

Response to Landscape Consultation for Old Oak Farm

It is disappointing that the landscape consultant was not able to visit site as some of his queries would have been quickly answered. The images in a LVIA report which is required to be provided online have to be of a reasonably small size in order to allow uploading to the planning portal. However, these images are always available at a larger size or on request to allow easier viewing.

The route of the PRow to the north and the east of the site was walked on the site survey and it was established that there is no view of the site from the footpath at any point in the vicinity. The footpath to the south runs to the south of an intervening line of houses and gardens through which there is no view, and where it runs to the east, there is an intervening field with two hedges including the mature oaks from which there is also no view of the site. This is clearly identified in the LVIA.

Winter views are included within the LVIA although not specifically for the viewpoints. They are included below for reference – please note that the images are reduced to allow inclusion in a word document – the same views can be provided at a larger resolution as required.

I would be happy to visit the site with the landscape or planning officer to discuss any views or issues.

Viewpoint Two.

This image, taken in December 2025 is from the same location as viewpoint two, although at a slightly different angle. The existing evergreen hedges provide screening in the winter and these are not proposed to be removed. The proposed replacement hedge and tree planting along the road frontage will provide mitigation against the loss of the hedge to allow a safer access and, as it matures, will provide screening. The evergreen hedge which lies behind is not proposed to be removed.



Viewpoint Three

The image below was taken in December 2025 and is almost the same view as viewpoint three, although taken slightly within the private space of the caravan park. The existing hedge along the road remains fairly dense, even in winter months due to the presence of evergreen species such as ivy and yew and so prevents clear views of the site.



Other winter views

View into main entrance



Views within site

