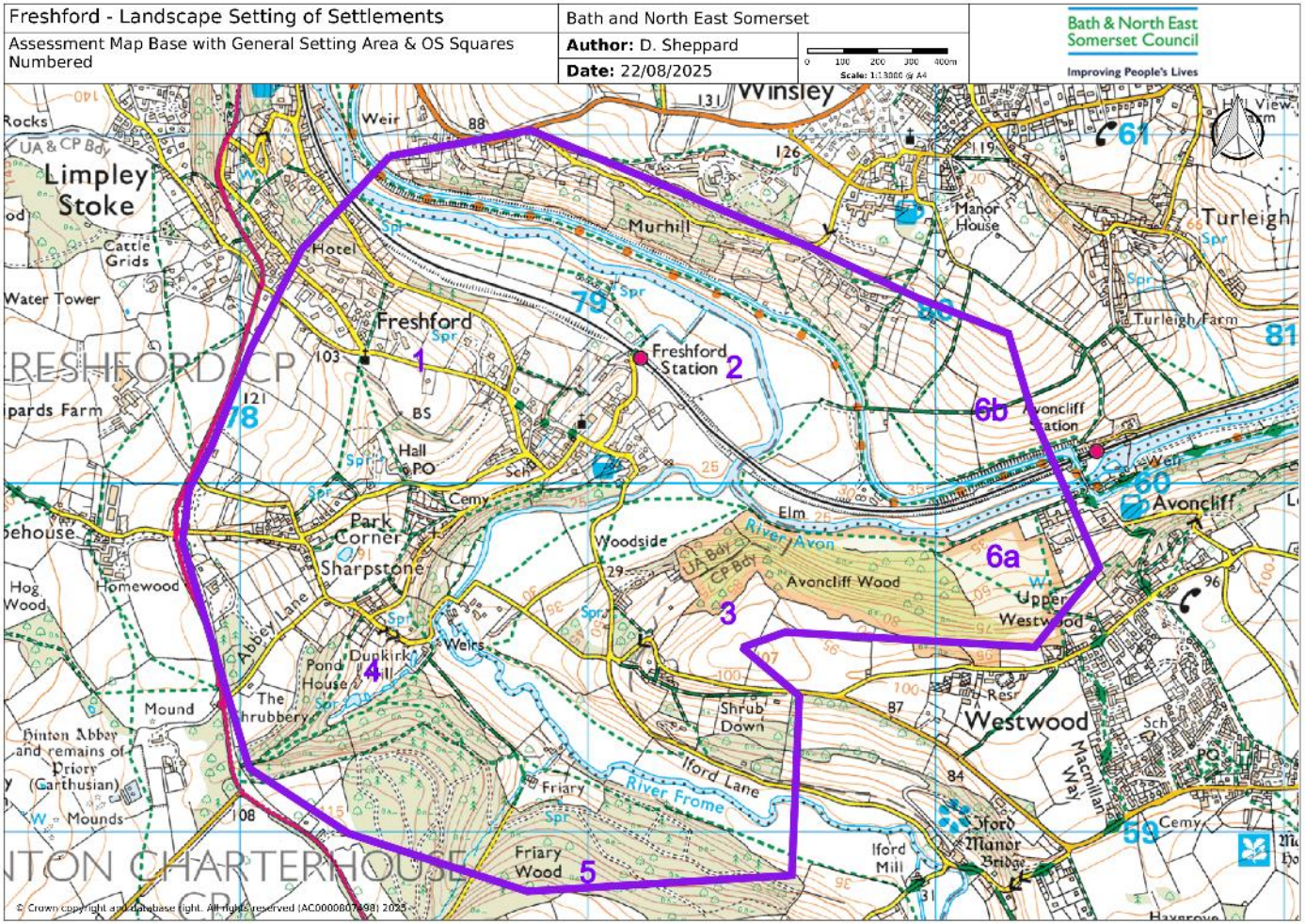
Green = natural factors (ecology, trees/woodland)

Purple = natural factors landform

Yellow = cultural/human factors

Settlement: Freshford

Map with General Setting & OS KM Squares Around Settlement:



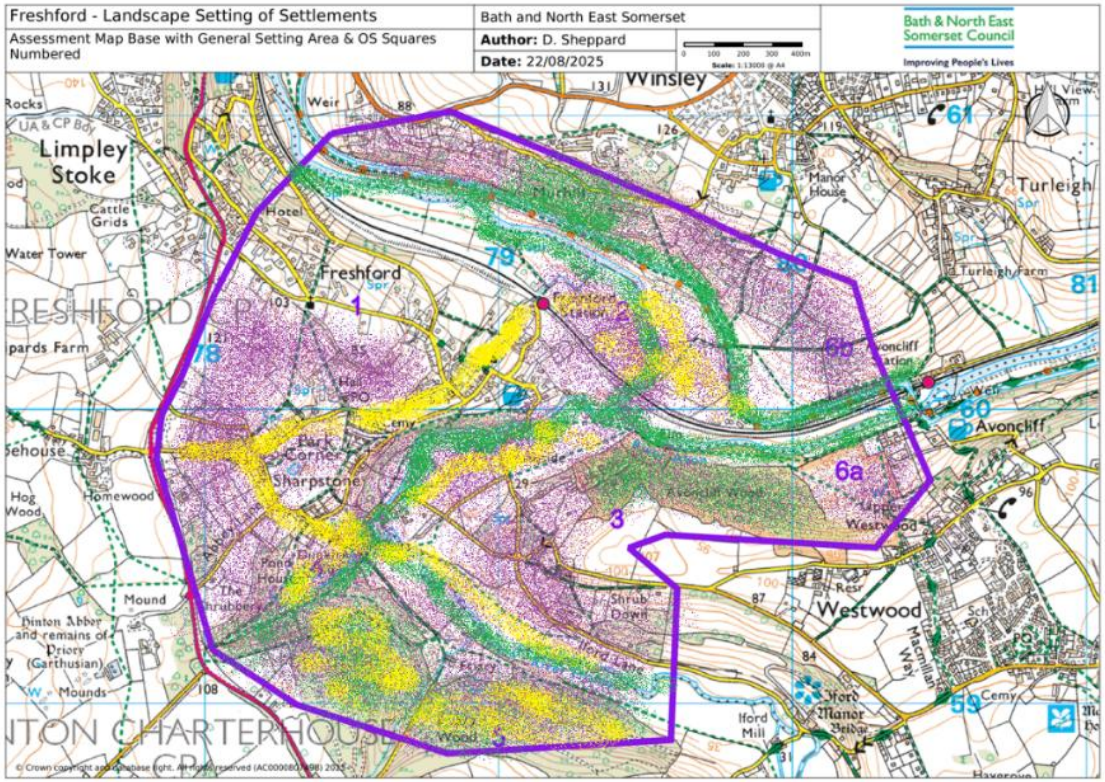
	Setting Criteria Identify potential factors contributing positively to settlement form, character & identity, sense of place			Notes On areas of square lacking positive factors
	Natural Factors	Cultural & Human Factors	Visual & Perceptual	
1	• Very prominent landform feature forming a promontory visually and physically separating the valleys of the River Avon and the River Frome. • Northern valley side of River Avon – very steep • Very small northern section of distinctive low ridge forming "bridge" between Sharpstone and Freshford • Extensive woodland on northern valley side of River Avon • Valley feature and narrow ridge top in heart of Freshford between The Old Brewery and the Church, well treed overall. NB boundary between Wiltshire and B&NES runs across this square with Freshford village being located immediately on the south side of the boundary	• Well-treed gardenesque area including Freshford Manor and The Old House both with gardens listed in the 2011 Avon Gardens Trust register of parks and gardens; St. Peter's church and churchyard; The Old Brewery and its landmark chimney; associated green space. • Late medieval field pattern with significant field amalgamation on the extensive steep slopes of the valley sides of the River Frome to the west / south-west of the village and rising to the A36.	• Part of visually important, steep undeveloped hillside backdrop to village which extends all around village and contains it – highly distinctive landscape • Main hillside promontory and R. Frome valley side is relatively lacking in trees but there are some notable hedge lines and particularly notable induvial trees, one in particularly being visible on the hillside on a hedge line from a number of places in the village • Views from Churchyard over well-treed and gardenesque area between church and Old Brewery and landmark chimney, including parts of large gardens – Freshford Manor etc	Area of square in Wiltshire with no visual connection to village or any visual or landscape factors contributing to village

2	• River Avon in its floodplain – Railway line on embankment visually blocks and physically isolates half of the floodplain from village • River Avon SNCI • Very Steep northern Avon valley side • Extensive native woodland and scrub / scrubby woodland on valley slopes within Wiltshire. Area of pasture on slopes has very tall, thick hedgerows	• Medieval enclosure of rich, wet grassland has field amalgamation & poor hedgerows • Floodplain meadows are popular walking area for both locals and visitors from further afield – in this OS Square the B&NES area is not accessible but there is access under the railway line to the Wiltshire fields • Kennet & Avon Canal on Wiltshire side of floodplain	• Strong visual relationship between village and surrounding valley sides – high scenic quality	
3	• A distinctive and relatively narrow promontory landform created by the rivers Avon and Frome cutting through the limestone plateau and the R. Frome merging with the R. Avon on a meander. • Northern slope of promontory heavily wooded with Avoncliff Wood. Southern slope has a mosaic of small woodland, scrubby woodland, scrub and grassland • Small sections of R. Frome and Avon floodplains at base of slopes	• Western end of promontory has distinctive large C18th(?) property in parkland with many parkland trees • Floodplain criss-crossed by PROWs and important recreational destination	• Entire landform, woodland and parkland and historic property have high scenic value and contribute to the overall dramatic landscape setting of the village. • The deep and enclosed yet large scale valleys of the Frome and Avon have created long distance funnelled views right across to the Westbury White Horse (views along the Frome) and more widely to Salisbury Plain. The white horse can be clearly seen from Sharpstone.	

4	• Whole OS square is dominated by the continuation (from sq 1) southwards of the extensive, steep, undulating and indented valley sides of the Rivers Avon and Frome • Southern half of slope is dominated by the large-scale Friary wood ancient woodland SNCI. The northern half of the slope has the appearance of a well treed landscape provided byt a mix of strong hedgerows, copses, tree lines along lanes, and the well treed grounds of properties. • Eastern part of OS square is the floodplain of the River Frome. The valley and floodplain of the Frome curves on a large-scale meander north-eastwards to join the River Avon. The river itself meanders gently across the floodplain.	• The development of Freshford is dominated by the rivers and tributary streams in their steeply sloping valleys. This has provided the water to drive the woollen mills and the wool trade. In this square are the converted Freshford and Dunkirk mills with their associated mill leats and ponds. • The linked settlements of Freshford and the smaller hamlet of Sharpstone have developed on the lower slopes primarily, and along lanes following tributary stream indentations into the valley-side (Sharpstone). There is an intimate relationship between built form and landform. • A narrow low ridge line which runs between Sharpstone and Freshford village core has always remained free of development and is now designated a village green which celebrates both the separation and the connection between the two settlements • Late medieval enclosure field pattern of small and irregular shaped fields for a patchwork	• Continues the visually important backdrop to the village of high scenic quality • Long views from Sharpstone along the Frome Valley to the Westbury White horse and generally from the hillside there are spectacular long and medium distance panoramic views across the valley landscapes • Strong cultural associations between the settlements, water and the woollen trade	.

		landscape on the slopes with strong hedgerows • Friary Wood and the floodplain here are both important recreational areas		
5	The number 5 on the map is purposely placed on the boundary of two squares to pick up a smaller area of Friary Wood at the top of the steeply sloping landform continuing from Sq 4.			

Map with sketched Contributing Factors



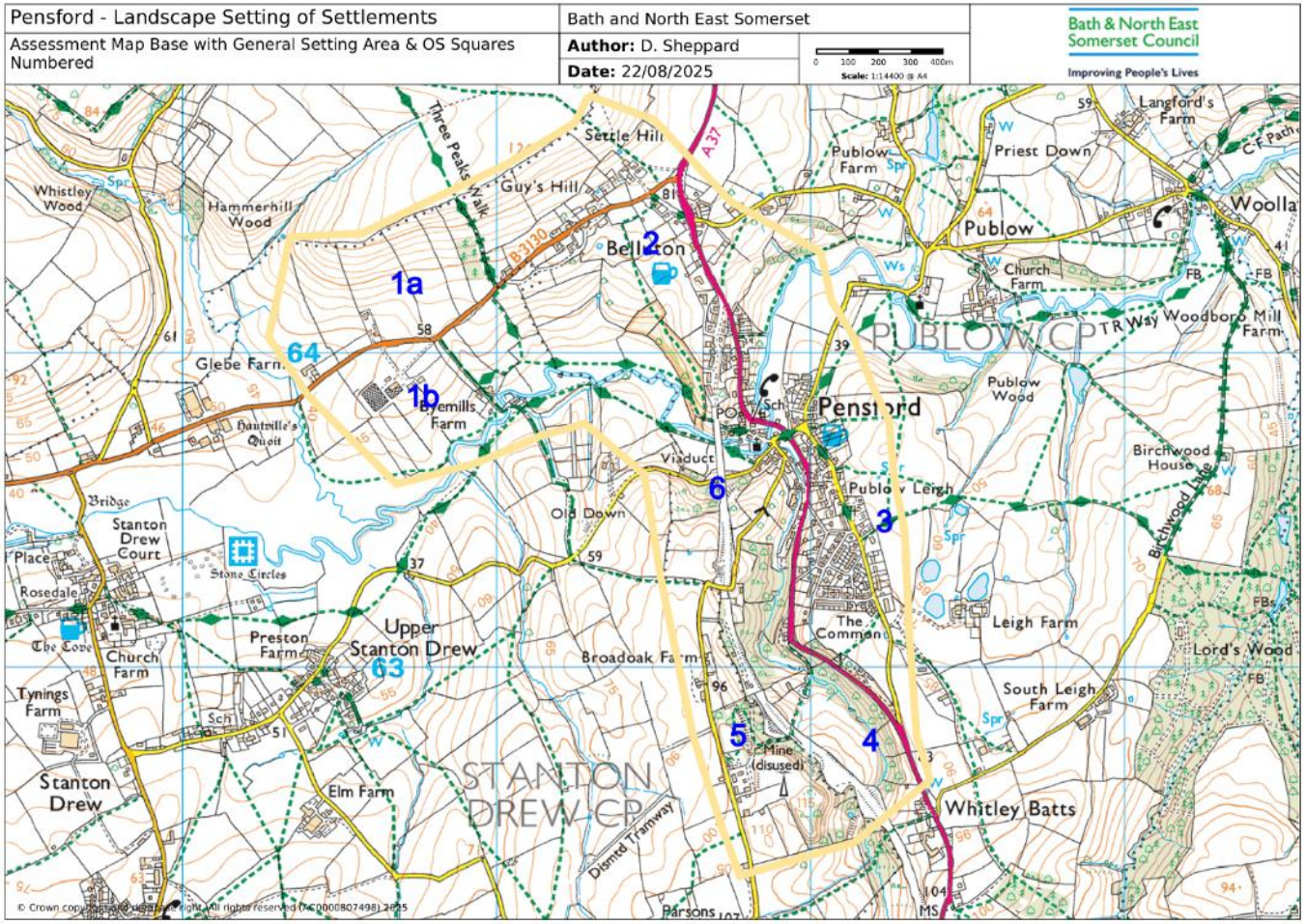
Green = natural factors (ecology, trees/woodland)

Purple = natural factors landform

Yellow = cultural/human factors

Settlement: Pensford

Map with OS KM Squares Around Settlement:



	Setting Criteria	Notes

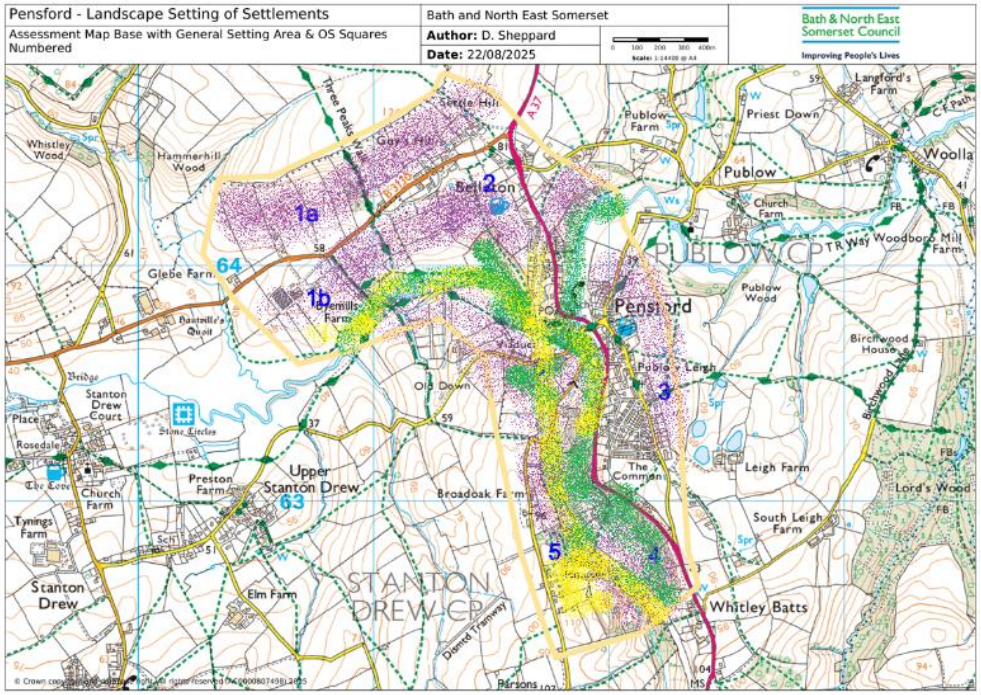
OS Squares	Identify potential factors contributing positively to settlement form, character & identity, sense of place			On areas of square lacking positive factors
	Natural Factors	Cultural & Human Factors	Visual & Perceptual	
1a &1b (small parts of adjacent squares)	• 1a forms a steeply sloping section of the complex valley-side landform of the River Chew with 1b forming the shallower lower slopes of the same landform. A part of more extensive steep and dramatic valley landform which provides the landscape backdrop and context for the development of the village	• Largely late medieval enclosed open fields retaining much of that pattern with some narrow and linear fields retaining the strip pattern.	• Part of visually important, steep undeveloped hillside backdrop to village created by the valley of the River Chew and its tributary, Salter's Brook. The combination of steep enclosing slopes, flood plain and confluence of the river and tributary, and coal-bearing geology come together to dominate the development of the settlement and its current form, character & sense of place.	
2	• As for Sq 1, steeply sloping section of the complex valley-side landform of the River Chew. A part of more extensive steep and dramatic valley landform which provides the landscape backdrop and context for the development of the village • Section of small, wooded area on very steep slope	• Late medieval enclosed open fields retaining much of that pattern with some narrow and linear fields retaining the strip pattern. • Combination of well treed hedgerows, well treed grounds to larger properties and the woodland give the slopes an overall well-treed feel	• Part of visually important, steep undeveloped hillside backdrop to village created by the valley of the River Chew and its tributary, Salter's Brook. The combination of steep enclosing slopes, flood plain and confluence of the river and tributary, and coal-bearing geology come together to dominate the development of the	

	beside the end of Pensford viaduct. Combination of well treed hedgerows, well treed grounds to larger properties and the woodland linking to the viaduct give the slopes an overall well-treed feel • Small area of the enclosed flood plain of the River Chew in SE. corner of square		settlement and its current form, character & sense of place. • Small area of floodplain coming right into village and visually prominent from right at the heart of the village as the A37 crosses the river. Key part of the landscape context of the village	
3	• Narrow strip of undeveloped green slopes of Salter's Brook valley, running up to a skyline separating Salter's Brook from the wider Chew Valley beyond to the east	• C20th development has extended here on the higher shallow slopes bordering and in places impinging on the skyline between Salters Brook valley and the main Chew Valley	• Whilst the C20th development has largely stayed within the Salter's Brook valley continuing the earlier patterns of development, there is a line of housing right on the skyline which is intermittently visible from the wider Chew valley to the east bringing both light spill and slightly jarring visual intrusion into this highly rural and undeveloped landscape	Small excluded area on the southern side of the developed are in square 3 where the landform is flat and does not contribute to skyline hillside or in any other strongly positive way to the overall village context
4 & 5	• The western side of Sq 4 and the eastern side of Sq 5 contain the steep-sided and enclosed valley of Salter's Brook • Coal measures here led to the development of Pensford Colliery	• The A37 follows the line of the valley and entering Pensford on the A37 from Chelwood Roundabout to the south, the landscape changes at Whitley Batts from the open and gentle upper slopes of the Chew Valley to the much more	As recently as the 1980s the tipped area was seen as a bare grey elongated batch. Southern entrance along the A37 is through a highly distinctive landscape which contributes	

	• Mosaic SNCI habitat of woodland, scrub and grassland	enclosed, steeply sloping and wooded landscape of Salter's Brook. From the A37 the mostly wooded valley is seen mainly to the left and includes the now largely wooded and extensive area of coal batch which has modified the upper valley sides of the western side of the brook. • Pensford colliery developed on flatter land and upper slopes of the west side of Salter's Brook, building, now converted remain as does the now wooded batch. • The Bristol and North Somerset railway which ran through the western side of the valley and the mine, is now part of the woodland area and barely detectable in the landscape.	strongly to the distinctiveness of Pensford and its mining past.	
6	• The eastern side of Sq 6 continues the Salter's Brook Valley landform northwards from Sq 5 with the same characteristics. • Mosaic SNCI habitat of woodland, scrub and grassland as for Sq 5 • River Chew SNCI • Along the northern edge of the square the higher landform drops steeply down into the River Chew	• As for Sq 5 although the colliery batch did not extend into this square. The Bristol and North Somerset railway takes on more importance in this square, becoming Pensford viaduct to span across the Chew Valley floodplain. • The heart and centre of the village lie in this square with development on lower slopes largely outside the floodplain, where Salter's Brook joins	• The steep slopes of the river valleys in the northern and eastern parts of the square are key enclosing visual and Landscape backdrops to the village. • Pensford viaduct is a key important landmark dominating the village and forming a built-form component of the dramatic natural backdrop of enclosing	

	floodplain and the confluence of Salter's Brook with the R. Chew right in the heart of the village	the River Chew and the A37 crosses over beside the confluence and continues northwards. • The River Chew floodplain is a well-used recreational area for locals as well as drawing people from Bristol and Bath to this distinctive landscape and the Pensford viaduct landmark	valley sides on the west side of the village	

Map with sketched Contributing Factors



Green = natural factors (ecology, trees/woodland), Purple = natural factors landform, Yellow = cultural/human factors