

## **Appendix 2**

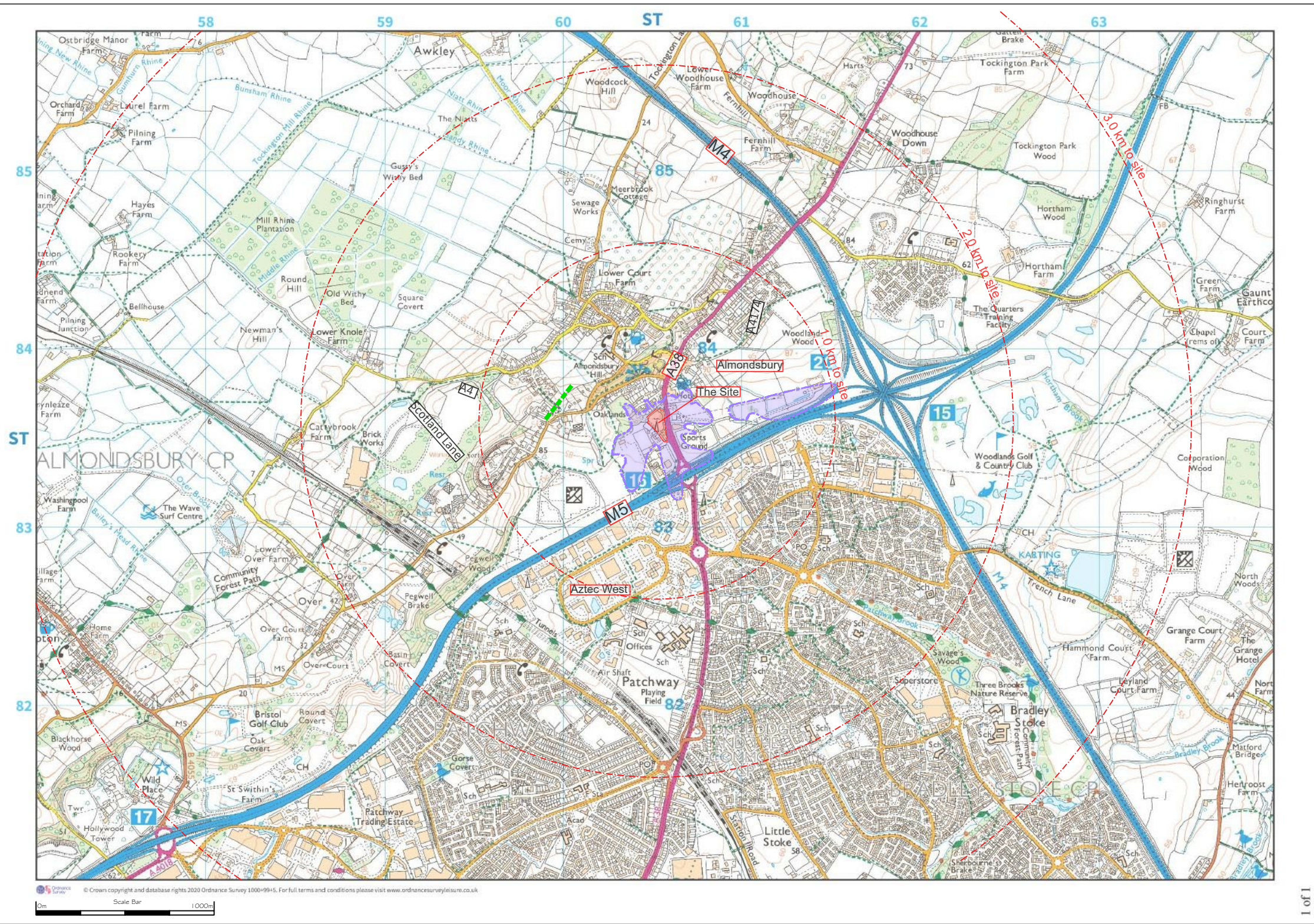
**Plan L2 Visibility of the site in the landscape**

**Plan L3 Wider Landscape Context**



**Plan L4 Local Landscape Context**



# Oaklands, Almondsbury - Landscape Appraisal



Key

-  Site Location
-  Theoretical Zone of Visual Influence (TZVI)

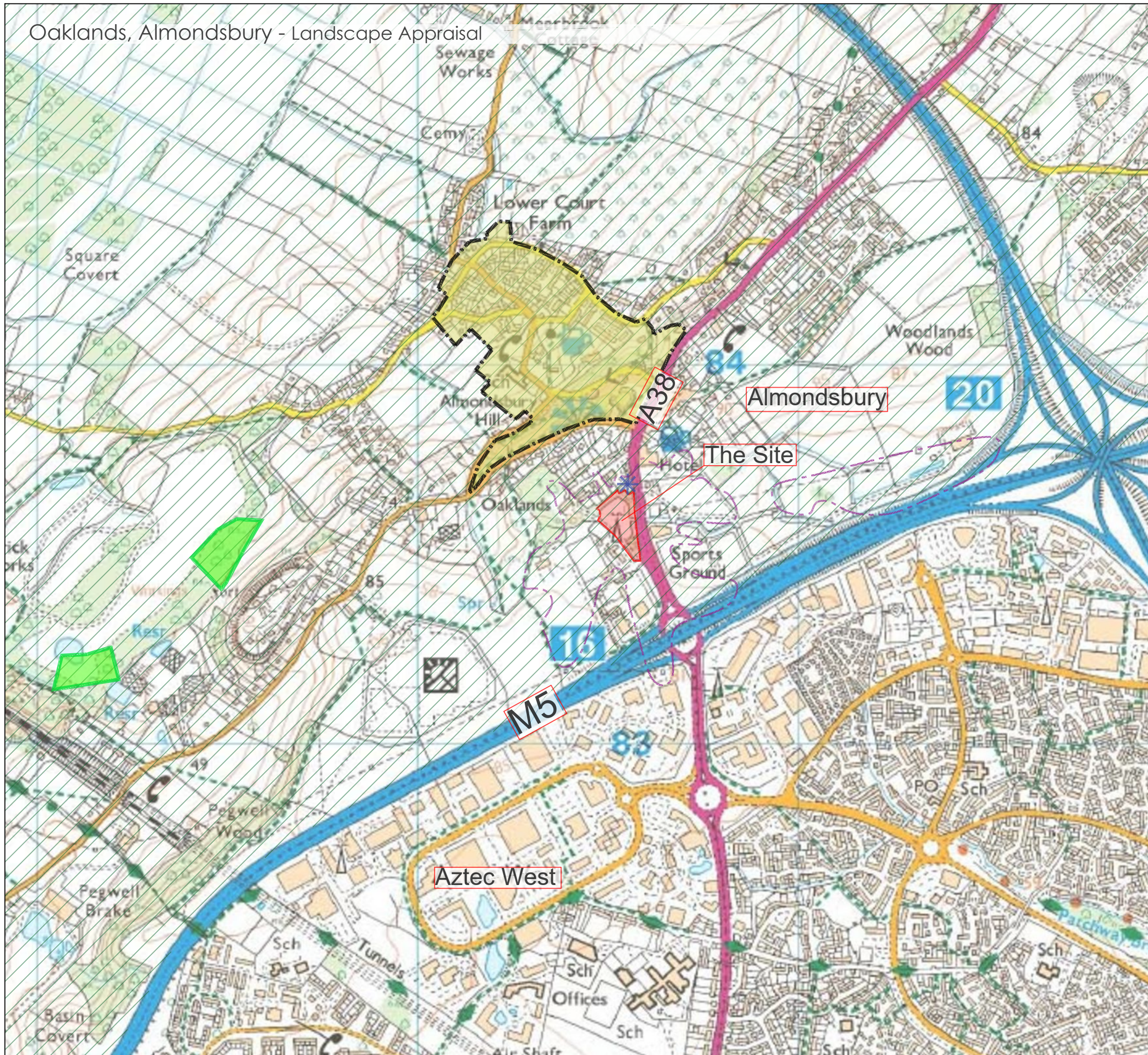
1 of 1

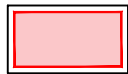







**Oaklands Development, Almondsbury  
L2 - Theoretical Zone of  
Visual Influence (ZVI)**  
Scale 1:25000@A3 October 2023



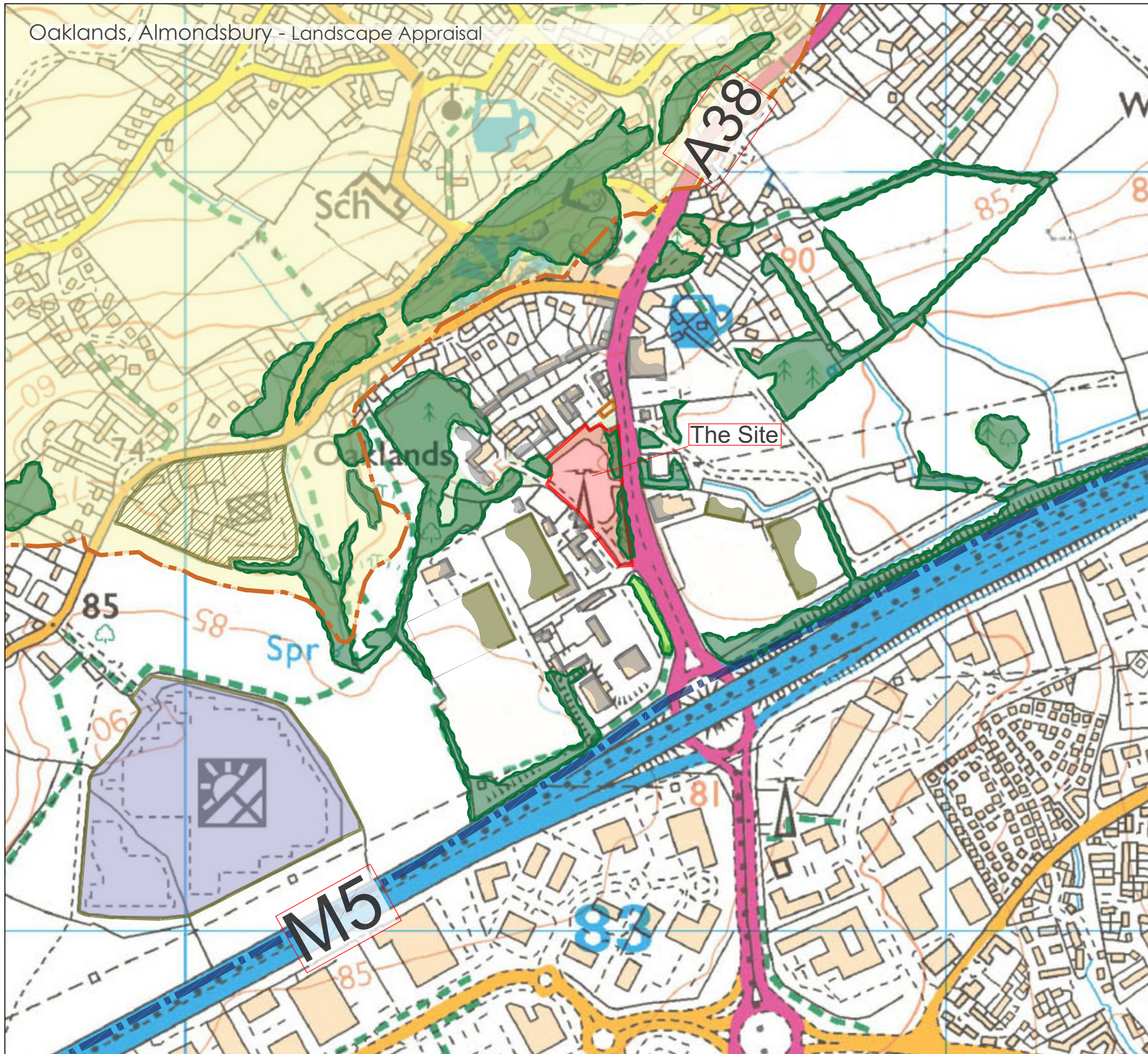
# Oaklands, Almondsbury - Landscape Appraisal




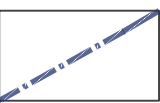


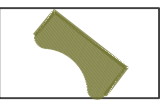

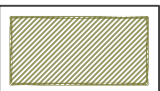

- Key**
-  Site Location
  -  Green Belt
  -  Conservation Area
  -  Listed buildings (within the sites TZVI)
  -  Site of Special Scientific Interest
  -  Theoretical Zone of Visual Influence Boundary (TZVI)







Key

-  Site Location
-  M5 Corridor forms visual barrier to south of the site
-  80m Contour (& land below 80m AOD) forms visual barrier to north and north-east of the site
-  Built form / urban edge that wraps around the site -  
  - Dwellings on Oaklands Drive screen the site from the north
  - Commercial, Industrial & Sports buildings & Infrastructure restrict views from the west
  - Built form and infrastructure to east of the site partially encloses the site with limited views through to the east
-  All Weather Pitches (& Engineered Pitches) with Flood Lighting and Fencing  
  - Football Association All Weather Pitch (AWP) pitch with fencing & flood lights restricts view to the west
  - North Bristol RFC AWP pitch on raised ground and with flood lighting and fencing further restricts views to and from the west
  - Tennis Club AWP and raised football pitch with flood lighting, fencing and shelters
-  Solar Farm  
  - Outside of TZVI
-  Garden Centre  
  - Outside of TZVI
-  Woodlands, Shelter Belts, Significant Tree Lines and Hedgerows  
  - Local vegetation partially screens the site from views and will assist in assimilating the proposals within the local landscape





**Appendix 3 - Plans**

**1551-01 Landscape Strategy Proposals**



# Oaklands, Almondsbury, Bristol - Landscape Strategy Proposals



## KEY

- Existing trees retained - See Arb. report and plans for details
- Root protection areas (RPA's) - See Arb. report and plans for details
- Proposed native woodland copse planting
- Proposed native tree planting and cultivars of native trees
- Proposed native hedgerows
- Proposed native hedgerows - triple row and to be managed upto 5m high
- Proposed planting for pollinators
- Proposed single Sp. native hedges
- Proposed under-storey small native trees / large shrubs
- Proposed flowering grass land
- Proposed conservation grass land
- Proposed mown paths
- Proposed Bird Boxes - North elevation, mounted minimum 2m above ground level - Schwegler 1SP
- Proposed Bat Boxes - South elevation, mounted minimum 3m above ground level - Schwegler 2F
- Proposed Hibernacula's - Deadwood and stone piles for reptiles & amphibians
- Block / Sett paving to parking bays and building aprons
- Macadam footpaths
- Macadam forecourts and access roads
- Sedum roofs to cycle stores

## Outline Planting Notes

- Detailed 1:200 planting plan, schedule and soft landscape specification to be prepared post planning consent (to discharge Landscape Planning Condition)
- Detail package of information to also include-
  - Implementation Programme
  - Management & Maintenance Plan
  - Topsoil Specification (strip, storage & placement)
  - Tree Pit Details

## INDICATIVE PLANT SCHEDULE

Species	Specification	Girth
Acer campestre	Heavy Standard	:RB 10-12cm
Alnus glutinosa	Heavy Standard	:RB 10-12cm
Betula pendula	Heavy Standard	:RB 10-12cm
Betula pubescens	Heavy Standard	:RB 10-12cm
Prunus avium	Heavy Standard	:RB 10-12cm
Prunus padus	Heavy Standard	:RB 10-12cm
Quercus robur	Heavy Standard	:RB 10-12cm
Salix alba	Heavy Standard	:RB 10-12cm
Sorbus aucuparia	Heavy Standard	:RB 10-12cm
Tilia cordata	Heavy Standard	:RB 10-12cm

## Urban Trees

Acer campestre 'Streetwise'	Heavy Standard	:RB 10-12cm
Amelanchier 'Robin Hill'	Heavy Standard	:RB 10-12cm
Carpinus betulus 'Frans Fontaine'	Heavy Standard	:RB 10-12cm
Prunus padus 'Albertii'	Heavy Standard	:RB 10-12cm
Malus trilobata	Heavy Standard	:RB 10-12cm
Pyrus 'Chanticleer'	Heavy Standard	:RB 10-12cm
Sorbus aucuparia 'Streetwise'	Heavy Standard	:RB 10-12cm

## Native Hedgerow Mix [4/lin m, double staggered row]

Species	Height	Specification	Density
Acer campestre	60-80cm	1+1 :BR :15%	4/m
Cornus sanguinea	60-80cm	1+1 :BR :15%	4/m
Corylus avellana	60-80cm	1+2 :BR :10%	4/m
Crataegus monogyna	60-80cm	1+1 :BR :35%	4/m
Prunus spinosa	60-80cm	1+1 :BR :15%	4/m
Viburnum opulus	60-80cm	1+2 :BR :10%	4/m

## Native Woodland Copse Mix [Trees @1/10m2, Shrubs@1/m2]

Species	Height	Specification
Acer campestre	150-175cm	2x Feather :150-175cm high :BR
Betula pendula	150-175cm	2x Feather :150-175cm high :BR
Quercus robur	150-175cm	2x Feather :150-175cm high :BR

Species	Height	Specification	Density
Acer campestre	60-80cm	1+1t :BR	1/m <sup>2</sup>
Cornus sanguinea	60-80cm	1+1t :BR	1/m <sup>2</sup>
Corylus avellana	60-80cm	1u1t :BR	1/m <sup>2</sup>
Crataegus monogyna	60-80cm	1+1t :BR	1/m <sup>2</sup>
Lonicera periclymenum	40-60cm	C	1/m <sup>2</sup>
Prunus spinosa	60-80cm	1+1t :BR	1/m <sup>2</sup>
Rosa canina	40-60cm	high :C1/m <sup>2</sup>	1/m <sup>2</sup>

## Under-storey Trees / Shrubs [as shown]

Species	Height	Specification
Corylus avellana	150-175cm	2x Feather :150-175cm high :BR
Ilex aquifolium	150-175cm	2x Feather :150-175cm high :BR
Taxus baccata	150-175cm	2x Feather :150-175cm high :BR

## Seed Mixes

- Flowering Lawns - Emorsgate EL1 Species Rich Lawn
- Hedge / Shade Conservation - Emorsgate EH1
- Meadows - Emorsgate EM1
- Wetlands - Emorsgate Wetland mix and Pond Edge mix

## Mixed Bulb Drifts over rooting zone -

- Snowdrops - 25%
- English Bluebell - 25%
- Winter Aconite - 25%

CAMBIUM : Landscape architecture | Arboricultural consultancy

Project: Oaklands, Almondsbury, Bristol

Title: Landscape Strategy Proposals

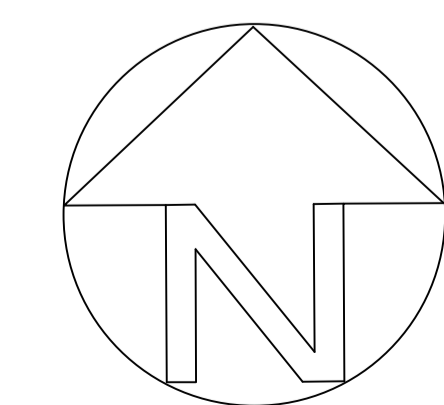
Client: Freemantle

Date: October 2023

Scale: 1 - 500

Dig No.: 1551-01

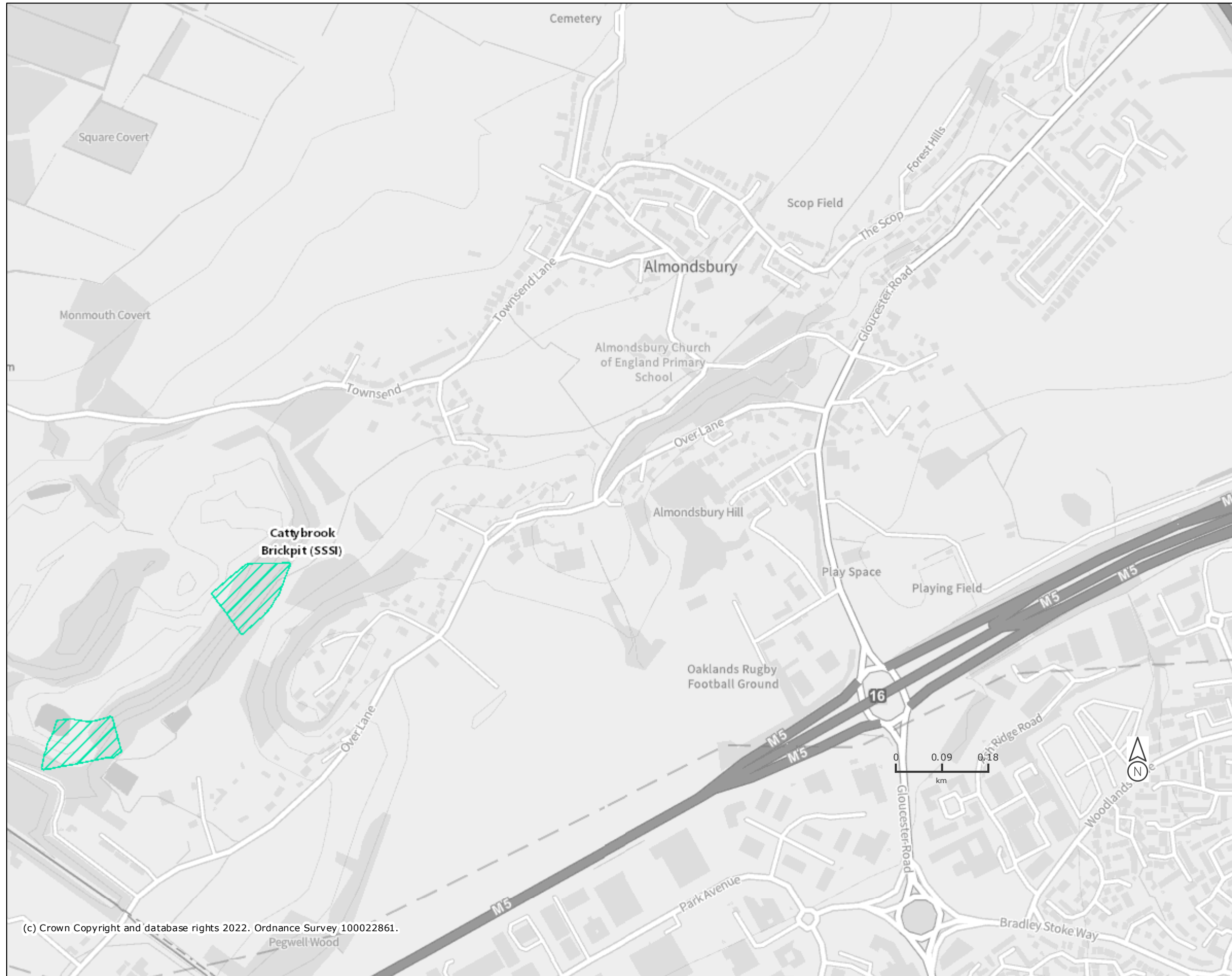
Cambium, 4 Clyde terrace, Bedminster Bristol BS3 3BL





**Appendix 4 – DEFRA Magic Maps**  
**Statutory and non-statutory Historic Designations**

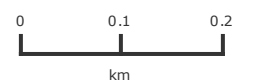




### Legend

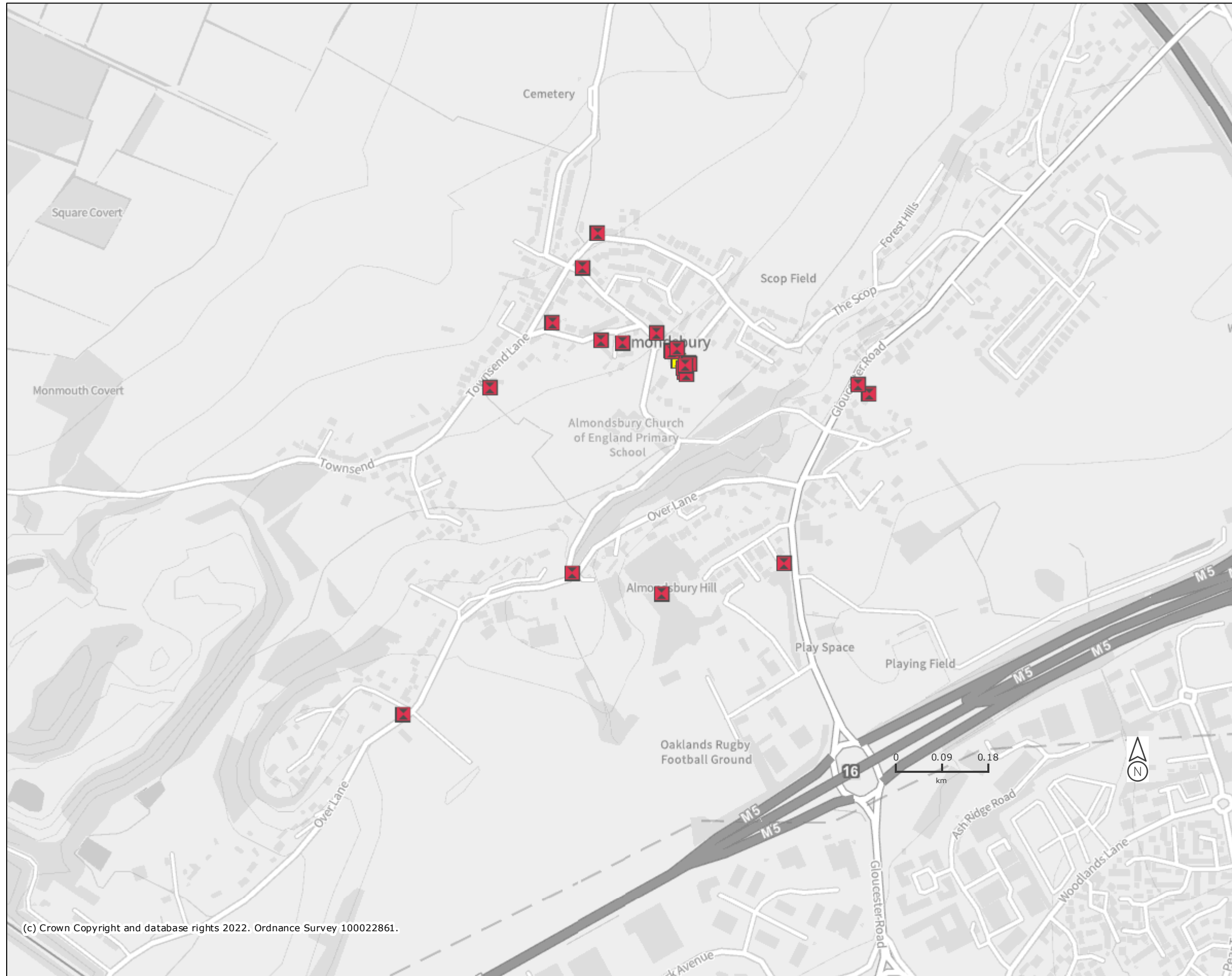
- Areas of Outstanding Natural Beauty (England)
- Limestone Pavement Orders (England)
- Local Nature Reserves (England)
- National Nature Reserves (England)
- Ramsar Sites (England)
- Proposed Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Nitrate Vulnerable Zones 2017 Designations (England)

Projection = OSGB36  
 xmin = 358300  
 ymin = 182700  
 xmax = 362100  
 ymax = 184600



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**Legend**

Scheduled Monuments (England)

**World Heritage Sites (England)**

Buffer Zone

World Heritage Site

**Listed Buildings (England)**

I

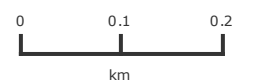
II

II\*

Registered Battlefields (England)

Registered Parks and Gardens (England)

Projection = OSGB36  
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 ymax = 184800



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