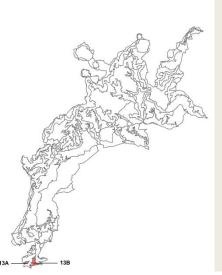


Character Areas

Key Features

- 13A Paulton and Peasedown St John Ridge
- 13B Hinton Charterhouse Plateau



- **Gently undulating open plateau** representing small sections of more extensive plateau and ridge landscape that extend beyond the AONB boundary to the south.
- Expansive long distance views across the open plateau to distant hills and immediate surrounding valleys emphasise their relatively exposed and elevated character.
- Generally equal distribution of arable and pastoral land occupies medium and occasionally large sized geometric fields indicating enclosure age landscape.
- Fields generally enclosed by hedgerows with mature hedgerow trees contrasting to areas of Dip-Slope and Dip Slope Lowland where dry stone walls are more prevalent.
- Sparse woodland cover of small farm woodlands and shelterbelts limiting the sense of enclosure.
- Limited areas of species rich grassland on the fringes of the landscape type extending down steep slopes of the adjacent valleys.
- Sparsely settled with little settlement beyond isolated farmsteads gives the landscape a remote rural character.

- Communication routes principally limited to minor roads connecting small settlements and farmsteads adds further to the landscape's rural character.
- Limited number of archaeological remains, although their presence verifies the long history of settlement and use of the area.



Summary description

Located immediately to the south of Bath on the southern fringe of the AONB, these small areas of undulating plateau landscape are fragments of a broader area of Low Limestone Plateau that extends south and west towards the Mendips. The plateaux are open in character, with expansive views to distant hills and into the surrounding valleys. Pastoral and arable fields exist in equal measure. Fields are generally medium-sized and mainly enclosed by hedgerows with mature hedgerow trees. A sparse woodland cover contributes to the overall sense of openness. Small settlements, scattered farmsteads and individual dwellings are connected by a network of minor roads. The dominance of the sky means that elements such as masts and pylons are highly visible. Likewise some large modern farm buildings that look out of place due to their size, materials and design.

Landscape Sensitivity

Despite its agricultural character the wide, elevated, gently undulating plateau landscape retains a strong sense of remoteness contributing to its high sensitivity. Wide panoramic views, a high degree of inter-visibility and limited woodland cover also increase the sensitivity of the landscape, particularly to large scale development or schemes that may introduce tall vertical elements.

The Low Limestone Plateau contains a number of prehistoric monuments including funerary monuments and defensive enclosures dating to the Saxon period. These are an important component of the landscape and highly sensitive to developments that may affect their landscape setting and material remains.



Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
New Development		
13.1 Development and expansion of settlements onto the Low Limestone Plateau including residential, industrial and leisure etc.	 Intrusion of expanded settlement fringes into the landscape. Degradation of views from and across the Low Limestone Plateau Proliferation of suburban building styles, housing estate layout and materials and the introduction of onamental garden plants and boundary features. Upgrading of minor roads and lanes associated with new development and the introduction of suburbanising features such as mini roundabouts, street lighting, Highway fencing, kerbs and traffic calming measures Introduction and accumulation of lit areas and erosion of characteristically dark skies. Potential loss of archaeological remains and historic features. Loss of archaeological and historical features, field patterns and landscapes. Interruption, weakening or loss of the historic core of the settlements and the historic context in how they have expanded, especially the importance of the relationship between the historic core of the settlement and surviving historic features such as churchyards, manor houses, burgage plots, historic farms, pre-enclosure paddocks and closes 	 Maintain the open, sparsely settled character of the Low Limestone Plateau by limiting new development to existing settlements. Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillisides. Ensure new development is proportionate and does not overwhelm the existing settlement. Ensure that new development does not adversely affect settlement character and form. Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views. Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement Control the proliferation of suburban building styles and materials Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style). Adopt measures to minimise and where possible reduce light pollution Retain existing trees, dry stone walls, hedges et as part of the scheme for green infrastructure and to reflect the former landscape, historic field patterns etc. Ensure new development is integrated into its surroundings and does not interrupt the setting of existing settlements. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place. Ensure the density of new development reflects its location relative to the 'core' of the settlement and its proximity to the surrounding rural landscape Avoid d



	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
13.2	Isolated development such as new	 Visual intrusions introduced to the landscape 	 with surviving historical features. Ensure the historic character and context are included in Neighbourhood Plans Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network. Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements Avoid isolated development, that will intrude negatively into the landscape
	single dwellings and conversion of farm buildings that might compromise rural landscape character and dispersed settlement patterns, including farm buildings converted to residential use.	 Visual initiation of the sparse settlement pattern of the Low Limestone Plateau Introduction of 'lit' elements to characteristically dark landscapes. Upgrading of minor roads and lanes in areas of new development and introduction of suburbanising features such as gateways, kerbs, and lighting. Loss of tranquility and sense of seclusion. Suburbanisation and domestication of agricultural landscape by the introduction of gardens e.g ornamental garden plants and boundary features, parking areas, lighting, and conversion of tracks to manicured drives and ornamental gateways Appearance of 'mini parklands' out of context with the surrounding landscape Appearance or extension of stables and 'white tape' field boundaries for horses and ponies (see 13.6 below) Damage to road verges and roadside hedges and walls and the creation of informal passing places 	 Avoid cannot be successfully mitigated. Conserve areas of dark skies Oppose new housing on the Low Limestone Plateau (unless special circumstances apply in accordance with Paragraph 55 of the NPPF and development conserves and enhances the AONB as required by the CRoW Act 2000 Avoid conversion of isolated farm buildings Conserve the distinctive rural and dispersed settlement pattern. Restore existing stone farm buildings and structures in preference to new built development. When restored or converted to new uses, buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented Maintain the sense of openness and consider the impact of built development, including cumulative development on views across and from the Low Limestone Plateau Control the proliferation of suburban building styles and materials. Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs and traditional fruit varieties, whilst discouraging large alien tree species such as eucalypts and conifers and inappropriate cultivars of native species, particularly on fringes of open countryside. Respect traditional position of agricultural buildings and their relationship to the surrounding land Introduce vehicle weight restrictions to prevent damage to verges and roadside boundaries.
13.3	Conversion of traditional farm buildings to new uses Deterioration in condition of vernacular farm buildings	 Erosion of distinctive features and loss of Cotswold character. Domestication or industrialisation of existing agricultural vernacular and character Suburbanisation of the agricultural landscape by the introduction of gardens e.g. ornamental garden plants and boundary features, parking areas, lighting and conversion of tracks to manicured drives and 	 Conserve vernacular farm buildings for their own sake and/or by developing other options for their use whilst retaining their agricultural character Where converted to new uses buildings must retain their historic integrity and functional character. Sound conservation advice and principles must be sought and implemented



	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
		 ornamental gateways Loss of locally historic features and erosion of the integrity of the historic landscape Loss of historic features/character of distinctive buildings if converted to uses requiring inappropriate interventions to historic fabric and form. Loss and erosion of Farmstead Character and how the buildings relate to the surrounding agricultural landuse and landscape Decline in quality of landscape 	 New uses should not prejudice the effective operation of the farm enterprise. Avoid inappropriate new uses that necessitate excessive loss of original historic features or introduce elements that expand domestication or industrialisation Discourage the conversion of farm buildings to a function with a limited life span and seek to prevent follow-on conversions e.g. for housing. Respect traditional position of agricultural buildings and their relationship to the surrounding land. Stabilise historic buildings and undertake localised scrub and woodland clearance to enhance their landscape setting and increase the contribution they make to landscape character Ensure best practice is followed for the protection of species associated with farm buildings e.g. bats Promote examples of good practice.
13.4	Solar Farms	 Industrialisation of the rural landscape Change of character due to colour and texture and heliographic glint Loss of seasonal change in the landscape Loss of characteristic open and exposed landscape Damage to and loss of landscape features such as dry stone walls Impact of supporting infrastructure such as buildings, cables, roadways, security fencing, CCTV masts and lighting. Concealment of geomorphological or archaeological features Decline in quality of landscape 	 Promote examples of good practice Prevent proposals for solar farms that will impact negatively on landscape character and/or intrude into views Ensure a comprehensive LVIA is undertaken (including potential cumulative effects) Avoid proposals that will result in the loss or harm to landscape features such as walls Ensure a glint/glare assessment is undertaken to determine the heliographic impact on receptors. Reduce landscape impact with appropriate screening Bury cables underground and seek opportunities to bury existing overhead cables Keep supporting infrastructure to a minimum and ensure it is in keeping with landscape character. Ensure removal and restoration on temporary construction access. Avoid the inclusion of any security lighting proposals Seek appropriate landscape enhancement to field boundaries and margins within solar farm development proposals. Promote the use of roof space for photovoltaic panels particularly on modern farm buildings
13.5	Introduction of vertical elements such as communication masts, wind turbines, electricity pylons and large road signs.	 Introduction of visually intrusive 'urban' or industrial features to the open and sparsely settled Low Limestone Plateau Introduction of unnatural movement and loss of tranquillity and sense of remoteness. Introduction lit elements to a characteristically dark landscape 	 Conserve the open and exposed character by objecting to the development of vertical elements where these would adversely affect the skyline and views from and across the Low Limestone Plateau Ensure the development of vertical elements in neighbouring LCTs and areas beyond the AONB do not adversely affect views to and from the Low



Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
	 Intrusion on the setting of scheduled monuments, listed buildings and designed landscapes Breaking up of the skyline Loss of open character Significant impact of existing electricity pylon lines. 	 Limestone Plateau Ensure alternative options have been fully considered Minimise impact by locating new communication masts on existing structures or by using existing masts. Set masts etc against trees Bury cables underground and seek opportunities to bury existing overhead cables. Avoid use of visually prominent urban security fencing and CCTV masts. Consider other renewable energy and communications technologies Ensure full assessment of heritage setting impacts and appropriate measures undertaken Seek to minimise the size and number of roadsigns
13.6 Proliferation and concentration of equestrian establishments and horse paddocks.	 Proliferation of stables and other visual clutter such as ribbon fences, jumps, horse boxes, shelters manège and lighting associated with 'horsiculture' Creation of paddocks by sub-dividing fields using non-characteristic field boundary treatments such as post and rail fence or ribbon fences Erosion of the rural landscape Deterioration in pasture quality and over grazing Pressure to provide new housing for staff and owners Creation of surfaced tracks, new and enlarged field entrances and parking areas for cars and horse boxes etc. Excessive use of local roads and paths by horses due in part to no direct or close connection to bridleways etc. Increase in vehicle movements and roadside parking Damage to road verges 	 Seek to minimise the size and number of roadsigns The creation of horse paddocks in visually prominent locations such a roadside locations should be avoided. Take into account proximity to bridleways etc. Where possible, existing buildings should be utilised and new stables and other structures kept to a minimum. Ensure all new ventures provide accommodation within new stable buildings and proposals for separate isolated housing should be resisted New structures should be carefully sited and designed to minimize their impact on the landscape. Wherever possible they should be located close to existing buildings. They should be constructed from appropriate vernacular materials and should follow the form of the landscape, avoiding prominent skyline sites and slopes Jumps, temporary fences and other equipment should be well maintained and removed when not in use. Any lighting should be designed to minimise light pollution, e.g. low level and directed downwards and fitted with timers. Oppose change of use for the 'keeping of horses' in visually prominent locations. A concentration of horse paddocks and associated structures in any one area can have a cumulative harmful impact on landscape character and should be avoided Where pastures need to be subdivided into smaller paddocks, temporary electric fencing is better than more permanent structures and offers greater flexibility in pasture management. Post and rail should be avoided. Encourage the use of olive green tape, wider spacing of fence posts etc Historic field boundaries, such as hedges, walls and fences should be maintained or extended, and new boundaries should match the local vernacular wherever possible.



	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			 Retain existing hedgerow trees and seek opportunities to plant or tag new hedgerow trees. Ensure authorisation is obtained from the highway authority for new gates or stiles on public rights of way In some instances, hedges and dry stone walls may need protection by fencing to prevent damage Jumps, temporary fences and other equipment should be well maintained and removed when not in use. Existing gates and access points should be retained if possible, and new gates should match the local vernacular. Historic features, including ridge and furrow pastures, stone troughs and stone stiles, should be protected from damage by equestrian uses. Promote Board guidance on good practice
13.7	Road upgrading and improvements, especially of minor country roads, as a result of development or general improvement schemes.	 Introduction of suburban features such as mini roundabouts, lighting, kerbs and traffic calming measures. Use of inappropriate materials materials (e.g.standard highway fences and barriers) Increased traffic movement Loss of roadside hedges and walls Loss of verge/roadside habitat 	 Refer to DMRB Vol 10 for general environmental design guidance. Conserve the rural character of the local road network Resist the construction of 'village gateways', particularly those which are inappropriate and out of character. Minimise the use of road markings, permanent signage and lighting, siting them with care and ensuring that they are in keeping with their surroundings wherever possible whilst fulfilling road safety requirements. Avoid making over-large and inappropriate entrances and keep visibility splays to a minimum Promote use of design and materials appropriate to local character. Produce guidance on design and suitable materials. Promote use of 'shared space' for traffic calming measures in villages. Seek opportunities to conserve and enhance roadside boundaries and habitats and secure their long-term management
13.8	Excessive traffic and/or speed on minor local roads and lanes and verge parking. Increase in size of vehicle using lanes.	 Pressure to improve roads by widening and straightening. Loss of tranquillity and danger to walkers/riders and other non-motorised users. Damage to verges and roadside boundaries by HGVs and agricultural vehicles 	 Promote traffic restriction measures such as lorry routing maps. Maintain or reinstate rural character within towns and villages by promoting shared space and road design to slow and minimise traffic impact Apply national guidance on rural speed restrictions in sensitive areas (DfT Circular 01/2013 especially Para 128) Ensure traffic management measures reflect the character and materials of the area. Encourage use of public transport, car sharing etc Encourage cycling on safe routes Promote road verge protection and management



	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
	Land use	· · ·	· · · · · · · · · · · · · · · · · · ·
13.9	Agricultural intensification and in particular the removal and loss of traditional field boundaries in order to create larger fields.	 Field amalgamation and loss of hedgerows and stone walls leading to the loss of distinctive field patterns and a degraded landscape. Loss of arable reversion back to cultivation. Loss of habitat Removal of semi-natural vegetation cover and the poor maintenance and subsequent loss of field boundaries. Decline in maintenance of stone walls leading to a locally degraded or neglected landscape character Increased use of post and wire fences. Construction of large scale 'industrial style' agricultural sheds on the skyline or in prominent locations. Conversion of permanent pasture to arable Damage to and loss of archaeological sites and field monuments from conversion of pasture to arable and from intensification of grazing. Ongoing loss of archaeological sites and monuments from long-term cultivation and erosion. Conversion of farm outbuildings and field barns to recreational or business uses Increased damage to roads, road verges, dry stone walls and hedges from large machinery Increased width of gateways into fields Loss of Farmstead character 	 Ensure new large scale farm buildings including silos and AD plants etc do not have an adverse visual impact on the wider landscape including on views across and from the Low Limestone Plateau, and views from and to the neighbouring LCTs. Maintain the appearance and characteristic of isolated farmsteads and oppose proposals that will become dominant in the landscape. Encourage the mitigation of existing large sheds e.g. limited tree planting Encourage the installation of PV on the roofs of new agricultural buildings, avoiding risk of glint/glare. Conserve characteristically dark skies Provide advice to farmers on siting of new buildings, lighting, colour etc Seek to conserve traditional farm buildings where necessary through appropriate new uses that retain historic character and features. Respect traditional position of agricultural buildings and their relationship to the surrounding land. Conserve areas of permanent pasture Retain existing hedgerow trees and seek opportunities to plant or tag new hedgerow trees. Encourage the protection of traditional field patterns and encourage hedgerow and dry stone wall restoration. Retain and restore dry stone walls particularly adjacent to roads and in the vicinity of settlements Encourage means and methods of reducing cultivation damage to archaeological sites and monuments (including reversion to grassland, min-tillage, direct drilling and other damage reduction methods). Oppose proposals to convert pasture to arable particularly where archaeological sites of monuments may be lost or damaged Ensure any woodland creation is in keeping with landscape to archaeological sites of monuments may be lost or damaged Ensure any woodland creation is in keeping with landscape character – see section 13.14



	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
13.10	Planting of energy crops such as Miscanthus, short rotation coppice and short rotation forestry.	 Loss or seasonal interruption of views particularly from roads and public rights of way. Loss of remaining permanent pasture Archaeological sites, historic landscapes, geological and geomorphological sites damaged or obscured 	 Ensure energy crops are not planted where they would restrict or intrude into views, particularly open views across the landscape and on skyline sites. Do not plant on semi-natural habitats, permanent pasture or on sites with Section 41, CROW Act or local BAP species that could be affected in a negative way. Do not plant on sites where archaeological sites could be damaged or where significant historic landscapes would be adversely affected or on sites where features of geological or geomorphological importance would be obscured. Promote Cotswolds Conservation Board guidance
13.11	Separation of farmhouse/agricultural housing from the working farm for sale with a plot of land. Sub-division of farmland for 'lifestyle' plots	 Loss of integrity, cohesion and character of historic farmsteads and associated farmland. Loss of agricultural context Suburbanisation of agricultural landscape by the introduction of gardens e.g ornamental garden plants and boundary features, parking areas, lighting and conversion of tracks to manicured drives and ornamental gateways Shelterbelt planting for privacy screening Appearance and proliferation of stables and 'white tape' field boundaries for horses and ponies Sub-division of fields using post and rail fences Pressure for housing on plots of land 	 Only permit new uses of traditional farm buildings that are appropriate to retain their historic character and features. Use planning conditions to restrict subdivision of fields, construction of stables etc. Consider use of Article 4 Direction. Ensure separation of housing does not prejudice the effective operation of the farm enterprise. Avoid isolated development, particularly in areas of dark skies Respect traditional position of agricultural buildings and their relationship to the surrounding land
13.12	Development of scrub and trees on roadside verges. Mowing of verges at inappropriate times.	 Loss of open and exposed character. Loss of views from the public highway Loss of roadside grassland habitat Damage to dry stone walls, hedges and other features Creation of 'lawns' on the roadside due to regular mowing for tidiness leading to a homogenised and sub-urban appearance 	 Identify key views from roads Manage/remove verge scrub and trees , particularly where views can be restored or where there are benefits for biodiversity. Reintroduce appropriate verge management and mowing Promote best management of verges
13.13	Damage to field monuments and archaeological sites and the historic environment from farming operations, tree root damage, burrowing animals, woodland management operations and tree planting and recreational activity.	 Damage to important archaeological sites and important landscape features. Loss of traditional field boundaries, particularly dry stone walls and hedgerows. Loss of traditional field patterns and integrity of the wider historic landscape Loss of locally distinctive features Encroachment of scrub onto archaeological features 	 Inform landowners of important archaeological sites Protect all upstanding archaeological sites and consider the impact of development on their landscape setting. Manage/remove burrowing animals Restore the wider setting of key monuments to ensure that they do not read as islands amidst a sea of arable farming. Raise awareness of the historic environment and of the HER as a source of information Provide guidance on managing the historic environment to farmers and land owners Retain traditional field patterns and field boundaries



	Local Forces For Change	Potential Landscape Implications	Landscape Strategies and Guidelines
			 Ensure tree planting does not take place on archaeological features. Control scrub and manage existing trees on archaeological features to minimise damage for example by root damage or wind-blow. Minimise or prevent damage to the historic environment by recreational activity by working with landowners to prepare site management plans and if necessary limit access. Repair badly eroded features such as earthworks and dry stone walls. Avoid planting new hedgerows or the development of volunteer hedges adjacent to dry stone walls.
	Woodland and trees		
13.14	Woodland creation and planting of shelterbelts and farm copses.	 Increased woodland cover diminishing the open and exposed character of the Low Limestone Plateau Views lost or limited, particularly long distance views across and from the Low Limestone Plateau Cumulative impact of woodland creation leading to a change in landscape character. Increased sense of inclosure of the landscape, particularly from the public highway Loss of Historic Landscape Character through inappropriate siting and/or species 	 To retain open character and wide panoramas Woodland creation is not appropriate within this landscape type. The exception is some limited woodland creation to link existing adjacent woodlands. Where new woodland is created encourage the use of natural regeneration where possible. Have regard to the cumulative impact of woodland creation and tree planting on the open character of the Low Limestone Plateau Extend or link existing woodland in preference to new 'stand-alone' plantations Select species characteristic of ancient semi-natural woodland in the area. Discourage 'ad-hoc' planting through agri-environment schemes Ensure that new woodland to reflect the shape and size of existing plantations. Seek EIA determination if necessary Discourage conifer planting (unless a nurse) and encourage the the use of native broadleaves or species that reflect local broadleaved woodland Retain existing hedgerow trees and seek opportunities to plant or tag new hedgerow trees. Ensure adequate deer management and squirrel control
13.15	Impact of tree disease such as Chalara Dieback of ash.	 Loss of single, sometimes veteran, trees in the landscape Re-stocking with species not native to the Cotswolds 	 Recommend alternative species to ash that reflect the appearance and structure of Cotswold woodland Consider different provenance of ash that may be disease resistant Establish a programme to plant replacement trees in the landscape outside of woodlands e.g. parkland and hedgerow trees. Seek Arboriculturalist advice.