



# Berry Hill Road, Adderbury

**Landscape and Visual Appraisal: Revised Addendum**

September 2019

On behalf of HOLLINS STRATEGIC LAND





Berry Hill Road, Adderbury

Landscape and Visual Appraisal Revised Addendum

Final

Project no. 2713

September 2019

	Name	Position	Signature	Date
Prepared by:	Nigel Evers	Director		14/08/19
Reviewed by:	Lindsey Evers	Director		14/08/19

Revision	Description	Prepared	Reviewed	Date
A	Minor amendments to text	NJE	LAE	02/09/19



# CONTENTS

---

1	<b>INTRODUCTION</b> .....	<b>1</b>
	1.1 BACKGROUND .....	1
2	<b>LANDSCAPE EFFECTS</b> .....	<b>2</b>
	2.1 CHANGES TO LANDSCAPE EFFECTS .....	2
3	<b>VISUAL EFFECTS</b> .....	<b>3</b>
	3.1 CHANGES TO VISUAL EFFECTS .....	3
4	<b>CONCLUSIONS</b> .....	<b>4</b>
	4.1 LANDSCAPE AND VISUAL ISSUES .....	4

APPENDIX A: VIEWPOINT PHOTOGRAPHS

FIGURE L1: VIEWPOINT LOCATION PLAN



# 1 INTRODUCTION

---

## 1.1 BACKGROUND

---

- 1.1.1 In support of a planning application for residential development of up to 60 units, Peter Brett Associates (PBA) produced a Landscape and Visual Appraisal (LVA) in September 2017. In post application discussions with the Landscape Officer from Cherwell District Council, it was agreed that Viridian Landscape Planning would produce Landscape and Visual Effects tables based on the predicted effects from the original PBA viewpoints, as well as additional viewpoints, all photographed in winter conditions in January 2018. The tables considered the effects on landscape (including landscape character) and people's views and visual amenity, as separate assessment components.
- 1.1.2 The tables did not form part of an LVIA, which is often part of a wider Environmental Impact Assessment, but instead were a supplement to the LVA, providing more detail on the likely effects of the proposal.
- 1.1.3 The Addendum was produced in February 2018.
- 1.1.4 During the application process, the 60 unit scheme was replaced by a layout comprising up to 55 units, and the District Council subsequently refused planning permission for the scheme.
- 1.1.5 Hollins Strategic Land has recently designed a revised scheme for up to 40 dwellings to form part of a resubmission. This Revised Addendum considers the revised scheme in comparison with both the refused scheme for up to 55 dwellings and the original scheme of up to 60 dwellings. The most significant changes are that:
- In the refused and revised schemes, the northern edge of the development has been drawn back to the south, by between 15m and 30m when compared with the original scheme, increasing the area of open space; and
  - dwellings which were along the eastern boundary in the original scheme have been removed, increasing the separation from that boundary and replacing housing with an additional 0.3 ha of open space in that area.
- 1.1.6 The Methodology remains unchanged from that of the Addendum.



## 2 LANDSCAPE EFFECTS

---

### 2.1 CHANGES TO LANDSCAPE EFFECTS

---

2.1.1 The following statements from the Addendum remain valid:

*The surrounding vegetation on three sides as well as the woodland and hedgerows, including that along the elevated former railway, provide substantial separation of the site from its context, and in particular the village of Adderbury. Avoiding development on the northern part of the site reduces the potential visibility further, especially in views from the north-west.*

*The Landscape Effects table shows that all effects on landscape receptors were assessed as Not Significant, except for the effects on Local Landscape: Character of Site and Surrounding Area where a Moderate Adverse effect was shown, regarded as Significant, largely as a result of the change of the character of about 50% of the site from paddocks to residential.*

2.1.2 However, the area of open space in the revised scheme has increased to about 56% of the area of the site, and the area of residential development has reduced to about 44% of the site. The magnitude of those changes is not sufficient to change the significance of the effects.



# 3 VISUAL EFFECTS

---

## 3.1 CHANGES TO VISUAL EFFECTS

---

- 3.1.1 The Visual Effects table should be amended as follows.
- 3.1.2 Viewpoint 1A: Berry Hill Road from verge opposite existing site entrance. Under Description of Change to the View, the properties 80m from the road to the east have been excluded from both the refused scheme and the revised scheme, although the tree belt will remain as part of the landscape proposals. It is likely that there will be more of the church spire visible. As a result, the magnitude of the change will reduce to slight, but the significance will remain as an Adverse Effect of Minor Significance, and therefore Not Significant.
- 3.1.3 Viewpoint 2A: From the gateway on Berry Hill Road, looking north along the access track on site. Under Description of Change, there will no longer be houses 75m from the viewpoint on the east side of the road, and the hedge along the eastern boundary will be visible over the same extent as currently. The view to the church will only be framed by new houses on the west side. Given that there will be fewer houses in the view, the magnitude of change will reduce to slight, but the significance will remain as an Adverse Effect of Minor Significance, and therefore Not Significant.
- 3.1.4 Viewpoint 5A: From the public right of way along the northern boundary of the site, looking south. The irregular edge of development will be moved further back than in the original and refused proposals, beyond the far end of the stables in the photograph. It will continue to form the horizon, but the scale of the new houses visible will be slightly reduced because of increased distance between the houses and the viewpoint, in the range of 15 to 30m. The houses that were to the east (left) in the original layout will be excluded. However, the magnitude of the change will not be sufficient to change the assessment of effects, which will remain as an Adverse Effect of Moderate Significance and therefore Significant.
- 3.1.5 Viewpoint 8: From the public footpath along the eastern side of the site, looking west across the site. With the revised scheme, the houses on the far side of the site will be set back about 30m south (left) of the tree in the north-west corner of the site. However, the magnitude of the change will not be sufficient to change the assessment of effects, which will remain as an Adverse Effect of Minor Significance, and therefore Not Significant.
- 3.1.6 As a result, the assessment of Visual Effects in the Addendum remains current as it shows Significant Adverse effects on only two viewpoints out of the sixteen selected, and in both cases those effects were only of Moderate Significance as a result of the moderate sensitivity of the receptors, which were both users of public footpaths. Neither of the Significant Effects are more than local effects.



# 4 CONCLUSIONS

---

## 4.1 LANDSCAPE AND VISUAL ISSUES

---

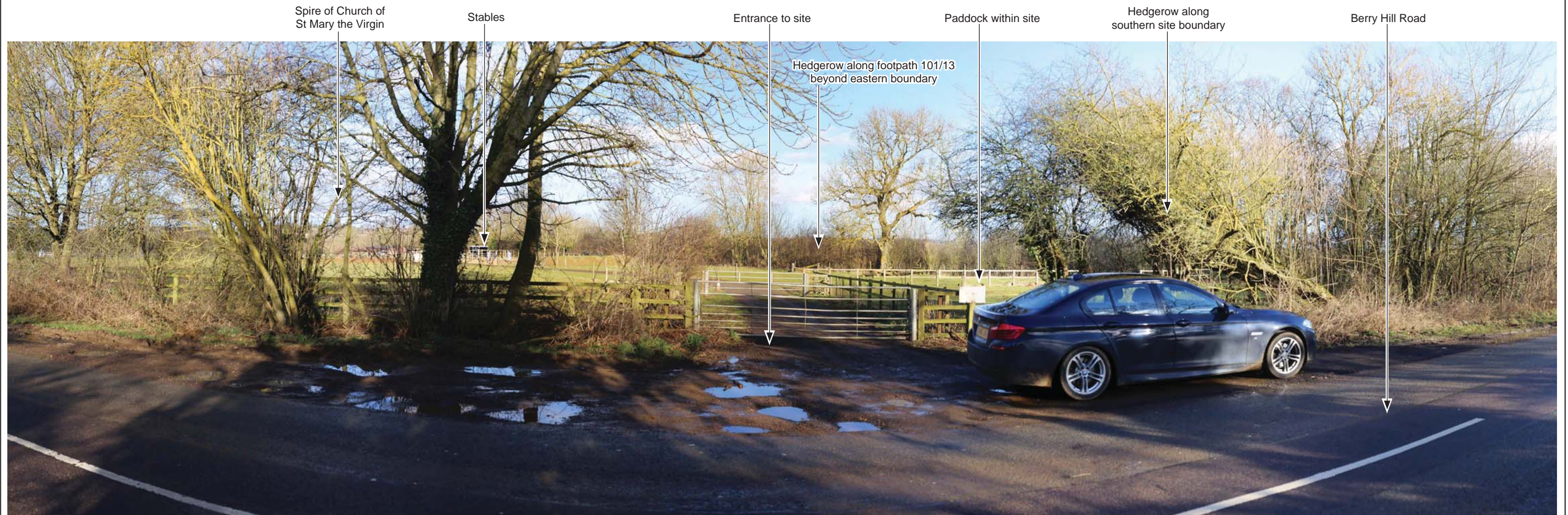
- 4.1.1 Owing to the substantial tree belt on the southern site boundary along Berry Hill Road, clear views of the Church of St Mary the Virgin across the site are limited in winter, when the situation is regarded as 'worst case' without the additional screening provided by leaves on trees and hedges. The most open existing view of the church across the site is from the gate off Berry Hill Road and which is only a fleeting view for receptors, most of whom are road users. The development has been designed to accommodate that view and open up a new view from the south-western part of the site. Additionally, by allowing public access to the site as a result of the development and the extensive area of open space, clear and open views of the church will be made available, which are currently only available to those who have access to the private land.
- 4.1.2 The modifications to the layout from the original, withdrawn scheme of up to 60 units to the current scheme of up to 40 units has not resulted in changes to the Landscape and Visual Effects analysis that has been undertaken, but in comparison, it will result in important enhancements to the proposed development and its immediate context.
- 4.1.3 The enhancements are:
- An increase in the area of open space in the northern and eastern parts of the site, increasing the area accessible to the public and the potential for increased biodiversity;
  - Increased separation from the footpaths to the east and north and the countryside beyond;
  - A closer relationship with the existing development pattern along Berry Hill Road, including the depth of development from the road frontage; and
  - A reduction in development visible from the footpaths.



# APPENDIX A: VIEWPOINT PHOTOGRAPHS

---





Viewpoint 1A: From Berry Hill Road, opposite site entrance, looking north-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

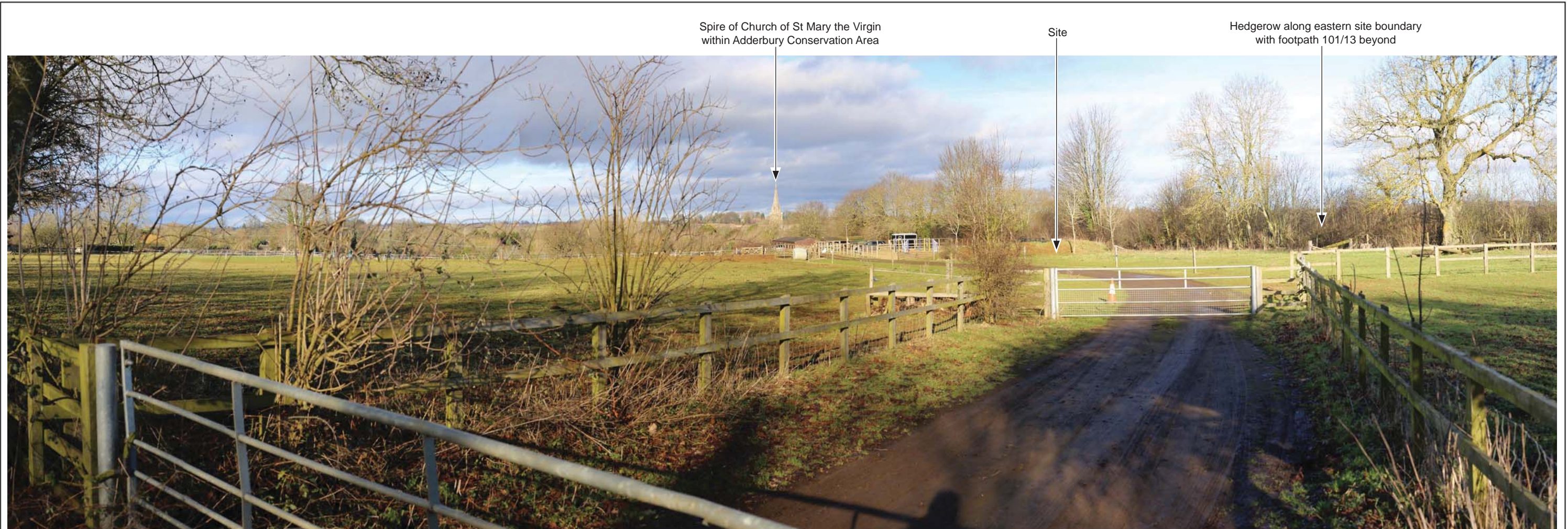
**Viewpoint 1A**

Date : 05/02/2018	Drawn : PS
Revision : A/1	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 2A: From gateway on Berry Hill Road looking north along access track on site

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

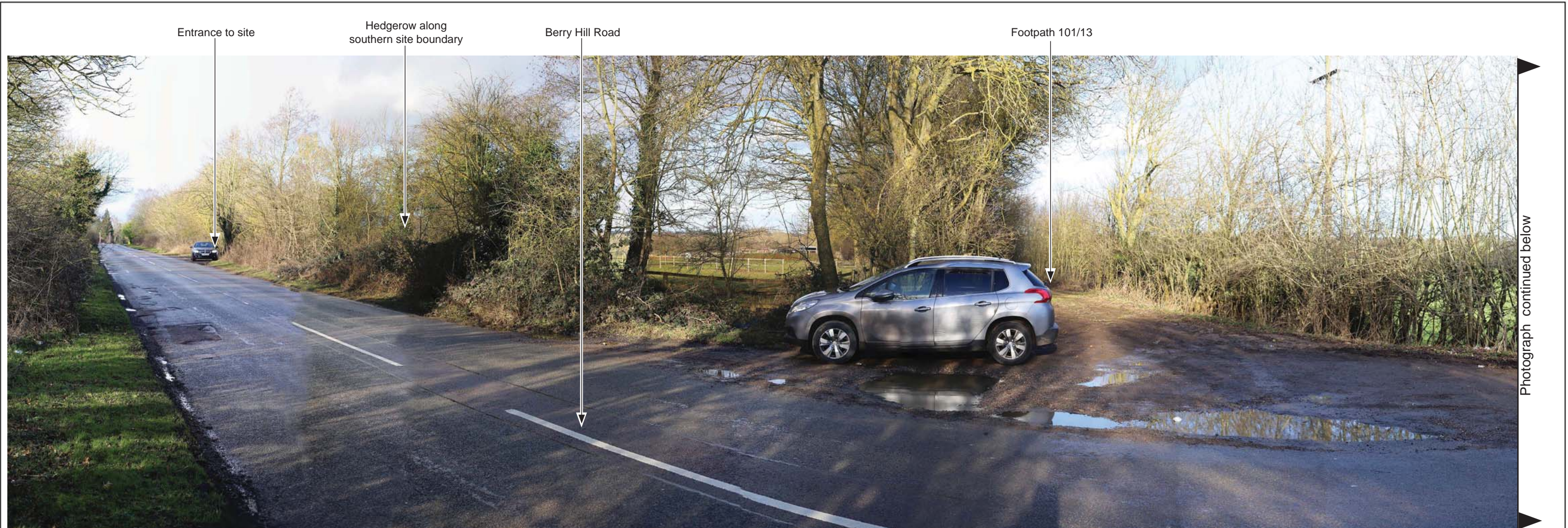
**Viewpoint 2A**

Date : 05/02/2018	Drawn : PS
Revision : A/2	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk





Photograph continued below

Viewpoint 3A: From Berry Hill Road, opposite entrance to public right of way to the east of the site, looking north



Photograph continued above

Photographs taken on 28th January 2018

<b>Berry Hill Road Adderbury, Oxfordshire</b>	
<b>Appendix A: Viewpoint Photographs</b>	
<b>Viewpoint 3A</b>	
Date : 05/02/2018	Drawn : PS
Revision : A/3	Checked : LE
	 <a href="http://viridianlandscape.co.uk">viridianlandscape.co.uk</a>



Viewpoint 4A: From public footpath 101/13 to the east of the site, looking west

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 4A**

Date : 05/02/2018	Drawn : PS
Revision : A/4	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 5A: From public right of way 101/6 along northern boundary of the site, looking south



Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 5A**

Date : 05/02/2018	Drawn : PS
Revision : A/5	Checked : LE



viridian  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 6A: From Berry Hill Road, to west of the site, looking north-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 6A**

Date : 05/02/2018	Drawn : PS
Revision : A/6	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

Spire of Church of St Mary the Virgin

Transmission pole in north-western corner of site

Trees in north-western corner of site

Site beyond landform

Close boarded fence along footpath 101/24



Viewpoint 7: From footpath 101/24 looking south-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire**  
**Appendix A: Viewpoint Photographs**

**Viewpoint 7**

Date : 05/02/2018	Drawn : PS
Revision : A/7	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 8: From footpath 101/13 looking west across site

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 8**

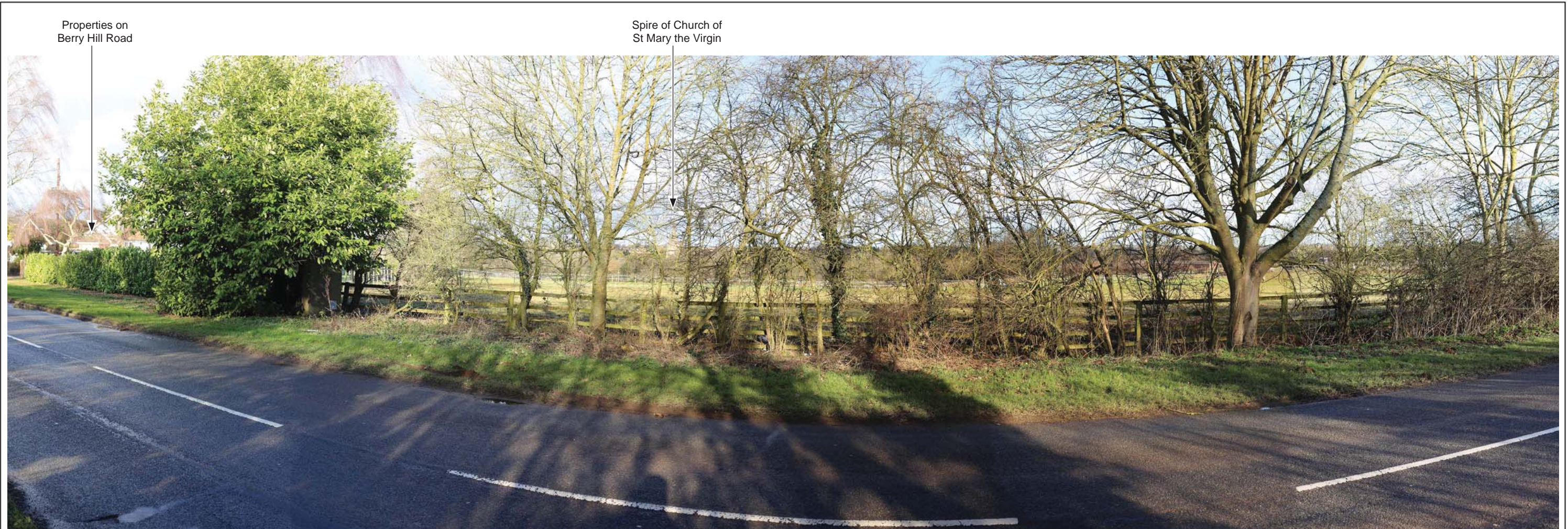
Date : 05/02/2018	Drawn : PS
Revision : A/8	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk





Viewpoint 9: From Berry Hill Road looking north-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 9**

Date : 05/02/2018	Drawn : PS
Revision : A/9	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 10: From site looking north-east

Photographs taken on 26th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 10**

Date : 05/02/2018	Drawn : PS
Revision : A/10	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 11: From junction of bridleway 101/9 with A4260 Oxford Road looking north-west

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 11**

Date : 05/02/2018	Drawn : PS
Revision : A/11	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk



Viewpoint 12: From footpath 101/13 looking south

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 12**

Date : 05/02/2018	Drawn : PS
Revision : A/12	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

← Adderbury village along ridge →



Spire of Church of  
St Mary the Virgin

Viewpoint 13: From junction of footpath 101/11 and 101/14 north of Adderbury, looking south

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 13**

Date : 05/02/2018	Drawn : PS
Revision : A/13	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

Entrance to Twyford Mill Estate

Hedgerow along either side of  
footpath 101/13 - site lies beyond



Viewpoint 14: From Oxford Road A4260 looking west towards site

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 14**

Date : 05/02/2018	Drawn : PS
Revision : A/14	Checked : LE



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk

Properties off St Mary's Road

Site lies beyond field boundaries  
and roadside vegetation



Viewpoint 15: From footpath 101/26, south of Adderbury, looking north-east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire**  
**Appendix A: Viewpoint Photographs**

**Viewpoint 15**

Date : 05/02/2018	Drawn : PS
Revision : A/15	Checked : LE



viridian  
LANDSCAPE PLANNING

viridianlandscape.co.uk

Spire of Church of  
St Mary the Virgin

Site beyond trees and hedges  
approximately 1.6km to the east

Hedges lining  
Milton Road



Viewpoint 16: From footpath 300/5, west of Adderbury, looking east

Photographs taken on 28th January 2018

**Berry Hill Road  
Adderbury, Oxfordshire  
Appendix A: Viewpoint Photographs**

**Viewpoint 16**

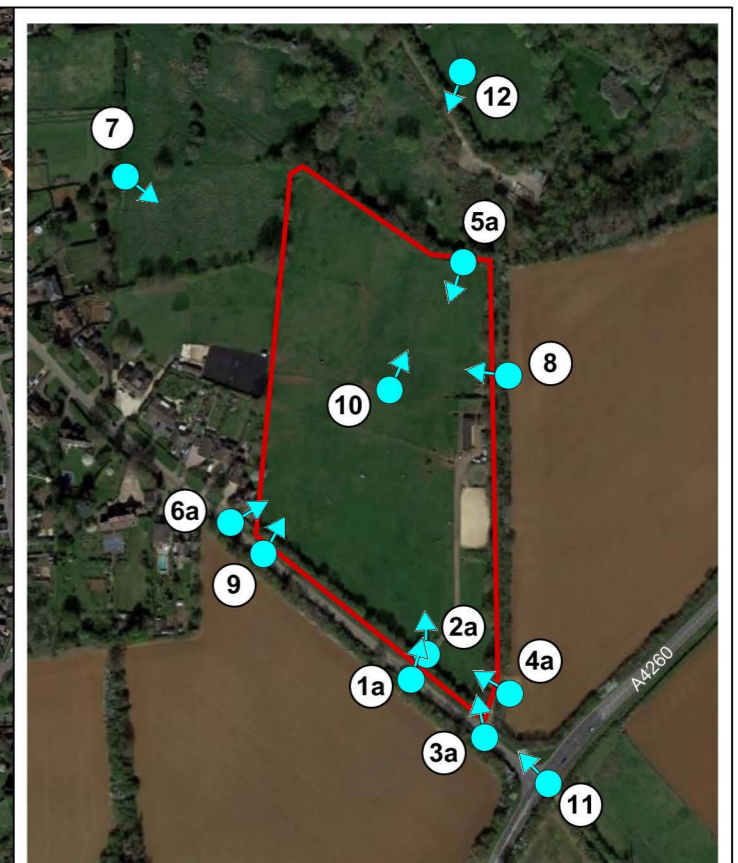
Date : 05/02/2018	Drawn : PS
Revision : A/16	Checked : LE



viridian  
LANDSCAPE PLANNING


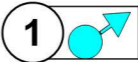
viridianlandscape.co.uk





**Location Plan : Inset**  
(scale 1:5000)

**Key:**

-  Site boundary
-  Photograph location

**Berry Hill Road,  
Adderbury, Oxfordshire**

**Photograph Location Plan**

**L1**

Scale 1:7,500 @ A3



Drawn : PS	Checked : LE
Ref : 2713/01	Revision : 000
Date : 06/02/2018	



**viridian**  
LANDSCAPE PLANNING

viridianlandscape.co.uk