

Extent of remaining 'As Built' works
without planning consent



Viewpoint 1 - Stratford Road, northern site entrance



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 11:44am
 OS Grid Reference: 415440, 271459
 Distance to Site: 0m
 Elevation: 136m
 Viewer's Height: 1.70m

Note, this base photograph is VP02 as shown in Landscape Visual Appraisal INF_N0448_R01 A

Viewpoint Location Plan



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PROJECT
 The Oak, Hockley Heath

CLIENT
 Westbourne Leisure Ltd

TITLE
 Viewpoint 01

STATUS Draft
 SCALE NTS DATE Dec. 2017
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JOB NO: DWG NO: REV NO: ORIGINAL SIZE:
 N0689 VP01 - A3

Appendix 2

Landscape and Visual Appraisal N0343_R01

Appendix 2

Landscape and Visual Appraisal N0343_R01



Landscape & Visual Appraisal

**The Oak Hotel, Hockley
Heath, Stratford Road,
Warwickshire**

Date: 15/12/22

Ref: INF_N0343



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1 Introduction

Outline

- 1.1 This Landscape and Visual Appraisal (LVA) has been prepared by Influence Environmental Limited (Influence), a chartered landscape architecture, urban design and environmental planning practice on behalf of Lone Star Land LLP.
- 1.2 This LVA has been prepared to accompany a planning application to Stratford-on-Avon District Council (SDC) for the retention of existing development comprising demolition of existing function room, three storey rear extension comprising 45 hotel bedrooms, and conversion of space on ground and first floors of existing public house/restaurant to provide 17 hotel bedrooms. External alterations including 2 no. gables on rear elevation, plus associated landscaping and car park alterations.
- 1.3 The application site is located within the administrative boundary of Stratford-on-Avon District Council, at The Oak, Stratford Road, Hockley Heath, B94 5NW. The site consists of approximately 3.44 acres of land with frontage to Stratford Road to the West. It is located at the southern edge of the hamlet of Nuthurst approximately 1.4km from the centre of Hockley Heath.

Guidance

- 1.4 The format of this LVA is based on the principles set out in the *Guidelines for Landscape and Visual Impact Assessment* Third Edition or 'GVLIA 3' (Landscape Institute et al, 2013)¹ and the *Landscape Character Assessment Guidance for England and Scotland* (Former Countryside Agency, 2002)², plus the associated update produced by Natural England in 2014, *An Approach to Landscape Character Assessment*³.

Scope of the Report

- 1.5 The LVA examines the landscape and visual context of the existing built development at The Oak Hotel ('As Built' application), its relationship with the potentially sensitive landscape and visual receptors within the study area, and recommends appropriate landscape enhancement measures to improve the appearance of the existing development in its current landscape setting.

¹ Landscape Institute and IEMA, 2013, *Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition*

² Former Countryside Agency, 2002, *Landscape Character Assessment Guidance*.

³ Natural England, 2014, *An Approach to Landscape Character Assessment*.

- 1.6 This appraisal is not a full Landscape and Visual Impact Assessment (LVIA), as it does not fall into the requirements of Environmental Impact Assessment (EIA) Regulations.

Field Survey Details

- 1.7 In order to fully understand the site and its context within the surrounding semi-rural landscape, site visits were carried out on 8 and 23 October 2015. This followed initial analysis of Ordnance Survey (OS) mapping of the area which was used to identify key sensitive receptors present in the area. During the site visit, photographs were taken both within the immediate locality and from distance to illustrate key views towards the application site and a range of potential visual impacts resulting from the development.
- 1.8 Photographs were taken using a Canon EOS 1100D digital camera set to 35mm focal length. Where viewpoints consisted of more than one frame the relevant frames were stitched together using Adobe Photoshop CS6 CC software. The viewpoints are shown in Figures **INF_N0343 VP01-013**.

Study Area

- 1.9 The study area has been initially determined by computer-modelled Zone of Theoretical Visibility (ZTV) analysis and desk-based analysis of topography, existing vegetation and built form present in the area. It has been refined following a site visit and further field-based assessment. Taking account of the limited visibility of the existing development due to surrounding landform and land cover, the study area has been restricted to a 2km radius of the development and the appraisal focusses primarily on potential effects that may be perceived at close range (within 1km of the site boundary (see Figure **INF_N0343 PL01**), as the development would not cause any landscape and visual impacts beyond 1km of the site due to the lack of visibility.

Assumptions

- 1.10 The principal assumptions informing this report are as follows:
- Due to the nature of the application it is impossible to establish any baseline conditions which occurred prior to the construction of the hotel's extension. This existing built development is therefore included in the baseline conditions, such as existing views illustrated by viewpoint photographs.
 - This landscape and visual appraisal is guided by the potential visibility of the proposed development within the surrounding landscape. This is dependent upon the nature of the development and its potential for landscape and visual impact on the surrounding receptors and should be proportionate to the scale of the existing development.

2 Planning Policy

2.1 The following national and local planning guidance documents have been reviewed to inform this LVA:

- *National Planning Policy Framework*, Department of Communities and Local Government, March 2012;
- *Stratford-on-Avon District Local Plan Review (1996–2011)* adopted in 2006; and
- *Stratford-on-Avon District Interim Adopted Core Strategy – ‘Proposed Modifications to the Core Strategy’* (part of the emerging new *Local Plan (2011 – 2031)*).

National Planning Policy Framework

2.2 The National Planning Policy Framework (NPPF) is a material consideration and provides guidance for regional and local planning. The NPPF provides guidance on how to deliver sustainable development. The planning principles of relevance to this LVA are:

- **Section 7.** Requiring Good Design: addresses the issue of good design for new developments that respond to the local character and history and reflect the identity of local surroundings while being visually attractive as a result of good architecture and appropriate landscaping. Proposals should promote or reinforce local distinctiveness.
- **Section 11.** Conserving and Enhancing the Natural Environment: States that valued landscapes should be protected and enhanced, and opportunities to incorporate biodiversity in and around developments should be encouraged.
- **Section 12.** Conserving and Enhancing the Historic environment: Confirms the importance of assessing the significance and setting of heritage assets in determining planning applications.

Local Planning Policy

2.3 The site falls within Stratford-on-Avon District Council and is subject to ‘saved’ planning policies cited in the *Local Plan Review (1996–2011)* adopted in 2006. The Interim Adopted Core Strategy – ‘Proposed Modifications to the Core Strategy’ (part of the emerging new *Local Plan (2011 – 2031)*) has been prepared and is currently awaiting further examination from the Planning Inspectorate. However, although the emerging Local Plan contains draft policies relevant to the development and landscape matters until it is formally adopted, policies set out in the existing local plan remain operational and form the primary instrument in the decision making

process. The weight to be afforded to each particular policy would remain a matter of judgement in each individual planning application. Whilst the interim policies would be a material consideration, they will not carry full weight until the Core Strategy is formally adopted.

- 2.4 The saved policies contained within the *Local Plan Review (1996 – 2011)* which are considered to be relevant to landscape and visual matters and the assessment of the development are set out below.

Policy PR.1 Landscape and Settlement Character

- 2.5 The Policy states: *"All development proposals should respect and, where possible, enhance the quality and character of the area. Proposals that would damage or destroy features which contribute to the distinctiveness of the local area will not be permitted unless significant public benefit would arise from the scheme. The value attached to such features by local communities will be taken into account. In assessing all applications for development, thorough consideration will be given to the detailed guidance provided in supplementary planning guidance adopted by the District Council, including the District Design Guide, Countryside Design Summary and Village Design Statements."*

Policy PR.2 Green Belt

- 2.6 The Policy states: *"Within that part of the West Midlands Green Belt in Stratford-on-Avon District, as defined on the Proposals Map, a general presumption against inappropriate development will apply. The following forms of development may be permitted in appropriate circumstances:*
- *"(...) limited extensions to existing dwellings in accordance with Policy COM. 12;*
 - *the replacement of existing dwellings in accordance with Policy COM. 12; or*
 - *other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it.*

By definition all forms of new development are inappropriate within the Green Belt unless listed above."

Policy COM.1 Existing Housing Stock

- 2.7 This Policy referred to in Policy PR.2 above, states: *"In order to facilitate the effective management and stewardship of the existing housing stock, the following principles will be taken into account:*
- 2.8 *(...) the extension of an existing dwelling may be permitted provided that no unacceptable harm is caused to neighbouring properties or to the character of the locality; (...)."*

Policy EF.2 Special Landscape Areas

- 2.9 The application site is located within an SLA. The Policy states: *"The high landscape quality of the Special Landscape Areas, as defined on the Proposals Map, will be conserved and protected by resisting development proposals that would have a harmful effect upon the character and appearance of the landscape."* In the reasoned justification for the policy it is further stated: *"While the District Planning Authority is concerned to protect the scenic quality of the SLAs, it accepts that there are forms of development which are appropriate to these areas. In other words, SLAs should not be seen as a complete bar on development. On the contrary, proposals can include measures which are intended to maintain or enhance landscape quality, while others relate to services, facilities and employment important to local communities. The Authority will take into account these positive aspects when assessing proposals within the SLAs"*.

Policy EF.10 Trees, Woodland and Hedgerow – Preservation

- 2.10 The Policy states: *"The landscape, amenity and nature conservation value of trees, and woodlands and hedgerows will be preserved and enhanced. Tree Preservation Orders will be served where they would effectively safeguard public amenity and preserve the character of the local area. Inappropriate arboricultural work to protected trees will be resisted. (...)"*.

Policy DEV.1 Layout and Design

- 2.11 The Policy states *"Development proposals will be required to contribute to the character and quality of the local area through the layout and design of new buildings and the extension or change of use of existing buildings. The following principles will be taken into account in determining all planning applications:*
- *the extent to which the characteristics that define the locality are shared by the proposals;*
 - *the manner in which the proposed development is integrated with the existing settlement in terms of physical form, patterns of movement and land uses;*
 - *the interrelationship between the components making up the development, including buildings, landscaping, open space and access routes;*
 - *the effect of the development on the surrounding area in terms of its position, shape, size and height;*
 - *the provision of appropriate standards of amenity within the development and the extent to which the general amenity of adjoining properties is protected;*
 - *the extent to which important existing features on the site are retained or incorporated into the development;*
 - *the suitability of innovative design to the specific circumstances of the case; and*

- *the use of materials and forms of detailing within the scheme.*

Applications should be accompanied by a statement which sets out how design issues have been taken into account in formulating the proposal."

Policy DEV.2 Landscaping

2.12 The policy states: "*The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscape will be required. All proposals should ensure that.*

- *important site features have been identified for retention through a detailed site survey;*
- *the landscape character of the area is retained and, where possible, enhanced;*
- *features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised;*
- *opportunities for utilising sustainable drainage methods are incorporated;*
- *new planting comprises species which are of ecological value and appropriate to the area;*
- *in appropriate cases, there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and*
- *detailed arrangements are incorporated for the long-term management and maintenance of landscape features."*

2.13 Although not operational, the following policies from the Interim Adopted Core Strategy (2015-2031) are also considerations for the assessment of the development:

- **CS.5 Landscape:** States that the character and quality of the District should be maintained and that new development should seek to minimise and mitigate its impact and where possible should incorporate measures to enhance the landscape.
- **CS.7 Green Infrastructure:** States that development proposals must demonstrate, dependent upon their scale, use and location, how they contribute to the provision of a comprehensive green infrastructure network through maintaining assets, optimising opportunities to create links, and maintain landscape character and quality.
- **CS.9 Design and Distinctiveness:** Development is required to improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality. Proposals that would damage or destroy features which positively contribute to local distinctiveness will not be permitted.

- **CS.10 Green Belt:** States that certain developments in principal will not be considered inappropriate including "*A small scale extension to or the replacement of an existing building for the same use, as long as the extended or new building, and the activities involved, do not have a materially greater impact on the openness of the area.*"
- **CS.12 Special Landscape Areas:** States that Special Landscape Areas, including their associated historic and cultural features, will be protected by resisting development proposals that would have a harmful effect on their distinctive character and appearance which make an important contribution to the image and employment of the district.

2.14 In addition to policies set out above Stratford on Avon have produced a number of Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance Documents (SPG) which provide further guidance in relation to the development. The most relevant SPDs to this report are:

- **Stratford on Avon District Local Development Framework: Urban Design Framework (2007);**
- **Stratford on Avon District Design Guide (2001).**

3 Landscape and Visual Baseline

Designations

- 3.1 The application site is not located within or in close proximity to any national landscape designation. However, the site is situated with Stratford-on-Avon designated Green Belt land and is located within an area identified as being a Special Landscape Area (see Figure **INF_N0343 PL03**). The 'Arden' SLA is identified in the Stratford on Avon Special Landscape Areas Study (June 2012).
- 3.2 Other designations present within the wider 2km study area are outlined below:
- There are 12 Listed Buildings within a 1km radius of the site. The most proximate are Grade II listed 'Hazelwood' approximately 195m to the north west and a Grade II listed Farm House at Lapworth Hill approximately 380m to the south. There is no intervisibility between these Listed Buildings and the existing development.
 - A Scheduled Ancient Monument (SAM), Packwood Hall Moated Site is located approximately 1.9km to the north east of the development. There are no views of the site from the SAM.
 - There is one Registered Park and Garden located within the study area – this is Grade II listed Packwood House which is located 1.6km to the north of the development. There are no views of the site from this Registered Park and Garden.
 - A National Trail – The Millennium Way runs in a general north to south direction approximately 1km to the east of the development. There are several Public Rights of Way (PRoW) within the study area including a track that runs adjacent to the northern and eastern boundary of the site. All PRoW in the immediate vicinity of the application site were walked during the site visit and are shown in Figure **INF_N0343 PL04**. The development would not cause any physical impact on the existing PRoW network.
 - There are various areas of ancient and semi natural woodland located principally to the west and northwest of the site. The most proximate to the development is Pool Wood situated approximately 100m directly to the west of the development. The proposal would not have any physical impact on this designated woodland area.
 - A Conservation Area is situated to the south east of the development and encompasses most of the centre of Lapworth, approximately 1km from the site.

Landscape Baseline

- 3.3 The following national, regional and local character assessments have been reviewed to inform the LVA:
- NCA Profile: 97 Arden (Natural England, 2013);
 - Warwickshire County Council Landscape Guidelines: Arden District (1993);
 - Warwickshire County Council Historic Landscape Characterisation Project (2010);
 - Solihulls Countryside Strategy 2010-2020.
- 3.4 Figure **INF_N0343 PL06** illustrates the various National Character Areas, Regional Landscape Character Areas and local Landscape Character Areas/Types present within the study area.

National Character Area

- 3.5 The application site is identified on a national scale as being within National Character Area 97 Arden. The following key characteristics are quoted within the NCA, which, are typical of the wider landscape context:
- *" Well-wooded farmland landscape with rolling landform.*
 - *Geologically diverse with rocks ranging from the Precambrian to the Jurassic and overlain by superficial Quaternary deposits.*
 - *Mature oaks, mostly found within hedgerows, together with ancient woodlands, and plantation woodlands that often date from the time of enclosure. Woodlands include historic coppice bounded by woodbanks.*
 - *Narrow, meandering clay river valleys with long river meadows; the River Blythe SSSI lying between the cities of Coventry and Birmingham is a good example of this.*
 - *Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands. Village greens/commons have a strong association with remnant lowland heath. Fragmented heathland persists on poorer soils in central and northern areas.*
 - *Diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fields on former deer park estates, such as, Packington Hall and Stoneleigh Park.*
 - *Complex and contrasting settlement pattern with some densely populated where traditional settlements have amalgamated to form the major West Midlands conurbation while some settlements remain distinct and relatively well dispersed.*

- *North-eastern industrial area based around former Warwickshire coalfield, with distinctive colliery settlements. North-western area dominated by urban development and associated urban edge landscapes such as managed greenspace, for example allotments, gardens, parks, golf courses (rough areas) and public open spaces; playing fields, churchyards, cemeteries and institutional grounds (schools, hospitals).*
- *Transport infrastructure, the M42, M40, M6 and M5 are major transport corridors that sit within the landscape of this NCA.*
- *Shakespeare's 'Forest of Arden', featured in 'As You Like It', is still reflected through the woodland cover, mature oaks, small ancient woodlands and former wood pasture."*

Regional Landscape Character Assessment

- 3.6 At the regional scale Warwickshire Landscape Guidelines (1989) identifies county level landscape character areas and provide a set of guidelines designed to offer advice on conserving and maintaining the diversity of the landscape of the area. The study area is located in the Arden Character Area which is described as "*An historic region of former wood pasture and heath characterised by ancient woodlands and mature hedgerow oaks and a dispersed settlement pattern of brick and half-timbered farmsteads and wayside cottages*".

Local Landscape Character Assessment

- 3.7 Due to the scale of the existing development and its extremely limited visibility in the surrounding landscape, the most relevant landscape character assessment is at the local level. The application site lies in close proximity to Solihull Borough Council and Landscape Character Unit Zone 1_ Hockley Heath Parish, as detailed in Solihull's Countryside Strategy Document. This area is described as retaining many unique features of Arden Pastureland, being typically a small scale enclosed landscape containing a wide variety of natural habitats. The landscape supports a number of urban features including recreational and other mixed uses and as such is subject to significant change as a result of continuing development.
- 3.8 Specifically the site is located within the Wooded Estatelands character area and in close proximity of the Arden character area, as defined by the Warwickshire Landscape Guidelines. A brief description of the key characteristics of these areas is given below.

Wooded Estatelands LCA

- 3.9 This is described as a well-wooded estate landscape characterised by a large scale rolling topography and prominent hilltop woodlands. The management strategy is to

conserve and enhance the overall structure and well wooded character of the landscape. Key characteristic features include:

- A large scale rolling topography and occasional steep scarp slopes;
- Large woodlands often associated with rising ground;
- Mature hedgerow and roadside oaks;
- A semi regular pattern of medium to large scale fields.

Ancient Arden LCA

3.10 Ancient Arden LCA is a small scale farmed landscape with a varied, undulating topography, characterised by an irregular pattern of fields and narrow winding lanes. The management strategy is to conserve and restore the ancient irregular landscape pattern. Characteristic features include:

- A varied undulating topography;
- A network of winding lanes and trackways often confined by tall hedgerows;
- An ancient irregular pattern of small medium sized fields;
- Hedgerow and roadside oaks;
- Field ponds associated with permanent pasture.

Zone 1_ Hockley Heath Parish

3.11 The site lies in close proximity to Solihull Borough Council and Landscape Character Unit Zone 1_ Hockley Heath Parish as detailed in Solihull's Countryside Strategy Document. This area is described as retaining many unique features of Arden Pastureland, being typically a small scale enclosed landscape containing a wide variety of natural habitats. The landscape supports a number of urban features including recreational and other mixed uses and as such is subject to significant change as a result of continuing development.

The Application Site and Surrounding Area

3.12 The application site is situated at the southern edge of the settlement of Nuthurst and lies in a semi-rural landscape of small villages/hamlets, scattered farmsteads and wayside cottages interspersed between fields of pasture and occasional woodland block. Topography of the area is gently undulating and is comprised of a series of low ridgelines and hills set at between 120-140m AOD in height. The area is crossed by the Stratford upon Avon canal which forms the principal water body running in a general northwest to south east direction approximately 600m from the sites northern eastern boundary. The area contains numerous small streams and

ponds. The presence of the M40 and M42 motorways which are located within 700m of the site serve to diminish a sense of tranquillity and rural feel.

- 3.13 The application site covers an area of approximately 3.44 acres of land with frontage to Stratford Road to the West. The site comprises of a two storey public house set in extensive grounds with a former Wacky Warehouse positioned to the north eastern side of the main building. The site is used for commercial purposes having operated as a public house for a number of years and has been the subject of a number of alterations and extensions over the years.
- 3.14 The site is approximately 110 metres wide with shrub and tree planting to the borders, with the frontage of the site comprising of a number of established trees and a grass verge from the back of carriageway. Towards the north western and south western corners of the site there are existing vehicular accesses.
- 3.15 Levels change nominally to the site frontage with a high point of 50.46 Above Ordnance Datum (AOD) to the south western corner falling to a low point of 48.26 AOD along the southern boundary. The site frontage is predominantly level with a nominal raise of 400mm across the frontage. To the rear of the site there is an embankment to the boundary with Spring Lane which varies in height from around 0.5m up to 1.5m along the eastern boundary.
- 3.16 The site has substantial boundary tree and hedge planting to the north, east and southern boundaries. There are a number of trees surrounding the property which the proposed development has no impact upon.

Landscape Receptors

- 3.17 The above desk study through analysis of existing landscape character assessments and other documents, ZTV analysis and – most importantly – field work, have lead us to the conclusion that the existing development on site has very limited visual relationship with the surrounding landscape due to existing planting around the site, and affects few landscape receptors within a very limited geographical area.
- 3.18 Despite the presence of a number of heritage designations within the 2km study area, the development within the application site does not affect any of them due to distance, surrounding vegetation and therefore the lack of views from these heritage assets. The application site does not form part of the landscape setting of any of these heritage assets.
- 3.19 Although Green Belt is not a landscape but a planning designation it is important to appraise the development's impact on the 'openness' of landscape within this designation, as it is one of the key considerations in assessing the impact of any development on this designation and its acceptability in planning terms. Therefore, Green Belt should be considered as a landscape receptor.

- 3.20 In landscape terms, the only receptors that the existing development would have impact on are:
- Landscape character;
 - Landscape features within the application site;
 - Openness of Green Belt.
- 3.21 Only these receptors are brought forward to the appraisal.

Visual Baseline

Visibility and Views

- 3.22 The application site and the development is visually contained in the surrounding landscape. Thirteen viewpoints have been selected to illustrate the general visibility and a range of views experienced by various types of visual receptors, including viewpoints illustrating no visibility from key sensitive areas around the site. The location of the viewpoints is shown in Figure **INF_N0343_PL03** with corresponding photographs shown in Figures **INF_N0343_VP01** to **INF_N0343_VP13**.
- 3.23 To the west, views of the development are available only from a short section of A3400 Stratford Road adjacent to the site (see Viewpoints 2, 3, 4, 5 and 12). However, views of the building extension along Stratford Road are available predominantly from the northern entrance to the site, adjacent to the hotel car park (see Viewpoints 2 and 4). Further south of Viewpoint 4 along Stratford Road (see Viewpoints 3, 5 and 12) the existing extension containing overnight bedroom accommodation is screened by the building's frontage including the function room. All these views are experienced by motorists, pedestrians and visitors to The Oak Hotel. All other views towards the development west of Stratford Road are screened by dense, mature vegetation.
- 3.24 To the north, the site is also very well screened. Views of the building extension are available only from the hotel car park (see Viewpoint 1 within the site), which is a 'private' viewpoint within the application site.
- 3.25 To the east, glimpsed views of the development are available from a cluster of residential properties along Spring Lane (see Viewpoints 6 and 9). Viewpoint 11 was selected for illustrative purposes – it demonstrates how mature, dense vegetation along the northern sections of Spring Lane prevents any views of The Oak Hotel and the site. Glimpses of the site are also possible from a short section of a PRoW (see Viewpoint 7) running south-east from Spring Lane east of the site. Further to the east along this public footpath (see Viewpoint 10) the site becomes completely screened due to dense land cover and distance. This includes the edge of a Conservation Area at the Rectory (see Viewpoint 13).

- 3.26 To the south, any publicly accessible views of the site are predominantly screened by topography and vegetation, which is illustrated by Viewpoint 8, where only glimpses of the hotel are available through a field boundary hedgerow.

Visual Receptors

- 3.27 The application site and the existing development are experienced by a very limited number of visual receptors and within a very limited geographical area. When available, the views are predominantly filtered by mature vegetation and the only area with open views of the building extension is the northern entrance to the site and the hotel car park. In visual terms, the only receptors that the existing development would have impact on are:
- Road users along very short sections of Stratford Road and Spring Lane;
 - Residents of a small cluster of properties along Spring Lane, east of the site;
 - Users of a very short section of PRow to the east of the site adjacent to Spring Lane;
 - Visitors to the hotel.
- 3.28 Only these receptors are brought forward to the appraisal.

4 Landscape Strategy

Introduction

- 4.1 Identification of the constraints and opportunities associated with the site and completion of the landscape and visual baseline to identify potential landscape and visual impact of the development have enabled an effective Landscape Strategy with a number of landscape enhancement measures to be formed.
- 4.2 These enhancement proposals have been incorporated into the site layout and Landscape Strategy and are aimed to further screen the site from the wider landscape by strengthening boundary planting and better integrate the existing proposals with its immediate surroundings.
- 4.3 The Landscape Strategy incorporates the key criteria identified to enhance the existing scheme along with providing an appropriate landscaped environment and visual amenity for the hotel and its users.

Design and Landscape Vision

- 4.4 We have established a number of landscape design principles that would guide the implementation of a suitable scheme for the proposed development location within Green Belt:
- Use of building materials in accordance with landscape character assessments, and avoidance of stark, bright colours so as not to stand out in the landscape on the edge of the existing settlement area;
 - Protection and retention of existing vegetation including hedgerows and trees, where appropriate and feasible, in order to preserve the field boundary structure in relation to the wider landscape pattern;
 - Integration of the built form and landscape proposals into the sloping landform through use of existing levels and through suitable building design;
 - Assimilation of the built form and landscape proposals into the wider landscape setting, by using appropriate plant species and building materials that relate to existing field boundary and nearby tree planting, and local vernacular in the adjacent landscape;
 - Respecting the existing residential areas, specifically properties along Stratford Road, by relating the proposed development appropriately to adjacent/nearby properties through suitable development set back, hard and soft landscape treatments within the building curtilage – having regard for local views and vernacular of settlement edges;
 - Conserving and enhancing any existing biodiversity on site particularly in relation to the hawthorn hedgerow boundary;

- Use of predominantly native species to form the strategic buffer planting to the countryside edge in order to respect the character of the surrounding landscape. The internal planting has been kept as ornamental to reflect the functional, all year round use and needs of the hotel. Due to the enclosed nature of the scheme this ornamental planting would not have any effect on the wider landscape character.

4.5 The key enhancement measures are outlined below in the form of a Landscape Strategy. The Landscape Strategy is shown on Illustrative Landscape Masterplan (see Figure **N0343(01)100**) accompanied by a planting plan (see **Appendix - Figure N0343(96)001**).

- Existing entrance – this location has been enhanced with a mix of ornamental shrubs and new tree planting, with species including *Betula pendula* (Silver Birch), *Acer campestre* 'Streetwise' and *Acer rubrum* 'Scanlon' (Maples), to mitigate the critical view from the north along Stratford Road, towards the hotel and create a more definitive and formal entrance to the hotel. Within the ornamental mix a number of specimen species have been proposed such as *Ilex* 'J.C. Van Tol' (Holly) and *Corylus maxima* 'Purpurea' (Purple Hazel), which reflect the native mix in the surrounding countryside.
- The new entrance to the south of the existing has been complimented with a similar approach of ornamental shrubs with specimen reflecting the surrounding landscape context.
- The frontage of the hotel has been maintained as lawn to retain the openness of the frontage. The existing trees are also all retained with some additional species such as *Acer rubrum* 'Scanlon' (Maple) which adds a seasonal bold red colour to the predominantly autumn rich foliage.
- Car park area - key element is the new planting bed to replace the existing raised beds in the car parking area. The new beds are at ground level and feature ground cover evergreen shrub planting and supported with proposed trees. The trees break up the massing of the car park and add additional screening to the hotel and include a *Carpinus betulus* 'Frans Fontain' (Hornbeam with a conical habit), appropriate to the car park location and *Acer campestre* 'Streetwise' (Maple).
- Break out space to the rear of the hotel – this area will be developed in a similar style to the ornamental shrub planting to the front, in keeping with the hotel aesthetics with the addition of the trees such as *Betula pendula* (Silver Birch) and *Acer rubrum* 'Scanlon' (Acer) and ornamental shrub planting such as *Photinia* 'Little Red Robin' and *Elaeagnus ebbingei* 'Limelight' to provide additional colour, interest and a boundary between the seating area and the wider landscaped gardens.
- Buffer planting – typical native understory planting scheme containing *Corylus avellana* (Hazel), *Crataegus monogyna* (Hawthorn) and *Prunus sppinosa* (Blackthorn) supported by larger specimens such as *Ilex aquifolium* (Holly) and

Pinus sylvestris (Scotts Pine) to provide some evergreen substance along with local species such as *Betula pendula* (Silver Birch) and *Quercus robur* (Oak).

5 Appraisal and Conclusions

Landscape Impact

- 5.1 The application site and the existing buildings are heavily enclosed by the surrounding vegetation and have little intervisibility with the surrounding areas. As discussed in the baseline section, open views towards the application site are only possible from a short stretch of Stratford Road and from the car park within the application site itself. In the remaining landscape glimpsed views are only possible to the east of the site from Spring Lane, from the western part of the public footpath adjacent to Spring Lane, and from the footpath south of the site. From all other areas, including a number of heritage assets within the study area, there are no views of the existing development and there would be no physical or visual impact on the landscape resource.

Landscape character

- 5.2 Within the study area up to 1 km from the site landscape character sensitivity varies, with more sensitive landscape associated with the Special Landscape Area to the west of the site and medium sensitivity landscape of the Ancient Arden LCA. However, the application site itself is considered to be of relatively low sensitivity to the proposed development due to its previously developed character (brownfield site), few landscape features contributing to the landscape character except boundary vegetation, low tranquillity due to the adjacent Stratford Road, and a high degree of enclosure around the site. Within the application site, areas of higher sensitivity are located along site boundaries.
- 5.3 Once the proposed Landscape Strategy is implemented (see Figure **N0343(01)100** and planting plan in the **Appendix**), the existing landscape structure within the site would be significantly enhanced.
- 5.4 There would be no views of the development to the west of Stratford Road and to the north of the site due to existing vegetation, therefore there would be no impact on this landscape. The existing development with the proposed enhancement measures would cause negligible impact on the character of the remaining landscape around the site, including areas to the east and south of the site.
- 5.5 Impact of the proposed screening buffer on views from the east is illustrated on Photomontage 2 in **Figure N0343(03)002**. Once the proposed planting matures, there would be no view of the existing built development from the east, and the rural character of this land would be enhanced by reducing the amount of built form in the views. The character of the site, in particular site entrances, would be also greatly improved by additional planting mix, which would better integrate the development

with Stratford Road, in line with the wooded character of other estates along this road corridor.

Landscape features within the application site

- 5.6 The proposed Landscape Strategy would introduce a number of landscape enhancements within the site, which would result in net gain in planting and an increase in amenity of views towards the site. The Landscape Strategy is shown on Illustrative Landscape Masterplan (see Figure **N0343(01)100**) accompanied by Planting Plan (see **Appendix - Figure N0343(96)001**).
- 5.7 The key improvements are proposed along the site frontage to Stratford Road, where a number of trees and understorey planting are proposed, and along the south-western boundary, where a landscape buffer consisting of native species would be created to prevent filtered views of built development within the site. New planting is also proposed within the hotel car park to soften existing views of the hotel and within the private garden, where proposed shrubs would soften views of the current close boarded fence. Overall, it is considered that the proposed Landscape Strategy would create a noticeable landscape improvement within the application site compared to the existing landscape treatment.

Openness of Green Belt

- 5.8 Openness of Green Belt is one of the key receptors identified in the landscape baseline. While Green Belt is a planning designation aimed to prevent urban sprawl and therefore not a 'typical' landscape receptor, analysis of development's impact on landscape 'openness' is one of the tools used in judging the acceptability development proposals located within Green Belt, which is reflected in local Policy PR.2.
- 5.9 In the light of the above comments on landscape character, very limited visibility of the existing development in the surrounding landscape, and taking account of the proposed Landscape Strategy, it is assessed that the existing development with the proposed landscape enhancements would have no material impact on the openness of Green Belt. Even if the limited views along Stratford Road between site entrances and views from the hotel's car park are taken into account, the impact on the openness of Green Belt would be at most negligible at this location, and there would be no impact at all on this landscape receptor in the wider landscape.

Visual Impact

- 5.10 The geographical extent of the development's impact on the surrounding visual receptors would be similar to impacts on landscape character. Once the proposed Landscape Strategy matures, existing filtered views of the existing development experienced by residents along Spring Lane and users of public footpaths to the east

and south of the site would be completely screened due to the additional native landscape buffer along the eastern and southern site boundaries. Compared to the existing situation, this would cause an impact of up to low magnitude, however, its nature would be beneficial as the reduction of views towards built development in this area would strengthen the rural character of existing views, and is considered a positive change.

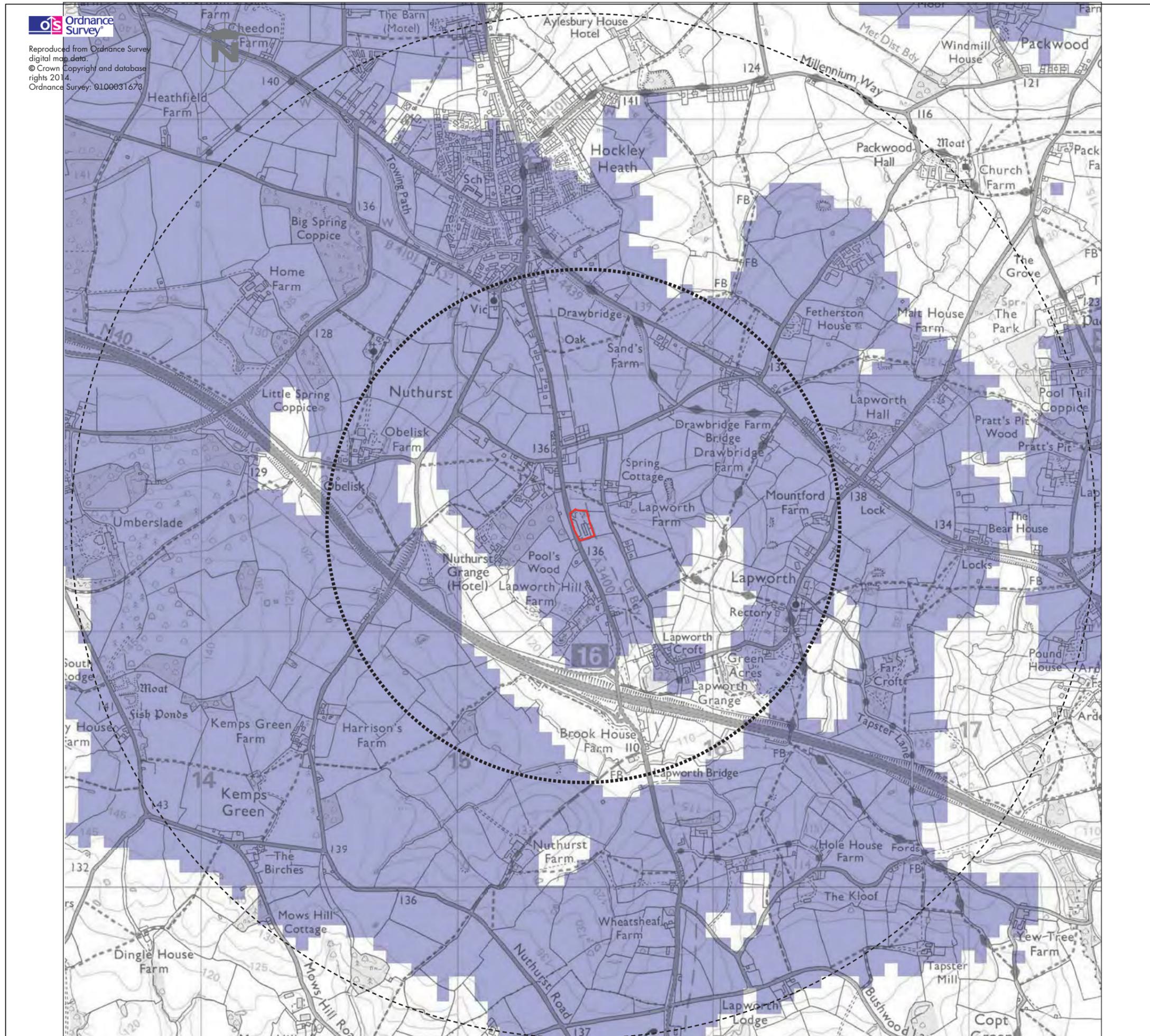
- 5.11 The only visual receptors which would experience any material change in views would be road users along Stratford Road and visitors to the hotel. Both types of receptors are assessed as having low to medium sensitivity to the proposed development due to medium value of views within this area and low susceptibility to change in views for road users, whose attention is not focussed on the landscape but on their activity (driving). Their susceptibility to change in views is also reduced by the incidental nature of their views towards the site while travelling at speed along Stratford Road.
- 5.12 In terms of the nature of impact for these receptors, the magnitude of visual change is considered to be up to medium once the proposed landscaping matures. The proposed enhancements at the northern entrance to the site would slightly reduce the visibility of the buildings. The existing development also seems to be well designed and balanced in terms of massing compared to the rest of the building, and would be well integrated into the surrounding landscape following the implementation of the Landscape Strategy. In our opinion, the proposed Landscape Strategy would create a noticeable improvement in visual amenity within the site and therefore the visual impact of the proposed landscape enhancements on hotel visitors and Stratford Road users is assessed as up to moderate and beneficial.

Summary and Conclusions

- 5.13 The application site and the existing hotel building are very well enclosed in the surrounding landscape and the existing building has no material impact on the wider landscape character or openness of Green Belt. Even without any proposed enhancement measures the landscape impacts of the hotel extension would be at most negligible in the wider context.
- 5.14 The only public area allowing open views into the site is a short stretch of Stratford Road adjacent to the site. Along this road, views of the hotel extension are available predominantly from the northern entrance to the site. The development can be also seen from the car park within the application site. Very limited and glimpsed views of the hotel are available from Spring Lane and two public footpaths to the east and south of the site. No other views of the site are available within the surrounding landscape and therefore the visual impacts are also very limited.
- 5.15 The proposed Landscape Strategy gives an opportunity to enhance the appearance of the existing development on site, for the benefit of visitors to the hotel and users of

Stratford Road, to better integrate the development with the adjacent landscape, and to improve landscape treatment of site boundaries significantly reducing views towards built development from the east and the south. In visual terms, the proposed landscape enhancements would result in up to moderate beneficial impact on road users along Stratford Road and on hotel visitors, creating a pleasant landscape within the site and strengthening the rural character of existing views from the east.

Figures



Legend

Application Site

1km radius

2km radius

Zone of Theoretical Visibility (ZTV)

The ZTV illustrates the potential visibility of the proposed development based on topographical (bare earth) data only. Therefore, it does not take into account objects that may occur in the landscape, such as woodland or buildings, which may affect lines of sight.

The ZTV has been run for a 2km radius and for a development height of 11m.



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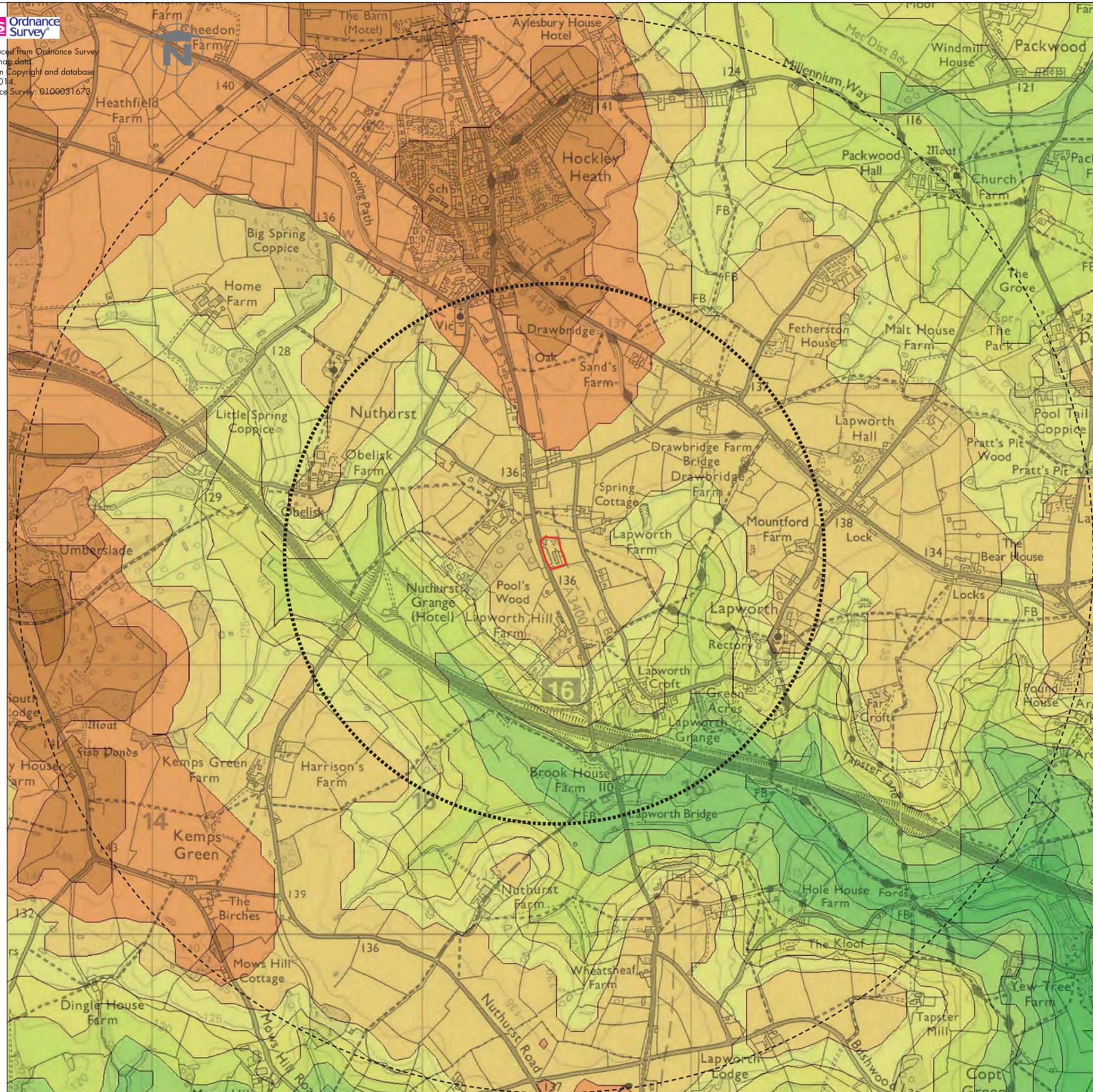
PROJECT
The Oak, Hockley Heath

CLIENT
LONE STAR LAND

TITLE
Zone of Theoretical Visibility

STATUS	FINAL	DATE	02/11/2015
SCALE	NTS	CHECKED	CT

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0343	PL01	-	A3



Legend

- Application Site
- 1km radius
- 2km radius

Height Above Ordnance Datum (AOD)

- 95m - 100m
- 100m - 105m
- 105m - 110m
- 110m - 115m
- 115m - 120m
- 120m - 125m
- 125m - 130m
- 130m - 135m
- 135m - 140m
- 140m - 145m



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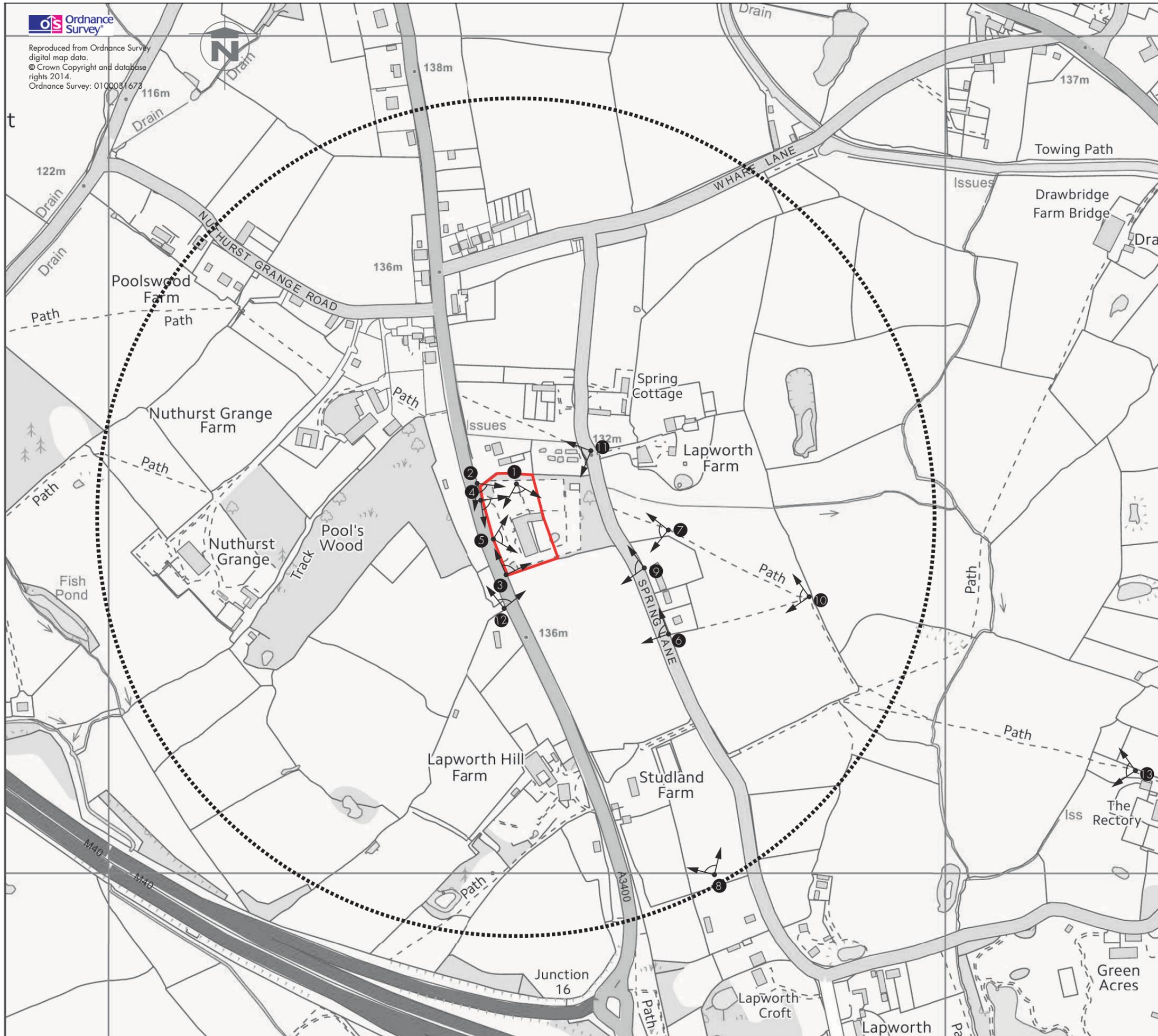
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PROJECT
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CLIENT
 LONE STAR LAND

TITLE
 Topography

STATUS	FINAL	DATE	02/11/2015
SCALE	NTS	CHECKED	CT
DRAWN	CT	REV NO:	-
JOB NO:	DWG NO:	ORIGINAL SIZE	A3
N0343	PL02		



Legend

- Application Site
- 1km radius
- Viewpoint



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CLIENT
LONE STAR LAND

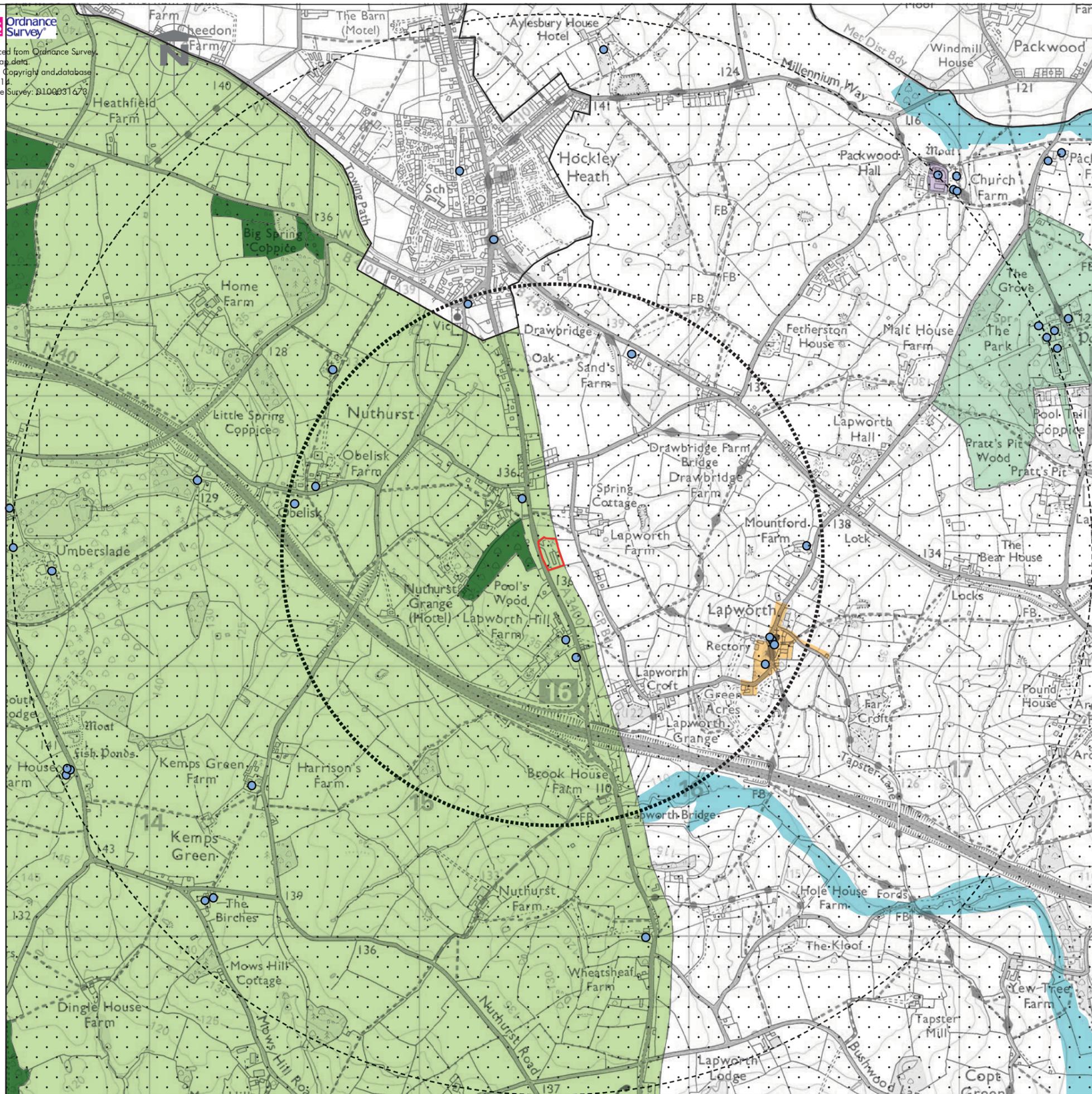
TITLE
Viewpoints

STATUS	FINAL	DATE	02/11/2015
SCALE	NTS	CHECKED	CT

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0343	PL03	-	A3



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Legend

- Application Site
- 1km radius
- 2km radius
- Listed Buildings
- Special Landscape Area
- Registered Parks and Gardens
- Scheduled Ancient Monument
- Conservation Area
- Flood Risk Area
- Ancient Woodland
- Green Belt (Warwick and Stratford Upon Avon Districts)



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PROJECT
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CLIENT
LONE STAR LAND

TITLE
Designations

STATUS	FINAL	DATE	02/11/2015
SCALE	NTS	CHECKED	IM
DRAWN	CT		

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0343	PL04	-	A3



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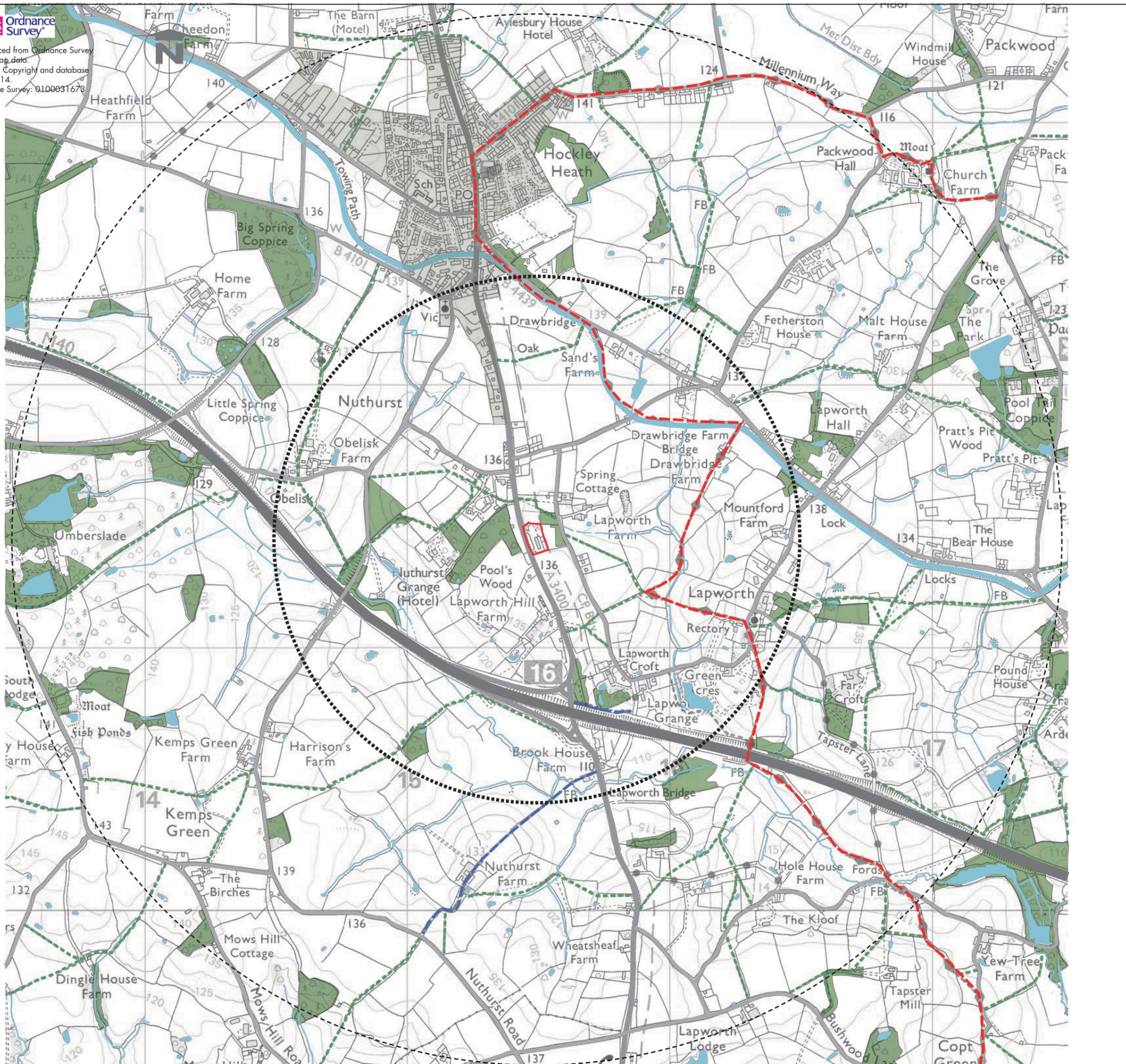
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- Legend**
- Application Site
 - 1km radius
 - 2km radius
 - Woodland
 - Settlement
 - Waterbody
 - Watercourse
 - Motorway
 - Main Road
 - Other Road
 - Public Footpath
 - Bridleway
 - National Trail



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PROJECT
 The Oak, Hockley Heath

CLIENT
 LONE STAR LAND

TITLE
 Site Context

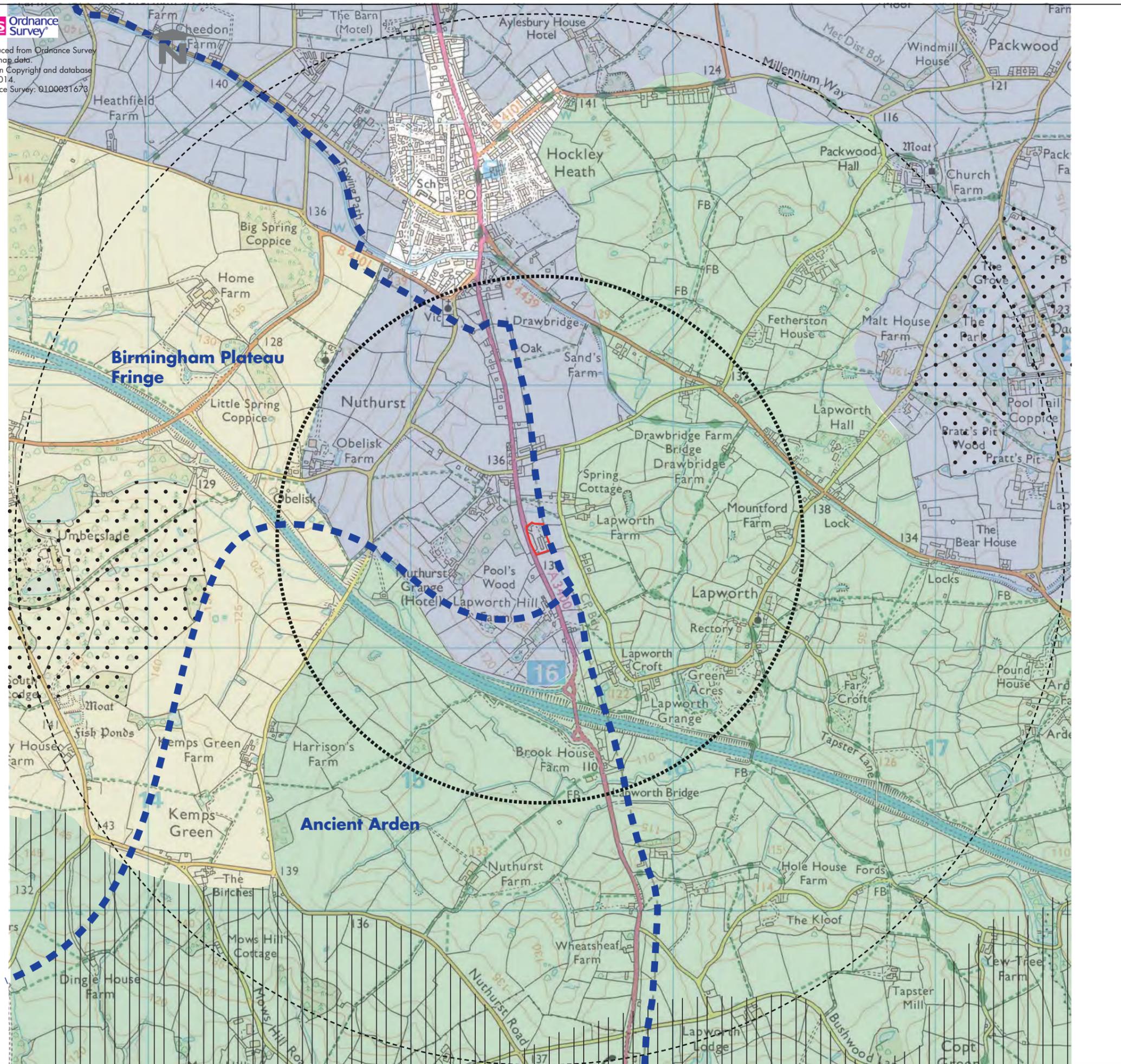
STATUS FINAL
 SCALE NTS
 DRAWN CT

DATE 02/11/2015
 CHECKED JM

JOB NO: N0343	DWG NO: PL05	REV NO: -	ORIGINAL SIZE A3
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Legend

- Application Site
- 1km radius
- 2km radius

National Landscape Character Assessment
National Character Areas
NCA 97 Arden

Warwickshire Landscapes Project

- Ancient Arden
- Wooded Estate Lands
- Arden Parklands
- Enhancement Zone
- Parkland
- Stratford-on-Avon Landscape Character Map



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PROJECT
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CLIENT
LONE STAR LAND

TITLE
Site Context

STATUS	FINAL	DATE	02/11/2015
SCALE	NTS	CHECKED	IM
DRAWN	CT		

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0343	PL06	-	A3

Overnight bedroom accommodation

Car park within the site



Viewpoint 1 - The Oak Hotel Car Park



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 11:42am
 OS Grid Reference: 415486, 271468
 Distance to Site: 0m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3

Viewpoint Location Plan



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CLIENT
 Lone Star Land

TITLE
 Viewpoint 01

STATUS FINAL
 SCALE NTS DATE Dec 2015
 DRAWN CT CHECKED IEM

JOB NO: DWG NO: REV NO: ORIGINAL SIZE:
 N0343 VP01 - A3

Car park within the site

Function room

Stratford Road



Viewpoint 2 - Stratford road, northern site entrance



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 11:44am
 OS Grid Reference: 415440, 271459
 Distance to Site: 0m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3

Viewpoint Location Plan



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TITLE
 Viewpoint 02

STATUS FINAL
 SCALE NTS DATE Dec 2015
 DRAWN CT CHECKED IEM

JOB NO: DWG NO: REV NO: ORIGINAL SIZE:
 N0343 VP02 - A3

Function room



Viewpoint 3 - Stratford Road, southern site entrance



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 11:48am
 OS Grid Reference: 415471, 271361
 Distance to Site: 0m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3

Viewpoint Location Plan



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TITLE
 Viewpoint 03

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 SCALE NTS DATE Dec 2015
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JOB NO: N0343 DWG NO: VP03 REV NO: - ORIGINAL SIZE: A3



Viewpoint 4 - Stratford Road, roadside footpath



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 11:52am
 OS Grid Reference: 415444, 271435
 Distance to Site: 0m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3

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TITLE
 Viewpoint 04

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JOB NO: N0343 DWG NO: VP04 REV NO: - ORIGINAL SIZE: A3



Viewpoint 5 - Stratford Road, footpath in front of the main entrance to the hotel



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 11:47am
 OS Grid Reference: 415457, 271396
 Distance to Site: 0m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3

Viewpoint Location Plan



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TITLE
 Viewpoint 05

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JOB NO: DWG NO: REV NO: ORIGINAL SIZE:
 N0343 VP05 - A3

The Oak Hotel partially screened by roadside vegetation

Spring Lane



Viewpoint 6 - Residential properties (southern edge) at Spring Lane



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 12:10pm
 OS Grid Reference: 415664, 271285
 Distance to Site: 175m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3

Viewpoint Location Plan



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TITLE
Viewpoint 06

STATUS FINAL
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JOB NO: N0343 DWG NO: VP06 REV NO: - ORIGINAL SIZE: A3

The Oak Hotel partially screened by vegetation along Spring Lane

Public footpath



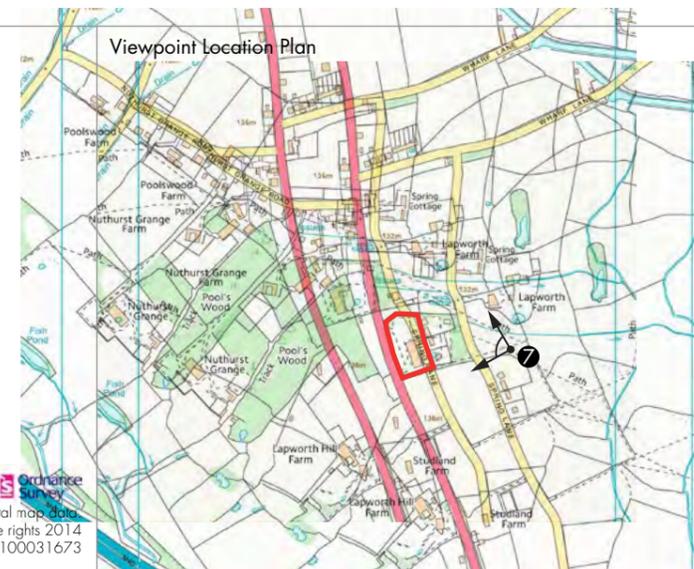
Viewpoint 7 - Public footpath east of the site near Spring Lane



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 12:17pm
 OS Grid Reference: 415670, 271413
 Distance to Site: 160m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3



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TITLE
 Viewpoint 07

STATUS FINAL
 SCALE NTS DATE Dec 2015
 DRAWN CT CHECKED IEM

JOB NO: DWG NO: REV NO: ORIGINAL SIZE:
 N0343 VP07 - A3

Studland Farm

The Oak Hotel partially screened by vegetation on field boundary



Viewpoint 8 - Public footpath south of the site



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 12:39pm
 OS Grid Reference: 415739, 271001
 Distance to Site: 430m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3

Viewpoint Location Plan




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TITLE
Viewpoint 08

STATUS FINAL
SCALE NTS DATE Dec 2015

DRAWN CT CHECKED IEM

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0343	VP08	-	A3

The Oak Hotel partially screened by vegetation on field boundary

Spring Lane



Viewpoint 9 - Residential properties (northern edge) at Spring Lane



Wider Context View

Viewpoint and Camera Details:

Camera: Canon EOS 1100D
 Lens: Canon EFS 18-55mm
 Date: 27.10.15
 Time: 12:12pm
 OS Grid Reference: 415636, 271358
 Distance to Site: 123m
 Viewer's Height: 1.70m
 Viewing Distance: 300mm at A3

Viewpoint Location Plan



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TITLE
 Viewpoint 09

STATUS FINAL
 SCALE NTS DATE Dec 2015
 DRAWN CT CHECKED IEM

JOB NO: N0343 DWG NO: VP09 REV NO: - ORIGINAL SIZE: A3