

A LANDSCAPE VISUAL STUDY

A Proposed Residential Development
Oak Close
Castle Gresley
Swadlincote

Derbyshire



INTRODUCTION AND BACKGROUND

This Preliminary Landscape Visual Study has been produced by Keary Design Associates Ltd. Keary Design Associates is a registered practice of the Landscape Institute. David Keary is a Chartered Landscape Architect and Chartered Biologist.

The Report comprises a Preliminary Site Assessment of a potential housing development, focussing on the views from the surrounding public locations.

The report was commissioned by EMH Homes in support of a planning application for a 70 plot housing development adjacent to Oak Close, Castle Gresley, Swadlincote, Derbyshire.

METHODOLOGY

The area around the site was visited on Wednesday 9th October in order to conduct a visual and photographic survey

Several locations were identified as potential viewpoints which were also supplemented with additional locations whilst on site.(see page 4)

Footpaths and areas with public access were walked to assess views into the potential development site (The Site).

Photographs were taken in line with guidance from the Landscape Institute, to replicate the view as experienced with the human eye.

STUDY AREA

The approximate extent of the area of study (study area) lies west of Mount Pleasant Road, south of the existing residential area of Oak Close, east of Foxley Wood and north of Linton Heath.

The site is currently an agricultural field planted with corn.

The site along with the surrounding land, undulates significantly. The site slope downward from the 115m contour in the north east corner to the 95m contour in south west contour.

The terrain provides screening from much of the surrounding areas. The areas with possible views (Visual envelope) are limited to discreet locations at a distance or those very close to the site.

LANDSCAPE PROPOSALS

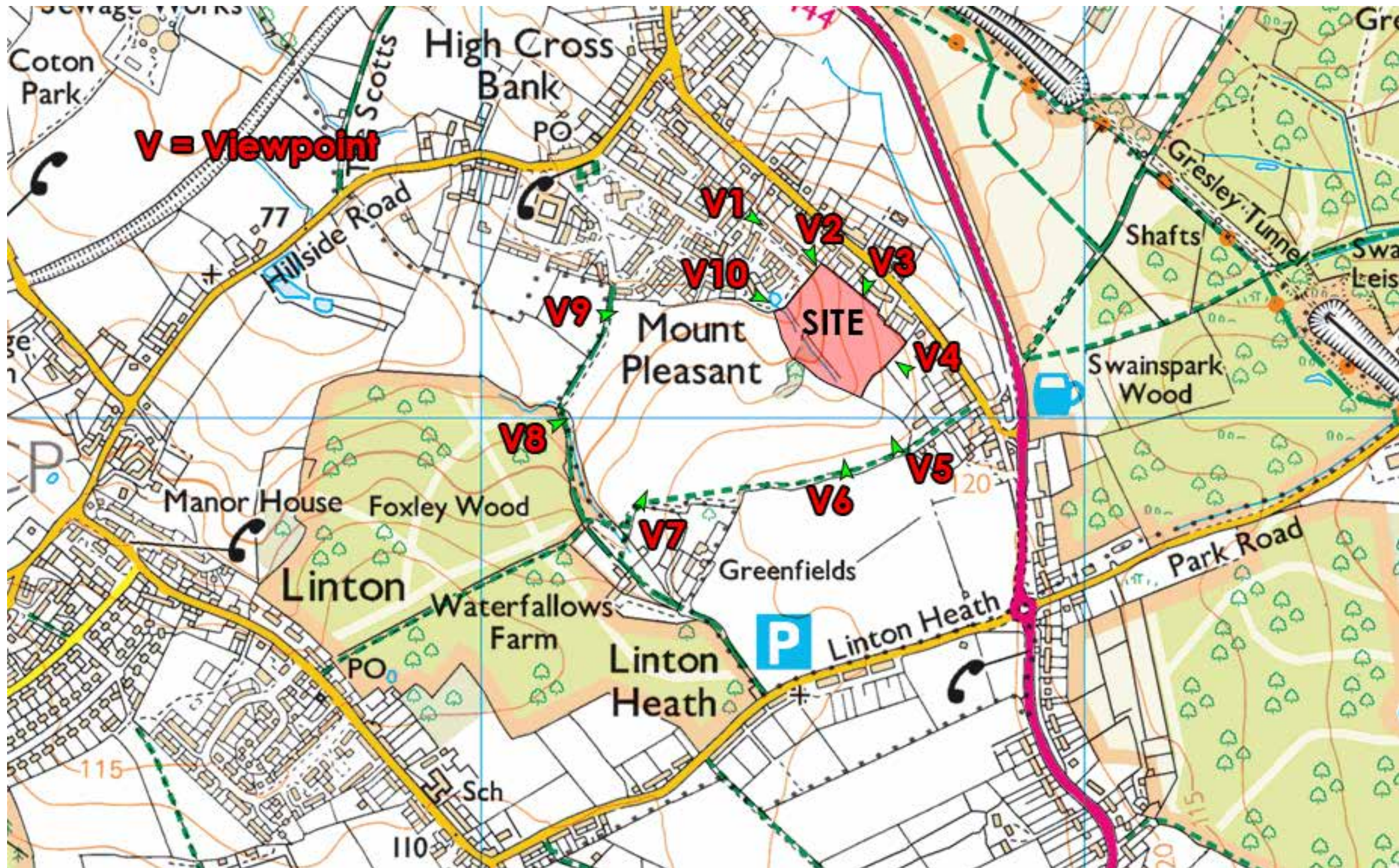
The soft landscape proposals provide substantial structural tree and shrub planting along the south west boundary. This will help mitigate views in from the south west.

Planting along the access road could further mitigate close views from the areas abutting the site (see page 3)

LANDSCAPE PROPOSALS



VIEWPOINT POSITIONS



V1- View 1



Description

This view point is at the right angle bend in Oak Close and is the first clear view of the site when approaching by vehicle or along the pedestrian footpath.

The view is of an agricultural crop or fallow field framed by existing housing.

Only a small proportion of the site is visible but the view extends to the horizon due to the rising topography. The view is truncated after a short distance due to the rising ground.

The view will mostly be experienced as an incidental view by residents going to and from their properties.

Two properties have views directly towards the site whereas most other properties on this stretch of Oak Close have a side-ways view.

Change

The proportion of the view which contains the agricultural field will be replaced with the access road and proposed housing which will line it.

The proposed housing will generally rise with the topography and extend the residential form.

Those properties with a side on view will experience the view when accessing their property, those with a straight on view may find it more noticeable.

Mitigation

The landscape proposals include extensive shrub planting and strategic tree planting along the access road.

The site layout allows for, far more greener frontage than the existing houses fronting Oak Close.

The south side of the access road is lined with fastigate trees to visually soften the frontage elevations.

The rising road is terminated with a semi mature specimen tree which will become the focal point due to its elevated location.

V2- View 2



Description

This view point is at the end of Oak Close, very near the front-age of number 66.

It provides a close view of the site which is an agricultural field currently planted with corn.

The view of the remainder of the site is obscured by the existing hawthorn hedge and vegetation. The site has no public access although there is evidence of public access via the missing gate.

The land slope from left to right in this view and rises towards the horizon.

Change

This view will change from the cropped field to an extension of the Oak Close urban form.

The view is experienced by only those residents who live in this location whilst accessing their properties. There is no public access into the field so it will not attract walkers.

Most views are side on views from the properties in the vicinity.

Mitigation

There will still be a long vista penetrating the adjacent field retaining an open aspect due the site layout.

The access road will be intensively planted with trees and shrubs as will as a semi mature tree as a focal point, terminating the vista.

V3- View 3

A



Description

This view is of two retained trees which have Tree Preservation Orders (TPO) which are outside of the site boundary in adjacent properties.

T7 is a Sycamore and T6 is an Ash tree.

The photograph demonstrates the overhang which is approximately 6m from the boundary.

B



Change

There should be little change to the trees as the overhang does not interfere with the proposed buildings.

The tree report suggests removal of overhanging dead wood of the Ash tree, greater than 25mm in diameter .

C



Mitigation

No mitigation is required as the trees will be retained.

V4- View 4

A



Description

This view is of T1 the retained Ash tree on the Eastern boundary.
The tree overhangs the proposed site by approximately 9m.

B



Change

There should be little change to the trees as the overhang does not interfere with the proposed buildings.
The tree report suggests removal of overhanging dead wood greater than 25mm in diameter .

C



Mitigation

No mitigation is required as the tree will be retained.

V5- View 5



Description

This view point is at the start of the Public Footpath as it leaves Field Lane heading south west. Fields Lane is accessed via Mount Pleasant Road.

The view is north toward the proposed site.

The topography limits the views of the proposed site to the more prominent trees in the foreground. The existing houses on the south side of Mount Pleasant Road are visible in the distance.

The roofs of the existing properties on Oak Close are just visible through the current crop of corn.

This is a mostly obscured limited view of the site, however it will be experienced by walkers out to enjoy the countryside so represents an important view.

Change

The view should change little due to the undulating terrain.

The site slopes rapidly from the 115m contour in the north east to 95m in the southwest. This has the advantage of limiting views in of the proposed built form.

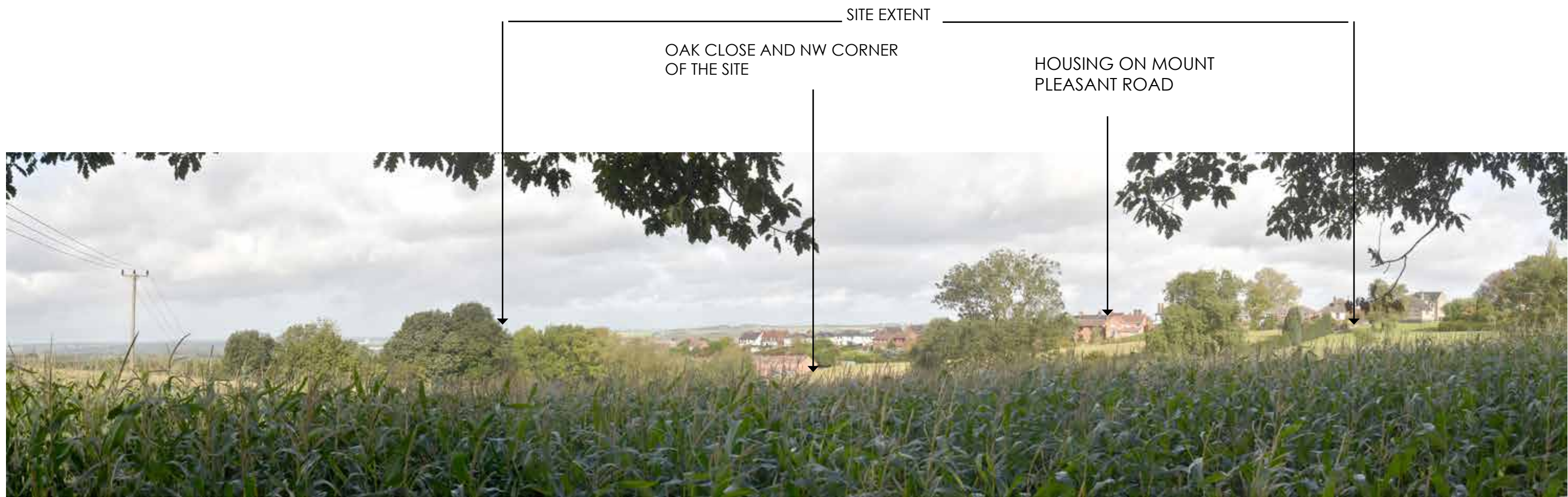
Mitigation

The main element of mitigation is the sloping terrain limiting the visual envelope.

Even when the corn crop is not present the site will represent a limited proportion of the view.

Extensive planting of native trees and shrubs, in the proposed landscape scheme, will further limit the visual impact of the development.

V6- View 6



Description

This view point is a few metres further, along the same footpath as view 5, and still looks north towards the site.

The terrain allows more open views at this point.

More of the properties on Mount Pleasant Road are clearly visible including those on the north side of the road as well as the south. The properties on the end of Oak Close are now visible as is the north west corner of the site.

The view will be experienced by walkers and is therefore a significant one.

Change

The increasingly visible existing development on Mount Pleasant Road and surrounding area may temper the visible change to the view as the new housing will be contiguous with the mass of the existing built form.

There will be change as the agricultural field will change to housing, however the proportion of area of development allocated for planting will limit the change.

Mitigation

The soft landscape proposals which accompany the site plan will help mitigate the impact of the development.

The proposals include a number of semi mature trees positioned amongst the built form where space allows.

The existing landscape is peppered with significant large trees which are more prominent than usual due to the dramatic changes of level and slope. The proposals try to replicate this and take advantage of the site conditions.

V7- View 7

TOPS OF THE WILLOWS
NEXT TO THE EXISTING
POND ADJACENT TO
THE SW CORNER OF
THE SITE

HOUSING ON MOUNT
PLEASANT ROAD



Description

This view is from much further along the footpath which provided views 5 and 6 heading towards Foxley Wood and adjacent to The Shortwoods, accessed from Waterfalls Lane.

The view is towards the site in a north easterly direction.

The view is much more open. The corn is not in the foreground and the horizon is more continuous with a level terrain.

The housing on Mount Pleasant Road is visible, however the site is obscured by the terrain and Oak Close cannot be seen.

The tops of the Willows around the pond outside of the south west corner of the site are discernible.

Change

The view should change little as most of the site is obscured by the land form.

Mitigation

Little mitigation is required for this view as it is so limited.

V8 - View 8

GLIMPSE VIEWS THROUGH THE
WOODLAND FOLIAGE



Description

View 8 was selected as a representative view from the foot-path as it passes through Foxley Wood.

The public footpath follows a route along the eastern boundary of the wood and could provide views towards the site.

As the combination of a public footpath and designated wood represent a sensitive location and resource it was important to investigate any potential changes to the views.

Views out were generally obscured by woodland vegetation with only occasional glimpse views out to adjacent fields.

This may change slightly when trees have lost their leaves, however the density of the woodland is such that this should not significantly open up the views out.

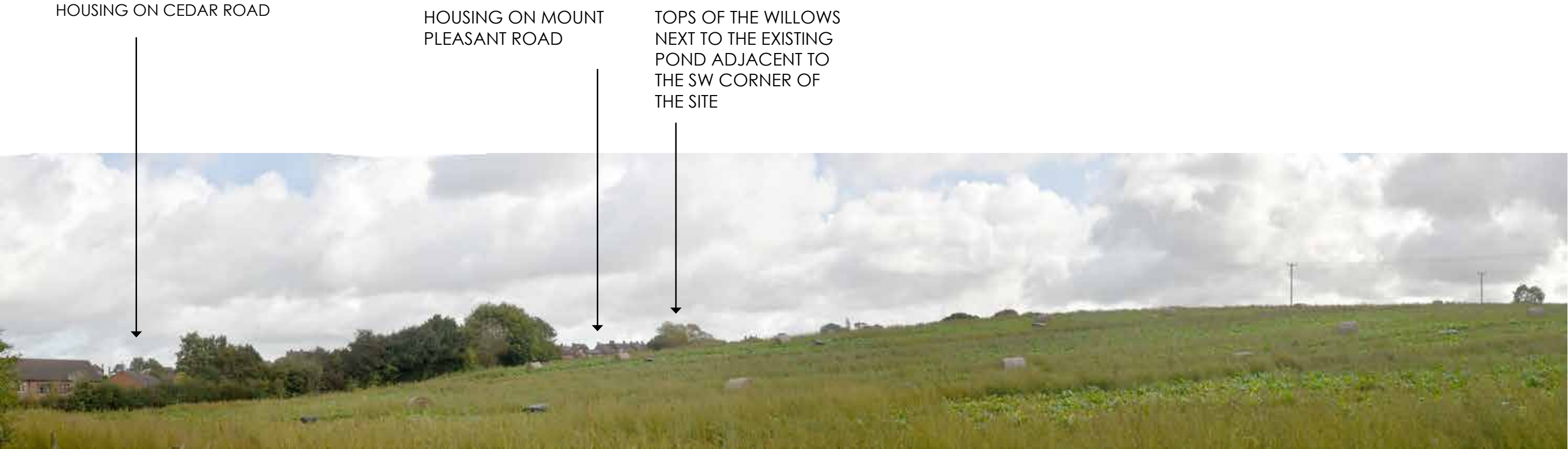
Change

There should be little change to the view from this location as a result of the development.

Mitigation

Mitigation to views from this location should not be necessary.

V9- View 9



Description

View 9 is from the Public Footpath leaving Foxley Wood just before it joins Cedar Road.

The footpath is bordered on the west side by an established, mature hedgerow 2m high. There is an agricultural field to the east of the path with open views.

Due to the sloping terrain the site is obscured from view.

There are glimpse vies of properties on the south side of Mount Pleasant Road (one property with solar panels on its roof is a good point of reference). The tops of the Willows around the pond adjacent to the site are also visible.

Change

Even though the construction of houses will raise the visible level above the current levels, it is unlikely that the housing will be visible from this vantage point.

Mitigation

Mitigation should not be required for this view in given obscuring properties of the topography.

However much of the additional planting of forest tree species is along the southern boundary of the site which faces this view point.

V10- View 10

ESTABLISHED BOUNDARY
VEGETATION

GLIMPSE VIEWS INTO THE
SOUTH WEST CORNER



Description

Viewpoint 10 is very close to the site and demonstrates the view from the environs of the adjacent pond and from an area which appears to have public access.

The boundary is very well planted with Birch, Prunus avium and Hawthorn and provide a good screen .

There are intermittent views in, particularly where trees have failed, especially Willow trees.

Change

There could be glimpse views in of the development especially when the leaves are not on the trees.

The boundary vegetation does provide a good screen and has still many years of growth ahead of it.

Mitigation

The western boundary will receive a lot of additional planting which will support the existing screen and enhance its effectiveness.

No housing is intended for the south west corner where the attenuation feature is planned supplemented by significant additional planting.

The mitigation of any change in view from this location should therefore be significant.

Conclusion

View points were selected to provide a representation of views into the proposed development site in order to evaluate the degree of likely visual change to the landscape .

Locations were chosen from locations with free access by the public, but also to consider the impact on private individuals.

Three tree with Tree Preservation Orders were also visually evaluated for their impact on the development, from two locations.

The most likely significant views which would be subject to change were from Views points1,2 and 6.

Views 1 and 2 are close views of the site, experienced by residents going about their daily routines.
In view of the nature of the change, the orientation of the view and the mitigation of the development, the change is likely to be moderately significant.

View 6 is from a public footpath and experienced by walkers out to enjoy the countryside.
The view will change in part as the site is only partially visible and at some distance away.
The change would be set against a background of existing development and therefore the proportions of the view will change rather than its nature.
This too would be considered moderately significant.



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