

**Proposed Development on Land off Woodside Drive, Almondsbury,  
Bristol**

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**LANDSCAPE AND VISUAL APPRAISAL REPORT**

**On behalf of  
Freemantle Developments**

**PREPARED BY CAMBIUM LANDSCAPE ARCHITECTS**

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## 1. Introduction

Cambium Chartered Landscape Architects are appointed by Freemantle Developments to undertake a Landscape and Visual Appraisal for the proposed development of 21 workspace units on land at Oaklands, Almondsbury, Bristol BS32. This LVA report looks at the existing setting, the scale of the proposal and its impact on the landscape.

Stokes Morgan Planning Consultants are appointed to report on Planning aspects of the proposed development, and this Landscape and Visual Appraisal report is to be read in conjunction with the Planning Consultant's report.

This appraisal has been prepared by Cambium Landscape Architects. The assessment was carried out by Marcel Watkins BA (Hons) DipLA CMLI, a Chartered Landscape Architect with over 25 years' experience in private practice.

### 1.2 Approach to the Appraisal

The methodology used was taken from the following guidance: *Institute of Environmental Management and Assessment/Landscape Institute Guidelines for Landscape and Visual Impact Assessment (GLVIA) third edition 2013*

Current GLVIA advice (paragraph 3.2) notes that LVIA may be used formally, as part of an Environmental Impact Assessment, or informally, as here, as a contribution to the appraisal of development proposals in the planning application.

*GLVIA 3.2 "As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and views and visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies."*

A site visit was made on 6<sup>th</sup> October 2023 followed by a field trip of the area to assess views to the proposed development from public viewpoints. The trees were in leaf at the time of the inspections and allowance has been made in the assessment for the greater degree of visibility that would be obtain in a winter assessment when trees are in their dormant, leafless state.

## 2. Landscape Context of Site

### 2.1 Site location [Refer to Appendix 1: Plan L1 - Location Plan]

The site is located in the Parish of Almondsbury, within South Gloucestershire District Council, approximately 10 miles north of Bristol.

The site is accessible via Woodside Drive, off the A38 dual carriageway, 0.5km away from the Almondsbury Interchange, junction 16 of the M5.

To the east, the site is bordered by the A38 dual carriageway. The eastern boundary of the site, along the A38, is defined by existing mature trees and a stone wall, a prominent feature that contributes to the green infrastructure of the local landscape and to the partial screening of the site.

To the west and south, the site is bordered by Woodside Drive with office buildings, Telecom tower, sport fields & facilities with flood lights backing onto Woodside Drive. To the north, the site is bordered by dwellings.

## 2.2 Landscape Context

*[Refer to Appendix 2: Plan L3 Wider Landscape Context & Plan L4 Local Landscape Context]*

To the north, north-east, the site is contained by the urban fringe of Almondsbury, circa 0.25Km from Almondsbury's Conservation Area. Further north, the 80m Contour (& land below 80m AOD) together with the local vegetation, including woodlands, shelter belts, significant tree lines and hedgerows, form a visual barrier from the open countryside beyond. There are no distant or middle distant views of the site from the north.

To the west, the site is delimited by commercial, light industrial, sports infrastructures. The Football Association All Weather Pitch (AWP) with fencing & flood lights restricts view to the west. The North Bristol RFC AWP pitch on raised ground with flood lighting and fencing further restricts views to and from the west. There are no distant views of the site from the west.

Built form and transport infrastructure such as A38 dual carriageway to east of the site and the Tennis Club AWP and raised football pitch with flood lighting, fencing and shelters, located across the A38, partially encloses the site with limited views through to the east.

The M5 Corridor forms a visual barrier to the south of the site, elevated sections of the M5 junction are audible and visible from the site.

The surrounding area is built-up and has an urban fringe character.

## 2.3 Planning Context

*[Refer to Appendix 2: Plan L3 Wider Landscape Context & Plan L4 Local Landscape Context & Appendix 4: DEFRA Magic Maps - Statutory and non-statutory Historic Designations]*

The Policy Map, which forms part of the planning policy for South Gloucestershire, shows that this area is subject to Policy GB1 (Green Belt) and policy L4 (SPG for the Forest of Avon). The site falls within the Bristol and Bath Green Belt, bound by the M5 Corridor which creates a clear physical boundary between Bristol urban area and land within the Green Belt.

The site is located within the Landscape Character Area LCA18 Severn Ridges, and field observation conclude that the site and its immediate surrounds exhibit some of LCA18's characteristics, namely:

- *To the south, the Bristol urban edge, M4 and M5 are prominent within their local landscape. Sections of the motorways are also prominent within wider views, forming physical and visual barriers.*
- *Powerlines frequently cross parts of the area, particularly to the north and vary in prominence.*

Plan L3 shows the location of the site in the wider landscape, demonstrating that the site is located outside of the Almondsbury Conservation Area with a clear physical and visual separation created by residential properties up to five rows deep. The site is not generally discernible from the wider landscape.

The map in Appendix 4 shows the listed buildings located near the site. The most significant Grade II listed building is the Pear Tree Cottage, located to the north east boundary of the site. Pear Tree Cottage abuts the A38 dual carriageway on its eastern boundary and the Ambulance centre & dwellings on its north westerly boundary. The established gardens of Pear Tree Cottage are enclosed with mature trees and vegetation which border the site.

There are two SSSIs sites located over 1km to west of the site, outside of the ZVI so there will be no, visual impact. There are no other national or local level wildlife designations within the study area.

There is no PROW within the immediate surrounding study area or within the site.

#### 2.4 Local Planning Policies – PSP2 Landscape, PSP3 Trees and Woodland

The development is in accordance with policy PSP2 as it offers to protect and enhance the landscape attributes which define the local Landscape Character and Visual Amenity of the site. The proposals ensure that the landscape design and management are appropriate to the use and location of the development.

The proposals are in accordance with policy PSP3 as they retain, protect and enhance existing hedgerows and existing trees. In addition, a new planting will include species rich native hedges, field, and boundary trees along with new woodland copse planting.

### 3. Description of the Proposals

*[Refer to Appendix 3: Plan 1551-01 Landscape Strategy Proposals]*

The proposals are for the development on land formerly part of 'Oaklands Estate'. In its current state, the site is derelict in character with overgrown emergent scrubland, spoil, and construction style fencing. The development is for the provision of 21 workspace units with parking courts, associated landscape and ecological enhancements. The workspace units have a proposed ridge height of circa 7m above ground level.

On the north westerly boundary of the site, along the northern section of Woodside Drive, an ecological buffer zone is created to provide screening between the recently built dwellings and the proposed development. The ecological buffer zone contains a flowering lawn verge with a small avenue of native trees, to the south of which, a large native hedge planted in triple row, to be managed between 3 to 4m wide x up to 5m high, with additional native tree and under seeded with Conservation grass to complete the ecological buffer zone.

Along the central part of the northern boundary, abutting Oaklands Drive, the site is bound by dwellings and a few mature trees. The existing trees are retained and protected. A new native hedge and tree planting are proposed to strengthen the site's northern boundary.

Beyond the north easterly corner of the site, are the established gardens of Pear Tree Cottage enclosed with existing mature trees and vegetation. Enhancement planting is proposed to protect and strengthen the screening between the proposed development and Pear Tree Cottage. A new native hedge is proposed with native copse and native tree planting.

The eastern boundary of the site, along the A38 Dual carriageway, is defined by existing mature trees and a stone wall. The existing mature trees and boundary stone wall will be retained, protected, and enhanced by complementary new tree planting along the boundary to ensure succession of canopy cover along the A38. The development has been designed to provide space for the planting of a native (beech/hornbeam) hedge along the stone wall together with the planting of under storey small trees such as yew, holly and hazel for additional ecological benefit and screening. Wrapping around the development and providing a visual barrier between the development and retained open land a mixed native hedge is proposed.

To the south of the site, the proposals allow for the creation of an informal open space, reinforcing the ecological benefits of the scheme as well as providing informal recreational benefits, and contributing to the overall assimilation of the development into the landscape.

The informal open space is laid to flowering lawn and mown paths, with a semi-mature feature oak tree planting in its centre. New under storey small trees such as yew, holly and hazel are proposed for additional ecological benefit, together with hibernacula for wildlife over-wintering benefits. Between the proposed workspace units and the informal open space, the planting of a native hedge, to be managed at +2m high, will provide visual screening. Along Woodside Drive, an avenue of trees and hedge planting will enclose the informal open space.

Along Woodside Drive, between the two new access to the workspace units, planting of new native hedges and trees are proposed, to provide soft landscape structure and feature. On the opposite verge of Woodside Drive (recently planted with cherry laurel), there is space to accommodate a new species rich native hedge, for additional ecological benefit and screening office compound and sport facilities backing onto Woodside Drive.

#### **4. The Site and Proposals in the Landscape (Visibility & Intervisibility)**

*[Refer to Appendix 2: Plan L2 - Visibility of the site in the landscape and Appendix 1: Plan L1 - Viewpoint Location Plan and Views / Viewpoints 1 to 12 including viewpoint descriptions]*

##### **4.1 Theoretical Zone of Visual Influence (ZVI)**

The Theoretical Zone of Visual Influence (ZVI) has been mapped using the proposed height of ridgelines of the workspace units as the reference, which is some 7m above ground level. The first draft of the ZVI was drawn manually by interrogating the local topography, groundcover, and significant features in the landscape.

The draft ZVI was then assessed against mapping using View Shed in Google Earth Pro with a pin located at 7m above GL. The plans were then assessed on site, at ground level to establish views out to the surrounding landscape and during site visits to the locality to verify views, select viewpoint locations, and verify the extent of the ZVI.

Plan L2 Visibility of the site in the landscape illustrates the extent of the ZVI for the workspace units' ridgelines. The ZVI covers land where it may be possible to see the workspace units, and areas outside of the ZVI are where it is highly unlikely that views of the workspace units will be seen.

##### **4.2 Viewpoint Locations**

Viewpoint locations have been selected where the workspace units would be theoretically visible in the landscape from public vantage points, showing the development in its landscape setting. Further potential viewpoint locations were assessed outside of the ZVI to verify the limits of views of the site.

#### **Summary of Views**

Refer to Appendix 1 for detailed description of Viewpoints 1-12 Looking towards the site:

### Views from the North (Viewpoints 5, 6, 7, 8, 11 and 12)

View 5 from A38 shows the eastern boundary of the site. The stone boundary wall and mature tree line, that are retained and will be enhanced, dominate the view. The development, located beyond the tree line would be barely visible whilst the trees are in leaf. During winter months, when the trees are leafless, glimpsed, and oblique views will be visible to road and pavement users. The proposed landscape enhancement along the site's eastern boundary of new native evergreen understory planting, new specimen trees and hedge-lines will strengthen the sylvan character and further screen the proposals from the north east.

Views 6 and 7 are taken from Oaklands drive. View 6 shows the site is not visible from the first Oaklands Drive cul-de-sac with the Ambulance Station, Pear Tree Cottage, and mature trees within the curtilage of Pear Tree Cottage dominating the view. View 7 taken at the junction of the second cul-de-sac shows the dwellings in the foreground and a partial view of the site along with the mature trees on the eastern boundary. The backcloth of commercial and industrial buildings along with built infrastructure to the south of the site completes the view.

View 8, 11 and 12 are taken directly adjacent to the site and provide a clear view over the site along with the sites context and character. The tree line along the eastern boundary is visible along with a few glimpsed views through the trees to the sports facilities located beyond the A38.

The site dominates the foreground with emerging scrub and ruderals colonizing the ground, indicating disturbed land, and giving a sense of abandonment. A plethora of lighting, communications and power pylons pepper the skyline above the hap hazard development of the sports facilities, offices, highways depot with the M5 and Aztec West visible in the distance.

Near distant and open views of the Site from the north are predominantly from the 4 new dwellings off woodside road. The Site Plan has been developed to ensure sufficient room to enhance the immediate setting of the properties and provide a landscape buffer to partially screen and assimilate the development. The landscape enhancements and the proposed built form will screen Aztec west, the M5 and a considerable amount of built form clutter from the dwellings.

### Views from the East (Viewpoints 3 and 4)

View 3 and 4 taken from the A38 shows the eastern boundary of the site. The views are representative of oblique views for road and pavement users travelling parallel to the site.

View 3 looking north west shows that the tree line along the A38 has gaps where views into the site with the new dwellings on Woodside Road are visible.

View 4 looking south west illustrates that the built form to the west of the site is just discernible over the stone wall and through the trees. A glimpsed view of the ZVI boundary, being the edge of North Bristol RFC is just visible.

The Site Plan and Landscape Strategy Proposals specifically address views to the east and respect and enhance the landscape character provided by the legacy of Oakland's, being the stone wall and mature trees line. The sylvan boundary provides a loose sense of a gap in built form between the M5 junction and Almondsbury. The proposals seek to reinforce this.

Beyond the A38 to the east there are no PRoW, however glimpsed views into the site and development are likely from the Tennis Club and Football Ground.

### Views from the South (Viewpoints 1, 2 and 9)

View 1 taken from the A38 shows the eastern boundary of the site. The setting and description duplicate Views 3, 4 and 5 as described above.

View 2 looking towards the southern end of the site won't change as beyond the tree line the small informal open space is proposed. The view captures the three -storey office building that straddles the site boundary and the ad-hoc built-up character of the landscape that lies beyond.

View 9 at the mouth of Woodside Drive captures the only open view to the south of the site. Pear Tree Cottage is screened by the garden trees and the new dwellings to Woodside Drive and the 2<sup>nd</sup> cul-de-sac of Oaklands Drive are visible with the site occupying the middle ground. The proposals for new boundary hedges and trees will help assimilate the development into the landscape whilst the mature trees on the eastern boundary will continue to provide a backcloth to the view.

#### Views from the West (Viewpoint 10)

View 10, taken from the eastern edge of North Bristol RFC AWP on elevated ground is representative of Middle distant views to the site. Beyond the rugby ground the site is not visible. The only important aspect of the view is the contribution the tree line makes in softening the visual clutter of the foreground.

## **5. Landscape and Visual Impact of the Proposal**

### **5.1 Visual Impact on Landscape Character**

The assessment of visual impact on the Landscape Character considers the effects of the proposals on the landscape as a resource and whether the proposals would harm the character area, particularly in terms of form and scale.

The ZVI has established that there are no views from long distance public vantage points, due to the site being contained within a built-up area and being obscured by the network of woodlands, shelter belts, significant tree lines and hedgerows located to the north and north east of the site.

The viewpoint photographs 1 to 12 have established that there is High visibility of the site from the near north and west distance and Negligible visibility of the site from the near south and the east distance.

The form of the proposed development is consistent with other buildings in the context, e.g. commercial offices and it would be consistent with the scale of the adjacent buildings and car parking.

The proposals would not result in any loss of landscape features, indeed it would result in an increase in native hedges and tree planting, and bring about an improved management and long term succession of existing soft landscape features.

The built-up character of the area, its local topography, and the local vegetation, combined with the proposed landscape mitigations will contribute to assimilate the development into the landscape character. There will be an initial change to views of the site, but it is anticipated that in time as vegetation matures, the site will be assimilated in the landscape and will cause barely perceptible change to the condition and character of the landscape.

### **5.2 Visual Impact on Green Belt**

The proposals will cause a barely perceptible change to the view as it will not affect the condition and the composition of the landscape character. The landscape proposals will provide beneficial mitigation to the soft landscape amenity and green infrastructure of the area. There will be an initial change to views of the site but as vegetation matures, the site will be assimilated in the wider landscape. The impact on the visual amenity of the Green Belt is negligible.



### 5.3 Summary of Magnitude of Visual Impact

In assessing the visual impact of the proposals the following key mitigation measures have been taken into account; retention and protection of the important landscape features such as the bounding mature trees and stone wall along the A38; enhancement of the existing soft landscape features by introducing new native planting to establish succession of canopy and secure long term visual enclosure of the site ; creation of an ecological buffer zone and an informal green space to introduce structural soft landscape amenity to mitigate the effect of views into the site; creation of soft landscape features with new tree avenues, specimen oak tree, and native hedge planting to assimilate the proposed development into its surroundings and contain the site.

**Impact on near distance Views from Woodside Drive, the dwellings to the north and A38 to the east:** Negligible visual impact - There will be an initial change to views of the site, but it is anticipated that in time as vegetation matures, the development will be assimilated in the landscape and will cause barely perceptible change to the condition and character of the landscape.

Furthermore, the proposed landscape mitigation, particularly to the north of the site bounded by dwellings, will cause a perceptible beneficial change to the near distance views from the dwellings.

**Impact on views from the Listed Building:** Negligible visual impact - By delivering landscape mitigations to the immediate landscape and strengthening existing boundary screening, the proposals will cause a barely perceptible change to the views.

**Impact on the wider Views from public vantage points:** The site is not generally discernible from the wider landscape, there will be no change as the site is contained in the local landscape and there are no wider views, as identified by the ZVI. There will be no deterioration or improvement of views.

**Views from SSSIs:** No change as the SSSIs sites are outside of the identified ZVI so there will be no deterioration or improvement of views.

**Impact on Landscape Character:** Negligible visual impact - There will be an initial change to views of the site, but it is anticipated that in time as vegetation matures, the site will be assimilated in the landscape and will cause barely perceptible change to the condition and character of the landscape.

**Impact on Green Belt:** Negligible visual impact - The landscape proposals will provide beneficial enhancement to the soft landscape amenity and green infrastructure of the area and will cause a barely perceptible change to the view.

## 6. Conclusion

The Landscape Visual Appraisal establishes the surrounding area is of a built-up character, particularly as the commercial, light industrial, sports facilities and infrastructures are the predominant visual feature of the immediate surrounding area. Whilst the proposals would be moderately visible from the immediate viewpoints, particularly in winter and in the first few years after implementation, it is anticipated that the proposed landscape mitigations and enhancements will assimilate the development in the landscape in terms of form and scale. It is therefore considered that the development will cause barely perceptible change to the condition and character of the landscape.

The development will cause a negligible visual impact on its surroundings, as it provides several soft landscape amenity benefits and enhancements including:

- Retention and protection of the important landscape features such as the bounding mature trees and stone wall along the A38, preserving the partial visual enclosure.
- Enhancement of the existing soft landscape features by introducing new native planting to establish succession of canopy and secure long-term visual enclosure.
- Benefits the green infrastructure in the area, with the creation of an ecological buffer zone and an informal green space to introduce structural soft landscape features with considerable ecological enhancement as well as providing informal recreational benefits and contributing to the overall assimilation of the development into the landscape.
- Creation of soft landscape features with new tree avenues, specimen oak tree planting, native hedge planting to assimilate the proposed development into its surroundings and contributing to the overall assimilation of the development into the landscape.

It can be concluded that the development will be assimilated in the surrounding landscape character and will cause negligible visual impact to the local landscape.

**Appendix 1**

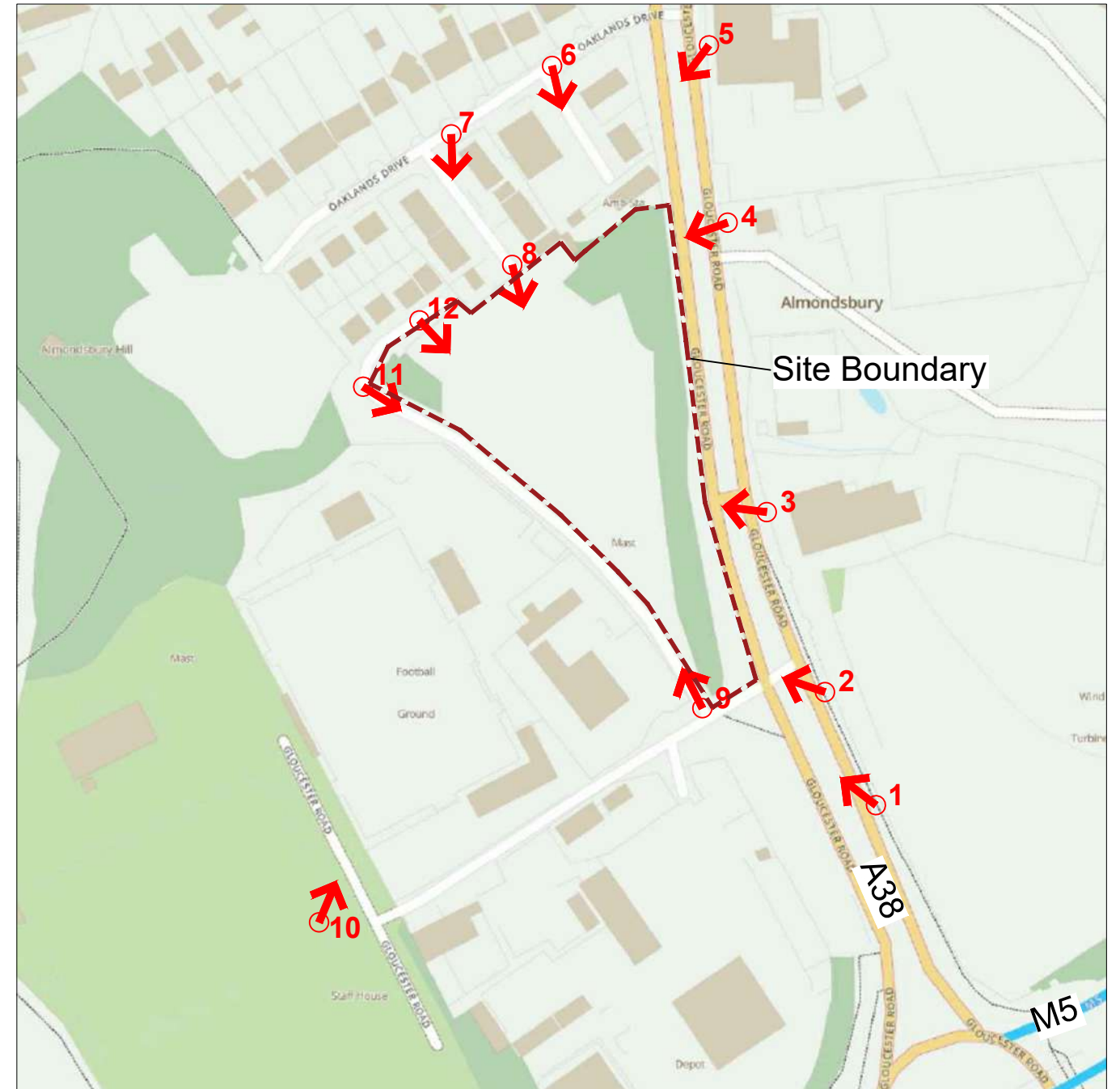
**Plan L1 - Viewpoint Location Plan**

**Views / Viewpoints 1 to 12 (including description of existing view and proposals)**

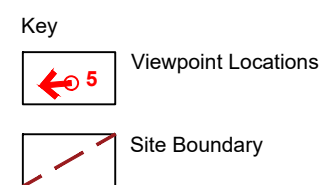
# Oaklands, Almondsbury - Landscape Appraisal



Site Location (Scale 1:25,000)

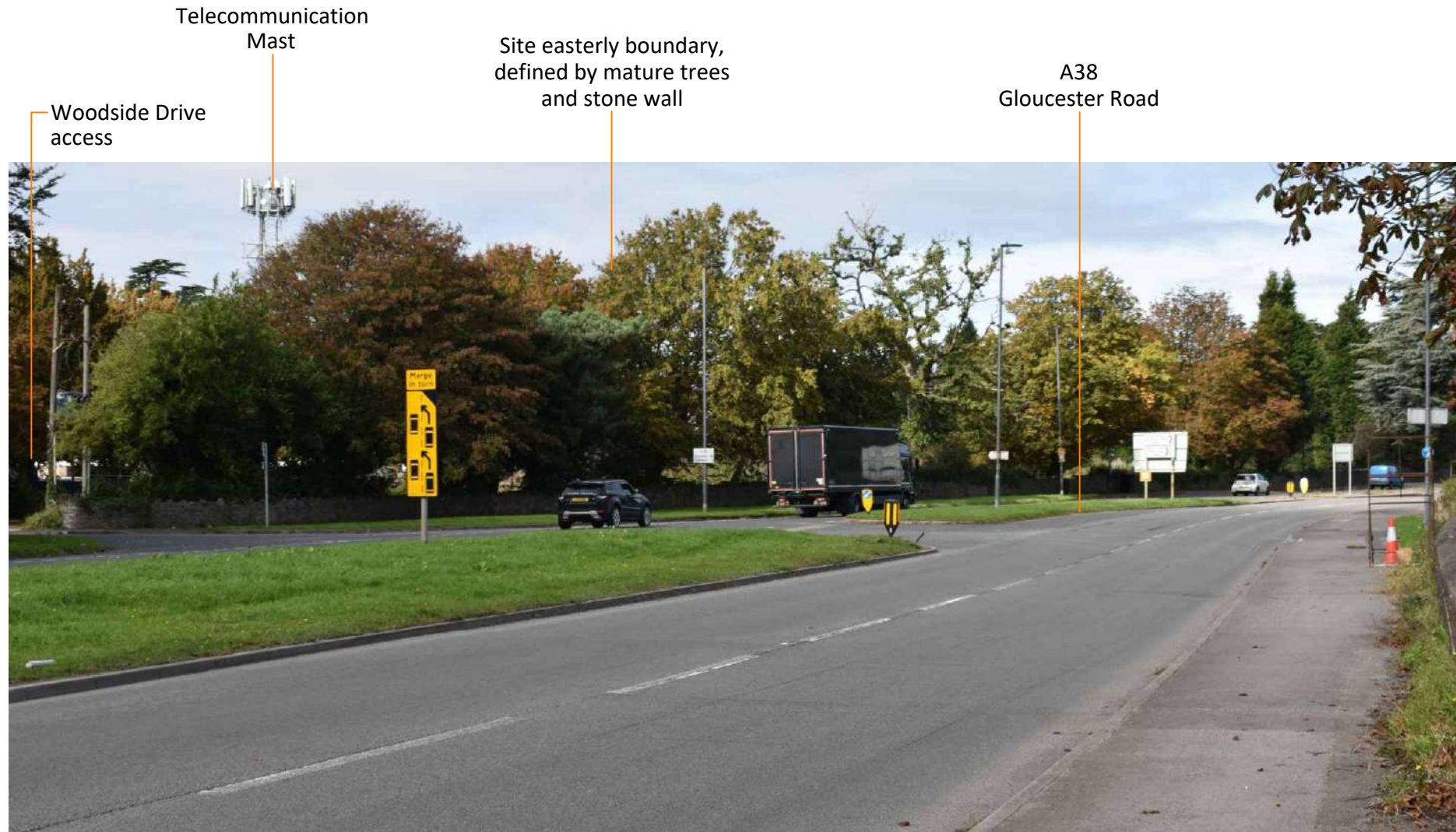


Viewpoint Locations (Scale 1:2,500)



**Oaklands Development, Almondsbury  
L1 - Site & Viewpoint Locations**  
Scale -As shown @A3 October 2023

Oaklands, Almondsbury - Visual Appraisal



Viewpoint 1. Looking north west towards the site from A38 dual carriageway - site 0.10 Km distant  
(What 3 words viewpoint location reference - arranges.trying.regulates)

1551 – Oaklands, Almondsbury, Bristol - LVA

**Viewpoint 1.** Looking north west towards the site from A38 dual carriageway - site 0.10 Km distant

(What 3 words viewpoint location reference - arranges.trying.regulates)

**Description of view:** View from the A38 dual carriageway, looking north west through existing mature tree canopy and stone wall along the eastern boundary of the site.

**Site visibility:** Negligible, some glimpses of the site through the mature tree canopy along eastern boundary, will be more visible in Winter when trees are in their dormant, leafless state.

**Description of the proposals:** Existing mature trees and boundary stone wall along the eastern boundary will be retained, protected, and enhanced. New complementary tree planting along the boundary is proposed to ensure succession of canopy cover along A38, together with under storey small native tree planting and a native (beech/hornbeam) hedge planting. The proposed workspace units and associated car parks would be partially visible, some glimpses may be visible in winter through bare vegetation when trees are in their dormant, leafless state.

**Mitigation & enhancement:** Existing trees and stone wall protected and maintained. New native tree planting to eastern boundary to ensure succession of canopy cover to A38 dual carriageway frontage, the planting of a native (beech/hornbeam) hedge along the stone wall together with the planting of under storey small trees such as yew, holly and hazel for additional ecological benefit and screening.

**Visual Impact:** Negligible, the proposals will cause a barely perceptible change to the view.

Oaklands, Almondsbury - Visual Appraisal

Drive leading to  
FA & RFC All  
Weather Pitches

Gloucestershire  
Football  
Association

Pitch flood  
lights

Offices off  
Woodside Drive

A38 dual  
carriageway

Site easterly boundary,  
defined by mature trees  
and stone wall



Viewpoint 2. Looking west north-west towards Woodside Drive and the southern tip of the site from A38 - site 0.05 Km distant  
(What 3 words viewpoint location reference - spells.umpires.remembers)

Viewpoint 2 - October 2023

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**Viewpoint 2.** Looking west north-west towards Woodside Drive and the southern tip of the site from A38 - site 0.05 Km distant

(What 3 words viewpoint location reference - spells.umpires.remembers)

**Description of view:** View from the A38 dual carriageway, looking towards junction of Woodside Drive & A38, with office buildings and parking behind industrial fencing in the foreground, and towards the mature tree canopy and stone boundary wall at the southern tip of the site

**Site visibility:** Negligible, some glimpses of the site through the mature tree canopy along eastern boundary.

**Description of the proposals:** Existing mature trees and boundary stone wall along the eastern boundary will be retained, protected, and enhanced. New complementary tree planting along the boundary is proposed to ensure succession of canopy cover along A38, together with under storey small native tree planting and a native (beech/hornbeam) hedge planting. The proposed workspace units and associated carparks would be partially visible, some glimpses may be visible in winter through bare vegetation.

**Mitigation & enhancement:** Existing trees and stone wall protected and maintained. New native tree planting to eastern boundary to ensure succession of canopy cover to A38 dual carriageway frontage.

**Visual Impact:** Negligible, the proposals will cause a barely perceptible change to the view.



Oaklands, Almondsbury - Visual Appraisal

Site easterly boundary,  
defined by mature trees  
and stone wall

Bus stop  
Route T1 South Glos

Site

Dwellings to north  
of Woodside drive

A38 Gloucester  
Road



Viewpoint 3. Looking west north-west towards the site from A38, with Woodside Drive housing in the background - site 0.02 Km distant  
(What 3 words viewpoint location reference - campus.recoup.pulse)

1551 – Oaklands, Almondsbury, Bristol - LVA

**Viewpoint 3.** Looking west north-west towards the site from A38, with Woodside Drive dwellings in the background - site 0.02 Km distant

(What 3 words viewpoint location reference - campus.recoup.pulse)

**Description of view:** View from the A38 dual carriageway, looking at recently built dwellings on the north boundary of the site through gap in existing mature tree canopy along the eastern boundary.

**Site visibility:** Slight, some glimpses of the site through gap in the mature tree cover along eastern boundary.

**Description of the proposals:** Existing mature trees and boundary stone wall along the eastern boundary will be retained, protected, and enhanced. New complementary tree planting along the boundary is proposed to ensure succession of canopy cover along A38, together with under storey small native tree planting and a native (beech/hornbeam) hedge planting. The proposed workspace units and associated carparks would be partially visible, some glimpses may be visible in winter through bare vegetation.

**Mitigation & enhancement:** Existing trees and stone wall protected and maintained. New native tree planting to eastern boundary to ensure succession of canopy cover to A38 dual carriageway frontage.

**Visual Impact:** Slight adverse, the proposals will cause a perceptible adverse change to the view.

Oaklands, Almondsbury - Visual Appraisal

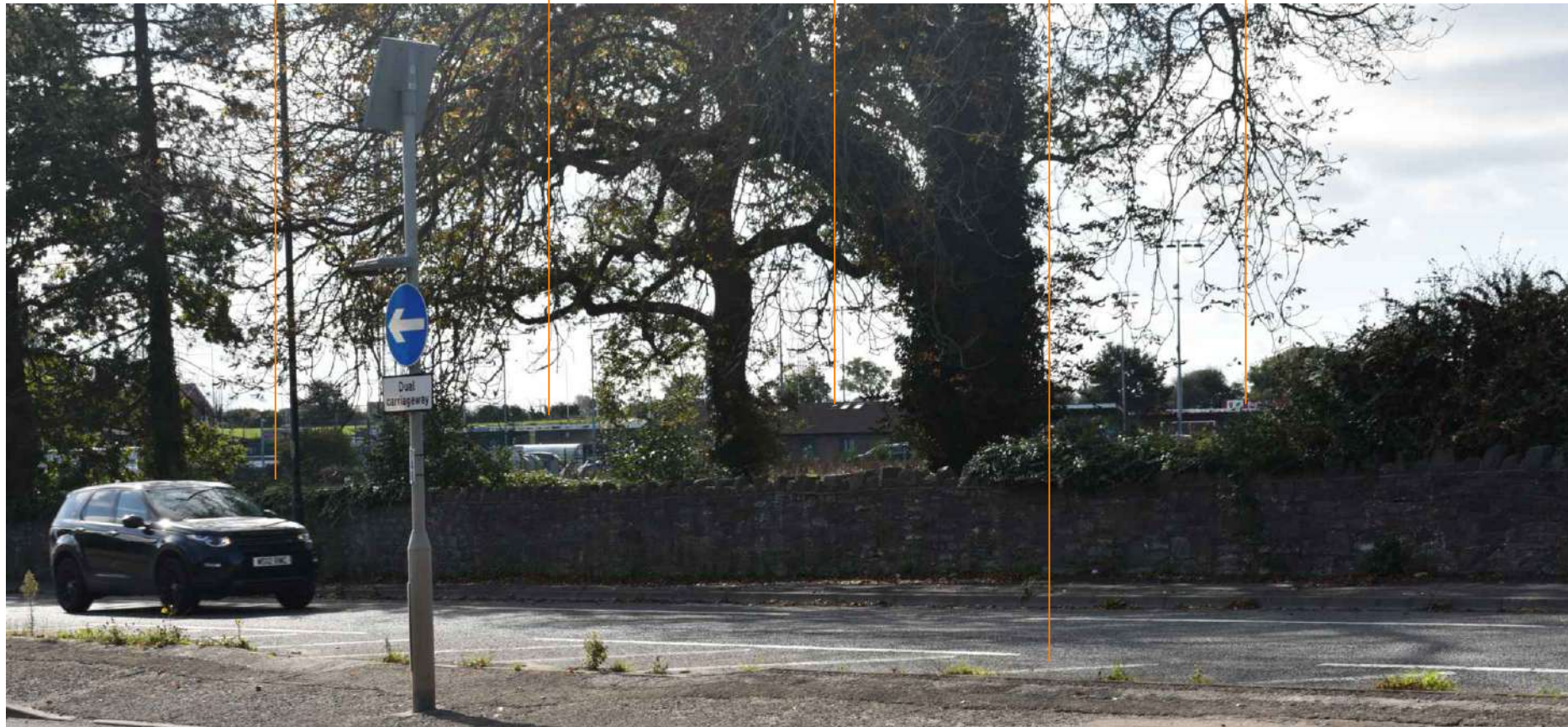
Site easterly boundary,  
defined by mature trees  
and stone wall

Field boundary to  
rugby pitch defines  
westerly extent of  
the ZVI

Gloucestershire  
Football  
Association

A38 dual  
carriageway

North Bristol  
Rugby Football  
Club



Viewpoint 4. Looking west south-west towards the site from A38 dual carriageway - site 0.02 Km distant  
(What 3 words viewpoint location reference - supposing.custodial.bulletins)

1551 – Oaklands, Almondsbury, Bristol - LVA

**Viewpoint 4.** Looking west south-west towards the site from A38 dual carriageway - site 0.02 Km distant

(What 3 words viewpoint location reference - supposing.custodial.bulletins)

**Description of view:** View from the A38 dual carriageway, looking through gap in existing mature tree canopy along the eastern boundary of the site, where glimpses of Gloucestershire Football Association grounds.

**Site visibility:** Negligible, some glimpses of the site through gap in the mature tree cover along eastern boundary.

Description of the proposals: Existing mature trees and boundary stone wall along the eastern boundary will be retained, protected, and enhanced. New complementary tree planting along the boundary is proposed to ensure succession of canopy cover along A38, together with under storey small native tree planting and a native (beech/hornbeam) hedge planting. The proposed workspace units and associated car parks would be partially visible, some glimpses may be visible in winter through bare vegetation.

**Mitigation & enhancement:** Existing trees and stone wall protected and maintained. New native tree planting to eastern boundary to ensure succession of canopy cover to A38 dual carriageway frontage.

**Visual Impact:** Negligible, the proposals will cause a barely perceptible change to the view.

Oaklands, Almondsbury - Visual Appraisal



Viewpoint 5. Looking south west towards the site from A38 dual carriageway - site 0.09 Km distant  
(What 3 words viewpoint location reference - spans.broccoli.revealing)

1551 – Oaklands, Almondsbury, Bristol - LVA

**Viewpoint 5.** Looking south west towards the site & Pear Tree Cottage from A38 dual carriageway - site 0.09 Km distant

(What 3 words viewpoint location reference - spans.broccoli.revealing)

**Description of view:** View from the A38 dual carriageway, looking at Pear Tree Cottage and its gardens, located to the north east boundary of the site, and further along on the eastern boundary glimpses of office buildings off Woodside Drive through gaps in tree canopy on eastern boundary of site.

**Site visibility:** Negligible, some glimpses of the site through the mature tree canopy along eastern boundary, will be more visible in Winter when trees are in their dormant, leafless state.

**Description of the proposals:** Existing mature trees and boundary stone wall along the eastern boundary will be retained, protected, and enhanced. New native copse planting together with under storey small native tree planting and a native hedge planting along the boundary with Pear Tree Cottage gardens are proposed to strengthen the existing screening of the site. The proposed workspace units and associated carparks would be partially visible.

**Mitigation & enhancement:** A new native hedge is proposed to Pear Tree Cottage boundary, with native copse and native tree planting, to strengthen the screening already in existence with the existing mature vegetation in Pear Tree Cottage gardens. Existing trees and stone wall along the boundary with the A38 protected and maintained. New native tree planting to eastern boundary to ensure succession of canopy cover to A38 dual carriageway frontage.

**Visual Impact:** Negligible, the proposals will cause a barely perceptible change to the view.

Oaklands, Almondsbury - Visual Appraisal

Pear Tree Cottage,  
Grade II listed

Mature trees in Pear  
Tree Cottage garden

Cul-de-sac off  
Oaklands Drive

Almondsbury Ambulance  
Station (screening views  
into the Site)



Viewpoint 6. Looking south west towards the site (not visible) from Almondsbury Ambulance Station on Oaklands Drive - site 0.09 Km distant  
(What 3 words viewpoint location reference - woof.stealthier.roofs)

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**Viewpoint 6.** Looking south west towards the site (not visible) from Almondsbury Ambulance Station on Oaklands Drive - site 0.09 Km distant  
(What 3 words viewpoint location reference - woof.stealthier.roofs)

**Description of view:** The view from this section of Oaklands Drive is dominated by the Almondsbury Ambulance Station and its carparking, and the frontage of Pear Tree Cottage, its garage and garden wall, and the mature vegetation in its gardens. The site is not visible.

**Site visibility:** None

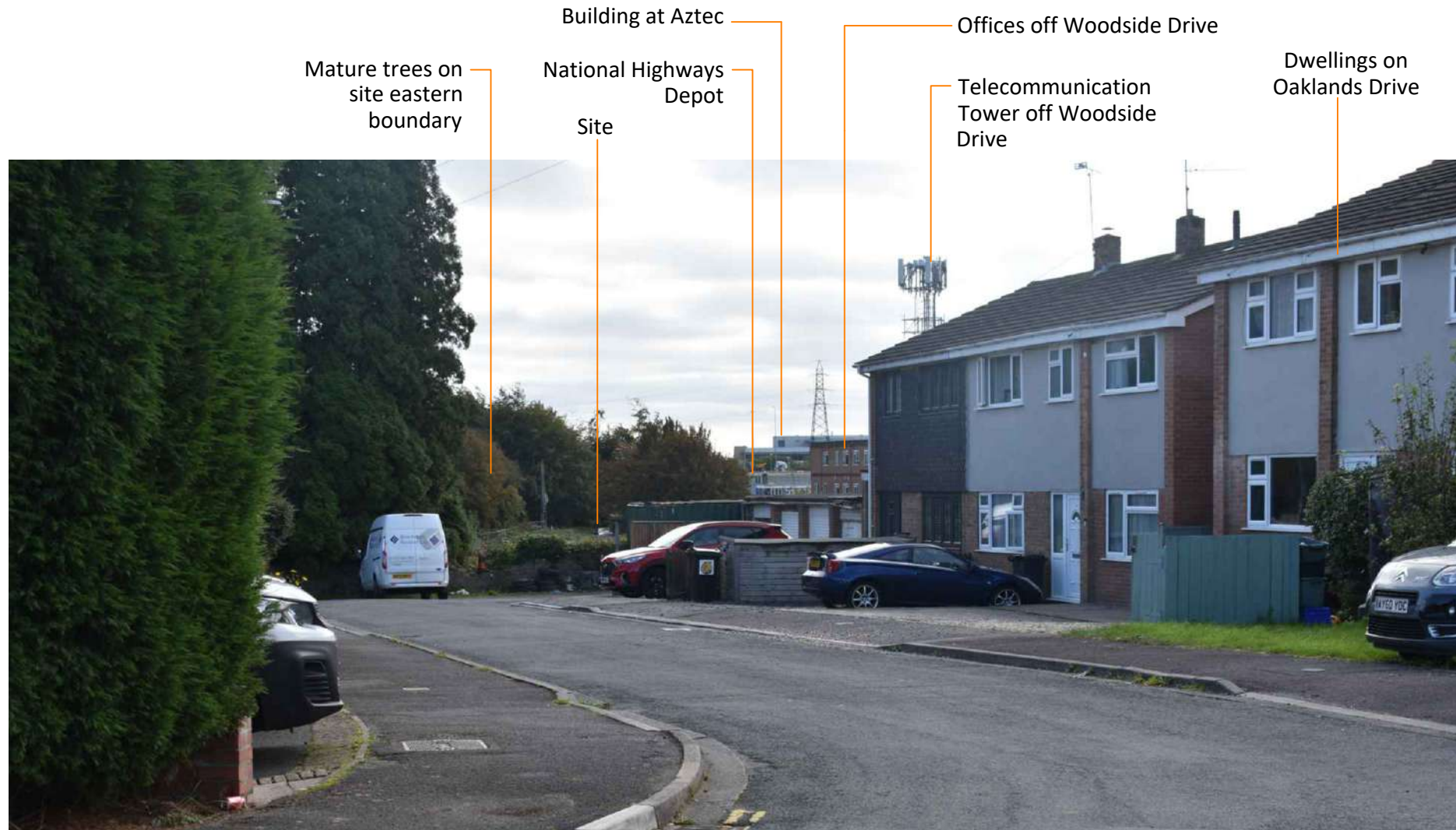
**Description of the proposals:** Existing mature trees along the northern boundary of the site will be retained, protected, and enhanced with new native hedge and tree planting. A native copse and native tree planting are also proposed on the north easterly corner of the site. The proposed workspace units and associated carparks would be partially visible, some glimpses may be visible in winter when trees are in their dormant, leafless state.

**Mitigation & enhancement:** A new native hedge is proposed to Pear Tree Cottage boundary, with native copse and native tree planting, to strengthen the screening already in existence with the existing mature vegetation in Pear Tree Cottage gardens.

**Visual Impact:** Negligible, the proposals will cause a barely perceptible change to the view.



Oaklands, Almondsbury - Visual Appraisal



Viewpoint 7. Looking south west towards the site from cul-de-sac off Oaklands Drive - site 0.07 Km distant  
(What 3 words viewpoint location reference - moment.haunt.goose)

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**Viewpoint 7.** Looking south west towards the site from Oaklands Drive - site 0.07 Km distant

(What 3 words viewpoint location reference - moment.haunt.goose)

**Description of view:** From this section of Oaklands Drive, a row of dwellings and garages dominates the view, with views of the site through a gap in the vegetation on the northern boundary, where Telecom Tower, office buildings and sports facilities are visible in the distance.

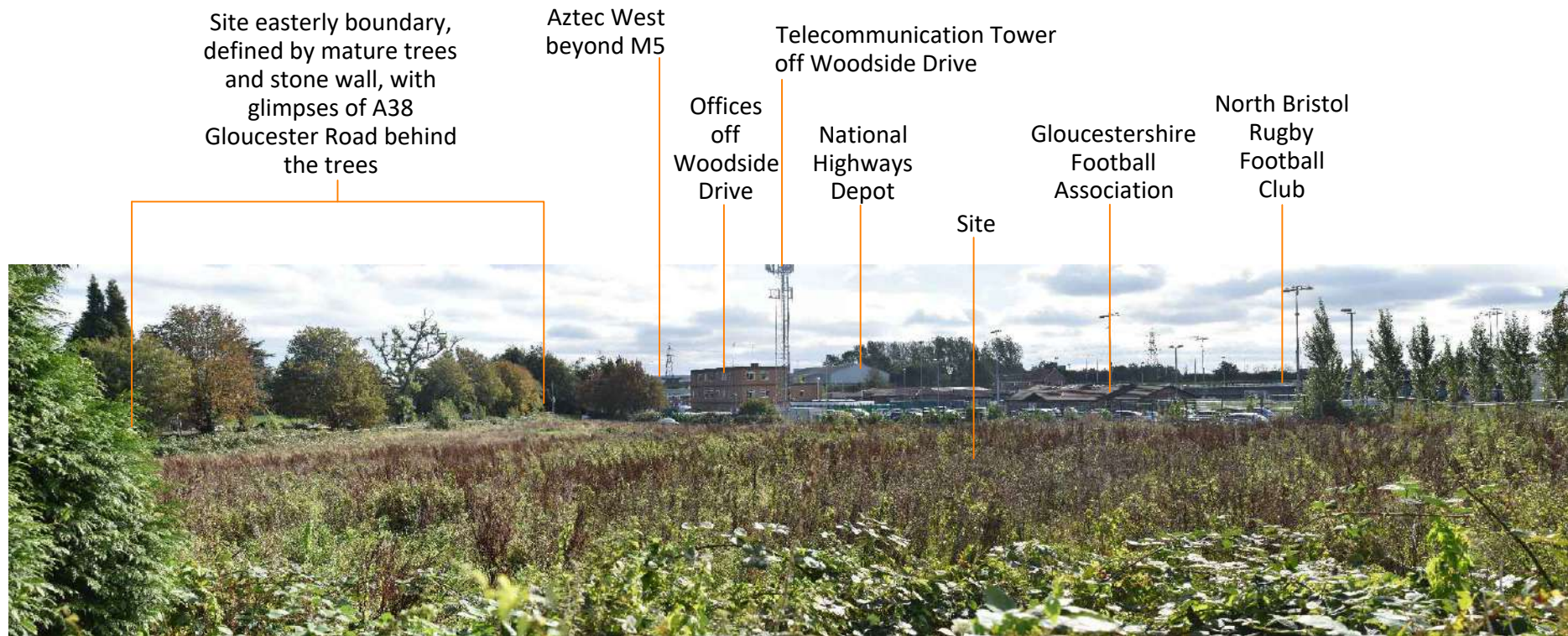
**Site visibility:** Slight, glimpses of the site through the mature tree canopy along northern boundary.

**Description of the proposals:** Existing mature trees along the northern boundary of the site will be retained, protected, and enhanced with new native hedge and tree planting. A native copse and native tree planting are also proposed on the north easterly corner of the site. The proposed workspace units and associated carparks would be partially visible, some glimpses may be visible in winter when trees are in their dormant, leafless state.

**Mitigation & enhancement:** A new native hedge is proposed to the northern boundary, with native copse and native tree planting, to strengthen the screening.

**Visual Impact:** Negligible, the proposals will cause a barely perceptible change to the view.

Oaklands, Almondsbury - Visual Appraisal



Viewpoint 8. Panoramic view over the site, looking south from Oaklands Drive - site 0.01 Km distant  
(What 3 words viewpoint location reference - socialite.nobody.bond)

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**Viewpoint 8.** Panoramic view over the site, looking south from Oaklands Drive - site 0.01 Km distant

(What 3 words viewpoint location reference - socialite.nobody.bond)

**Description of view:** Panoramic open view over the site, looking south from Oaklands Drive. Near distance open views to the site's derelict open land with overgrown emergent scrubland, spoil, and construction style fencing. Medium distant views to the west include office buildings, telecom tower and sport fields with flood lights and sports facilities off Woodside Drive. Distant views of roofs of office buildings on Aztec West business estate beyond M5 and the National Highways Depot are also visible. To the east, the site is dominated by glimpses of the A38 dual carriageway through the existing boundary mature trees and stone walls.

**Site visibility:** High

**Description of the proposals:** Along the central part of the northern boundary, abutting Oaklands Drive, the site is bound by dwellings and a few mature trees. The existing trees are retained and protected. A new native hedge and tree planting are proposed along the site's northern boundary. Further trees, hedges, and under storey planting are proposed to provide structural landscaping throughout the site and its boundaries.

**Mitigation & enhancement:** A new native hedge and tree planting are proposed to mitigate the open views and strengthen the site's northern boundary. Further landscaping throughout the site will convey a greener, more managed, structured landscape.

**Visual Impact:** Slight beneficial, the landscape mitigation will cause a perceptible beneficial change to the near and middle views.

Oaklands, Almondsbury - Visual Appraisal



Viewpoint 9. Looking north north-west towards the site from Woodside Drive - site 0.02 Km distant  
(What 3 words viewpoint location reference - sweated.epic.cosmic)

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**Viewpoint 9.** Looking north north-west towards the site from Woodside Drive - site 0.XX Km distant

(What 3 words viewpoint location reference - sweated.epic.cosmic)

**Description of view:** View from Woodland Drive and the south westerly edge of the site towards the site. The site boundary consists of wooden picket fence along woodland drive, providing an open view over the site, with glimpses of the dwellings on both the north of Woodside Drive and dwellings on Oaklands Drive in the distant northern edge of the site. To the east, the site boundary is dominated by existing mature trees.

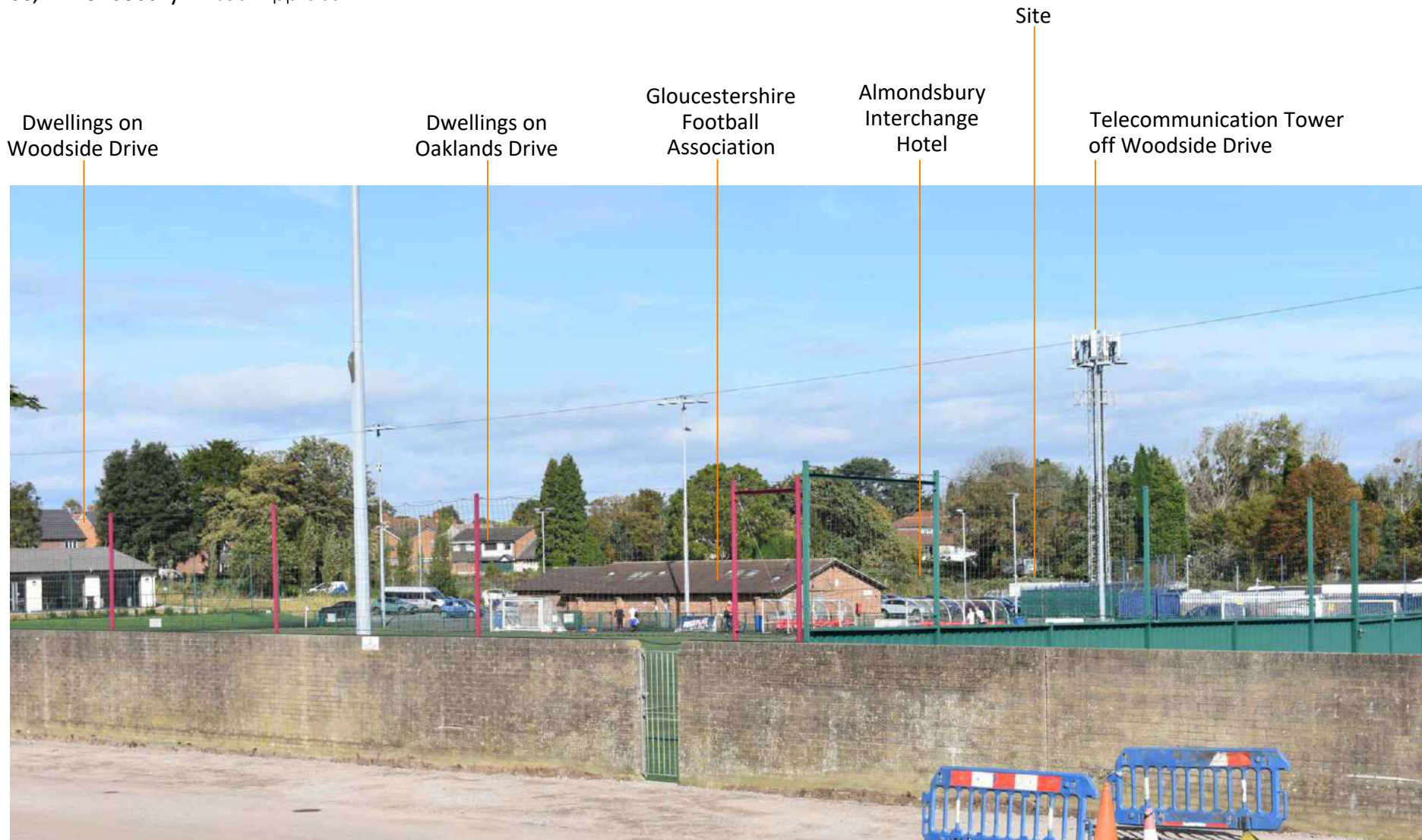
**Site visibility:** High

**Description of the proposals:** A native hedge with native tree avenue is proposed along the southern section of Woodside Drive to provide some screening of the proposed development. On the opposite verge of Woodside Drive there is space to accommodate a species rich native hedge. An informal open space laid to flowering lawn and mown paths with a semi-mature feature oak tree is proposed on the southern side of the site. Proposed native hedge, to be managed at +2m high, to the southern boundary of development will provide moderate visual screening to the proposed workspace units. Existing mature trees and boundary stone wall along the eastern boundary will be retained, protected, and enhanced with new planting.

**Mitigation & enhancement:** A native hedge with native tree avenue is proposed along the southern section of Woodside Drive to provide some screening of the proposed development. On the opposite verge of Woodside Drive there is space to accommodate a species rich native hedge. An informal open space laid to flowering lawn and mown paths with a semi-mature feature oak tree is proposed on the southern side of the site. Proposed native hedge, to be managed at +2m high, to the southern boundary of development.

**Visual Impact:** Slight beneficial, the landscape mitigation will cause a perceptible beneficial change to the near views.

Oaklands, Almondsbury - Visual Appraisal



Viewpoint 10. Looking north east towards the site from the front North Bristol Rugby Football Club - site 0.18 Km distant  
(What 3 words viewpoint location reference - complains.scrub.prance)

1551 – Oaklands, Almondsbury, Bristol - LVA

**Viewpoint 10.** Looking north east towards the site from the front of North Bristol Rugby Football Club - site 0.XX Km distant

(What 3 words viewpoint location reference - complains.scrub.prance)

**Description of view:** View of the site from the lane in front of North Bristol Rugby Football Club, looking at the Gloucestershire Football Association grounds and buildings in the foreground and the Telecom tower, with some distant glimpses of the roof lines of dwellings on both the north of Woodside Drive and dwellings on Oaklands Drive. To the east, the site boundary is dominated by existing mature trees.

**Site visibility:** Negligible

**Description of the proposals:** Existing mature trees and boundary stone wall along the eastern boundary will be retained, protected, and enhanced. A native hedge with native tree avenue is proposed along the southern section of Woodside Drive to provide some screening of the proposed development. On the opposite verge of Woodside Drive there is space to accommodate a species rich native hedge. An informal open space laid to flowering lawn and mown paths with a semi-mature feature oak tree is proposed on the southern side of the site.

**Mitigation & enhancement:** Planting of boundary hedges and native trees along Woodside Drive will provide some screening of the development.

**Visual Impact:** Slight beneficial, the landscape mitigation will cause a perceptible beneficial change to the near views.





Viewpoint 11. Looking south east towards the site from Woodside Drive - site 0.04 Km distant  
(What 3 words viewpoint location reference - gracing.renders.royal)

1551 – Oaklands, Almondsbury, Bristol - LVA

**Viewpoint 11.** Looking south east towards the site from Woodside Drive - site 0.XX Km distant

(What 3 words viewpoint location reference - gracing.renders.royal)

**Description of view:** View from the north westerly edge of Woodland Drive towards the site. There are mature trees in the foreground just outside the north westerly corner of the site. The site boundary consists of wooden picket fence along Woodland Drive, providing an open view over the site, with glimpses of the Tennis Club off the A38 through the canopy of the existing mature tree located on the eastern site boundary.

**Site visibility:** High

**Description of the proposals:** A native hedge with native tree avenue is proposed along the southern section of Woodside Drive to provide some screening of the proposed development. On the opposite verge of Woodside Drive there is space to accommodate a species rich native hedge. The proposed planting to the western boundary of the site will provide moderate visual screening to the proposed workspace units. Existing mature trees and boundary stone wall along the eastern boundary will be retained, protected, and enhanced.

**Mitigation & enhancement:** Planting of native hedges and native trees are proposed along Woodland Drive

**Visual Impact:** Slight beneficial, the landscape mitigation will cause a perceptible beneficial change to the near and middle views.



Viewpoint 12. Looking south south-east over the site from the northern section of Woodside Drive - site 0.02 Km distant  
(What 3 words viewpoint location reference - tent.deleting.suitable)

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**Viewpoint 12.** Looking south south-east over the site from the northern section of Woodside Drive - site 0.XX Km distant

(What 3 words viewpoint location reference - tent.deleting.suitable)

**Description of view:** Open view of the site from the north of Woodside Drive where newly built dwellings front part of this opened northern edge of the site. Looking at the easterly boundary of the site, defined by mature trees and glimpses of A38 Gloucester Road through the tree canopy, and looking at the westerly boundary of the site, offices on Woodside Drive and the telecom tower are visible in the foreground.

**Site visibility:** High

**Description of the proposals:** An ecological buffer zone is proposed, along the northern section of Woodside Drive, to provide screening from the proposed development. A flowering lawn verge with a small avenue of native trees is proposed along the drive fronting the houses, to the south of which, a large native hedge planted in triple row, to be managed between 3 to 4m wide x upto 5m high, with native trees and underplanted with Conservation grass is proposed. To the east, existing mature trees and boundary stone wall along the A38 will be retained, protected, and enhanced. To the west of the site, a native hedge with native tree avenue is proposed along the Woodside Drive to provide some screening of the proposed development. On the opposite verge of Woodside Drive there is space to accommodate a species rich native hedge. The proposed planting to the northern boundary of the site will provide moderate visual screening to the proposed workspace units. The overall planting proposals will cause a noticeable beneficial change to the current derelict nature of the site and improve the landscape amenity of the immediate surroundings.

**Mitigation & enhancement:** The proposed ecological buffer zone will mitigate the open views of the site from the newly built dwellings who have direct views onto the site. The large native hedge planted in triple row, to be managed between 3 to 4m wide x upto 5m high, planted with native trees will be a beneficial mitigation to the views and will offer a partial screening of the development.

**Visual Impact:** Slight beneficial, the landscape mitigation will cause a perceptible beneficial change to the near and middle views.