



Oxford Road, Bodicote

Landscape and Visual Appraisal Addendum

September 2018

On behalf of HOLLINS STRATEGIC LAND LIMITED





Oxford Road, Bodicote, Oxfordshire

Landscape and Visual Appraisal Addendum

Project no. 2719

September 2018

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1 In May 2018 Viridian Landscape Planning prepared a Landscape and Visual Appraisal (LVA) for land at Oxford Road, Bodicote, on behalf of Hollins Strategic Land Limited, in support of an outline planning application to Cherwell District Council for the demolition of all existing buildings on site and the development of up to 52 dwellings, together with car parking, open space, landscaping and access. After consultation with the Council, the design was revised and Viridian Landscape Planning has produced this addendum to the LVA to take account of the changes.

1.2 SCOPE OF ADDENDUM

1.2.1 This Landscape and Visual Appraisal Addendum has been prepared by chartered landscape architects at Viridian Landscape Planning.

1.2.2 The aim of the Addendum is to identify and appraise any changes to landscape and visual effects brought about by the changes to the scheme, over and above those identified in the LVA and it should be read in conjunction with the LVA.

1.2.3 The changes are as follows:

- Plots 43 - 48 have been rearranged and set back further to increase extent of open space and width of green corridor;
- Properties along the school boundary have been moved away to allow for potential overshadowing from existing trees;
- A wider green corridor has been provided along Oxford Road;
- Plot 6 has been altered to provide more space for the existing tree;
- Added shared drive for plots 05 & 06 to increase open space around existing tree;
- Plots 28 - 32 have been substituted with larger units to better utilise space;
- Plots 37 - 40 have been rearranged to accommodate new open space around existing tree providing more space for the tree;
- Bay windows have been added to plots 36 and 39 to provide natural surveillance onto the open space around existing tree; and
- The attenuation pond has been added to the proposal.

2 OPPORTUNITIES AND CONSTRAINTS

2.1 OPPORTUNITIES AND CONSTRAINTS

2.1.1 The landscape and visual opportunities and constraints are shown on **Figure L4: Landscape and Visual Opportunities and Constraints** of the LVA remain valid and are summarised below.

2.1.2 The landscape and visual characteristics of the site which lead to it being able to accommodate residential development include:

- A strong framework of boundary vegetation comprising trees and hedges limiting views onto the site;
- Potential for enhancement and further strengthening of those boundaries;
- Existing development on part of the site;
- The location of the site, adjacent to existing residential development on two sides and educational use on a third side;
- The site being viewed in context of the adjacent development; and
- Views of the site being limited to very local views.

2.1.3 There are potential landscape and visual constraints to development within the site, which are set out in **Table 5.1** of the LVA and repeated and updated below, along with how such constraints can be overcome or minimised.

Table 5.1: Site Constraints

Constraint	How addressed
Existing mature trees within the site, which are subject to a TPO and are an important characteristic of the site.	Proposed development minimises effects on existing trees and hedgerows, under the revised scheme protecting and retaining all of the TPO trees within areas of open space and allowing views to them across the site; new planting undertaken as mitigation, underpinned by a long-term landscape management plan.
Local views only from adjacent roads.	Boundaries unaffected and northern part of site left undeveloped.

Relationship with adjoining landscape.	Only the north western edge of the site is seen as part of the adjoining landscape and so is retained within the proposals.
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2.2 LANDSCAPE STRATEGY

2.2.1 Taking into account the above landscape and visual opportunities and constraints, the site is able to accommodate residential development without causing unacceptable harm to the setting of the site, views or the character of the area, subject to incorporating a sensitive design approach and landscape strategy, as shown on Figure L6: Landscape Strategy Plan and Indicative Species List in Appendix B to this addendum, based on the revised layout.

2.2.2 The landscape strategy for the site continues to be based on the following principles:

- Retention and protection of existing trees and hedges wherever practical and desirable;
- Management and enhancement of existing vegetation, particularly to strengthen boundaries;
- Provision of publicly accessible open space;
- Establishment of species rich grassland;
- Implementation of new landscape proposals in keeping with the setting of the proposed development;
- Implementation of a long-term Landscape Management Plan;
- Additional footpath links providing public access and an alternative route to the roadside footpaths; and
- Provision of play space.

2.2.3 Additionally, the proposal now includes an attenuation pond in the northern corner of the site. Given the relatively level site, the landform of the pond has been readily integrated into the contours of the site, as can be seen in the cross-sections shown on Figure L7. The attenuation pond will be sown with a wet grassland mix, and the curving landform will ensure that the pond reads as part of the landscape of the site.

2.2.4 At Appendix A of this addendum, additional detail has been provided for the succession planting for the TPO trees, which is designed to provide long term replacement of those trees when they are no longer viable. This includes species, size at planting and staking. The Appendix also includes the plant mix for the native species hedgerows including species, size at planting and other information. The native hedgerow planting includes new hedges along paths and around the open spaces, and any reinforcement and diversification of the existing hedges around the site boundaries.

- 2.2.5 Further details of the succession tree planting, hedgerow planting and ornamental planting will be provided as part of a detailed application.

3 LANDSCAPE AND VISUAL EFFECTS

3.1 LANDSCAPE APPRAISAL

3.1.1 As set out in the scope of this report at Section 1.2, the aim of the Addendum is to identify and appraise any changes to landscape and visual effects over and above those identified in the LVA and brought about by the changes to the scheme.

LOCAL PLAN

3.1.2 The proposed development would continue to comply with Local Plan Policy ESD 10 with a slight increase in that effect by protecting an additional two of the TPO trees, although one of those is Category C and one Category B, according to the tree survey. The hedges will continue to be retained, the number of trees increased through a planting scheme to take account of succession and the site will be managed in accordance with an agreed plan.

3.1.3 It would comply with Policy ESD 13 by retaining the trees and hedges, which are the most important features of the site, and retaining the northern and eastern parts of the site for open space, although the area of open space will be increased.

3.1.4 Policy ESD 15 would be complied with as the layout has been sensitively designed and the development sited to minimise effects and retain important features. Landscape planning has been integrated into the development at an early stage, allowing the retention of most of the existing landscape features; it relates well to the site's topography and enhances the key landscape features, ensuring their long-term management and maintenance; likely landscape and visual effects have been identified and an appropriate landscape strategy proposed to reduce those effects.

3.1.5 Policy ESD 17 requires the provision of green infrastructure, which would be accommodated on the site by open space and new planting on the northern and eastern edges. This would accord with the Council's aspiration to provide green links in the area. The public would also have access to the site which they do not currently have. The revised scheme has an increased area of open space through expanding the areas along the northern and eastern boundaries as well as providing open areas around the TPO trees. As a result, there will be an improvement to compliance with the policy, but the increase is unlikely to be significant.

OTHER DESIGNATIONS

3.1.6 There would be no direct landscape effects upon any other designations as there is no intervisibility with the site, nor would there be any indirect landscape effects upon them.

LANDSCAPE CHARACTER

3.1.7 There would be a change in the local landscape character of the site, as a result of the change in use from a farm shop, caravan storage and grassland to residential development

and open space. With the revised scheme, all of the existing mature trees would be retained. All of the hedges would continue to be retained, with the exception of a gap for the vehicular access, providing the proposed development with a mature landscape setting.

- 3.1.8 The landscape strategy aims to retain the important existing landscape characteristics and landscape features of the site, and to manage and enhance them through the management plan, ensuring the sustainability of the structural landscape of the site.
- 3.1.9 The northern part of the site is most closely related to the perceived green link, and that has been retained to continue that function when combined with the other areas of woodland and open space.
- 3.1.10 As a result of the increased open space, there will be a slight reduction in the change to landscape character.

VEGETATION

- 3.1.11 As all of the existing trees and almost all of the hedgerows on the site would be retained, including the two smaller, poorer quality trees now within open space which were formerly likely to be felled. The retention of the trees would be unlikely to result in a significant improvement over the original scheme.
- 3.1.12 New planting proposed within the site would continue to be of appropriate species, in character with the existing vegetation.

3.2 VISUAL APPRAISAL OF THE PROPOSALS

- 3.2.1 The viewpoint photographs are presented in **Appendix A** of the LVA and the viewpoint locations are shown on **Figure L3**.
- 3.2.2 The visual analysis has shown that the site is only seen locally and, with one minor exception, from roads rather than public footpaths.
- 3.2.3 **Viewpoint 1:** this view shows the north western boundary of the site where it abuts White Post Road (north). With the revised scheme, all existing trees would remain and be incorporated into the open space across the site. A gap would still be created in the hedge to the right (west) of the tree on the boundary to enable vehicular access, but the existing access would be closed and new hedge planting would be introduced and the verge extended. New housing would extend the existing building line slightly less towards the viewpoint on the left (eastern) side, and additional tree planting would be established across the open space. There would be little change to the loss of local perception of openness but that would be restricted to relatively low sensitivity receptors from the adjacent road.
- 3.2.4 **Viewpoint 2:** from further east on White Post Road (north) at its junction with Oxford Road. The caravan storage and farm shop complex would be replaced with housing, which would be a little less further from the viewpoint than the original scheme. The housing would also be set back further from the Oxford Road boundary, resulting in a wider strip of open space in that area. The new housing would still be seen in the context of the existing housing along the other side of Oxford Road. All of the existing roadside hedges and trees would be

retained, which would provide a sense of scale and filter views of the new development edge, an effect which would be enhanced with some foliage providing additional filtering. There would continue to be additional tree planting in the hedge, which would provide further filtering.

- 3.2.5 **Viewpoint 3:** shows the view from the junction of Broad Gap and Oxford Road, looking up Oxford Road. In this winter view, which is part of a sequence extending north along Oxford Road, the revised proposals would continue to be some 290m away, and would not be visible, concealed by trees between Oxford Road and the Park End development.
- 3.2.6 **Viewpoint 4:** shows the view from about 185m further north than Viewpoint 3 and is about 120m from the site. Although the hedge adjacent to the south-east corner of the site is just discernible, development in the revised proposal would be set further back from the hedge and is unlikely to be visible.
- 3.2.7 **Viewpoint 5:** shows the view from the point at which the full length of the site becomes visible, more or less at the south-eastern boundary and at the ends of the gardens of Park End Close. New houses would be visible above the roadside hedge, set back from the roadside. All of the large trees would be retained, forming strong landscape features within the development.
- 3.2.8 **Viewpoint 6:** Approximately 90m north of Viewpoint 5, in this view the caravans and farm shop would be removed. The developed edge represented by Park End Close would extend along Oxford Road, although set back from the hedge, reflecting the houses and filling station along Oxford Road. More houses would be visible than currently, but in a largely developed context.
- 3.2.9 **Viewpoint 7:** Approximately 65m from the north-western corner of the site, from Salt Way which is a footpath and part of the National Cycle Route 5, this view includes the northern edge of the site on the other side of White Post Road. There would be no change in this view when comparing the original proposal with the revised proposal.
- 3.2.10 **Viewpoint 8:** Approximately 630m from the site and looking east towards it, there would be no views of the development.
- 3.2.11 **Viewpoint 9:** This view does not show the site, and there would be no effects.

3.3 SUMMARY

- 3.3.1 In summary, views of the proposed development would continue to be limited to local views from roads to the east and north. There would be no views from open countryside to the west owing to the substantial tree cover. The effects would continue to be localised and would still be of new development in a largely developed context, but would be slightly improved by the increased open space and retention of two additional trees.

4 CONCLUSIONS

- 4.1.1 The site has a strong framework of boundaries comprising trees and hedges, with the potential for enhancement and further strengthening of those boundaries. Views of the development would be limited to very local views owing to the framework of substantial mature tree cover.
- 4.1.2 Residential development on the site would be viewed in context with adjacent residential development to the south and east.
- 4.1.3 Adverse effects would be minimised by the implementation of the landscape strategy and underpinned by a long-term Landscape Management Plan, which would ensure the retention and enhancement of the landscape of the site and, in particular, the boundary trees and shrubs which lead to its partly enclosed character.
- 4.1.4 Only the northern part of the site plays any significant part in the green network in the area.

Appendix A Schedule of Native Trees and Hedgerows

Appendix B Figures