

Land West of Bloxham Road, Banbury

LANDSCAPE STRATEGY

Rev D May 2023



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Report Ref: edp5153_r007				
	Author	Formatted	Peer Review	Proofed by/Date
r007_DRAFT	HMc / WGa	HEI	-	-
xxx	xxx	xxx	-	-
xxx	xxx	xxx	-	-
xxx	xxx	xxx	-	-

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Introduction, Scope and Purpose

The site comprises a single grazed pasture field, which is bounded by hedgerows, trees and woodland. It is located between Bloxham Road (to the east), currently under construction residential development (to the north), the existing settlement of Banbury (further north) and agricultural farmland to the south. The site’s local context is largely dominated by the adjacent consented and partially constructed residential development (Phase 2) which encompasses a large area of land to the north with associated public open space (POS) to the east. To the south, lie adjacent open agricultural fields. The landscape is generally open and exposed, but with some mature boundary vegetation.

The proposals presented within this document have been informed by the landscape to be of an appropriate scale and nature and some dimensions of the landscape will be positively affected by the proposals. The emerging

masterplan includes the creation of additional hedgerow and tree planting, replicating characteristic features within the landscape and contributing to its visual appeal. The Environmental Dimension Partnership Ltd (EDP) was first appointed by Barwood Land Ltd in 2022 to provide technical inputs on a suite of environmental disciplines, including landscape and visual, archaeology, ecology and arboricultural matters to inform the development potential of the site. EDP is currently providing these inputs into the development of the masterplan and an outline planning application. EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice in the fields of landscape, ecology, archaeology, masterplanning, arboriculture, rights of way and agricultural land matters. This statement is a short summary of the landscape studies and strategy that have guided the evolution of the masterplan.

This document has been produced in response to landscape relevant comments made by Judith Ward, Landscape Officer at Cherwell District Council (CDD) to the case officer, on the 27th February 2023 in relation to the outline planning submission. These comments are summarised as follows:

- Additional information on the landscape strategy.
- Explanation of the spatial relationship of the site in the context of surrounding development.
- Illustration of the Zone of Theoretical Visibility (ZTV).
- Sufficiency of the range and number of Viewpoints selected.
- Tabulation of the viewpoint assessment on the predicted level of effect on each receptor.

Furthermore, this document addresses verbal feedback provided by the case officer in relation to the spatial appropriateness and potential for visual impact on receptors to the south of the site. Specifically, the document has the following objectives:

- To identify and present the environmental baseline conditions of the site and its setting. These comprise the physical elements and attributes that characterise the site and its role at the edge of the settlement.**
- To identify the main landscape and visual and ecological resources of the site by identifying important assets and detractors present in the baseline conditions.**
- To apply the baseline analysis to the development proposals; although this stage has occurred via consultation prior to the formation of this statement, this document demonstrates the synergistic approach.**

The Site Character and Context

Figure 1 illustrates the site and its spatial context in relation to the approved developments around Banbury. To the north and east is the consented and under construction residential scheme of Land Adjacent to Salt Way and West of Bloxham Road (Policy Banbury 16). To the east is the consented Outline Application (Cherwell District ref: 14/01932/OUT) and Reserved Matters on approved development (Cherwell District ref: 14/01932/OUT). To the immediate south is the recently constructed road (Cherwell District ref: 17/01917/F). These schemes materially change the landscape context of Banbury and the site. The site is therefore not considered to be an abrupt, or alien protrusion into open countryside.

The Oxfordshire Wildlife & Landscape Study (OWLS), published in 2004, examines the relationship between landscape character and biodiversity across the county. The study defines twenty-four landscape types (LTs) which are made up of landscape description units defined on the basis of similar patterns of geology, topography, land use and settlements.

The site lies within the 'Upstanding Village Farmlands' landscape type, which covers much of the upland areas to the south of Banbury and is not unique to the site. Again, the key characteristics are quite generally defined as:

- "A steep-sided, undulating landform;
- A well-defined geometric pattern of medium-sized fields enclosed by prominent hedgerows; and
- A strong settlement pattern of compact nucleated villages of varying sizes with little dispersal in [the] wider countryside."

The 'Forces for Change' section describes the following:

- "The hedgerow network is generally intact and in good condition, even in places dominated by intensive arable farming. However, around Bodicote the hedgerow pattern is weaker, with roadside hedges tending to be overgrown and internal field hedges generally low and gappy;
- And there is some residential development within the main settlements that is out of character, particularly in the larger settlements to the south of Banbury. There are also some industrial estates, but they are generally well screened by landscape planting".

A key recommendation for this Landscape Character Area (LCA), and for consideration as part of future development proposals, is to "Conserve and enhance the strong pattern of hedgerows and hedgerow trees, and the nucleated settlement pattern and strong vernacular character of the villages." The Landscape Strategy guidelines, in summary and where of relevance to the site's location and context, identify the need to:

"Landscape Strategy:

- Strengthen and enhance the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash.
- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type, particularly along roadsides.

- Conserve the surviving areas of permanent and ridge and furrow pasture on the steeper slopes and hillsides.
- Maintain the nucleated pattern of settlements and promote the use of building materials, characteristically the ironstones and slate tiles of the Northamptonshire Uplands, and a scale of development and that is appropriate to this landscape type.
- Enhance tree cover through small-scale woodland planting next to streamlines and on steeper hillsides, so that it does not block off views of the landscape, keeping the feeling of openness."

At a local level the Cherwell District Landscape Assessment, prepared in 1995, is now somewhat outdated, however identifies eight broadly defined LCA and seven more detailed landscape types. The site lies within the 'Ironstone Hills and Valleys', which is described as one of the larger District LCAs with features that include a "complex topography" formed by the underlying geology. This District LCA goes on to identify agricultural practices as contributing factors to the openness of this character area, describing how "much of the higher land and gentler slopes now have a fairly open arable landscape". The agricultural landscape to the south of the site, in particular, does appear more open where fields are larger. However, the existence of residential development and trimmed and substantial hedgerows, limits this openness.

(Continued on page 4)

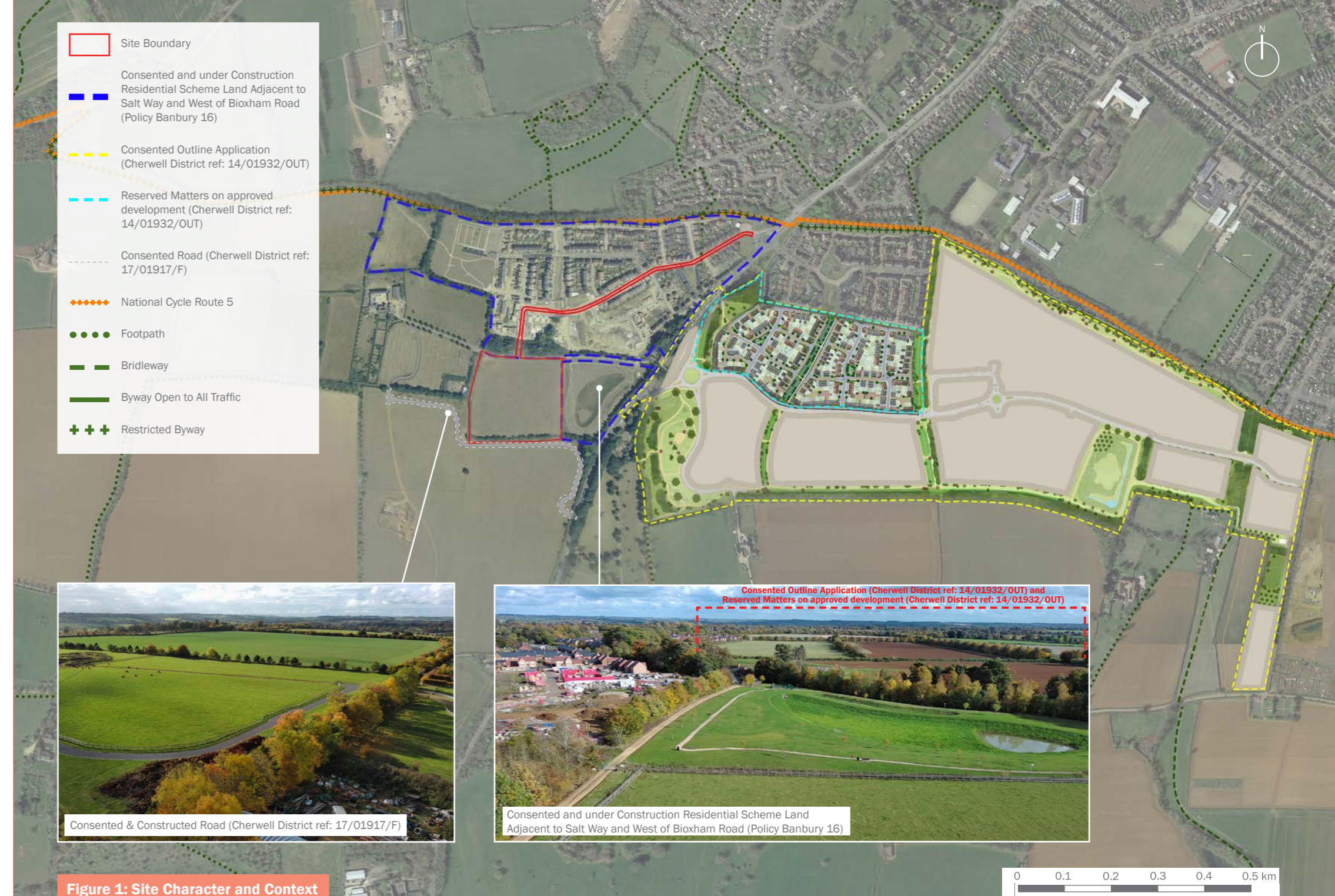


Figure 1: Site Character and Context

There is a section in the 'Ironstone Hills and Valleys' LCA describing 'Special Features'. There are none listed that are particularly representative of the site. There is, for example, no reference to Crouch Hill or Salt Way. This District LCA also provides guidelines for these landscape areas and types. The site lies within a 'restoration' area.

White Young Green (WYG) was commissioned to carry out further Landscape Sensitivity and Capacity Assessment (LSCA) work in September 2013 to supplement and build upon the Cherwell District Council Landscape Sensitivity and Capacity Assessment, prepared in September 2010 by Halcrow Group Limited. The purpose of this report was to provide an update to the existing LSCA using verified baseline desk-based information and support the Cherwell Local Plan.



Figure 2: View from within the site's interior looking south.

In the 2013 LSCA, the site was located within 'Site H' which covered 103 hectares (ha) of land between the A361 in the south and Broughton Road to the north of the area. An addendum of this assessment was undertaken in August 2014, with a new site being identified: 'Site 109' (formerly part of Site H).

In terms of landscape sensitivity, this assessment notes that "Although the landscape is of small to medium scale field pattern within the north of the area, this changes to a large field pattern in the south of the area." It goes on to note that "The site has few landscape features of importance within it apart from Salt Way passing on the north boundary of the site in an east-west direction and the ridge and furrow which is visibly notable around Crouch Farm." Overall, Site 109 is concluded to have a combined medium landscape sensitivity.



Figure 3: Phase 2 area of public open space (POS) adjacent to the site to the east.

In terms of visual sensitivity, the area is only generally viewed by those using the public footpath in the local area and by longer distance viewers across the Sor Brook Valley. The site has a medium visual sensitivity to the local visual receptors and a medium sensitivity to mitigation, thus a combined visual sensitivity of medium. The assessment identifies the potential for mitigation within the site through the "re-establishment of hedgerows within the south of the area" to assist in visual screening from the south and west. "Mitigation would not alter the overall character but strengthen the character that is present within the smaller fields in the north of the area."



Figure 4: View of the adjacent residential development (Phase 1) under construction

The site is positioned on the edge of the urban area of Banbury, which is the largest settlement in the area. The existing settlement immediately to the north and east of the site comprises the newly constructed residential development 'Land West of Bloxham Road'. Beyond this, to the north are a mix of primarily mid-20th century, two-storey red brick properties located in close proximity to Salt Way or overlooking Bloxham Road. Further residential development lies immediately to the east, beyond Bloxham Road. To the south of the site lies a large agricultural field which adjoins Wykham Lane. Further south lie open agricultural fields, either side of the Sor Brook.

The landscape within which the site is situated is generally representative of the 'Upstanding Village Farmlands' LT. However, its publication pre-dated many of the constructed and committed developments to the south of Banbury, which materially change the site's context.

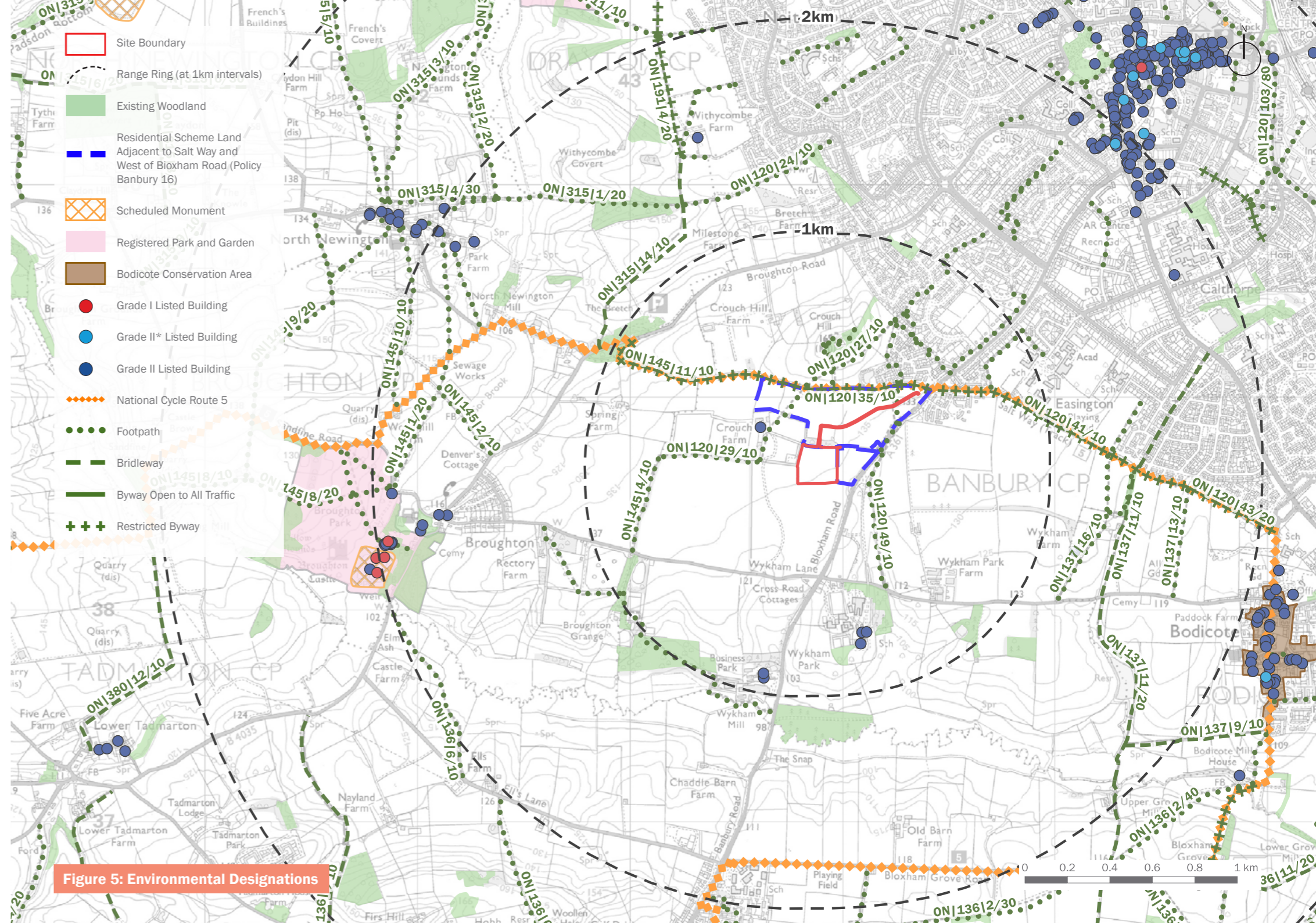


Figure 5: Environmental Designations

Visual Context

Figure 6 illustrates that the sites the site's Zone of Primary Visibility (ZPV) is limited.

To the north the ZPV extends only as far as the neighbouring, and partially completed, residential development which is adjacent to the site's north and western boundaries. Noting that the land to the east of the site forms part of the consented development's open space and therefore does not comprise built form, but a large attenuation basin. This development all but restricts views south from other receptors, but change would be likely from the housing development and the open spaces.

To the west, there would be available views from the nearby public footpaths Ref. 120/28/10, 120/29/10 and 145/4/10 to the west. Views beyond this would diminish towards the B4035.

To the east there would be available views from Bloxham Road, with views further east largely restricted by the combination of the topography and intervening vegetation. Some glimpsed views might be available from the public footpath 120/49/10 in close vicinity.

To the south, the agricultural landscape continues unbroken for c.2km towards Bloxham. Within this immediate area views are foreshortened by the flat topography and intervening vegetation. Even at a distance of c.2.5km to the south of the site, from PRoW 136/6/20 on Hobb Hill, intervisibility is likely to be extremely limited.

From within the site and it's immediate context the adjacent drainage basin is a clearly engineered feature which detracts from the sense of underdeveloped open countryside and would relate well to the development within the site. The challenge and opportunity is to bring forward a landscape framework that offers significant green infrastructure benefits, containing and filtering the visual influence of the development as a compact and logical extension to Banbury, in-keeping with the settlement characters of the western settlement fringe. Built development (including extensive areas of housing) is an established and frequent component of the visual character of the area.

Following consultee responses, appended to this document is the additional viewpoints as presented on the visual appraisal plan and full assessment tables.

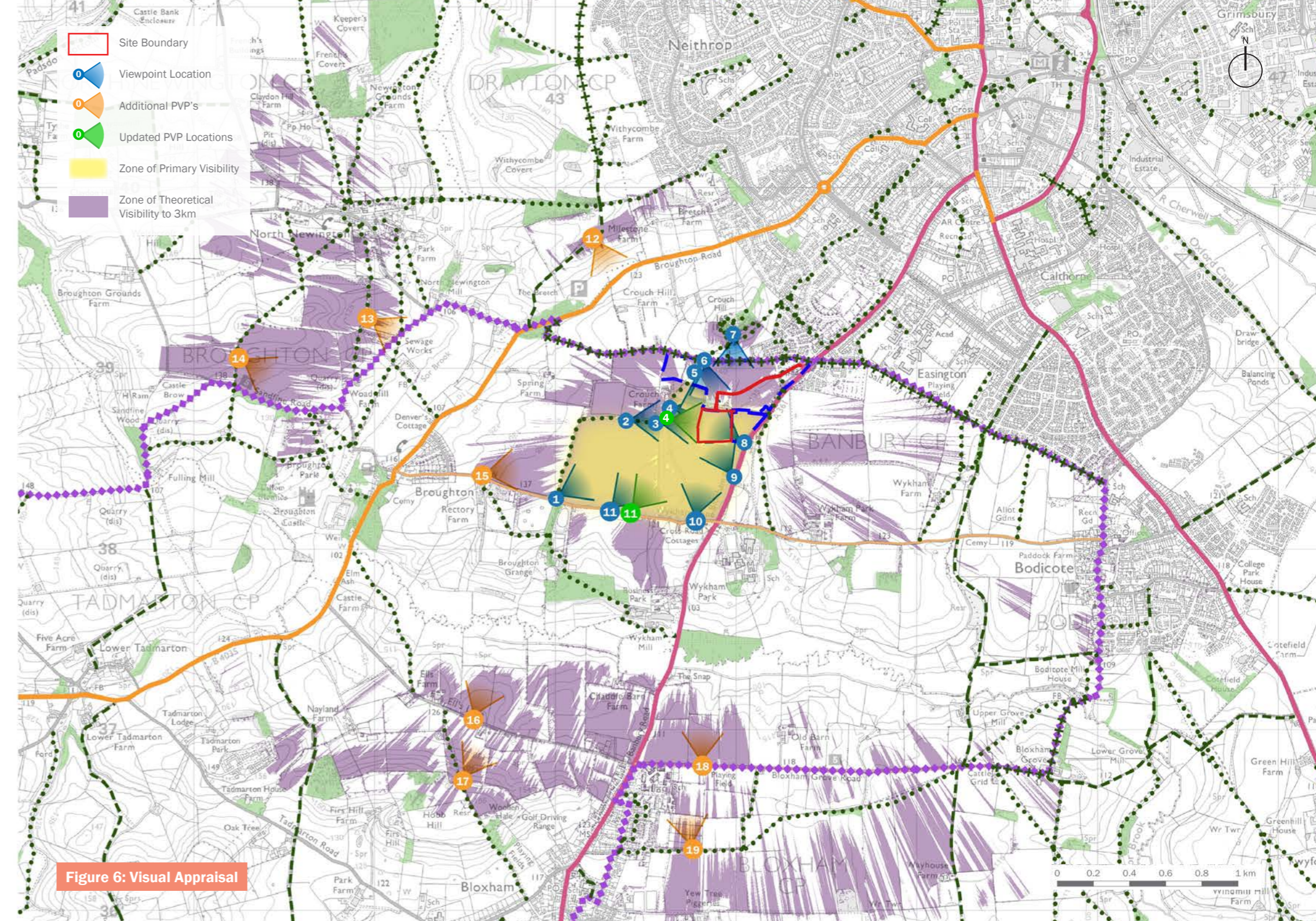


Figure 6: Visual Appraisal

Environmental Strategy

The findings of EDP's early and ongoing field appraisals have been fed into the proposals, in order to ensure that the masterplan is 'landscape led'. Accordingly, the proposal incorporates designed and embedded mitigation, as illustrated in further detail below:

- The scheme maintains the character of a strong treed edge encompassing the southern extent of Banbury and when approaching from the south, through strengthening the boundary vegetation. The proposals include planting new native trees, hedgerows, shrubs and meadow grassland, reflecting species present within the local vicinity. Proposed planting would integrate and soften views of the proposed built form, particular for receptors travelling along routes to the south of the site and on the settlement approach to the south east, through the use of appropriate species and quantities, address the site's relationship to the wider setting;
- A network of public open green space is proposed around the whole perimeter of the development to provide recreational and biodiversity benefits for new and nearby residents, as well as contributing to the connectivity of the local green infrastructure network. The proposals retain and enhance existing vegetation with new planting;

- Additional POS features have been incorporated within the site, comprising a seasonally wet attenuation basin, a local area of play and a recreational foot/cycle path. These features are surrounded by new planting to provide a variety of recreational experiences and habitat spaces throughout the development, this will provide substantial screening and softening of views of the settlement edge from receptors to the south of Banbury and the settlement approach; and
- The focus of residential built form within a single field parcel ensures that minimal loss of boundary vegetation would occur, with only a small section of woodland to the northern boundary required for removal in order to facilitate access into the site. This loss of woodland would be aptly compensated for across the development, through the addition of new tree and hedgerow planting and reinforcement of other boundary vegetation around the site's extents. The overall landscape planting proposals would greatly increase the biodiversity across the site (as demonstrated by in excess of 10% net gain), including within the areas of the site that contribute to the sustainable drainage strategy where new wet habitats would be created, forming both wildlife and amenity interest.

Figure 7: Ecology





Figure 8: Movement



Figure 9: Destinations

Landscape Masterplan

This Landscape Strategy demonstrates how careful analysis of the environmental context, and positive engagement has given rise to a masterplan that is sympathetic to the growth of Banbury, whilst being respectful to its environmental context. Specifically, the proposals:

- Provides extensive planting around the site perimeter to contain the landscape and visual context across much of the site;
- Retain and celebrate the landscape fabric of greatest value and intactness to achieve a development with an attractive character;
- Provides a generous and significant quantum and quality of open space on-site for recreational use, providing attractive connections to those further afield, for the both the existing and new community;
- Has had consideration to the character of the settlement approaches and existing amenity of residents with considered treatment at the development parcel edges and surrounding POS; and
- Provides a strong, but accessible landscape buffer around the site boundary.

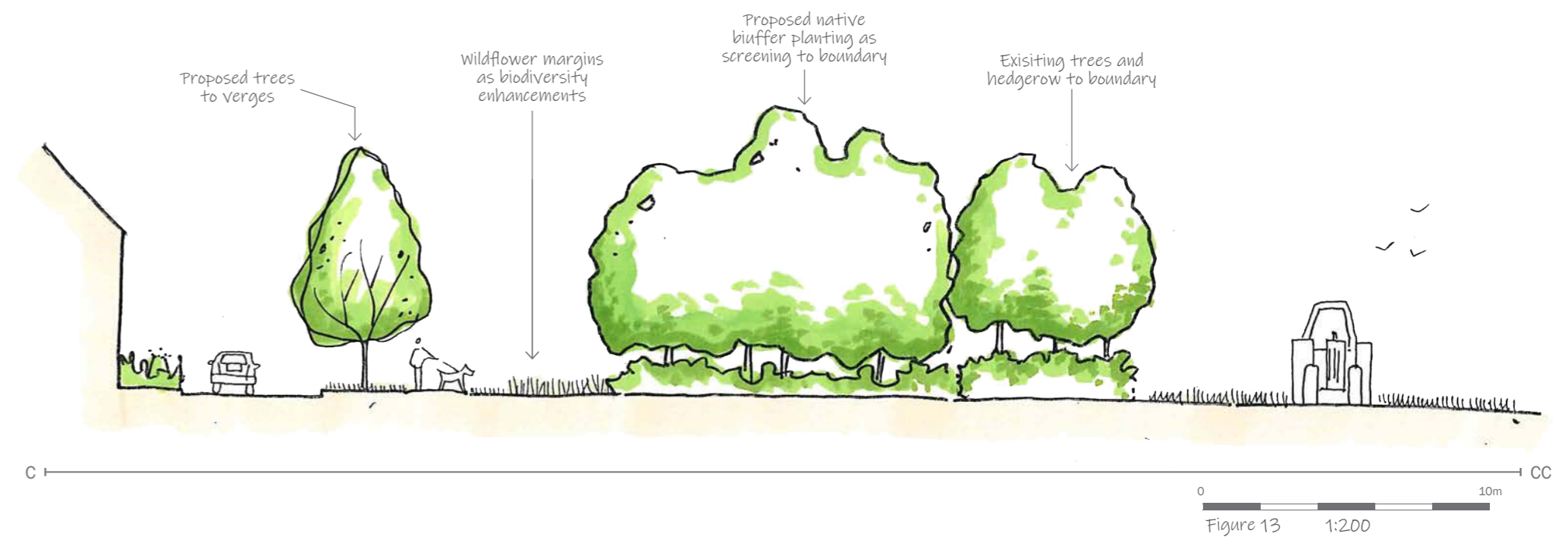
In terms of the specific commentary received from the landscape and case officer, this document:

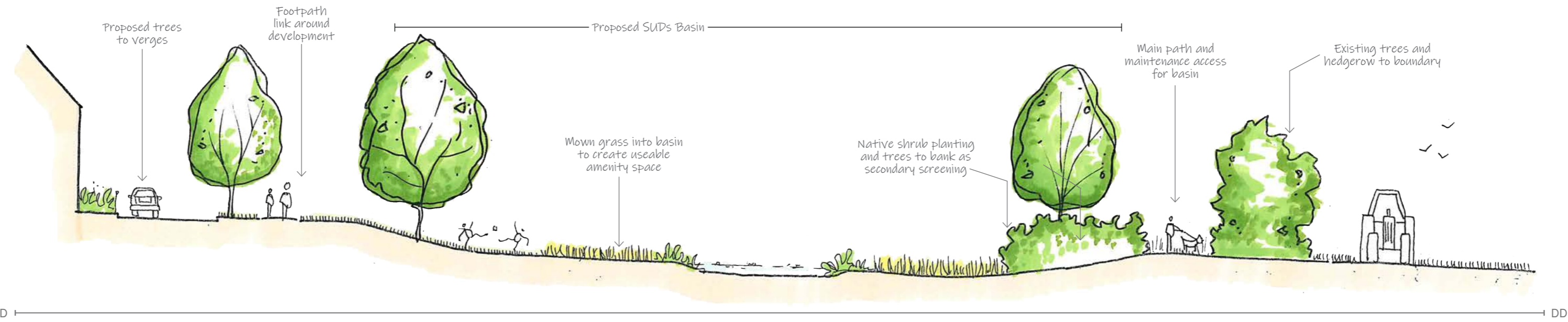
- Provides additional detail in relation to the landscape strategy for the site (Figures EDP 7 to 15);
- Demonstrates the spatial context of the site and its capacity for the development proposals (Figure EDP 1 and 16 to 18);
- Includes the Zone of Theoretical Visibility, which has been generated based on the proposed development extents (Figure EDP 6); and
- Includes additional viewpoint and tabulated assessment as illustrated on Figure 6 and contained within Appendix EDP 1 and EDP 2.

As illustrated within this document, the committed and constructed development to the east and south extends the edge of Banbury further south than these development proposals. The site selection and aforementioned landscape strategy demonstrates how the site has responded to its context whilst not extending Banbury further south than the developments already committed.

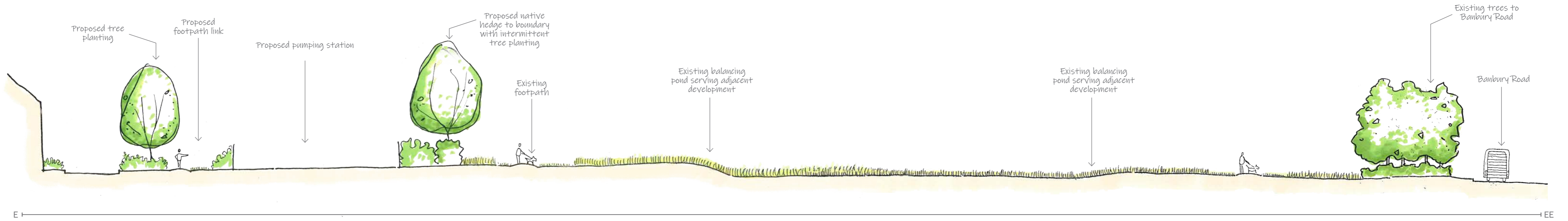


Figure 10: Landscape Masterplan





0 10m
Figure 14 1:200



0 10m
Figure 15 1:250







edp

www.edp-uk.co.uk

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: **443022, 238275**
Date and Time: **17/04/2023 @ 11:31**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Sony A7 II, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NE**
Distance: **842m**
aOD: **133m**
Focal Length: **50mm**

date **09 MAY 2023**
drawing number **edp7153_d017b**
drawn by **Gyo**
checked **Vpo**
QA **DJo**

client **Barwood Development Securities Ltd**
project title **Land West of Bloxham Road, Banbury**
drawing title **Photoviewpoint EDP 1**

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length



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Grid Coordinates: **443391, 238711**
Date and Time: **17/04/2023 @ 11:13**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Sony A7 II, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **E**
Distance: **400m**
aOD: **136m**
Focal Length: **50mm**

date **09 MAY 2023**
drawing number **edp7153_d017b**
drawn by **GYo**
checked **VPo**
QA **DJo**

client **Barwood Development Securities Ltd**
project title **Land West of Bloxham Road, Banbury**
drawing title **Photoviewpoint EDP 2**

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 443567, 238691
Date and Time: 17/04/2023 @ 11:00
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 II, FFS
Enlargement Factor: 100% @ A3

Direction of View: E
Distance: 224m
aOD: 136m
Focal Length: 50mm

date: 09 MAY 2023
drawing number: edp7153_d017b
drawn by: GYo
checked: VPo
QA: DJo

client: Barwood Development Securities Ltd
project title: Land West of Bloxham Road, Banbury
drawing title: Photoviewpoint EDP 3

Approximate extent of site
(much of which is screened)



Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 443818, 239048
Date and Time: 17/04/2023 @ 08:55
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 II, FFS
Enlargement Factor: 100% @ A3

Direction of View: S
Distance: 285m
aOD: 139m
Focal Length: 50mm

date: 09 MAY 2023
drawing number: edp7153_d017b
drawn by: GYo
checked: VPo
QA: DJo

client: Barwood Development Securities Ltd
project title: Land West of Bloxham Road, Banbury
drawing title: Photoviewpoint EDP 6

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: **443972, 239191**
Date and Time: **17/04/2023 @ 08:39**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Sony A7 II, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **S**
Distance: **426m**
aOD: **149m**
Focal Length: **50mm**

date **09 MAY 2023**
drawing number **edp7153_d017b**
drawn by **GYo**
checked **VPo**
QA **DJo**

client **Barwood Development Securities Ltd**
project title **Land West of Bloxham Road, Banbury**
drawing title **Photoviewpoint EDP 7**

Approximate extent of Site
(much of which is screened)



To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
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Grid Coordinates: **443777, 238162**
Date and Time: **17/04/2023 @ 11:59**
Projection: **Planar**
Visualisation Type: **1**

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Height of Camera: **1.6m**
Make, Model, Sensor: **Sony A7 II, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NE**
Distance: **438m**
aOD: **129m**
Focal Length: **50mm**

date **09 MAY 2023**
drawing number **edp7153_d017b**
drawn by **Gyo**
checked **VPo**
QA **DJo**

client **Barwood Development Securities Ltd**
project title **Land West of Bloxham Road, Banbury**
drawing title **Photoviewpoint EDP 10**



To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length



Approximate extent of site
(much of which is screened)

To be viewed at comfortable arm's length

Photoviewpoint EDP 16: View from Ell's Lane looking north towards the site



Approximate extent of site
(much of which is screened)

To be viewed at comfortable arm's length



Approximate extent of site
(much of which is screened)

To be viewed at comfortable arm's length



Approximate extent of site
(much of which is screened)

To be viewed at comfortable arm's length



Approximate extent of site
(much of which is screened)

To be viewed at comfortable arm's length



**Land West of Bloxham
Road, Banbury**

**Appendix EDP 2:
Photoviewpoint
Assessment Tables**

Prepared by:
**The Environmental
Dimension Partnership Ltd**

On behalf of:
**Barwood Development
Securities Ltd**

May 2023
Report Reference
edp7153_r008a

	Report Ref: edp7153_r008			
	Author	Formatted	Peer Review	Proofed by/Date
008_DRAFT	VPo	GGi	WGa	-
008a	VPo	-	-	CRo 161523

**Appendix EDP 5:
Photoviewpoint Assessment Tables**

Notes:
Each receptor is attributed a degree of sensitivity using the thresholds in Appendix EDP 2 of the submitted LVA and takes into account the 'susceptibility' of the receptor to change to the type of development proposed.
Effects of moderate or greater
Effects of moderate/minor or lesser

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 1	View from public footpath Ref. 145/4/10 looking north-east towards the site.	Public right of way (PRoW) users	High	High. Major/Moderate. Adverse.	Medium. Moderate. Adverse.	Low. Moderate/Minor. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Views from public right of way (PRoW) 145/4/10 are represented by Photoviewpoint EDP 1 . At c.850m, the effectiveness of screening created by field boundary hedgerow is demonstrated in Photoviewpoint EDP 1 . Glimpsed, filtered views are possible of the Barwood Phase 1 Development. Crouch Hill is distinctive as the backdrop to Crouch Farm, but the interior of the site itself is curtailed by trees and hedgerows.		<p><u>Construction Phase:</u> It is likely that construction activities would be seen from this viewpoint in middle distance views, with high level activities being readily visible in the view. Although intervening vegetation and construction hoarding would screen some low-level views, higher level activity would be visible. The Proposed Development is likely to create a new focus and give rise to a high magnitude of change.</p> <p><u>Operation (Year 1):</u> In the short-term, built form would form a new and recognisable element in this view. Although the planting of new hedgerows, hedgerow trees and other associated landscaping would provide some softening to the view, it is unlikely that the landscape scheme would have matured sufficiently to provide a visual screen. The Proposed Development would be recognisable, and despite the presence of other residential development, the view would be some alteration to one or more key characteristics of the landscape, giving rise to a medium magnitude of change.</p> <p><u>Operation (Year 15):</u> In consideration of the maturation of the landscape strategy, and the general acceptance of the Proposed Development over this timeframe, the proposals would appear assimilated into the landscape. The magnitude of change is likely to reduce to low, giving rise to a moderate/minor adverse effect.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 2	View from public footpath Ref. 120/29/10 looking east towards the site.	PRoW users	High	High. Major/Moderate. Adverse.	Medium. Moderate. Adverse.	Low. Moderate/Minor. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Photoviewpoint EDP 2 is taken from PRoW 120/29/10 and presents the view of flat, open, agricultural fields contained by mature tree and hedgerow vegetation.		<p><u>Construction Phase:</u> It is likely that construction activities would be seen from this viewpoint in middle distance views, with high level activities being readily visible in the view. Although intervening vegetation and construction hoarding would screen some low-level views, higher level activity would be visible. The Proposed Development is likely to create a new focus and give rise to a high magnitude of change.</p> <p><u>Operation (Year 1):</u> In the short-term, built form would form a new and recognisable element in this view. Although the planting of new hedgerows, hedgerow trees and other associated landscaping would provide some softening to the view, it is unlikely that the landscape scheme would have matured sufficiently to provide a visual screen. The Proposed Development would be recognisable, and despite the presence of other residential development, the view would be some alteration to one or more key characteristics of the landscape, giving rise to a medium magnitude of change.</p> <p><u>Operation (Year 15):</u> In consideration of the maturation of the landscape strategy, and the general acceptance of the Proposed Development over this timeframe, the proposals would appear assimilated into the landscape. The magnitude of change is likely to reduce to low giving rise to a moderate/minor adverse effect.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 3	View from public footpath Ref. 120/28/10 looking east towards the site.	PRoW users	High	High. Major/Moderate. Adverse.	Medium. Moderate. Adverse.	Low. Moderate/Minor. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Photoviewpoint EDP 3 taken from PRoW 120/28/10, portrays similar characteristics to that of Photoviewpoint EDP 2 i.e., flat open agricultural fields contained by mature tree and hedgerow vegetation.		<p><u>Construction Phase:</u> It is likely that construction activities would be seen from this viewpoint in middle distance views, with high level activities being readily visible in the view. Although intervening vegetation and construction hoarding would screen some low-level views, higher level activity would be visible. The Proposed Development is likely to create a new focus and give rise to a high magnitude of change.</p> <p><u>Operation (Year 1):</u> In the short-term, built form would form a new and recognisable element in this view. Although the planting of new hedgerows, hedgerow trees and other associated landscaping would provide some softening to the view, it is unlikely that the landscape scheme would have matured sufficiently to provide a visual screen. The Proposed Development would be recognisable, and despite the presence of other residential development, the view would be</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				some alteration to one or more key characteristics of the landscape, giving rise to a medium magnitude of change. <u>Operation (Year 15):</u> In consideration of the maturation of the landscape strategy, and the general acceptance of the Proposed Development over this timeframe, the proposals would appear assimilated into the landscape. The magnitude of change is likely to reduce to low giving rise to a moderate/minor adverse effect.		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 4	View from public footpath Ref. 120/28/10 looking east towards the site.	PRoW users	High	High. Major/Moderate. Adverse.	Medium. Moderate. Adverse.	Low. Moderate/Minor. Adverse.

Sensitivity of Receptor Explanation	Description of View	Magnitude of Change
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.	PRoW Ref. 120/28/10, 120/29/10 and 145/4/10 are connected routes which lie to the west of the site. Photoviewpoint EDP 4 illustrates the view from PRoW 120/28/10, which is to the west of the site. There are no penetrating views into the interior of the site due to the maturity and width of the intervening tree belt. With the exception of the access track to Crouch Farm creating a narrow, slot view into part of the site, the tree belt and hedgerow form part of an effective screen and vegetated buffer to much of the north-west boundary of the site.	<p><u>Construction Phase:</u> It is likely that construction activities would be seen from this viewpoint in middle distance views, with high level activities being readily visible in the view. Although intervening vegetation and construction hoarding would screen some low-level views, higher level activity would be visible. The Proposed Development is likely to create a new focus and give rise to a high magnitude of change.</p> <p><u>Operation (Year 1):</u> In the short-term, built form would form a new and recognisable element in this view. Although the planting of new hedgerows, hedgerow trees and other associated landscaping would provide some softening to the view, it is unlikely that the landscape scheme would have matured sufficiently to provide a visual screen. The Proposed Development would be recognisable, and despite the presence of other residential development, the view would be some alteration to one or more key characteristics of the landscape, giving rise to a medium magnitude of change.</p> <p><u>Operation (Year 15):</u> In consideration of the maturation of the landscape strategy, and the general acceptance of the Proposed Development over this timeframe, the proposals would appear assimilated into the landscape. The magnitude of change is likely to reduce to low giving rise to a moderate/minor adverse effect.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 5	View from public footpath Ref. 120/28/10 looking south-east towards the site.	PRoW users	High	High. Major/Moderate. Adverse.	Medium. Moderate. Adverse.	Low. Moderate/Minor. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the route and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Views from this location on PRoW 120/28/10 comprise of construction fencing beyond which construction works of residential development are underway. The mature vegetation, which contains the site's northern boundary can be seen, restricting views of the site's interior.		<p><u>Construction Phase:</u> It is likely that construction activities would be seen from this viewpoint in middle distance views, with high level activities being readily visible in the view. Although intervening vegetation and construction hoarding would screen some low-level views, higher level activity would be visible. The Proposed Development is likely to create a new focus and give rise to a high magnitude of change.</p> <p><u>Operation (Year 1):</u> In the short-term, built form would form a new and recognisable element in this view. Although the planting of new hedgerows, hedgerow trees and other associated landscaping would provide some softening to the view, it is unlikely that the landscape scheme would have matured sufficiently to provide a visual screen. The Proposed Development would be recognisable, and despite the presence of other residential development, the view would be some alteration to one or more key characteristics of the landscape, giving rise to a medium magnitude of change.</p> <p><u>Operation (Year 15):</u> In consideration of the maturation of the landscape strategy, and the general acceptance of the Proposed Development over this timeframe, the proposals would appear assimilated into the landscape. The magnitude of change is likely to reduce to low giving rise to a moderate/minor adverse effect.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 6	View from the 'Salt Way'/restricted byway Ref. 120/35/10 looking south towards the site.	PRoW users on a locally promoted route	Very High	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Owing to this route being 'promoted', their sensitivity has been increased to very high as a result of their local recreational value.		Photoviewpoint EDP 6 illustrates the view from the locally promoted Salt Way, PRoW 120/34/10 (merging into 120/35/10), which forms part of the Banbury Circular Route, and also part of the National Cycle Route 5 (NCR 5). The experience of the view is principally along the route of the track itself. There is a narrow breach in the hedgerow for footpath access (PRoW 120/28/10). However, the extent of mature vegetation alongside the route is effective in heavily filtering views both north and south.		<p><u>Construction Phase:</u> In the construction phase, due to intervening built form, distance and mature vegetation the Proposed Development would not be visible. No change.</p> <p><u>Operation (Year 1):</u> Post-completion, the Proposed Development would not be visible. No change.</p> <p><u>Operation (Year 15):</u> By Year 15, the Proposed Development would still not be visible. No change.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 7	View from public footpath Ref. 120/108/40 at Crouch Hill looking south towards the site.	PRoW users	High	Low. Moderate/minor. Adverse.	Very Low. Minor. Adverse.	Very Low. Minor. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		To the north of the site, PRoW 120/27/10 and 120/108/40 lead to the top of Crouch Hill. Views are represented by Photoviewpoint EDP 7 . This long-distance elevated view looks over the landscape to the south of Banbury. Layers of mature vegetation can be seen across a gently undulating landscape. In the medium distance the construction works are visible for residential development to the north of the site. The site is screened by woodland adjacent to the site's northern boundary.		<p><u>Construction Phase:</u> All low-level construction activities would not be seen from this location as they would be screened by new development. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction where taller elements are visible, the Proposed Development would form a minor constituent of the view, giving rise to a low magnitude of change.</p> <p><u>Operation (Year 1):</u> In order to facilitate the vehicular access into the site there would be some vegetation removal on the site's northern boundary, however, the new access point would not be visible due to the intervening new residential development, which currently screens the site's northern boundary. The Proposed Development would also be largely screened by the new intervening dwellings, with some views of the new rooftops. Post-completion, the Proposed Development would form a barely noticeable component of the view, sitting behind and largely screened by new residential development, and the view whilst slightly altered would be similar to the baseline situation. The magnitude of effect would reduce to very low, giving rise to a minor adverse effect.</p> <p><u>Operation (Year 15):</u> By Year 15, the maturation of the landscape strategy would not fundamentally change the experience of new glimpsed views of residential rooftops, therefore the magnitude of change would remain very low leading to a minor adverse effect.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 8	View from Bloxham Road looking west towards the site.	Main road receptors	Low	Medium. Minor. Adverse.	Low. Minor/negligible. Adverse.	Very Low. Negligible. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors are travelling on a main road between settlements with intentions other than enjoying the view, and their sensitivity is judged to be low.		Photoviewpoint EDP 8 illustrates the view from Bloxham Road, which connects Banbury to Bloxham on a north-south axis. The road is contained by vegetation either side, of varying heights and maturity. At Photoviewpoint EDP 8 there are mature trees enclosing the route and screening the site from view. On this approach into Banbury there are 30mph speed limit signs to indicate to the receptor that the settlement is imminent.		<p><u>Construction Phase:</u> Due to intervening landscape features, all low-level construction activities would not be seen from this location. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction, where taller elements are visible, the construction would form a recognisable element in the view, giving rise to a medium magnitude of change.</p> <p><u>Operation (Year 1):</u> In the short-term, the vast majority of the Proposed Development would be screened and heavily filtered from this location by existing mature vegetation. However, it is possible that some taller elements may be visible between the intervening vegetation in winter months. The landscape masterplan has evolved to set development back from its boundaries with public open space and proposed planting, and as such, would form a discrete part of the view, which would comprise very limited views of built form broken up by vegetation, giving rise to a low magnitude to change.</p> <p><u>Operation (Year 15):</u> By Year 15, in consideration of the maturation of the landscape strategy it is considered that the Proposed Development would be a barely noticeable component of the view, giving rise to a very low magnitude of change and negligible adverse effect.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 9	View from Bloxham Road looking west towards the site.	Main road receptors	Low	Medium. Minor. Adverse.	Medium. Minor. Adverse.	Low. Minor/negligible. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors are travelling on a main road between settlements with intentions other than enjoying the view, and their sensitivity is judged to be low.		Photoviewpoint EDP 9 illustrates the view from Bloxham Road, which connects Banbury to Bloxham on a north-south axis. The road is contained by vegetation either side, of varying heights and maturity. At Photoviewpoint EDP 9 for a short section of the route (c.100m) there is little roadside vegetation to the west permitting open views across the adjacent agricultural fields. The views of the site can be seen through intervening vegetation, which includes the southern-most field boundary.		<p><u>Construction Phase:</u> Due to the gap in intervening vegetation, low-level construction activities and elements of taller construction activities, relating to the use of cranes, would be visible from this location. During construction, where taller elements are visible, the Proposed Development would form a recognisable element in the view, giving rise to a medium magnitude of change as receptors approach the settlement.</p> <p><u>Operation (Year 1):</u> Due to the gap in intervening vegetation, in the short-term the Proposed Development would still form a new and recognisable element in the view, with the addition of residential development that is evident on this route but does not necessarily conflict with the key characteristics of the existing landscape (i.e., other areas of residential development). The magnitude of change would remain medium.</p>		

		<p><u>Operation (Year 15):</u></p> <p>In consideration of the maturation of the landscape strategy, the proposals would appear assimilated into the landscape and increasingly filtered. However, given the proximity of the receptor to the Proposed Development, the magnitude of change is likely to reduce to low.</p>	
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Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 10	View from Wykham Lane looking north towards the site.	Rural road receptors	Medium	Low. Minor. Adverse.	Low. Minor. Adverse.	Very Low. Minor/Negligible. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this road are passing through an agricultural landscape, potentially with the intention of enjoying the view, and their sensitivity is judged to be medium.		This view is taken from Wykham Lane, which extends on an axis east-west, approximately 1km to the south of the site. Where there is potential for views, the actual intervisibility is curtailed by intervening hedgerows adjacent to this road. For a short duration of this route, where there is no hedgerow and only a timber post and beam fence, receptors passing in vehicles would experience more open views towards the site. Views from vehicle receptors towards the site would be oblique to the direction of travel.		<p><u>Construction Phase:</u></p> <p>It is unlikely that low-level construction activities would be seen from this location by vehicle receptors. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction, where taller elements are visible, the Proposed Development would form a minor constituent of the view experienced by road users, giving rise to a low magnitude of change.</p> <p><u>Operation (Year 1):</u></p> <p>In the short-term, as Proposed Development has been set back from the southern boundary with public open space and proposed tree planting, views of built form would generally be restricted to potential glimpsed roofscapes. There are existing views of residential roofscapes and therefore whilst the Proposed Development would form a minor constituent of the view and would not be an uncharacteristic element in the landscape. Although the planting of new hedgerows, hedgerow trees and other associated landscaping would provide some softening to the view, it is unlikely that the landscape scheme would have matured sufficiently to provide a visual screen. The magnitude of change is considered to be low.</p> <p><u>Operation (Year 15):</u></p> <p>In consideration of the maturation of the landscape strategy, the proposals would appear assimilated into the landscape and heavily filtered. Any remaining glimpsed rooftop views of residential development would not appear as uncharacteristic in this location in the landscape owing to the proximity to the edge of settlement. The magnitude of change is likely to reduce to very low.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 11	View from Wykham Lane looking north towards the site.	Rural road receptors	Medium	Low. Minor. Adverse.	Low. Minor. Adverse.	Very Low. Minor/Negligible. Adverse.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this road are passing through an agricultural landscape, potentially with the intention of enjoying the view, and their sensitivity is judged to be medium.		This view is taken from Wykham Lane, which extends on an axis east-west, approximately 1km to the south of the site. Where there is potential for views, the actual intervisibility is curtailed by intervening hedgerows adjacent to this road. For a short duration of this route, where there is no hedgerow and only a timber post and beam fence, receptors passing in vehicles would experience more open views towards the site. Views from vehicle receptors towards the site would be oblique to the direction of travel.		<p><u>Construction Phase:</u> It is unlikely that low-level construction activities would be seen from this location by vehicle receptors. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction, where taller elements are visible, the Proposed Development would form a minor constituent of the view experienced by road users, giving rise to a low magnitude of change.</p> <p><u>Operation (Year 1):</u> In the short-term, as Proposed Development has been set back from the southern and western boundaries with public open space and proposed tree planting, views of built form would generally be restricted to potential glimpsed roofscapes. The Proposed Development would form a minor constituent of the view and would not be an uncharacteristic element in the landscape. Although the planting of new hedgerows, hedgerow trees and other associated landscaping would provide some softening to the view, it is unlikely that the landscape scheme would have matured sufficiently to provide a visual screen. The magnitude of change is considered to be low.</p> <p><u>Operation (Year 15):</u> In consideration of the maturation of the landscape strategy, the proposals would appear assimilated into the landscape and heavily filtered. Any remaining glimpsed rooftop views of residential development would not appear as an uncharacteristic in this location in the landscape owing to the proximity to the edge of settlement. The magnitude of change is likely to reduce to very low.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 12	View from bridleway Ref. 315/14/10.	PRoW users	High	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Photoviewpoint EDP 12 illustrates the southerly view from bridleway Ref. 315/14/10, which connects Broughton Road to Withycombe Farm. The view comprises open agricultural fields, contained by mature boundary vegetation, with farmsteads, agricultural buildings, and filtered views of residential development on the edge of settlements.		<p><u>Construction Phase:</u> In the construction phase, due to intervening built form, distance and mature vegetation the Proposed Development would not be visible. No change.</p> <p><u>Operation (Year 1):</u> Post-completion, the Proposed Development would not be visible. No change.</p> <p><u>Operation (Year 15):</u> By Year 15, the Proposed Development would still not be visible. No change.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 13	View from footpath Ref. 145/10/10.	PRoW users	High	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Photoviewpoint EDP 13 illustrates the south-easterly view from footpath Ref. 145/10/10, which connects Woadmill Farm to North Newington Village. The view comprises undulating open agricultural fields contained by mature tree and hedgerow vegetation.		<u>Construction Phase:</u> In the construction phase, due to intervening built form, distance, and mature vegetation the Proposed Development would not be visible. No change. <u>Operation (Year 1):</u> Post-completion, the Proposed Development would not be visible. No change. <u>Operation (Year 15):</u> By Year 15, the Proposed Development would still not be visible. No change.		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 14	View from footpath Ref. 145/9/20.	PRoW users	High	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Photoviewpoint EDP 13 illustrates the south-easterly view from footpath Ref. 145/9/20, which connects Sandfine Road to North Newington Village. The view comprises undulating open agricultural fields contained by mature tree and hedgerow vegetation.		<u>Construction Phase:</u> In the construction phase, due to intervening built form, distance and mature vegetation the Proposed Development would not be visible. No change. <u>Operation (Year 1):</u> Post-completion, the Proposed Development would not be visible. No change. <u>Operation (Year 15):</u> By Year 15, the Proposed Development would still not be visible. No change.		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 15	View from Wykham Lane to the east of Broughton Village.	PRoW users	High	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Photoviewpoint EDP 15 illustrates the north-easterly view from Wykham Lane to the east of Broughton Village. Views are across open agricultural fields with mature tree/woodland vegetation and rising landform forming the horizon.		<u>Construction Phase:</u> In the construction phase, due to intervening built form, distance, and mature vegetation the Proposed Development would not be visible. No change. <u>Operation (Year 1):</u> Post-completion, the Proposed Development would not be visible. No change.		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				<u>Operation (Year 15):</u> By Year 15, the Proposed Development would still not be visible. No change.		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 16	View from Ell's Lane looking north towards the site.	Rural road receptors	Medium	Very Low. Minor/negligible. Adverse.	Very Low. Minor/negligible. Adverse.	Very Low. Minor/negligible. Adverse.

Sensitivity of Receptor Explanation	Description of View	Magnitude of Change
Visual receptors using this road are passing through an agricultural landscape, potentially with the intention of enjoying the view, and their sensitivity is judged to be medium.	The view is taken from Ell's Lane to the south of the site, which connects the B4035 to Banbury Road. Broughton Grange can be seen in the to the left of the view in the middle distance surrounded by mature vegetation and parkland trees. Crouch Hill is a distinctive landform on the distant horizon. The view comprises open agricultural fields contained by mature vegetation with some glimpsed views of individual dwellings and farmsteads.	<u>Construction Phase:</u> It is unlikely that low-level construction activities would be seen from this location by vehicle receptors. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction, where taller elements are visible, the Proposed Development would form a barely noticeable component of the view experienced by road users, giving rise to a very low magnitude of change. <u>Operation (Year 1):</u> Due to the layers of intervening mature vegetation and the rolling local landform views of the Proposed Development would be largely filtered. The Proposed Development would form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation giving rise to a very low magnitude of change and minor/negligible level of effect. <u>Operation (Year 15):</u> In consideration of the level of effect upon completion combined with the maturation of the landscape strategy, the proposals would appear assimilated into the landscape and heavily filtered. The magnitude of change is likely to remain very low .

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 17	View from footpath Ref. 136/6/20.	PRoW Users	High	Very Low. Minor/negligible. Adverse.	Very Low. Minor/negligible. Adverse.	Very Low. Minor/negligible. Adverse.

Sensitivity of Receptor Explanation	Description of View	Magnitude of Change
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.	Photoviewpoint EDP 17 illustrates the northerly view from footpath Ref. 136/6/20 which connects Ell's Lane to Courtington Lane passing over Hobb Hill. Broughton Grange can be seen in the to the left of the view in the middle distance surrounded by mature vegetation and parkland trees. Crouch Hill is a distinctive	<u>Construction Phase:</u> It is unlikely that low-level construction activities would be seen from this location by PRoW receptors. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction, where taller elements are visible, the Proposed Development would form a barely noticeable component of the view experienced by road users, giving rise to a very low magnitude of change.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
		landform on the distant horizon. The view comprises open agricultural fields contained by mature vegetation, farmstead, agricultural buildings, and residential dwellings on the edge of settlements.		<p><u>Operation (Year 1):</u> Due to the layers of intervening mature vegetation, the rolling local landform and distance at which this view is located, the Proposed Development would form a barely discernible component of the view, if seen at all. The magnitude of change would remain very low leading to a minor/negligible level of effect.</p> <p><u>Operation (Year 15):</u> By Year 15, in consideration of the maturation of the landscape strategy it is considered that the Proposed Development would be predominately screened with glimpsed views of rooftops. The magnitude of change would remain very low leading to a minor/negligible level of effect.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 18	View from Bloxham Grove Road (National Cycle Route 5).	Rural road receptors	Medium	Very Low. Minor/negligible. Adverse.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this road are passing through an agricultural landscape, potentially with the intention of enjoying the view, and their sensitivity is judged to be medium.		The view is taken from Bloxham Grove Road looking in a northerly direction. The road also forms National Cycle Route 5. The view comprises open agricultural fields contained by mature vegetation, which forms a wooded horizon.		<p><u>Construction Phase:</u> It is unlikely that low-level construction activities would be seen from this location by vehicle receptors. However, there is potential for some elements of taller construction activities, largely relating to the use of cranes, to be visible, albeit with reduced adverse effect due to intervening mature vegetation elements. During construction, where taller elements are visible, the Proposed Development would form a barely noticeable component of the view experienced by road users, giving rise to a very low magnitude of change.</p> <p><u>Operation (Year 1):</u> Post-completion, the Proposed Development would not be visible. No change.</p> <p><u>Operation (Year 15):</u> By Year 15, in consideration of the maturation of the landscape strategy it is considered that the Proposed Development would not be visible from this location. No change.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Photoviewpoint EDP 19	View from footpath Ref. 136/2/20.	PRoW users	High	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.	No Change. No Effect. Neutral.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		
Visual receptors using this route are likely to be doing so with the intention of enjoying the view and their surrounding landscape. Generally, their sensitivity is judged to be high as a result of their local recreational value.		Photoviewpoint EDP 19 illustrates the northerly view from footpath Ref. 136/2/20 to the east of Banbury Road, which comprises open agricultural fields contained by mature vegetation.		<p><u>Construction Phase:</u> In the construction phase, due to intervening built form, distance, and mature vegetation the Proposed Development would not be visible. No change.</p> <p><u>Operation (Year 1):</u> Post-completion, the Proposed Development would not be visible. No change.</p>		

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Operation Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
				<u>Operation (Year 15):</u> By Year 15, the Proposed Development would still not be visible. No change.		