

LAND AT CROPREDY MARINA,
CROPREDY,
BANBURY,
OXFORDSHIRE.

Landscape & Visual Impact Assessment

COPYRIGHT

The copyright of this document
remains with Aspect Landscape Planning Ltd.

The contents of this document
therefore must not be copied or
reproduced in whole or in part
for any purpose without the
written consent of

Aspect Landscape Planning Ltd.

Aspect Landscape Planning Ltd
Hardwick Business Park
Noral Way
Banbury
Oxfordshire
OX16 2AF

t 01295 276066

f 01295 265072

e info@aspect-landscape.com

w www.aspect-landscape.com

REVISION	DATE	WRITTEN	CHECKED
001	29.03.2023	IC	JM

CONTENTS

1	INTRODUCTION	1
2	LANDSCAPE-RELATED POLICY BACKGROUND	2
3	BASELINE ASSESSMENT	15
4	DESCRIPTION OF THE PROPOSALS	34
5	ASSESSMENT OF EFFECTS	37
6	SUMMARY AND CONCLUSIONS	48

PLANS

ASPECT PLAN ASP1	SITE LOCATION PLAN
ASPECT PLAN ASP2	SITE AND SETTING PLAN
ASPECT PLAN ASP3	LANDSCAPE OPPORTUNITIES AND CONSTRAINTS PLAN
ASPECT PLAN ASP4	LANDSCAPE STRATEGY PLAN

APPENDICES

APPENDIX 1 ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

APPENDIX 2 VISUAL ASSESSMENT

1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Obsidian Strategic to undertake a Landscape and Visual Impact Assessment (LVIA) relating to the outline planning application for up to 60 dwellings, a new community facility and up to 2.6 hectares of public open space on land at Cropredy Marina off Claydon Road directly to the north of Cropredy, Oxfordshire. The location and context of the Application Site is illustrated on **ASP1** – Site Location Plan and **ASP2** – Site and Setting Plan.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.3. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3rd Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.
- 1.4. The LVIA will take the following format:
 - Review of landscape-related policy – national and local policy context reviewed with any designations identified (Section 2);
 - Baseline assessment – review of the existing landscape character and visual environment (Section 3);
 - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
 - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
 - Conclusions will be drawn (Section 6).
- 1.5. This assessment should be read alongside the other supporting material which accompanies this application.

2. LANDSCAPE-RELATED POLICY

- 2.1. The Application Site lies immediately to the north of the current settlement boundary of Cropredy, a small village in the northern extents of Oxfordshire. The Site and wider area are covered by Cherwell District Council (CDC) and Oxfordshire County Council (OCC) and the core Development Plan Document for the District is the Cherwell Local Plan 2011-2031: Part 1 (CLP: Part 1) (Adopted July 2015) and adopted Policies Map.
- 2.2. It is understood that CDC are engaged in the process of a review of the CLP: Part 1 (Cherwell Local Plan Review 2040), which will extend the plan period from 2031 to 2040 and replace the current CLP: Part 1 and the remaining 'saved' policies of the Cherwell Local Plan 1996. However, the revised Local Plan remains in the early stages of development and is therefore considered to be of limited planning weight and has not been analysed further in this LVIA.
- 2.3. No Neighbourhood Plan has been 'made' to date for the village of Cropredy or the surrounding area.
- 2.4. The 'Cherwell Residential Design Guide' (Adopted July 2018) forms a Supplementary Planning Document (SPD) for CDC and provides guidance as to how to achieve high quality, sustainable design in line with the character and sense of place within the District. 'Building in Harmony with the Environment – A Development Guide' (Adopted November 1998) forms Supplementary Planning Guidance (SPG) in the District, intended to promote built design that harmonises with the surrounding environment and landscape context. The 'Oxfordshire Street Design Guide' (Adopted September 2021) presents OCC's vision to create high quality, sustainable and successful places through new development and highlights the role of landscape elements in this process.
- 2.5. The Cropredy Conservation Area (CA) covers the vast majority of the village of Cropredy including properties directly south of the Site. The Oxford Canal CA covers the extent of the Oxford Canal in Cherwell District as well as a small part of the canal in West Northamptonshire. Appraisals for both CAs are analysed later in this section.

- 2.6. The Site is not covered by any qualitative landscape designations. It is noted that the north-eastern extents of the Cotswolds AONB cover land approximately 4.8km to the west by the village of Warmington, though this is not perceived from the Site.

National Policy

National Planning Policy Framework (July 2021)

- 2.7. The revised National Planning Policy Framework (NPPF) was published in July 2021. The document sets out the Government’s planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.8. Paragraph 7 states that: ***“The purpose of the planning system is to contribute to the achievement of sustainable development.”***
- 2.9. Paragraph 8 states that: ***“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)”*** including ***“an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”***
- 2.10. Paragraph 11 states that: ***“Plans and decisions should apply a presumption in favour of sustainable development.***

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***

b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

2.11. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Paragraph 130 states that: “***Planning policies and decisions should ensure that developments:***

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and effective landscaping;

c) respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;***
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”***

2.12. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular paragraph 174 states that: ***“Planning policies and decisions should contribute to and enhance the natural and local environment by:***

- a) protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality);***
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;***
- c) maintaining the character of the undeveloped coast, while improving public access to it;***
- d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;***
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality; and***
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”***

2.13. The document also highlights the requirement for the conservation and enhancement of the historic environment in Chapter 16, with designated heritage assets being afforded a level of protection and conservation commensurate with its level of heritage significance. New development should take into the account the importance of the historic feature, and paragraph 197 states that: ***“In determining applications, local planning authorities should take account of:***

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”***

2.14. NPPF has been of material consideration as part of our assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

National Planning Practice Guidance (NPPG)

2.15. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

Design: Process and Tools

2.16. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.

2.17. As set out in paragraph 130 of the NPPF, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

National Design Guide

2.18. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

Green Infrastructure

- 2.19. The NPPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 2.20. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided and mitigation measures employed where necessary.
- 2.21. The NPPF and NPPG have been of material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

- 2.22. The Site and wider area are covered by Cherwell District Council (CDC) and Oxfordshire County Council. The core Development Plan Document for the District is the Cherwell Local Plan 2011-2031: Part 1 (CLP: Part 1) (Adopted July 2015) along with the adopted Policies Map.

Cherwell Local Plan 2011-2031: Part 1 (Adopted July 2015)

- 2.23. The CLP: Part 1 provides a strategic spatial and policy framework with which to guide sustainable development across the District in the plan period up to 2031.
- 2.24. A range of policies within the CLP: Part 1 are considered to be of relevance to the Site and its setting and provide guidance on general good practice and support a landscape-led approach to design and development. These are listed below:

- *Policy PSD 1: Presumption in favour of Sustainable Development;*
- *Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision;*
- *Policy BSC 11: Local Standards of Provision – Outdoor Recreation;*
- *Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment;*

- *Policy ESD 13: Local Landscape Protection and Enhancement;*
- *Policy ESD 15: The Character of the Built and Historic Environment;*
- *Policy ESD 16: The Oxford Canal;*
- *Policy ESD 17: Green Infrastructure;*
- *Policy Villages 1: Village Categorisation;*
- *Policy Villages 2: Distributing Growth across the Rural Area;*
- *Policy Villages 3: Rural Exception Sites; and*
- *Policy Villages 4: Meeting the Need for Open Space, Sport and Recreation.*

2.25. *Policy PSD 1* states that there will be a presumption in favour of sustainable development as defined in the National Planning Policy Framework (NPPF).

2.26. *Policy BSC 10* highlights that development should ensure a sufficient quality and quantity of open space provision by protecting existing sites, addressing existing deficiencies in provision, improving access to existing facilities as well as securing new provision. *Policy BSC 11* is complementary to this policy in that it requires new development to contribute to the provision of open space, sport and recreation either on-site or through financial contributions.

2.27. *Policy ESD 10* seeks to conserve and enhance existing biodiversity and the natural environment within the District, as well as providing a net gain in biodiversity on any new development by protecting, managing, enhancing and extending existing resources or by creating new ones. It also emphasises the need to protect trees and increase tree numbers across the District.

2.28. *Policy ESD 13* is considered to be of particular relevance to the Site in landscape terms and states:

***“Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.*”**

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:

- **Cause undue visual intrusion into the open countryside**
- **Cause undue harm to important natural landscape features and topography**
- **Be inconsistent with local character**
- **Impact on areas judged to have a high level of tranquillity**
- **Harm the setting of settlements, buildings, structures or other landmark features, or**
- **Harm the historic value of the landscape.**

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate."

- 2.29. *Policy ESD 15* relates to the design of development and emphasises the need for design to build on the context of the site and its surroundings. The policy states: **"New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design."** This is particularly the case where development is located in close proximity to the distinctive natural and historic assets of the District. A list of criteria that new development should be aligned to is further provided within the policy.
- 2.30. *Policy ESD 16* aims to conserve and enhance the Oxford Canal corridor which is designated as a conservation area, and states that: **"proposals which would be detrimental to its character or appearance will not be permitted. The biodiversity value of the canal corridor will be protected."**
- 2.31. *Policy ESD 17* relates to Green Infrastructure (GI) and presents several measures in order to maintain and enhance the GI network across the District. In particular, the policy states: **"green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond."**
- 2.32. *Policy Villages 1* identifies Cropredy as a Category A 'Service Village' where minor development, infilling and conversions will be permitted. *Policy Villages 2* and *Policy*

Villages 3 supports residential developments in villages such as Cropredy providing these are of an appropriate scale and are compatible with the local character and setting.

- 2.33. *Policy Villages 4* identifies the need for amenity open space across the District including in Cropredy which forms a priority area within the 'Rural North Sub Area'. Proposed development should therefore provide amenity open space to meet future targets of open space provision.

'Saved' Policies of the Cherwell Local Plan (Adopted November 1996)

- 2.34. A number of policies in the former Cherwell Local Plan (1996) have not been replaced by the CLP: Part 1 and as such, continue to apply to the District. It is understood that if and when the review of the current Local Plan is adopted, the remaining 'saved' policies will be superseded by this.
- 2.35. The 'saved' policies that are considered relevant to the Site in landscape terms are listed as follows:
- *Policy H18: New dwellings in the countryside;*
 - *Policy C28: Layout, design and external appearance of new development;*
 - *Policy C29: Appearance of development adjacent to the Oxford Canal;*
 - *Policy C30: Design of new residential development; and*
 - *Policy C31: Compatibility of proposals in residential areas.*
- 2.36. *Policy H18* states that new dwellings beyond the built-up edge of settlements will not be permitted unless they are necessary for agricultural or existing undertakings, they meet the criteria set out in *Policy H6: Rural Exception Sites* (superseded by *Policy Villages 3*) or the proposals would not conflict with other policies of the Local Plan.
- 2.37. *Policy C28* is closely associated with *Policy ESD 15* of the CLP: Part 1 in that all new development is expected to be compatible with and sympathetic to its urban or rural context. Development is required to be of a high standard and traditional, local building materials should be employed in order to retain the character of the area.

- 2.38. *Policy C29* seeks to conserve the traditional design, materials and landscape that characterises the setting of the Oxford Canal by ensuring that new development respects and complements these features.
- 2.39. *Policy C30* relates to design control of new residential development to protect and enhance the appearance, character, layout and scale of existing, nearby dwellings and to ensure that sufficient amenity space and privacy is provided. *Policy C31* builds on *Policy C30*, stating that any development not compatible with the character of existing residential areas or that would result in unacceptable levels of harm or visual intrusion will not usually be supported.

Cherwell Residential Design Guide SPD (Adopted July 2018)

- 2.40. The 'Cherwell Residential Design Guide' Supplementary Planning Document (SPD) expands on Policy ESD 15 of the CLP: Part 1 and is designed to ensure that all new development results in **"vibrant, sustainable, safe and attractive places that add to the District's legacy"**, with the aim of enhancing the character and sense of place of areas across the District. The Guide is separated into various chapters on design and has been of material consideration to the design principles established to date.

Building in Harmony with the Environment – A Development Guide SPG (Adopted November 1998)

- 2.41. This document was produced by CDC and was adopted as Supplementary Planning Guidance (SPG) in 1998. It is intended to promote built design that harmonises with the surrounding environment and landscape context. Although now somewhat dated, the development guide provides useful insight and guidance as to the designing of new development and Section 6 – 'Landscaping' is considered to be of relevance in landscape terms.

Oxfordshire Street Design Guide SPG (Adopted September 2021)

- 2.42. The 'Oxfordshire Street Design Guide' was adopted by Oxfordshire County Council in 2021 and presents the Council's vision to create sustainable, successful places through design. It is a material consideration in the planning and decision-making process and provides design objectives and guidance on how streets can define

new development, create a sense of place and deliver high quality design within new development. The importance of landscape elements in the streetscene is highlighted within section 3.4 of the design guide.

Cropredy Conservation Area Appraisal (February 2014)

- 2.43. The appraisal should be read in conjunction with the CLP: Part 1 and establishes the special characteristics and appearance of the Conservation Area (CA) in order to preserve and enhance these features in any future development. The village itself is described as being unique as a result of its agricultural, industrial and commercial past. The scale, form and simplicity of the built form and the recurring use of materials, namely ironstone and red and blue brick, is a strong unifying feature within the CA. Property boundaries tend to comprise low boundary walls, open front gardens or front directly onto the public realm and vegetation is not a prominent feature within the village. The CA and wider village are gently contained by the landscape and topography, with views out of the village generally limited as a result of this, the built form, boundary walls and surrounding foliage.
- 2.44. The Site is located directly north of the area covered by Cropredy CA and visual analysis within the appraisal demonstrates that no positive views or vistas affect the Site. However, the Grade I listed Church of St Mary's is identified as a landmark and is perceived from areas of the Site and from the wider setting to the north looking across the Site.

Oxford Canal Conservation Area Appraisal (October 2012)

- 2.45. The assessment and management plan of the Oxford Canal CA should be read in conjunction with the CLP: Part 1. The study defines the special architectural and historic features that characterise the CA as well as provides ways in which the area can be preserved and enhanced by any future development.
- 2.46. The CA is largely linear in nature and covers the length of the Oxford Canal that runs through Cherwell District and part of the unitary council of West Northamptonshire, with the canal running adjacent to the eastern Site boundary.
- 2.47. The study contains a section on 'Landscape and Biodiversity' in which the CA is described as the following: ***"Much of the length of the Oxford Canal is rich in aquatic and waterside flora and fauna and the route of the Oxford Canal has***

considerable biodiversity value. These have national, regional and local levels of protection. At a national level there are designated Sites of Special Scientific Interest (SSSI), with a variety of designations both statutory and non-statutory along the entire length of the canal.”

- 2.48. An assessment of the canal route forms part of the study with Cropredy, one of very few villages situated on the route. The church of St Mary’s is considered to be a visual landmark and the village is perceived from the two bridges over the canal in the village, though apart from these vantage points, the village itself is generally well contained and is not readily perceived from along the canal in the immediate setting aside from the canalside development. In the localised setting, two positive vistas to the north from along the canal looking south-west towards the village across the Site are recorded in the study, with the area described as *“important open space”*. Two vistas to the south of the village looking north-west towards the settlement are also recorded, though the Site is not perceived from these locations.
- 2.49. The management plan forms part of the study and provides a set of opportunities for management and enhancement designed to preserve and enhance the special character of the Oxford Canal. Several areas of the management plan are considered to be of relevance to the Site given its proximity to the CA. These are:
- *Boundaries and hedges;*
 - *Tree management; and*
 - *Development affecting the setting of the conservation area.*
- 2.50. Regarding ‘Boundaries and hedges’ the management plan states: ***“Boundaries which make a positive contribution to the character of the conservation area should be retained. New boundary treatments should match the character of the existing boundaries.”***
- 2.51. The ‘Tree management’ section states: ***“The existing wooded areas and hedges along the route of the canal should be retained. The trees should be managed to promote their longevity and to ensure that they do not become a danger to canal users. Opportunities should be taken as appropriate to plant young trees in order to ensure the continued presence of mature trees in the future.”***
- 2.52. Regarding ‘Development affecting the setting of a conservation area’ the management plan states: ***“The impact of development on the character and***

appearance of the conservation area will be a consideration in the planning process. This applies equally to development outside the conservation area if it is likely to affect the setting.”

Cherwell Green and Blue Infrastructure (GBI) Strategy (November 2022)

- 2.53. The Cherwell GBI Strategy was produced by LUC in 2022 for CDC and expands on previous studies to present a set of strategic opportunities to conserve and enhance the existing Green Infrastructure (GI) network within the District. The Strategy forms part of the evidence base for the emerging review of the Local Plan. A set of six key GBI opportunities are presented within the document, of which three are considered relevant to the Site and its setting, namely *Key Opportunity 2: Restoring Cherwell’s blue corridors*, *Key Opportunity 5: Encouraging walking, cycling and wheeling in Cherwell* and *Key Opportunity 6: Making the most of our parks and open spaces*. It should be noted, however, that Cropredy does not form part of the five focus areas of the study.
- 2.54. The Strategy also contains a section on guidance for new development. Chapter 6 highlights the central role that the integration of GBI in new development has on high quality design. The need to consider GBI in terms of functionality rather than solely as an asset is also emphasised.
- 2.55. A set of nine principles for incorporating GBI into new development is included as part of the Strategy along with relevant questions to consider as part of the design process and these are closely linked to the Cherwell Residential Design Guide SPD (July 2018). The principles are included below for reference:
- Principle 1: Starting with the landscape and natural capital value;
 - Principle 2: Building the Nature Recovery Network;
 - Principle 3: Tree Planting;
 - Principle 4: Walking and Cycling;
 - Principle 5: Community food growing;
 - Principle 6: Pollinator Planting;
 - Principle 7: Play;
 - Principle 8: SuDS and natural flood management;
 - Principle 9: Long term maintenance.

3. BASELINE ASSESSMENT

- 3.1. The Site is located directly adjacent to the northern settlement edge of Cropredy; a village and civil parish in the northern extents of Cherwell district in Oxfordshire. The village is located approximately 6km north of Banbury. The Site comprises agricultural land partially covering two fields between the northern settlement edge of Cropredy and Cropredy Marina to the north, the latter of which lies off the Oxford Canal that bounds the Site to the east. Claydon Road bounds the Site to the west.
- 3.2. The northern Site boundary is undefined and cuts across the two field parcels associated with the Site that extend beyond the Site boundary to the north. Cropredy Marina lies north of the smaller, eastern field parcel associated with the Site. A small, maturing deciduous woodland block is establishing between the Site and the southernmost portion of the marina. The larger, western field parcel extends north beyond the Site and runs alongside the marina to the north. An access road leads into the marina car park to the north of Site off Claydon Road and several small businesses are located beyond, including Poplars Farm off Claydon Road.
- 3.3. The eastern Site boundary lies adjacent to the Oxford Canal, which runs on a predominantly north-south axis along the eastern settlement edge of Cropredy. Beyond the canal to the east, a tree-lined watercourse known as Highfurlong Brook meanders through the wet pastureland of the valley bottom and joins the River Cherwell that flows to the east of the village, 120 metres to the south-east of Site. Prescote Manor Farm Business Park is located less than 200 metres south-east of the Site and comprises part of a farm as well as several small businesses.
- 3.4. The southern Site boundary is defined by rear gardens of properties associated with the northern settlement edge of Cropredy and comprises timber fencing, limited scrub planting and mature trees located in rear gardens. The built form predominantly consists of two-storey terraced and semi-detached residential development. Stone and brick buildings characterise the materials of the built form.
- 3.5. The western Site boundary is bounded by Claydon Road and associated roadside vegetation which runs north to south and continues along the western extents of Cropredy before merging with Station Road in the centre of the village. Further to the west, beyond Claydon Road, the Chiltern Mainline Railway runs north towards Warwick / Leamington Spa and south to Banbury.

- 3.6. The internal landscape of the Site consists of gently sloping grassland fields which rise towards the northern edge of Cropredy and specifically in the south-western extents of the Site. A largely intact native hedgerow separates the smaller eastern field parcel from the larger western field parcel and a line of overhead cables run largely west to east in the southern extents of the Site.
- 3.7. Land to the north, west and east of the Site is predominantly rural in character, comprising undulating and irregular arable and pastoral fields with scattered farmsteads and outbuildings. Fields are separated by rural roads and the occasional tree-lined watercourse. To the south, the rural village of Cropredy is generally well contained by the surrounding vegetation structure though the village is perceived from the northern and south-eastern approaches.
- 3.8. The wider landscape context comprises the valley slopes of the Cherwell Valley that connect up to the higher ground associated with the Ironstone Downs. Cropredy is situated on the valley floor and the surrounding field pattern becomes more variable and irregular as the distance from the surrounding settlements increases. A number of small villages and hamlets are located in relative proximity to Cropredy including Clattercote and Claydon to the north, Chipping Warden to the north-east, Wardington to the east, Williamscot to the south-east, Great Bourton and Little Bourton to the south-west and Mollington to the west.
- 3.9. The location and context of the Site is illustrated on **ASP1** – Site Location Plan and **ASP2** – Site and Setting Plan.

Vegetation Cover

- 3.10. The northern Site boundary is largely undefined given that both of the field parcels associated with the Site extend beyond the Site boundaries to the north. A largely intact native hedgerow separates the two field parcels of the Site and continues north along the Cropredy Marina.
- 3.11. The eastern Site boundary comprises semi-natural vegetation along the edge of the canal, with mainly water edge herbaceous species and self-seeded water edge scrub as well as reeds, rushes, hawthorn and bramble and several riparian tree species. This vegetation is generally low enough to allow some views into the eastern field parcel of the Site from the canal towpath located on the opposite bank

of the canal. However, views into the wider Site to the west are largely restricted by the continuous hedgerow that separates the two field parcels. The line of mature vegetation along the eastern side of the canal and towpath restricts views of the Site from the east.

- 3.12. The southern Site boundary abuts the rear gardens of properties along Creampot Lane and Kyetts Corner in the northern extents of Cropredy. These gardens have a fenced boundary separating them from the Site. Generally, the southern boundary is not well vegetated within the Site itself and represents a relatively harsh northern settlement edge when viewed from the Site and localised landscape setting to the north.
- 3.13. The western Site boundary along Claydon Road comprises a continuous, intact native hedgerow aside from the gated access into the western field parcel in the south-west corner of the Site. This boundary vegetation also contains mature hedgerow trees as well as several trees planted in the adjacent grass verge. These features highly contain views into the Site from along Claydon Road.

Notable Features and Designations

- 3.14. A large proportion of Cropredy is designated as a Conservation Area (CA) including the properties that bound the southern boundary of the Site. The Site itself lies outside the CA. The adjacent canal is covered by the Oxford Canal CA and there are key views towards the Grade I listed Church of St Mary's from the canal towpath as identified in the 'Oxford Canal Conservation Area Appraisal' (2012).
- 3.15. South of the Site, the built up area of Cropredy contains several Grade II listed buildings and features with the majority of these associated with the village core and the Grade I listed Church of St Mary's. East of Cropredy lies a registered Historic Battlefield designation – 'Battle of Cropredy Bridge 1644' that extends east towards the nearby settlement of Wardington. The Site, however, is visually and physically separated from these features. Refer to the separate Heritage Statement prepared by Savills for further details.

Public Rights of Way (PRoWs) and Long Distance Routes

- 3.16. The Site is not publicly accessible and nor does it form part of the local PRoW network. A number of PRoWs exist in the local and wider landscape including the

PRoW that follows the length of the Oxford Canal towpath to the east. This footpath has various reference numbers but to the immediate east of the Site this stretch of the PRoW is covered by footpath 179/13/40.

- 3.17. Other PRoWs in the wider countryside around the Site include PRoW 179/14/10 which crosses pastoral fields to the south-west off Oxhey Hill Road by Cropredy Parish cemetery and joins onto footpath 179/14/20 that merges onto Cup and Saucer road in the south-western extents of the village. Footpath 179/14/10 feeds off these paths to the west, passing under the nearby railway line and continuing onto the wider PRoW network to the west. The village also has good PRoW links to Great Bourton in the south-west. To the south-east of the Site, the PRoW network heads from the eastern side of Cropredy over the canal and along the rural lane past Prescote Manor Farm Business Park towards Prescot Manor Farm as well as joining onto the wider PRoW network to the east. Bridleway 323/2/10 runs south-east from Broadmoor Spinney to the north-east of the Site down to the road south of Prescot Manor Farm.
- 3.18. Two long distance walking routes run in close proximity to the Site and the village of Cropredy. The 'Oxford Canal Walk' follows the canal towpath to the east of the Site and comprises a 133km / 83-mile walk between the cathedral cities of Oxford to the south and Coventry to the north. The 'Battlefields Trail' is a 32km / 20-mile route linking three significant battlefields of, 'Edgcote' in Northamptonshire, 'Cropredy Bridge' in Oxfordshire and 'Edgehill' in Warwickshire. The route begins in Chipping Warden to the north-east of Cropredy before crossing open countryside and skirting around the southern extents of the village from the rural lane by Prescote Manor Farm Business Park, before continuing along the PRoW network to the west of the village and ending in Kineton to the north-west.

Topography

- 3.19. The village of Cropredy lies on the floor of the Cherwell Valley on broadly flat, low-lying ground between the +100-110 metre AOD contour lines, with the wider valley landscape following the course of the River Cherwell and its tributary Highfurlong Brook on a broadly north to south axis. Land rises either side of the village to the east and west, with a localised high point of over +150 metres AOD to the west at the top of Oxhey Hill. In terms of the topography of the Site itself, the ground gently rises from the Oxford Canal to the east from the +100 metre AOD contour line. The

sloping ground becomes more noticeable in the south-western corner of the Site where the ground is at its highest at approximately +110 metres AOD. The north-western extents of Cropredy forms the highest point of the village.

Cultural and Settlement Pattern

- 3.20. The village of Cropredy is situated on the valley floor adjacent to the Oxford Canal. The village itself is surrounded by agricultural land consisting of a mix of arable and pastoral fields, with land in the immediate surrounds of the village comprised of permanent wet pastureland. The canal and River Cherwell bound the village to the east, while the Chiltern Mainline Railway bounds the village to the west. The canal remains in operation and provides tourism and recreational use to the locality and wider District, with Cropredy Marina having recently expanded to the north of the Site. The village has a largely agricultural history but one that has also been influenced by industrial and commercial trade and this has shaped the character of the architectural form and character of the village.
- 3.21. Cropredy nowadays displays a broadly nucleated settlement pattern, with further linear development occurring along Station Road in its southern extents. The buildings of the village core are predominantly made of stone, while later buildings, some of which associated with the canal, are made of red brick. Views of the surrounding countryside from the village are confined by the topography, buildings, boundary walls and vegetation. The northern edge of the village backs onto the Site and the rear gardens associated with post-War and modern development define the relatively harsh northern settlement edge. Several farmsteads are located in the wider area such as Poplars Farm off Claydon Road to the north and Prescote Manor Farm and Business Park to the east, as well as a large property with outbuildings by the Oxford Canal to the north.

National Landscape Character

- 3.22. Natural England have produced a countrywide Landscape Character Assessment identifying broadly homogeneous zones that can be categorised in terms of quality and character resulting in the National Character Areas (NCAs). The Site is identified as being situated within the southern portion of NCA 95 'Northamptonshire Uplands', which predominantly comprises an area of gently rolling limestone hills and valleys with many long and low ridgelines. NCA 95 extends north-east from

Banbury and covers the town of Daventry as well as the landscape to the north-west of Northampton. It is bordered by several other NCAs including NCA 94 'Leicestershire Vales' to the north, NCA 89 'Northamptonshire Vales' to the east, NCA 107 'Cotswolds' to the south and NCA 96 'Dunsmore & Feldon' to the west.

County Landscape Character

Oxfordshire Wildlife and Landscape Study (2004)

- 3.23. The Oxfordshire Wildlife and Landscape Study (OWLS), completed in 2004, compiled analysis of Oxfordshire's landscape and biodiversity in order to better understand the diverse landscapes and habitats in the county. The study highlights the key characteristics of the various Local Character Areas and provides recommendations on how character and biodiversity can be conserved and enhanced across the county.
- 3.24. The Site and village of Cropredy are identified as being located within Landscape Type (LT) 3 'Clay Vale', one of four LTs in the parish of Cropredy along with LT 10 'River Meadowlands', LT 16 'Upstanding Village Farmlands' and LT 24 'Wooded Pasture Valleys & Slopes'. LT 3 'Clay Vale' is characterised by the low-lying vale landscape comprising small fields of pastureland, trees along watercourses and within hedgerows, and nucleated villages.
- 3.25. The key characteristics of LT 3 'Clay Vale' are included as follows:
- ***“A flat, low-lying landform.***
 - ***Mixed land uses, dominated by pastureland, with small to medium-sized hedged fields.***
 - ***Many mature oak, ash and willow hedgerow trees.***
 - ***Dense, tree-lined streams and ditches dominated by pollarded willows and poplars.***
 - ***Small to medium-sized nucleated villages.”***
- 3.26. Specifically, the Site is located within the 'Cropredy' Local Character Area within LT 3 'Clay Vales' (LCA 3A). A summary of this LCA is provided below:

“This is a pastoral landscape dominated by small-sized, regular fields of semi-improved grassland with a distinctive pattern of ridge and furrow in some areas. Some of the pasture close to the river Cherwell includes neutral and wet grassland habitats. Mature oak and ash hedgerow trees are a notable feature, although they become sparser to the west of the river Cherwell. The hedgerow network is well-defined with intact hedges of hawthorn and elm. They are rather low, but are noticeably taller to the west of the river. Occasionally, where hedges are bordered by ditches the trees are denser and include pollarded willows. A small number of poplar plantations add to the tree cover.”

- 3.27. The OWLS also provides a landscape strategy for each LT and in the case of LT 3 ‘Clay Vale’, the strategy is as follows: ***“Conserve the intimate, tranquil and small-scale pastoral character of the landscape. Conserve and enhance the well-defined pattern of hedgerows, hedgerow trees and tree-lined watercourses.”***
- 3.28. A set of landscape management guidelines accompany the landscape strategy for LT 3:
- ***“Strengthen the small-scale field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash particularly within roadside hedges.***
 - ***Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.***
 - ***Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and, where appropriate, pollarding willows.***
 - ***Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.***
 - ***Conserve the surviving areas of permanent pasture, particularly ridge and furrow, and promote arable reversion to grassland particularly on land adjacent to watercourses.***
 - ***Minimise the visual impact of intrusive land uses at the fringes of towns, villages and farms with the judicious planting of tree and shrub species characteristic to the area. This will help to screen the***

development and integrate it more successfully with its surrounding countryside.

- **Maintain the nucleated pattern of settlements, and promote the use of building materials and a scale of development that are appropriate to this landscape type. Local building materials should be used, such as ironstone and stone tiles in the Ironstone area, limestone and stone tiles in the Upper Thames area, and bricks, or stone with bricks, and clay or stone tiles in the Vale of Aylesbury and Vale of White Horse.”**

District Landscape Character

Countryside Design Summary SPG (June 1998)

- 3.29. The ‘Countryside Design Summary’ was produced in 1998 and acts as SPG to CDC, guiding development in the rural areas of the District to ensure that its distinctive character is maintained and enhanced. The District is divided into four broad Countryside Character Areas (CCAs) that have a distinct unity and the study builds on the landscape assessment of the District carried out by Cobham Resource Consultants in 1995.
- 3.30. The Site lies within the ‘Cherwell Valley’ CCA, which follows the course of the River Cherwell in a broadly north to south direction across the centre of the District. The key landscape characteristics of ‘Cherwell Valley’ CCA are listed below, with those considered most relevant to the Site and its setting included below:
- “The Cherwell valley is broad with rolling slopes and a flat floor, which floods seasonally. The valley is open forming a basin in its upper section, dissecting the Ironstone Downs, which rise on either side. [...] The river takes a meandering course for much of its length, with small tributary brooks joining at regular intervals. The paths of these watercourses are delineated by groups of Oak, Ash and Alder with the characteristic pollarded willows.***
 - A loose patchwork of fields remain with strong field patterns concentrated on steeply undulating land and close to villages. These fields are bounded by mixed thorn hedgerows, many of which contain oak trees. Wet pasture on the valley floor gives way to arable farmland on the valley slopes and upland areas.***
 - Large woodland belts are not characteristic of the area except on the valley slopes in the vicinity of Steeple Aston. [...]***

- vi. The Cherwell valley offers extensive views across its rolling slopes from both sides, with those in the north being more distant and remote.*
- vii. [...] The Oxford Canal, the Banbury to Oxford railway and the M40, all have a major influence on the character of the valley floor. Narrow lanes run along the valley sides linking villages. River crossings are limited.”*

3.31. As well as providing the landscape characteristics for ‘Cherwell Valley’ CCA, the study also includes characteristics of the settlement pattern and built form, with those considered to be most relevant to the Site and its setting included below:

Settlement Pattern

- i. “Villages are mainly situated on the valley slopes facing one another with the church usually providing a focal point. [...] The exceptions are [...] Cropredy which is located on raised land adjacent to the River.*
- ii. Most of the villages have agricultural origins. [...] Others, such as the Heyfords and Cropredy have been influenced in their development by the Oxford Canal and the railway, with wharfs and stations.*
- iii. Trees and hedges outside villages and in areas of open space within them help to integrate the villages into their valley location.*
- iv. Village form varies [...] with linear forms [...] Other villages are based on road junctions or crossroads [...] and others having grown to display a more nucleated form, e.g. Cropredy.*
- v. Village streets are mainly open in character. A sense of enclosure is produced in some streets through either narrow lanes and terraced buildings or tree cover [...].”*

Buildings

- i. “Domestic buildings are mainly 2-storey terraced or detached cottages built traditionally from Ironstone from Clifton northwards [...]*
- ii. The influence of the canal and the railway is apparent, with the introduction of Welsh slate and engineering bricks. Some villages, especially the larger ones have modern buildings consisting of artificial stone, render and various types of brick.*

- iii. A small percentage of domestic properties have retained their thatched roofs, whilst the majority of the rest have dark toned, plain slates and tiles, including stone slate and Welsh slate. Some 20th century buildings exhibit a variety of roofing materials. Roofs are mostly steeply pitched with red brick chimney stacks on the ridge line.**
- iv. Vernacular cottages tend to have horizontally aligned simple timber casement windows, whilst later houses have larger vertically aligned sash windows.**
- v. Domestic buildings mostly face onto the streets, either positioned close to the kerb or behind stone walls producing a close relationship between buildings and streets. In places these walls are of a substantial height, creating a sense of enclosure. Terraced buildings are common and produce a strong continuous building line. Front gardens are not common place. Verges tend to be informal or form part of a village green. [...]"**

3.32. A set of landscape, settlement pattern and built form guidelines for new development accompany the characteristics outlined in the study and those most relevant to the Site and its setting are included below:

Landscape

- i. "Trees, hedgerows and other features, which are important for their wildlife or landscape value, should be retained. In most cases new planting would assist the integration of new buildings in their landscape setting. [...]"**
- iv. The valley floor of the Cherwell is open and characterised by hedgerows and therefore not a suitable location for areas of woodland [...]"**

Settlement Pattern

- i. "New development should reflect the landscape setting of villages, by not encroaching beyond any topographical, visual or environmental limits e.g. beyond the valley slope onto the brow of the hill, or undermining important gaps between neighbouring villages.**
- ii. New development should respect the views to, and setting of, important landmark buildings such as churches.**

- iii. Development should respect the scale and historic form of each particular village. [...]**
- vi. The creation of new public space, which is an integral part of new development, can help maintain the rural character of a village.”**

Buildings

- i. “Natural stone is appropriate for domestic buildings, with Ironstone used for new development from Clifton northwards. [...] The use of other materials will require careful consideration to determine the appropriateness in each individual locality.**
- ii. Roofing materials should reflect the traditional tones and materials used in the past with an emphasis on plain slates and tiles. Profiled or interlocking tiles will not normally be acceptable. Roofs should be steeply pitched and chimneys positioned on the ridge line.**
- iii. New designs should reflect the scale and proportions of local buildings. In particular the relationship of walls to roof and the location and scale of openings are important.**
- iv. Domestic buildings should be located close to and facing streets producing strong street frontages. Large private front gardens should be the exception rather than the rule. Stone walls and hedges are appropriate means of enclosure. [...]”**

Aspect Landscape Character Assessment

- 3.33. While the national, county and district Landscape Character Assessments and studies provide a good assessment and overview of the quality and character of the landscape within which the Site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the Application Site itself and its immediate localised setting. Furthermore, they do not include an assessment of sensitivity or value at a site specific level. As such Aspect has undertaken a more localised landscape character assessment of the Application Site, the northern settlement edge of Cropredy and the immediate surrounding landscape context.

- 3.34. The Site is both visually and physically well separated from the Cotswolds AONB which is located on the other side of the M40 approximately 4.8km to the west at Warmington. The Site is highly influenced by the northern settlement edge of Cropredy which forms a relatively harsh settlement edge due to the variety of boundary treatments and limited vegetation, as well as the surrounding arable and pastoral fields and Cropredy Marina to the north. The presence of the village, adjacent marina and canal, and the Chiltern Mainline Railway are features that reduce the sense of remoteness and tranquillity of the Site, and this overlooks the marina to the north, which is an exposed feature in the localised context, albeit with maturing boundary vegetation. There are no on-site landscape features of merit, though boundary hedgerow, particularly to the west and between the two field parcels that comprise the Site is largely robust and intact. The northern settlement edge of Cropredy, situated on raised ground on the valley floor, forms a prominent localised skyline when viewed from the north, with the Grade I listed Church of St Mary's breaking this skyline and the Site displaying a strong village edge character and imparting a settlement edge influence on the Site itself.
- 3.35. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:
- **Landscape Susceptibility:** *"the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences";*
 - **Landscape Value:** *"the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons";* and
 - **Landscape Sensitivity:** *"a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor."*
- 3.36. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the Site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as 'Very High', 'High', 'Medium', 'Low' or

'Negligible'. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

Landscape Susceptibility

- 3.37. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, the Site is not covered by any qualitative landscape designations and it is considered that the Site does not contain any notable landscape features, though it displays a strong village edge character.
- 3.38. It is acknowledged that the Site contributes to the northern settlement edge of Cropredy but the village is already prominent from certain views to the north as a result of the elevated topography on which the northern settlement edge lies. The presence of the built form immediately south of the Site therefore reduces the susceptibility of the Site to accommodate residential development, provided that this is sensitively integrated via a landscape-led approach, to complement the built form associated with Cropredy CA to the south.
- 3.39. The surrounding built infrastructure including the Cropredy Marina and the Chiltern Mainline Railway further reduce the susceptibility to change given that these features have impacted on an otherwise rural landscape. It is noted, however, that the eastern field parcel associated with the Site lies adjacent to the Oxford Canal, which is covered by the Oxford Canal CA, and key views of the Church of St Mary's are afforded from the canal towpath across this area of the Site. Furthermore, the Site lies adjacent to the northern edge of Cropredy CA and it is considered that the Site falls within the setting of both CAs, which would typically result in a high susceptibility to change.
- 3.40. Overall, when the above factors are considered, the susceptibility of the landscape resource to change of the type proposed is considered to be **Medium** on the whole although the eastern most portion of the Site and localised landscape immediately adjacent is considered to be Medium / High.

Landscape Value

- 3.41. GLVIA3 sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. This has been reviewed and updated in light of the Landscape

Institute Technical Guidance Note 02/21 ‘Assessing landscape value outside national designations’ (TGN 02/21) and the below takes into account the updated guidance. These factors include:

- Natural heritage (ecological, geological, geomorphological which contributes positively to landscape).
- Cultural heritage (archaeological, historical or cultural which contributes positively to landscape).
- Landscape condition (physical condition and intactness of landscape elements / structure).
- Associations (landscape connected with notable people, events or with the arts).
- Distinctiveness (strong landscape character, features, making a contribution to sense of identity).
- Recreational (offering recreational opportunities where experience of landscape is important).
- Perceptual (Scenic) (visual quality / appeals to the senses).
- Perceptual (Wildness & tranquillity) (perceptual value of landscape, tranquillity, wildness and remoteness).
- Functional (landscapes performing clearly identifiable functions).

3.42. Table 1 below seeks to assess the value of the Site (including the immediate adjoining localised landscape setting) based on the amended Box 5.1 & TGN 02/21 criteria.

Table 1: Assessment of Landscape Value of the Site and its Immediate Setting

Criteria	Assessment of Value
Natural Heritage	Low – The Site boundary vegetation, riparian tree species and water edge herbaceous species and scrub is of some ecological value, along with the Oxford Canal corridor to the east. The Site itself and immediate landscape setting is ordinary agricultural land, however and has been intensively farmed with the loss of some historic field boundary hedgerows, resulting in a lower natural heritage value.
Cultural Heritage	High – The Site itself is not within a Conservation Area (CA), however the Cropredy CA covers much of the village, including land to the immediate south of the Site. The Oxford Canal CA covers the canal immediately to the east of the Site. A registered Historic Battlefield designation – ‘Battle of Cropredy Bridge 1644’ is located to the east of the village though the land associated with this is not readily perceived

	from the Site. Nevertheless the proximity of the CA's result in an increased value of this factor.
Landscape Condition	Medium – The Site, comprising two partial field parcels used as pastureland and separated by a largely intact hedgerow, is considered to be in a moderate physical state, though the surrounding character of the landscape has been altered by built structures such as the Oxford Canal, Cropredy Marina and the Chiltern Mainline Railway. Surrounding field boundaries, including the western Site boundary vegetation, appear largely intact.
Associations	Low – There are no known literary or artistic associations with the Site itself, though it is noted that the registered Historic Battlefield designation to the south-east features in certain literature on the English Civil War. The Fairport's Cropredy Convention is an annual festival held in the village with a temporary venue located in fields to the east of the village off Williams Scot Road.
Distinctiveness	Medium / Low – The Site and its setting broadly accord with the characteristics of LT3 'Clay Vale' in the OWLS, and most of the landscape characteristics of the Countryside Design Summary SPG. The Site displays a strong settlement edge character, lying adjacent to the harsh edge and northern extents of the Cropredy built form which imparts a built up influence to the localised landscape setting. The Site itself does not contain any unique landscape features.
Recreational	Medium – The Site itself is not publicly accessible and no PRoWs run through the Site. However, a PRoW and long distance route run along the adjacent Oxford Canal towpath and views of the Church of St Mary's from the northern approach along the towpath are afforded across the eastern portion of the Site, which forms part of the view. Due to the proximity of the PRoW and leisure uses of the canal which has views available over the eastern most portion of the Site, there is a moderate level of value in terms of recreation.
Perceptual (Scenic)	Medium – Views of the Grade I listed Church of St Mary's are afforded from the eastern portion of the Site along with the canal setting. Wider views of the open countryside, particularly to the north, add visual amenity to the Site, though the Site does not contain any distinctive features. The presence of the settlement edge built form to the south and Cropredy Marina to the north detract from the otherwise scenic Cherwell Valley landscape.
Perceptual (Wildness & Tranquillity)	Medium / Low – The Site forms part of a transitional landscape between the village edge and surrounding rural landscape within the Cherwell Valley and falls within the setting of the Oxford Canal corridor. The surrounding built features including the village of Cropredy, the Cropredy Marina and the Chiltern Mainline Railway are all detracting features in terms of remoteness and tranquillity.
Functional	Low – The Site is not identified as having a specific landscape function, other than as pastureland on the edge of the village, which is a common feature of the wider Cherwell Valley landscape.

3.43. In terms of the value of the landscape, the Site and its immediate setting are strongly influenced by the village edge of Cropredy and the surrounding countryside

which is mainly comprised of enclosed pastoral and arable fields, though Cropredy Marina is a detracting feature. The Site is surrounded by built features and elements that reduces its sense of remoteness and tranquillity including Cropredy village, Cropredy Marina and the Chiltern Mainline Railway. In terms of scenic quality, the Site itself does not contain any distinctive features of visual amenity, though there is a robust, intact hedgerow along the western Site boundary and another between the two field parcels that comprise the Site. Generally, the Site displays a strong village edge character due to the northern extents of Cropredy that lie directly to the south and this is perceived from views to the north, seen as a relatively harsh urban edge. The Site is also within the setting of the Oxford Canal CA and Cropredy CA and the Grade I listed Church of St Mary's is perceived from the eastern limits of the Site and the adjacent canal towpath that looks across the eastern portion of the Site. The Site is not subject to any qualitative landscape designations and there are no physical attributes associated with the Site that elevate it above an ordinary landscape.

- 3.44. Despite the proximity to the Cropredy CA, there is very little intervisibility between the Site and the CA, and therefore whilst this factor is higher in terms of value – particularly the easternmost portions of the Site and immediate landscape which would be medium / high, overall the various factors result in a medium value being attributed. Overall, it is considered that the Site and its immediate setting do not represent a “valued landscape” within the context of paragraph 174 (a) of the NPPF. It is concluded that the landscape value of the Site and its immediate setting is **Medium**.

Landscape Sensitivity

- 3.45. When both value and susceptibility of the landscape resource are considered together it is considered that the Application Site and immediate adjoining localised landscape setting would be of **Medium** landscape sensitivity to the type of change proposed.
- 3.46. Within the Site's localised setting, comprising the surrounding fields, Cropredy Marina, the Oxford Canal and the village of Cropredy, it is considered that the landscape is of varying degrees of sensitivity. The northern extents of the two field parcels associated with the Site that fall outside the Site boundary would be of a similar Medium / High sensitivity, while the surrounding fields would typically be of

Medium sensitivity. The Canal and northern settlement edge form part of separate Conservation Areas and would typically be of a High sensitivity. As such, it is concluded that overall, the localised setting would be of **Medium** sensitivity to the type of change proposed.

3.47. The wider setting comprises the rural, largely undeveloped landscape associated with the Cherwell Valley and it is concluded that the wider landscape setting would typically be of **Medium / High** sensitivity.

3.48. Table 2: Landscape Sensitivity

Area	Landscape Sensitivity
Application Site and Immediate Landscape Setting (including immediately adjoining boundary landscape)	Medium
Localised Landscape Setting (including surrounding fields, Cropredy Marina, Oxford Canal and village of Cropredy)	Medium
Wider Landscape Setting (Cherwell Valley)	Medium / High

Visual Baseline Assessment

3.49. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and a field assessment. The views have been taken from publicly accessible viewpoints and though not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify the views that would, potentially, experience the greatest degree of change as a result of the proposals.

3.50. The visual assessment is included within Appendix 2 of this LVIA and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition (GLVIA3) published in April 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment, and the Landscape Institute Technical Note 06/19.

3.51. The photographs were taken in February 2022 by a Chartered Landscape Architect using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI

technical Note 06/19 and are representative of winter views when the landscape is at its most exposed. The weather was overcast but with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 5 of this report.

- 3.52. Table 3 below identifies the locations of the identified viewpoints, together with the key receptors and considered sensitivity.

Table 3: Baseline Visual Assessment

Viewpoint	Location	Distance and Direction from Application Site centre	Receptors	Sensitivity
1	Claydon Road by Oxhey Hill road junction	240 metres, south-west	Road Users	Medium
2	Claydon Road by Cropredy Marina entrance	300 metres, north	Road Users	Medium
3	Claydon Road adjacent to 'The Barn' entrance	420 metres, north	Road Users	Medium
4	Claydon Road	800 metres, north	Road Users	Medium
5	Rural lane off Claydon Road	675 metres north	Road Users	Medium
6	Creampot Crescent	160 metres north	Residents	Medium
7	Oxford Canal towpath – PRow 179/13/40 / 'Oxford Canal Walk'	230 metres, south-east (30 metres from south-east Site corner)	Walkers / Users of PRow / Narrowboat Users	High
8	Oxford Canal towpath – PRow 179/13/40 / 'Oxford Canal Walk'	220 metres, north-east	Walkers / Users of PRow / Narrowboat Users	High
9	Oxford Canal towpath – PRow 179/13/30 / 'Oxford Canal Walk'	485 metres, north-east	Walkers/ Users of PRow / Narrowboat Users	High
10	Bridleway 323/2/10	855 metres, north-east	Walkers / Users of PRow	High

- 3.53. Overall, the Site is perceived to varying degrees from a number of viewpoints in the localised setting. The Site is viewed by High sensitivity receptors along the canal towpath (PRoW and 'Oxford Canal Walk') (Viewpoints 7-9) and from Bridleway 323/2/10 to the north-east (Viewpoint 10), albeit in the context of the northern edge of Cropredy that forms a prominent backdrop in these views. The existing vegetation structure along the eastern Site boundary and canal limits views into the Site from along the canal towpath by the edge of the built form associated with Cropredy (Viewpoint 7).
- 3.54. The Site is not readily perceived in public views from within the northern portion of the village and CA (refer Viewpoint 6) as a result of the intervening built form and associated vegetation structure on the northern settlement edge, though it is acknowledged that residents in the properties immediately adjacent to the Site have views from the upper levels of their properties.
- 3.55. The Site is generally well contained from views experienced by receptors along Claydon Road due to the existing built form within Cropredy and roadside vegetation that reduces the intervisibility with the Site (Viewpoint 1), though some occasional filtered and passing views are available in the localised context as a result of the sporadic hedgerow trees (Viewpoints 2-5) and gaps in the roadside planting. Where these glimpsed views are available, the existing built form of Cropredy is also seen, influencing the Site itself. Further to the north, where the land rises, views of the Site from Claydon Road (Viewpoint 4) and from the rural lane off this road (Viewpoint 5) are more evident however the northern settlement edge and built form is a prominent feature in these views which is set on higher ground beyond the Site and is seen as a relatively harsh settlement edge.

4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the proposals are provided within the Design and Access Statement and supporting material which accompanies this application. The proposed development comprises up to 60 dwellings along with a new community facility and up to 2.6 hectares of public open space. The illustrative landscape proposals are identified on **ASP 4** – Landscape Strategy Plan.

Landscape Strategy

- 4.2. The landscape proposals have been informed by the Site opportunities and constraints (refer **ASP3**), and local policy objectives to ensure that an appropriate and high quality landscaped setting is achieved, reflecting the existing relationship between the village and rural landscape setting in terms of proportions, scale and size.
- 4.3. The proposed built form within the development has been set back from Claydon Road in order to ensure the protection of the existing trees and hedgerow that form the western boundary to the Site. This boundary would be retained and enhanced with appropriate native species where necessary to ensure a robust landscaped edge and the character of the road corridor is maintained. A single vehicular access road into the Site is proposed off Claydon Road to minimise the disturbance to this vegetation and a further pedestrian access is included at the south western corner.
- 4.4. Development offsets along the boundaries of the Site have been designed to retain key boundary vegetation and to provide appropriate landscape buffers between the Site and Claydon Road to the west, the existing settlement edge to the south and the canal to the east. Species rich wildflower areas in open spaces around the developable edge and along hedgerow margins would increase on-site biodiversity levels.
- 4.5. The proposed layout of the development displays a clear hierarchy, with a primary street running east to west from the primary access into the Site off Claydon Road. This street is envisaged as an avenue, with trees planted in grass verges lining the road and focusing views eastwards towards the proposed public open space area and the Oxford Canal beyond. Secondary streets would be accompanied by

landscape planting complementary to the existing Cropredy built form to ensure a harmony between new and existing development.

- 4.6. The proposed community facility and associated car parking has been located in the south-western portion of the Site and a high quality, landscape-led design of its immediate setting would ensure the integration of this feature within an area that is otherwise characterised by residential properties.
- 4.7. Street trees, native trees and native shrub planting would accompany the existing, retained vegetation to filter and mitigate views of the development and to create a softer, transitional green edge extension to the northern settlement area of Cropredy.
- 4.8. Regarding the proposed open space on the Site as part of the development, this is primarily located in the smaller, eastern field parcel by the Oxford Canal, which would create a new and accessible open space as well as preserve the setting of the Oxford Canal Conservation Area. A ten metre maintenance access strip between this and the canal would be implemented. The key view of the Grade I listed Church of St Mary's from the canal towpath to the north would also be retained, with the built development proposed in the western field parcel only and tall planting strategically planted so as to avoid blocking this view.
- 4.9. Two new play spaces are proposed within the development, with a Local Area of Play (LAP) to the west by the proposed community facility, as well as a larger Local Equipped Area of Play (LEAP) of approximately 400m² located at the heart of the public open space in the eastern extents of the Site. These play spaces would be integrated into the immediate setting through the sensitive design and positioning of shrub and tree planting that would offer a more informal and attractive boundary to these spaces, with surveillance from nearby properties afforded. The selection of engaging, inclusive play equipment would offer play opportunities for all children.
- 4.10. The open space to the east would comprise areas of species rich wildflower meadow along with native scrub blocks and clusters of native trees. Between this space and the developable area to the west, the existing native hedgerow would be retained and enhanced with additional linear tree planting to maintain the feature as an ecological corridor, and several attenuation features and swales would be designed into the scheme accompanied by native, wetland and wildflower planting

that will create biodiversity enhancements and add to the blue-green infrastructure. An additional area is proposed as a community orchard utilising fruiting species and providing a community food growing area whilst further adding to localised biodiversity enhancements.

- 4.11. A proposed circular pedestrian route around the developable area and open space to the east would promote outdoor activity, healthy lifestyles and Site connectivity. It is identified that there is the potential to introduce a future pedestrian bridge over the Oxford Canal that would link the Site to the adjacent canal towpath and PRow network, improving connectivity with the wider Site context.
- 4.12. Along the southern boundary the current abrupt settlement edge would be softened and enhanced with native buffer planting in order to provide a degree of privacy between existing properties and the proposed built form. Native tree planting would be an important feature in this location to further assist in softening the impact of the proposed development with the existing settlement edge.
- 4.13. Overall, the landscape proposals are designed to ensure that the proposed development on the Site is considerate of and is well-integrated into the context of the northern settlement edge of Cropredy and the setting of the Oxford Canal and the surrounding countryside. This would result in a high quality transitional development between the currently abrupt northern settlement edge and the rural countryside beyond.

5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change as a result of the proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the Site is situated.
- 5.2. In order to assess the effect of a development on the receiving environment, it is important to understand the quality and sensitivity of the landscape, the sensitivity of visual receptors, and the magnitude of change.
- 5.3. The assessment of effects has been derived from guidance provided within GLVIA3. The methodology is contained within Appendix 1 of this document.

Effect upon Landscape Character

National Landscape Character Area

- 5.4. Within the context of the national character assessment by Natural England, the proposals represent a highly localised development. NCA 95 'Northamptonshire Uplands' is influenced by a number of different components and the proposals would form a compatible extension to the existing Cropredy built form within a rural landscape that has already been altered and influenced by the built form. As such, it is considered that the proposals would not affect the overall character of the receiving landscape of the NCA.
- 5.5. It is therefore considered that the proposals would give rise to an effect of **None** within the context of the '*Northamptonshire Uplands*' NCA and could be integrated into the receiving landscape without significant change to the character or qualities of the area.

County Landscape Character Area

- 5.6. As per the OWLS (2004), the proposals would be located within LT 3 'Clay Vale' and specifically within LCA 3 'Cropredy'.

- 5.7. Table 4, below, assesses the likely effects of the proposals upon the key characteristics of LT 3 'Clay Vale'.

Table 4: Effect upon LT 3 'Clay Vale'

Key Characteristics of LT 3 'Clay Vale'	Potential Effect of the Proposals
<i>A flat, low-lying landform.</i>	None – The development proposals are not anticipated to affect the low-lying topography of the Site or its setting.
<i>Mixed land uses, dominated by pastureland, with small to medium-sized hedged fields.</i>	Moderate Adverse – The proposals would result in the permanent loss of pastureland across part of two fields adjacent to the settlement edge of Cropredy, though the associated boundary vegetation would be retained as far as possible and enhanced by the landscape proposals.
<i>Many mature oak, ash and willow hedgerow trees.</i>	Negligible Adverse – The hedgerow trees along the Site boundaries would be retained where possible. The proposed access off Claydon Road would result in the loss of some tree planting, though this will be minimal and mitigated through replacement planting of similar species native trees alongside additional tree planting throughout. A small section of the internal hedgerow will be lost to gain access to the eastern POS, however the vast majority will be retained and further reinforced with additional linear planting that will maintain the ecological connectivity.
<i>Dense, tree-lined streams and ditches dominated by pollarded willows and poplars.</i>	None – The Site does not contain any streams or ditches and will not effect the canal side planting to the east.
<i>Small to medium-sized nucleated villages.</i>	Negligible Adverse – The proposals would result the expansion of the rural village of Cropredy albeit retaining the generally nucleated character that the village displays.

- 5.8. As established in Table 4 above, the proposals would not give rise to any significant adverse effects upon the key characteristics and sensitivities of LT 3 'Clay Vale' and would form an extension to the existing built form that characterises the northern settlement edge of Cropredy. While this would result in the permanent loss of an area of pastureland, the localised landscape has already undergone a degree of

change as a result of the construction and expansion of Cropredy Marina and it is concluded that the proposals could be sensitively incorporated into the existing 'Clay Vale' landscape without significant adverse harm to this LT or the surrounding LTs identified within the OWLS. It is considered that the proposals would give rise to an overall Negligible magnitude of change upon the character of LT 3 'Clay Vale' and specifically LCA 3A 'Cropredy'. Applying professional judgement, it is concluded that this would result in a change that has little effect on a landscape that has the ability to accommodate sensitively designed change and the significance of effect upon LT 3 and LCA 3A and wider landscape setting would be **Negligible Adverse** at Year 1 and Year 10. This is not considered notable.

Site and Immediate Setting

- 5.9. The Site and its immediate setting is considered to be highly influenced by the northern settlement edge of Cropredy and therefore displays a strong settlement edge character. It is acknowledged that the proposals would extend the built form associated with the northern village edge into the existing pastureland, however this would be perceived in the context of the existing village built form, the large scale Cropredy Marina to the north and the Chiltern Mainline Railway, which cuts through the localised setting to the west. The proposed development would retain and enhance the existing key boundary landscape features of the Site where possible and would be sensitively designed so as to respect the existing built form associated with Cropredy CA and maintain open space in the immediate setting of the Oxford Canal CA. As such, the proposals would initially result in a High magnitude of change on the Site and its immediate setting, which is typical of any undeveloped greenfield Site such as this. At **Year 1** therefore, the significance of effect on the Site and its immediate setting would be **Major / Moderate – Major Adverse**.
- 5.10. By **Year 10**, the development would have become successfully integrated with the existing built surrounds and an enhanced, more sensitive and transitional landscape to the northern extents of the village would have established, softening the overall impact of the built form and existing hard settlement edge, replacing detracting and unsympathetic components with a high quality landscape buffer across the full extent of the Site's northern boundary.
- 5.11. The eastern public open space is envisaged as establishing a sensitive, transitional buffer, incorporating areas of wild meadow and structural native planting that would

protect and enhance the setting of the canal. This would connect to a linear public open space that would run along the southern boundary of the development to ensure that a positive landscape setting is established with regards to the adjacent properties. As such, it is considered that the overall magnitude of change on the Site and its immediate setting would reduce to Medium, with a long-term **Moderate Adverse** significance of effect when applying professional judgement. This is indicative of change that materially affects a landscape, which is considered to have the ability to accommodate the nature of change proposed and is not considered significant in landscape terms.

Localised Setting

- 5.12. In terms of the localised landscape setting within the 'Clay Vales' (LCA 3A), the proposals would be perceived as a well-integrated, high-quality addition to the northern settlement edge of Cropredy. The development would sit within a robust landscape framework, with the LCA noted for its well defined and intact hedgerows and mature Oak / Ash hedgerow trees, with the wider village in general considered to be well contained within the valley floor.
- 5.13. The proposals are considered to fully align with the broader landscape strategy for the 'Clay Vale' LT, which seeks to ***“Conserve the intimate, tranquil and small-scale pastoral character of the landscape. Conserve and enhance the well-defined pattern of hedgerows, hedgerow trees and tree-lined watercourses”***, noting that the proposals would redefine the northern Site boundary, resulting in a smaller scale residual field in the immediate north that is considered to reflect the more typical characteristics of the LT.
- 5.14. The proposals would be perceived as a modest addition to the wider settlement and would retain its nucleated pattern, resulting in a more sensitive rounding off of its presently exposed northern edge, through the introduction of robust landscape buffers around the periphery of the development areas. The development is therefore considered to be compliant with the landscape management guidelines associated with the LT, which promotes ***“judicious planting of tree and shrub species characteristic to the area”*** around the fringes of towns and villages within the locality.

- 5.15. As such, the proposals are considered to result in a Low magnitude of change on the Site's localised landscape setting to the north of Cropredy. Upon maturity of the proposed landscape enhancements, the development would be perceived as a minor component and addition to the northern village edge, beyond which lies the marina, which has itself left a significant footprint on the fabric of the localised landscape. Although within the open countryside, this is an ordinary landscape that is considered to be of Medium landscape sensitivity, which in combination with the considered Low magnitude of change would result in a **Moderate / Minor Adverse** significance of effect. This is not considered significant in landscape terms and is indicative of a landscape which has the ability to accommodate the nature of change proposed.
- 5.16. In summary, it is concluded that the proposals would not give rise to any significant long-term adverse effects upon either the Site, its immediate or localised setting or the wider Clay Vale LT and would not introduce alien components that would detract from or be incongruous with regards to the existing landscape character of the area.

Effect upon the Visual Environment

- 5.17. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and though not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify those views that would, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within Appendix 2.
- 5.18. Table 5, below, assesses the likely effects of the proposals upon the visual environment of the localised and wider landscape.

Table 5: Effect upon the Visual Environment

Viewpoint(s)	Location	Sensitivity	Magnitude of Change Year 1	Magnitude of Change Year 10	Significance of Effect at Year 1	Significance of Effect at Year 10
1	Claydon Road by Oxhey Hill road junction	Medium	Negligible		Minor Adverse	
				Negligible		Minor Adverse
<p>NOTES: Taken from Claydon Road by the junction with Oxhey Hill road in the north-western extents of Cropredy and looking north-east towards the Site. The view is characterised by residential properties associated with Kyetts Corner located to the immediate south of the Site and demonstrate the current northern village edge as typically perceived by motorists and other road users.</p> <p>The proposals would be barely perceived from this location, with the western extents of the built form potentially viewed in the context of the existing built form. The group of trees along the western Site boundary form a prominent feature of this view and some of these would potentially be felled in order to accommodate the access road off Claydon Road into Site, though it is not anticipated that this would affect the view and mitigation tree planting would occur along this boundary. As such, it is concluded that a Negligible magnitude of change would occur from this view at Years 1 and 10 and this would result in a Minor Adverse significance of effect.</p>						
2	Claydon Road by Cropredy Marina entrance	Medium	Medium / Low		Moderate to Moderate / Minor Adverse	
				Low		Moderate / Minor Adverse
<p>NOTES: Taken from the northern approach into Cropredy along Claydon Road by the entrance into Cropredy Marina and representative of passing views of the northern settlement edge of Cropredy by rural road users.</p> <p>The wider field hedgerow boundary vegetation is mostly intact and along with hedgerow trees contains the existing settlement edge to a degree, though the roofscape and some second storeys of properties are perceived from this location. The proposed development would reduce the distance of the built form across the western extents of the Site but with the built form already forming a component of this view, and whilst it will be perceptible, the proposals would be seen within context to the existing settlement edge and will not appear out context. The existing boundary vegetation will largely remain and the landscape proposals along the northern and western Site boundaries would further soften and filter views of the built form as the planting establishes. As such, by Year 10 it is concluded that the proposals would result in a Low magnitude of change and a Moderate / Minor Adverse significance of effect.</p>						
3 & 4	Claydon Road	Medium	Medium		Moderate Adverse	
				Low		Moderate / Minor Adverse

<p>NOTES: Taken along Claydon Road from adjacent to 'The Barn' entrance (Viewpoint 3) and from a localised elevated section of the road north of Poplars Farm (Viewpoint 4), these views are representative of the northern approach into Cropredy by road users. In both views, the existing northern settlement edge of Cropredy is perceived beyond the intervening vegetation mainly associated with Claydon Road, though only filtered views of the built form are afforded.</p> <p>The proposals would extend the presence of the built form of the village albeit in the context of the existing settlement edge. At Year 1, this would result in a Medium magnitude of change and a Moderate Adverse significance of effect given that the landscape proposals, particularly along the northern edge of the development would not have had time to establish. By Year 10 however, it is anticipated that the proposals would have integrated with the existing built form of Cropredy and the landscape proposals would have established, further filtering views of the development from Claydon Road. This would reduce the magnitude of change to Low, resulting in a Moderate / Minor Adverse significance of effect.</p>						
5	Rural lane off Claydon Road	Medium	Medium		Moderate Adverse	
				Medium / Low		Moderate to Moderate / Minor Adverse
<p>NOTES: Taken from along the rural road off Claydon Road to the north of Cropredy and looking south towards the existing northern settlement edge of the village. The Site and wider extents of the western field associated with Site display a strong settlement edge character and the rising ground up to the abrupt village edge is perceived from this location.</p> <p>It is acknowledged that the proposals would extend the settlement edge into the fields directly north of the village, though the existing built form is already a component of this view and the proposals would be designed so as to form a visual extension and slight foreshortening of this composition. Furthermore, views of the Church of St Mary's would remain following the development and the landscape proposals, particularly across the northern edge of the developable area, would result in a more sensitive, transitional edge to the settlement when compared to the current harsh settlement edge. At Year 1, the proposals would be a perceptible change from this localised high ground and result in a Medium magnitude of change, resulting in a Moderate Adverse significance of effect. However, as the landscape proposals establish and the built form is integrated into the surrounding countryside seen within the view, the magnitude of change at Year 10 on this location would reduce to Medium / Low, resulting in a Moderate – Moderate / Minor Adverse significance of effect. The proposals also include a more appropriate landscape edge to the countryside when compared to the existing harsh settlement edge.</p>						
6	Creampot Crescent	Medium	Negligible		Minor Adverse	
				Negligible		Minor Adverse
<p>NOTES: Taken from within Cropredy and representative of views north towards the Site from the road network within the northern settlement edge. The architectural form of properties along Creampot Lane is varied, though these properties along with associated vegetation in rear gardens ensure that the Site is not readily perceived from within the village and no outwardly views to the north are afforded.</p> <p>The roofscape of the proposals may be perceived from certain locations along the</p>						

	northern settlement edge, though this would be barely perceptible and neither alter nor detract from the current view that is already characterised by the built form. As such, the magnitude of change at Years 1 and 10 would be considered Negligible, resulting in a Minor Adverse significance of effect at most on the majority of residents in the northern settlement edge. It is acknowledged that the effect would be higher on residents of properties north of Creampot Lane and in the northern extents of Kyetts Corner with views across the Site from upper storeys, though the landscape proposals, particularly the proposed green buffer along the southern boundary of the Site, would integrate the proposals into the existing built form context and soften the impact of the development.					
7	Oxford Canal towpath – PRow 179/13/40 / 'Oxford Canal Walk'	High	Low / Negligible		Moderate to Moderate / Minor Adverse	
				Negligible		Moderate / Minor Adverse
<p>NOTES: Taken from the canal towpath opposite the northern extents of the built form of the village and representative of canal towpath and narrowboat users looking north-west towards the Site. The western edge of the canal is lined by dense scrub and occasional canalside trees that, together with the existing northern edge built form, limits views into the Site from this location, though the eastern field is viewed beyond the canalside vegetation as it rises eastwards from the canal.</p> <p>The proposed development would largely retain the existing eastern field parcel of the Site and enhance this with pockets of native tree and shrub planting together with a community orchard and play space. Glimpsed views of the proposed built form beyond the new public open space and existing hedgerow would be barely perceived albeit reduced as a result of the existing topography of the Site. Though the northern settlement edge would be perceived as extending north from this location, this would be in the context of the existing built form that is a component of this view and would be reduced by the intervening vegetation and eastern field parcel. As such, an overall Low – Negligible magnitude of change would occur at Year 1, with the landscape proposals not having matured, resulting in a Moderate – Moderate / Minor Adverse significance of effect.</p> <p>By Year 10, the existing canalside vegetation would have further matured and the proposed internal boundary enhancements between the two field parcels on Site and the proposed landscaping associated with the public open space in the eastern field parcel would have established, reducing views of the built form. This would reduce the overall magnitude of change to Negligible given the existing settlement edge context and would cause a Moderate / Minor Adverse significance of effect.</p>						
8	Oxford Canal towpath – PRow 179/13/40 / 'Oxford Canal Walk'	High	Medium / Low		Major / Moderate to Moderate Adverse	
				Low		Moderate Adverse

<p>NOTES: Taken from the canal towpath adjacent to the southern extents of the Cropredy Marina and looking south-west across the Site towards the northern settlement edge of Cropredy. The view demonstrates that the dense canalside vegetation characteristic in Viewpoint 7 does not extend along the entirety of the Site and the eastern field parcel of the Site is exposed to views from the towpath.</p> <p>The proposals would result in a perceptible change to the view albeit set beyond a large portion of public open space and landscaping transforming the grassland field into a public amenity space and the built proposals perceived in the western field parcel of the Site. Views of the Church of St Mary's and the existing northern settlement edge by the eastern field parcel would be retained, however, and the proposed built form would be viewed in the context of the existing built form.</p> <p>At Year 1, this would result in a Medium / Low magnitude of change and applying professional judgement, this would create a Major / Moderate – Moderate Adverse significance of effect on a landscape that already displays a strong settlement edge character. As the proposed built form is integrated into the surrounding context and the landscape proposals establish, the magnitude of change would reduce to Low by Year 10. As such, the significance of effect would reduce to Moderate Adverse once professional judgement is applied.</p>						
9	Oxford Canal towpath – PRow 179/13/30 / 'Oxford Canal Walk'	High	Medium / Low		Major / Moderate to Moderate Adverse	
				Low		Moderate Adverse
<p>NOTES: Taken from the canal towpath and representative of views looking south-west across Cropredy Marina and the Site towards the northern settlement edge of Cropredy. From this location, the Site and wider extents of the western field parcel associated with the Site form a green wedge between the marina and the village beyond, which is perceived in the background.</p> <p>The proposed public open space in the eastern extents of the Site would not be readily perceived from this location but the built form proposals would physically and visually reduce the extent of this green wedge, with a perceived gap remaining. The proposed built form would be viewed as an extension to the existing settlement edge and by Year 1, would be a relatively minor component of the wider view and as such would result in a Medium to Low degree of change and a Major / Moderate to Moderate Adverse significance of effect initially. It is acknowledged that the landscape planting would take time to establish and mature but by Year 10, the landscape proposals would ensure that the current harsh settlement edge would be softened, better integrating the proposals and existing edge with the surrounding landscape context. As such, it is considered that the magnitude of change would reduce to Low and result in a Moderate Adverse significance of effect.</p>						
10	Bridleway 323/2/10	High	Low		Moderate Adverse	
				Low / Negligible		Moderate – Moderate / Minor Adverse

NOTES: Taken from a bridleway crossing the open countryside to the north-east of Cropredy and looking south-west towards the village. This view demonstrates the abrupt existing settlement edge of Cropredy, with the western extents of the Site perceived in this context.

The proposals would extend the built form north however this will be a minor component of the view, not readily perceptible and will not appear out of context. The existing built form of the village forms a component of the view and the proposals would therefore be compatible with the existing visual context. As such, it is considered that a Low magnitude of change would occur at Year 1, resulting in a Moderate Adverse significance of effect. As the built form proposals integrate with the existing village and the landscape proposals establish to form a transitional northern settlement edge that would replace the existing abrupt settlement edge, by Year 10 the magnitude of change would reduce to Low / Negligible. The overall significance of effect would therefore reduce to **Moderate – Moderate / Minor Adverse.**

- 5.19. As an overview of the visual context, the proposals would be perceived to varying degrees from viewpoints by the Site and to the north of the Site. Surrounding hedgerows are generally intact and are maintained at a low level while the presence of sporadic hedgerow tree planting would limit views of the proposals to passing and glimpsed views by medium sensitivity receptors from the local road network to the north of Cropredy, with the existing settlement edge remaining a component of these views.
- 5.20. The proposals would also be experienced to varying degrees by high sensitivity receptors from along the canal towpath and, similar to views from the road network, would be perceived in the context of the settlement edge. Further afield, the proposed development would be perceived from Bridleway 323/2/10 to the north-east albeit in the context of the existing settlement edge.
- 5.21. From within the village itself, the proposals would be barely perceived due to the properties and associated rear gardens that form the northern settlement edge along Creampot Lane and Kyetts Corner, though the roofscape of the proposals may be perceived from some locations within the northern settlement edge. Residents of the northernmost properties in the village would experience views of the built form from the upper levels of these properties but these are not public views and as the proposed southern buffer planting matures, the residential amenity of these properties would not be adversely affected.
- 5.22. Overall, views of the proposals would be generally localised, with both middle and longer distance views largely restricted by topography and vegetation. The existing northern settlement edge of Cropredy together with the surrounding vegetation

structure and landform reduces the visual impact of the proposals, which would generally range between Moderate to Moderate / Minor Adverse change on the representative viewpoints by Year 10. No significant visual change is anticipated to occur as a result of the proposals over the longer term.

Effect upon Landscape-related Policy

- 5.23. It is considered that the proposals comply with the aims and objectives of the NPPF, the landscape-related policies and guidance within the adopted Cherwell Local Plan 2011-2031: Part 1 (2015), the 'saved' policies of the Cherwell Local Plan (1996), the various adopted design codes at District and County level including the Cherwell Residential Design Guide (2018), the Cropredy CA and Oxford Canal CA Appraisals and broadly with the principles of the Cherwell Green and Blue Infrastructure Strategy (2022).
- 5.24. Furthermore, the Site is not subject to any qualitative landscape designations and, as set out within Sections 2 and 3 of this LVIA, it is considered that neither the Site nor its immediate setting represent a "valued landscape" with reference to paragraph 174(a) of the NPPF.
- 5.25. Paragraph 11 of the NPPF seeks to promote sustainable development unless any harm significantly and demonstrably outweighs the benefits of the proposals. It is acknowledged that the proposed development would result in a relatively minor degree of change within the immediate and localised context of the Site. However, this is not considered so great as to outweigh the benefits of the scheme significantly or demonstrably.
- 5.26. It is considered that the proposals are aligned with national and locally adopted policies and are supportable in landscape terms.

6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Obsidian Strategic to undertake a Landscape and Visual Impact Assessment (LVIA) relating to the outline planning application for up to 60 dwellings, a new community facility and up to 2.6 hectares of public open space on land at Cropredy Marina off Claydon Road directly to the north of Cropredy, Oxfordshire.
- 6.2. It is considered that the proposals comply with the aims and objectives of the NPPF, the landscape-related policies and guidance within the adopted Cherwell Local Plan 2011-2031: Part 1 (2015), the 'saved' policies of the Cherwell Local Plan (1996), the various adopted design codes at District and County level including the Cherwell Residential Design Guide (2018), the Cropredy CA and Oxford Canal CA Appraisals and with the principles of the Cherwell Green and Blue Infrastructure Strategy (2022).
- 6.3. The Site is not subject to any qualitative landscape designations and, as set out within Sections 2 and 3 of this LVIA, it is considered that neither the Site nor its immediate setting represent a "valued landscape" with reference to paragraph 174(a) of the NPPF.
- 6.4. In analysing the effects of the proposals upon landscape character, it is considered that whilst some change would occur on the immediate landscape character of the Application Site and its immediate setting, this would be highly localised. The surrounding landscape has already undergone change with the construction and expansion of Cropredy Marina to the north and the Chiltern Mainline Railway that cuts through the landscape to the west. The Site itself displays a strong settlement edge character situated adjacent to the abrupt and harsh northern edge of Cropredy, and the proposals would form a sensitive and transitional extension to the existing built form, sensitively designed so as to have minimal impact on the setting of Cropredy CA and the Oxford Canal CA. As such, it is concluded that by Year 10, the proposals would have a Moderate Adverse significance of effect on the Site and its immediate setting, a Moderate / Minor Adverse effect on the localised setting, and a Negligible Adverse significance of effect on the wider 'Clay Vale' LT.
- 6.5. In summary, it is concluded that the proposals would not give rise to any significant long-term adverse landscape effects upon either NCA 95 'Northamptonshire

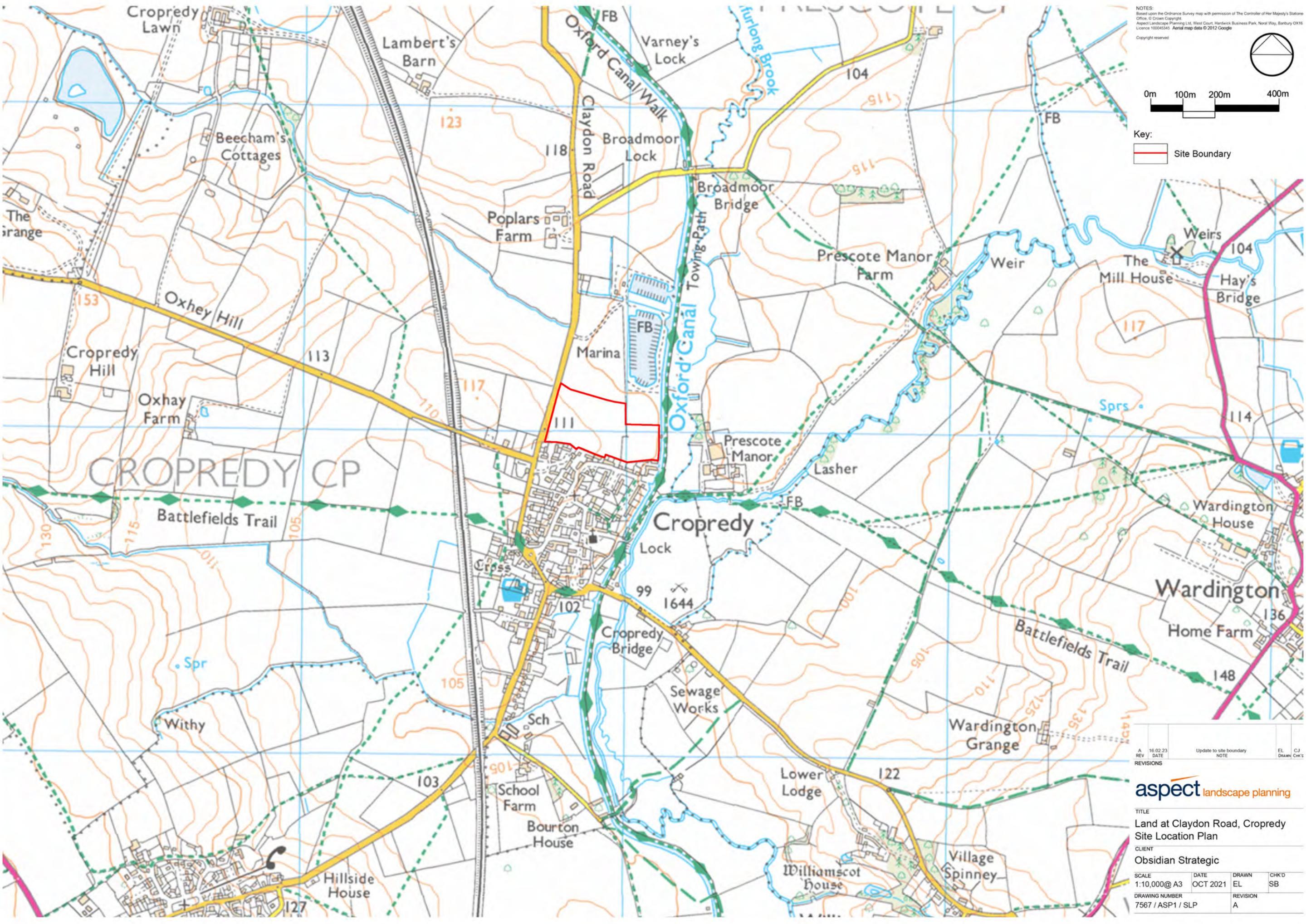
Uplands' or the key characteristics of LT 3 'Clay Vale' and LCA 3 'Cropredy' as identified in the OWLS (2004). It is acknowledged that the proposals would result in the loss of an area of pastureland in order to accommodate the proposed development, though the proposals would retain the key features of the Site and would not introduce any components that do not already exist within the localised setting. The proposals would be compatible with the existing built form of Cropredy and could therefore be integrated without significant adverse effects upon the localised or wider landscape setting.

- 6.6. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. As illustrated within the visual assessment, views of the Site are generally localised and are largely reduced to passing and glimpsed views from along the road network and canal towpath to the north and east as a result of the valley topography and surrounding vegetation structure.
- 6.7. Analysis of the identified viewpoints demonstrates that views of the proposed development on the northern edge of Cropredy would be highly localised and the proposals would not result in any significant change to the visual landscape environment over the longer term. Moreover, the proposals would be perceived as a minor extension to the existing harsh northern settlement edge of Cropredy and would be sensitively designed to ensure that a transitional settlement edge is established, softening the northern built edge and respecting the existing properties within Cropredy CA through the design, layout and landscaping associated with the proposals. Key views from the Oxford Canal CA towards the Grade I listed Church of St Mary's would also be retained, and a large area of new public open space in the eastern extents of the Site would preserve the setting of the canal and the existing field boundaries, providing an appropriate distance between the proposed built form and the canal itself. This would incorporate additional biodiversity enhancements, improving the immediate landscape setting to the canal.
- 6.8. As illustrated by the photographic record, glimpsed, passing views of the proposals would be afforded from along Claydon Road that runs west past the Site, the rural lane to the north of Site and from along Bridleway 323/2/10 to the north-east. More open views of the Site and the proposals from along the canal towpath would be afforded albeit primarily focused on the new public open space adjacent to the canal and with filtered views of the proposed built form in the western field parcel of the

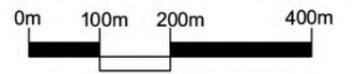
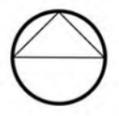
Site, which would be viewed in the context of the existing built form. Overall, by Year 10 it is anticipated that the visual environment would experience Moderate to Moderate / Minor Adverse visual effects as a result of the proposals, which are not considered to be significant. These effects reduce within the wider landscape due to the intervening components restricting views of the Site.

- 6.9. It is therefore considered that the Site and receiving environment have the capacity to accommodate the proposals from a landscape and visual perspective and would not result in significant change to the landscape character or the visual environment of the Site and its localised setting, or the wider Cherwell Valley landscape. As such, it is concluded that the proposed development could be successfully integrated into this location and is supportable from a landscape and visual perspective.

ASPECT PLANS



NOTES:
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.
 Aspect Landscape Planning Ltd, West Court, Harwick Business Park, Naval Way, Banbury OX16 5LJ
 Licence 10009343. Aerial map data © 2012 Google
 Copyright reserved



Key:
 Site Boundary

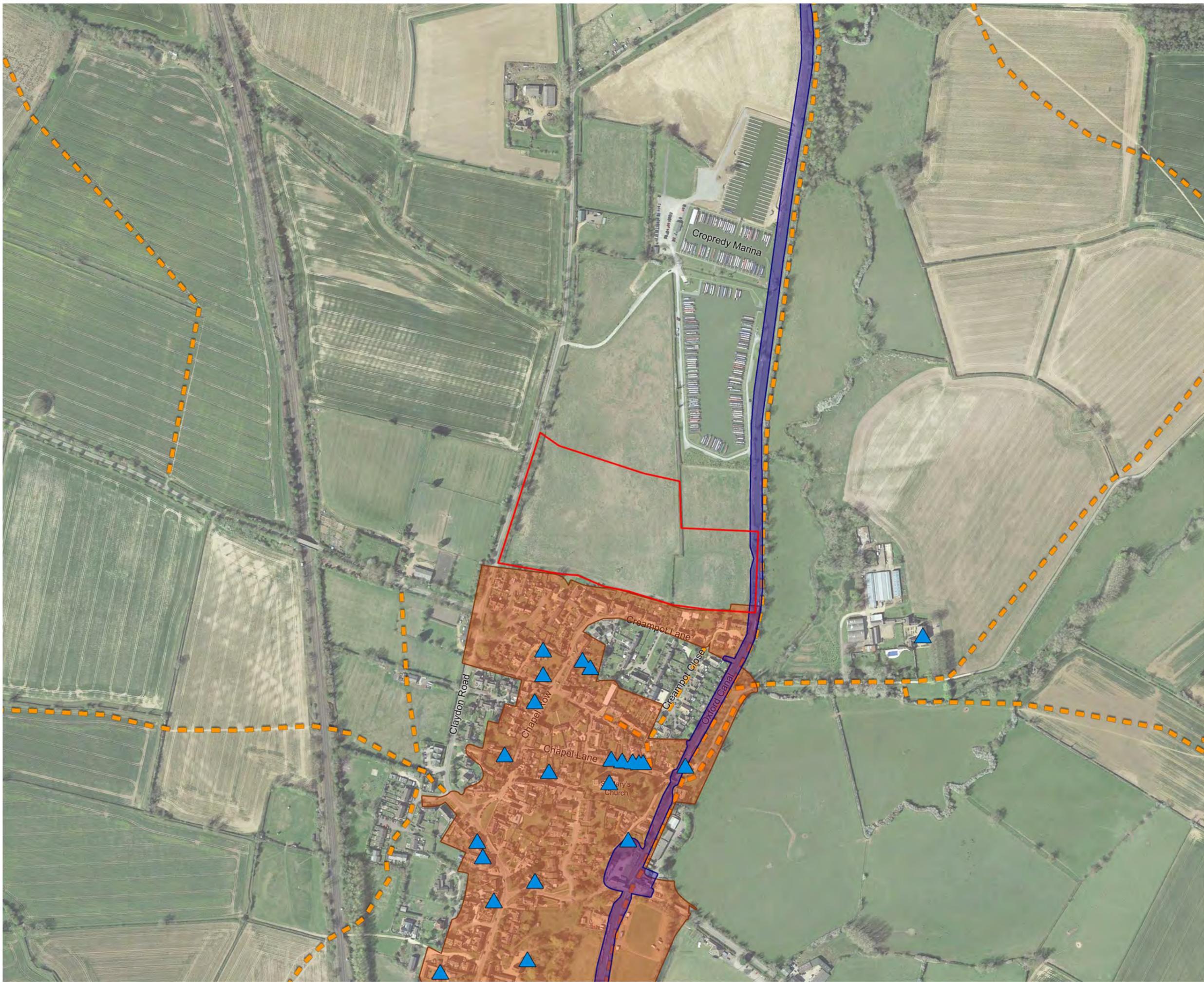
REV	DATE	NOTE	EL	CJ
A	16.02.23	Update to site boundary	EL	CJ

aspect landscape planning

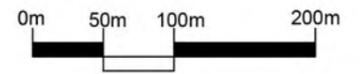
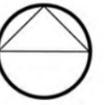
TITLE
 Land at Claydon Road, Cropredy
 Site Location Plan

CLIENT
 Obsidian Strategic

SCALE	DATE	DRAWN	CHK'D
1:10,000@A3	OCT 2021	EL	SB
DRAWING NUMBER	REVISION		
7567 / ASP1 / SLP	A		



NOTES:
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.
 Aspect Landscape Planning Ltd, West Court, Harwick Business Park, Noral Way, Banbury OX16 5LJ
 Licence 100045343 Aerial map data © 2012 Google
 Copyright reserved



Key:

- Site Boundary
- Public Rights of Way
- Listed Buildings
- Oxford Canal Conservation Area
- Cropredy Conservation Area

A	REV	DATE	NOTE	EL	CJ
		16.02.23	Update to site boundary	EL	CJ
REVISIONS				EL	CJ

aspect landscape planning

TITLE
 Land at Claydon Road, Cropredy
 Site & Setting Plan

CLIENT
 Obsidian Strategic

SCALE	DATE	DRAWN	CHK'D
1:5000 @ A3	OCT 2021	EL	SB
DRAWING NUMBER	REVISION		
7567 / ASP2 / SS	A		

1. Mature, robust treescape and vegetation structure along the western Site boundary provides a degree of visual and physical separation from the adjacent Clayton Road as well as the wider landscape setting to the west. Retention and enhancement of existing landscape boundaries along with appropriate development set back will ensure a robust mature landscape setting to future development is achieved, with development successfully integrated within the wider landscape setting, minimising any adverse landscape or visual effects.

2. Restricted developable zones to the western portion of the Site and inclusion of Public Open Space within the eastern portion of the Site. Opportunities for public access for recreational purposes including around the development edge. Open spaces to reflect the rural nature of the surroundings and appear organic in setting. Landscape planting to break up the massing of the proposed development, creating a pattern of internal green spaces that reinforce the landscape character.

3. Views to the Grade I listed Church of St Mary's from the canal towpath to be retained. A sensitive treatment within the eastern portion of the Site is required to ensure the setting of the Oxford Canal Conservation Area is respected through the provision of POS. Development to be set back from the Oxford Canal to further retain key views towards the church.

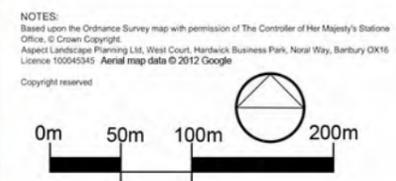
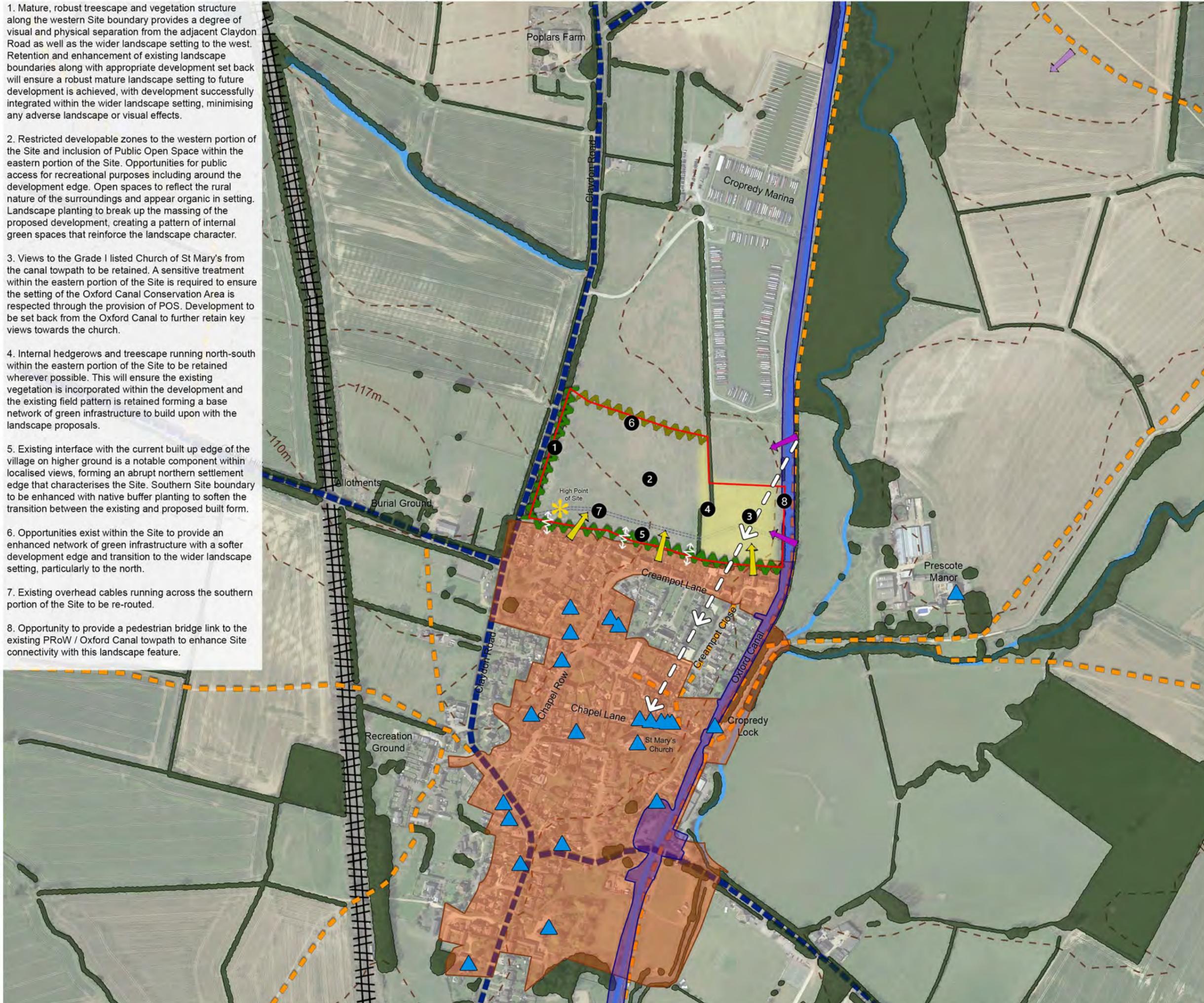
4. Internal hedgerows and treescape running north-south within the eastern portion of the Site to be retained wherever possible. This will ensure the existing vegetation is incorporated within the development and the existing field pattern is retained forming a base network of green infrastructure to build upon with the landscape proposals.

5. Existing interface with the current built up edge of the village on higher ground is a notable component within localised views, forming an abrupt northern settlement edge that characterises the Site. Southern Site boundary to be enhanced with native buffer planting to soften the transition between the existing and proposed built form.

6. Opportunities exist within the Site to provide an enhanced network of green infrastructure with a softer development edge and transition to the wider landscape setting, particularly to the north.

7. Existing overhead cables running across the southern portion of the Site to be re-routed.

8. Opportunity to provide a pedestrian bridge link to the existing PRoW / Oxford Canal towpath to enhance Site connectivity with this landscape feature.



- Key:
- Site Boundary
 - Public Rights of Way
 - Landscape Buffer
 - Existing / Retained Key Vegetation Structure
 - Mid Range Views From Higher Ground
 - Close Range Views from of Residential Properties
 - Close Range Views from Oxford Canal Walk
 - Existing Watercourse
 - Railway Line
 - Contours
 - Listed Buildings
 - Primary Road Corridor
 - Views of Church Spire from Oxford Canal Walk
 - Existing Overhead Cables
 - Interface with Existing Built Up Edge
 - High Point Within Site
 - Oxford Canal Conservation Area
 - Cropredy Conservation Area
 - Area to remain open and undeveloped to retain views of the Church from the Canal Footpath and respect Canal Conservation Area

REV	DATE	NOTE	EL	CJ
A	17.02.23	Update to reduced site boundary for application	EL	CJ

REVISIONS

aspect landscape planning

TITLE
Land at Clayton Road, Cropredy
Landscape Opportunities & Constraints

CLIENT
Obsidian Strategic

SCALE	DATE	DRAWN	CHK'D
1:5,000 @ A3	FEB 2023	EL	SB

DRAWING NUMBER	REVISION
7567 / ASP3 / OCP	A



Native shrub, hedgerow and tree planting incorporated on the northern boundary to create a robust landscape structure and more appropriate transition to the wider landscape setting.

Existing vegetation to be retained and enhanced and development has been set back from Claydon Road to maintain the character of the road corridor and soften views of the built form.

Primary vehicular site access from Claydon Road

Pedestrian access from Claydon Road linking in to the circular footpath route.

Attenuation Basin Planting & Wetland Meadow
 Emorsgate Wet Grass Mix EM8, Dogwood (Cornus sanguinea), Coppiced Willow (Salix spp), Alder (Alnus glutinosa), Downy Birch (Betula pubescens).



Open Space & Native Boundary Trees
 Acer campestre
 Alnus glutinosa
 Betula pendula
 Carpinus betulus
 Corylus avellana
 Crataegus monogyna
 Fagus sylvatica
 Malus sylvestris
 Prunus avium
 Quercus robur
 Salix alba
 Sorbus aria
 Sorbus aucuparia
 Tilia cordata



The southern landscape buffer will be planted in a way that enables informal access from the rear of the existing properties only if desired by existing residents of properties in Creampot Lane.

Proposed native species hedgerow, shrub and open space trees have been incorporated to create a green boundary between existing harsh urban edge to the south and proposed development. This green buffer will add to the existing green infrastructure and link with the boundary planting to the east and south.

Species Rich Wildflower Grass
 Emorsgate EM2 General Purpose Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix



Native Shrub & Hedge Planting
 Acer campestre
 Cornus sanguinea
 Corylus avellana
 Crataegus monogyna
 Ilex aquifolium
 Ligustrum vulgare
 Prunus spinosa
 Rhamnus cathartica
 Rosa canina
 Sambucus nigra
 Viburnum lantana
 Viburnum opulus



Mixed Native Hedgerows
 10% Cornus sanguinea
 10% Corylus avellana
 40% Crataegus monogyna
 5% Ligustrum vulgare
 25% Prunus spinosa
 5% Rosa canina
 5% Viburnum lantana



Attenuation basins incorporating species rich wildflower grassland to provide additional habitats and localised biodiversity enhancements.

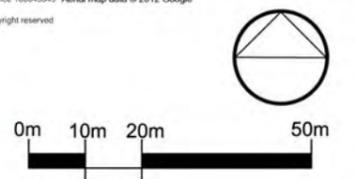
Open space area to include native shrub, open space trees, species rich wildflower with footpaths running through and a local equipped area for play.

Potential future pedestrian bridge link over the Oxford Canal linking to the PROW

Proposed Community Orchard

10m Maintenance access strip to Oxford Canal

NOTES:
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.
 Aspect Landscape Planning Ltd, West Court, Harbeck Business Park, Naval Way, Banbury OX16 1LJ
 Licence 10006346. Aerial map data © 2012 Google
 Copyright reserved



- Key:
- Site Boundary
 - Public Rights of Way
 - Existing/Retained Vegetation
 - Proposed Open Space Tree Planting
 - Proposed Street Tree Planting
 - Proposed Native Hedgerow Planting
 - Proposed Native Shrub Block Planting
 - Proposed Species Rich Wildflower Mix
 - Proposed LEAP / LAP
 - Proposed Attenuation Basin
 - Proposed Marginal Planting
 - Proposed Footpaths
 - Proposed Potential Future Footpath Link to PROW
 - Proposed Pedestrian Footpath Link to Claydon Road
 - Proposed 10m Maintenance Access Strip
 - Proposed Community Orchard Tree Planting
 - Key view towards St Mary the Virgin Church

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
 Land at Claydon Road, Cropredy Landscape Strategy Plan

CLIENT
 Obsidian Strategic

SCALE	DATE	DRAWN	CHK'D
1:1250 @ A3	MAR 2023	EL	CJ
DRAWING NUMBER	REVISION		
7567 / ASP4 / LSP			

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
High	Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Major	A high magnitude of change that materially affects a landscape or view, that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate, shaded below in Table 5.

Table 5: Measuring Significance of Effect

		Sensitivity of Receptors			
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate/ Minor	Minor	Negligible	Negligible/ None

- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

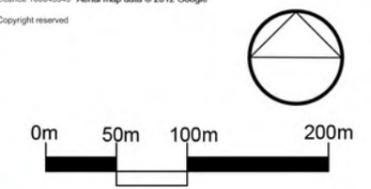
Assessing cumulative effects

- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

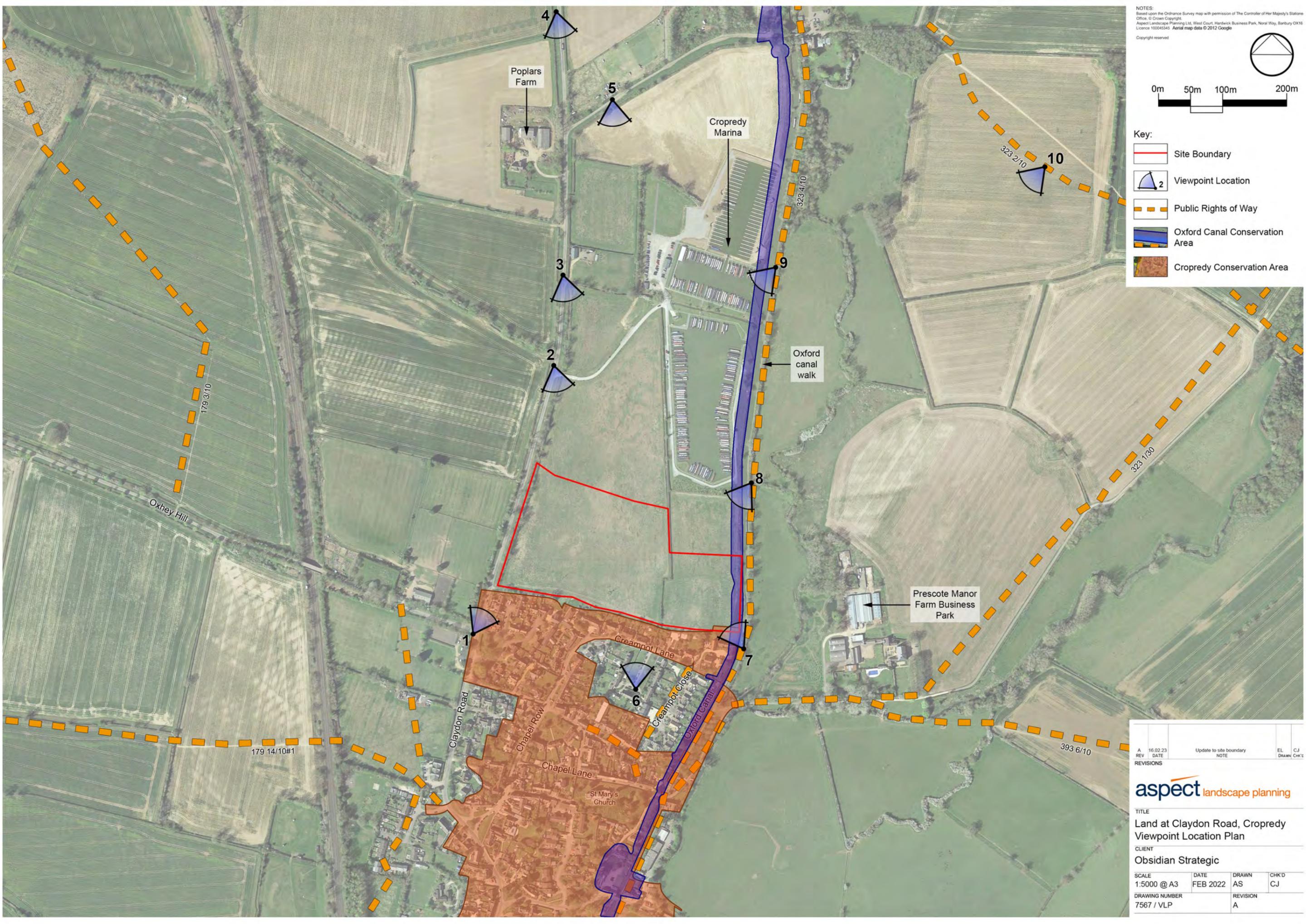
APPENDIX 2

VISUAL ASSESSMENT

NOTES:
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.
 Aspect Landscape Planning Ltd, West Court, Handwick Business Park, Noral Way, Banbury OX16 5LP
 Licence 10006343 Aerial map data © 2012 Google
 Copyright reserved



- Key:
-  Site Boundary
 -  Viewpoint Location
 -  Public Rights of Way
 -  Oxford Canal Conservation Area
 -  Cropredy Conservation Area



REV	DATE	NOTE	CHK'D
A	16.02.23	Update to site boundary	EL CJ
REVISIONS			DRWN CHK'D

aspect landscape planning

TITLE
 Land at Claydon Road, Cropredy
 Viewpoint Location Plan

CLIENT
 Obsidian Strategic

SCALE	DATE	DRAWN	CHK'D
1:5000 @ A3	FEB 2022	AS	CJ
DRAWING NUMBER	REVISION		
7567 / VLP	A		



Viewpoint Coordinates: E 446711, N 246906 Date & time of photograph: 04/11/2021 14:01 AOD & Viewing height: c. 111m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 1**



Viewpoint Coordinates: E 446817, N 247322 Date & time of photograph: 04/11/2021 13:53 AOD & Viewing height: c. 102m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 2**



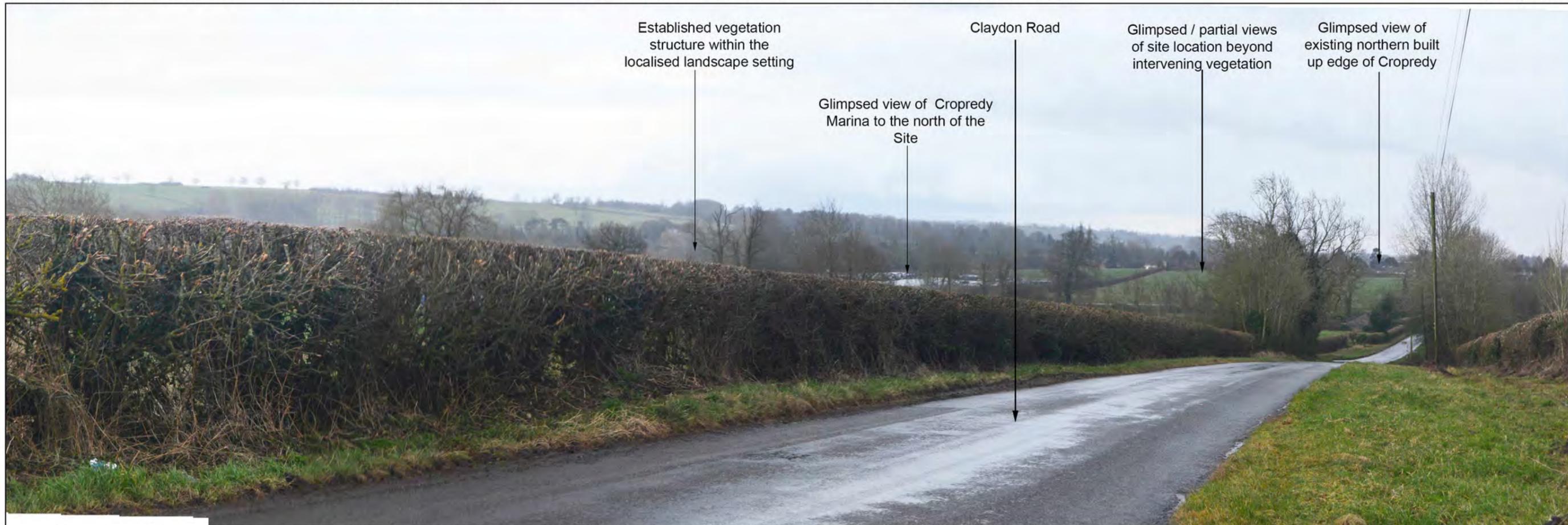
Viewpoint Coordinates: E 446835, N 247440

Date & time of photograph: 04/11/2021 13:51

AOD & Viewing height: c. 103m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 3



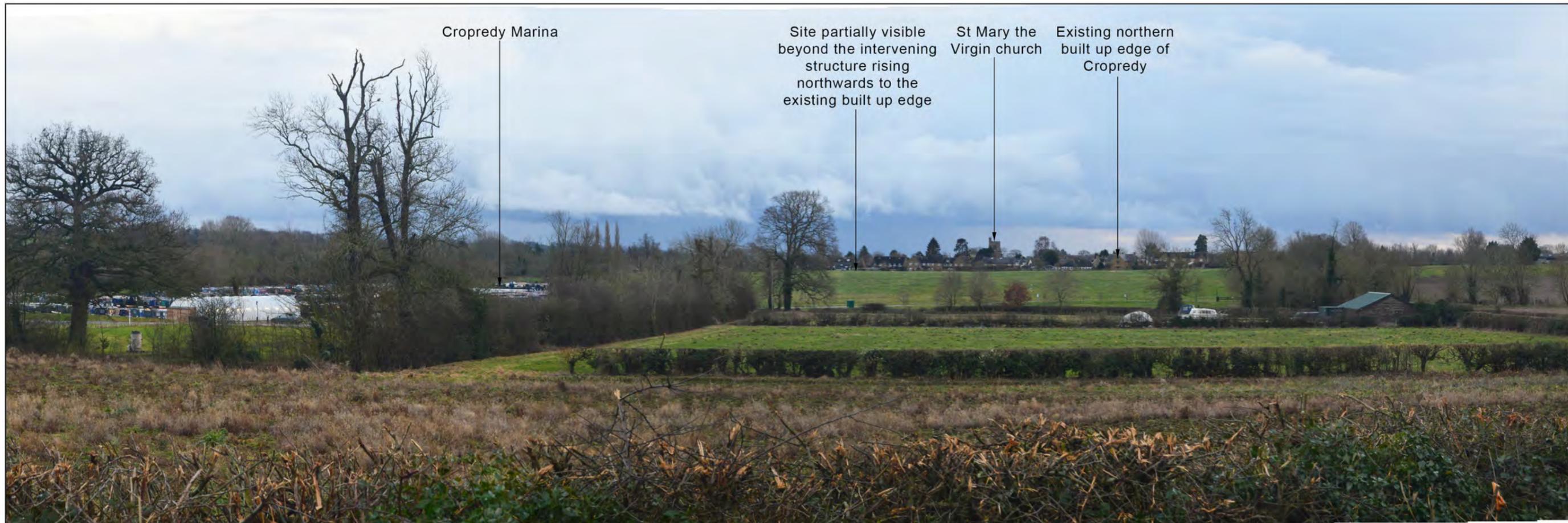
Viewpoint Coordinates: E 446827, N 247836

Date & time of photograph: 04/11/2021 13:45

AOD & Viewing height: c. 117m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 4



Viewpoint Coordinates: E 446903, N 247697 Date & time of photograph: 04/11/2021 13:39 AOD & Viewing height: c. 110m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 5**



Viewpoint Coordinates: E 446951, N 246839 Date & time of photograph: 04/11/2021 14:13 AOD & Viewing height: c. 107m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 6**



Viewpoint Coordinates: E 447108, N 246895 Date & time of photograph: 04/11/2021 14:44 AOD & Viewing height: c. 102m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 7**



Viewpoint Coordinates: E 447115, N 247116 Date & time of photograph: 04/11/2021 14:48 AOD & Viewing height: c. 102m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 8**



Viewpoint Coordinates: E 447152, N 247462 Date & time of photograph: 04/11/2021 14:54 AOD & Viewing height: c. 100m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 9**



Viewpoint Coordinates: E 447597, N 247622 Date & time of photograph: 04/11/2021 13:28 AOD & Viewing height: c. 113m AOD 1.6m Weather conditions: Clear, good visibility. **Viewpoint 10**

landscape planning • ecology • arboriculture

aspect

Aspect Landscape Planning Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-landscape.com
W: www.aspect-landscape.com