

Landscape and Visual Assessment ADDENDUM

Land south of Clifton Road, Deddington

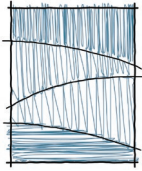
Introduction

- 1.1. This Landscape and Visual Impact Assessment Addendum (LVIAA) has been prepared on behalf of Blue Cedar Homes Limited by Leyton Place Ltd. It forms a component of the revised planning submission for development of up to 5 new dwellings on the edge of Deddington.
- 1.2. Leyton Place Ltd prepared the LVIA (R001c_1914, November 2020) submitted with the planning application for the development of 7 dwellings.
- 1.3. Since planning permission was granted, the scheme has been the subject of minor change, based around the provision of 7 new dwellings. The application now seeks consent for a reduction in the quantum of dwellings.
- 1.4. This short addendum considers whether this change has any new or additional landscape and visual effects over and above those identified in the original LVIA.
- 1.5. It is noted that there will be no change in respect of the following, which are pertinent to landscape and visual matters:
 - No change in terms of landscape value ascribed to the landscape
 - The land use and distribution of developed and undeveloped land within the field
 - The architectural approach and use of materials
 - The inclusion of native tree planting at the interface between the new settlement edge and paddock
 - The strategy to enhance the southern field boundary (removal of chain link fencing and restoration of the dry stone wall)
 - Retention of the semi-natural grassland within the grazing paddock
 - Maintenance of an open view towards the castle
 - The geographic extent of visibility of the dwellings.

Commentary and conclusions

Landscape character

- 1.6. There will be no discernible difference in the landscape character as a result of the reduction of the number of dwellings within the redline area. The scale of the development is such that there will be no change to the Upstanding Village Farmlands LCT, and more specifically the Deddington Local LCA. The key characteristics of the landscape remain unchanged.
- 1.7. The existing trees will be retained, access is proposed in a location which benefits from a gap in the boundary vegetation. There is no change proposed to the existing tree stock.



- 1.8. The existing stonewalls will be retained and repaired. This will be particularly noticeable alongside the castle boundary, improving the setting and appearance for those visiting.
- 1.9. The proposals will introduce new native tree species primarily confined to the boundaries of the field, reflecting the new boundary associated with the housing.
- 1.10. The scheme will continue to deliver a number of beneficial effects as previously determined.
- 1.11. Overall, there are no new or greater landscape effects as a result of the revised proposals.

Visual environment

- 1.12. There will be no change to the extent to which the new dwellings will be visible and no new publicly accessible viewpoints will experience a change compared to those originally identified.
- 1.13. The general character of the visual composition will be retained, with a balance of open pasture, settlement edge and vegetated boundaries. There will continue to be clear uninterrupted views of the Castle and its open context. The mitigation measures will ensure the appearance of the new dwellings will soften over time, integrating into the view in a manner consistent and reflective of the existing situation.
- 1.14. The depth of the field of view and the elements and features visual are entirely consistent with those assessed for the 7 dwelling scheme. The development does not interrupt views of landmarks or features of interest. The form of the buildings reflects the existing context and ensure that the roofline is similar with no increased prominence. The open pasture retained avoids the scheme being dominant and enclosing the footpath (as exists to the west) maintaining an open and pastoral setting to the route. The provision of new native tree planting will minimise the visibility of the new dwellings and complement the existing visual character.
- 1.15. Overall, there are no new or greater visual effects as a result of the revised proposals.

Clare Brockhurst FLI
30th January 2023

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