

PROPOSED RESIDENTIAL DEVELOPMENT,  
HANWELL, DUKE'S MEADOW DRIVE PHASE 2, BANBURY.

**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](mailto:info@aspect-landscape.com)

w [www.aspect-landscape.com](http://www.aspect-landscape.com)

## **CONTENTS**

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2</b>	<b>LANDSCAPE RELATED POLICY BACKGROUND</b>	<b>3</b>
<b>3</b>	<b>BASELINE ASSESSMENT</b>	<b>8</b>
<b>4</b>	<b>DESCRIPTION OF THE PROPOSALS</b>	<b>19</b>
<b>5</b>	<b>ASSESSMENT OF EFFECTS</b>	<b>23</b>
<b>6</b>	<b>SUMMARY AND CONCLUSIONS</b>	<b>30</b>

## **PLANS**

ASPECT PLAN ASP1	SITE LOCATION PLAN
ASPECT PLAN ASP2	SITE AND SETTING PLAN
ASPECT PLAN ASP3	LANDSCAPE STRATEGY PLAN
ASPECT CSP A	CROSS SECTION
ASPECT CSP B	CROSS SECTION

## **APPENDICES**

**APPENDIX 1** ASPECT LVIA METHODOLOGY

**APPENDIX 2** VISUAL ASSESSMENT

## 1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) relating to an application seeking outline planning permission for a proposed 176 dwellings and associated car parking and landscaping off Duke's Drive, Hanwell, Banbury.
- 1.2. The location and context of the application site is illustrated on ASP1 Site Location Plan and ASP2 Context Plan.
- 1.3. An outline residential application was granted permission recently to land immediately to the south and the landscape and visual implications has been considered when assessing the effects of this application upon the local and wider setting.
- 1.4. 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.
- 1.5. The assessment of effects has been derived from guidance provided within Guidelines for Landscape and Visual Impact Assessment 3 Edition (GLVIA3) 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.
- 1.6. The format of this LVIA is as follows:
  - 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, visual environment and landscape related policy (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).
- 1.7. This assessment should be read alongside the other supporting material which accompanies this outline planning application.

## 2. LANDSCAPE RELATED POLICY

### National Policy

#### National Planning Policy Framework (July 2021)

- 2.1. 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.
- 2.2. Paragraph 7 states that: ***"The purpose of the planning system is to contribute to the achievement of sustainable development."***
- 2.3. 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."***
- 2.4. 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.”*

2.5. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Para 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.”**

2.6. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular para 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.”***

National Planning Practice Guidance (NPPG) 2019

- 2.1. 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*

- 2.2. 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.

*National Design Guide*

- 2.3. 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*

- 2.4. 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.

**Local Planning Policy**

Cherwell Local Plan 2011-2031 Part1, Adopted in July 2015)

- 2.5. **Policy ESD 13 Local Landscape Protection and Enhancement.** This policy seeks to protect, conserve and enhance local landscape character with regard to OWLS. The small scale proposal relating to one single dwelling within an unused parcel of land that is set within and bounded by residential development and the allotments is not considered to adversely affect local landscape character. The proposal is in keeping and the site is not valued nor protected in terms of planning designations. It provides a very limited contribution to the local or wider landscape.

- 2.6. **Policy ESD 15 The Character of the Built and Historic Environment.** This policy seeks to protect, conserve and enhance the historic environment and setting of heritage assets. this analysis.
- 2.7. **Saved policies of the Cherwell Local Plan 1996.** Those that are relevant to heritage, views, and character would not be adversely affected by this proposal.
- 2.8. **Policy PD4: Protection of Important Views and Vistas.** This analysis has shown that the visual envelope of the site and proposals are restricted to locations close to the site. No panoramic or other views are affected.

### 3. BASELINE ASSESSMENT

#### Site Context

- 3.1. The site is located on the northern edge of Banbury and to the immediate north of Dukes Meadow Drive. The site is not subject to any landscape specific qualitative designations. As noted above, the site's localised context has seen considerable change through the recent expansion of the settlement edge as a result of extensive housing development, which is clearly perceived within the immediate and localised setting to the west, south and east respectively.
- 3.2. The site comprises a single, well contained field parcel, comprising of rough grassland and scrub of low landscape value, with the key landscape features considered to be the robust native hedgerows which contain the site's northern, eastern and southern boundaries.
- 3.3. The localised setting to the north is established by a gentle valley, characterised by a rural landscape character between the settings of Banbury and Hanwell, creating a localised bowl between these two settlements. The valley is relatively self-contained and is not perceived from within the immediate settlement edge, with prominent field boundary vegetation and woodland blocks establishing a tranquil environment that is less influenced by the surrounding settlement within which the site is located. It is noted that the sloping nature of the site allows for some intervisibility from the adjacent built up environment, most notably on approach to the site's eastern corner, where views up the east facing slope of the site are perceived from Dukes Meadow Drive, within the context and setting of the adjacent highway and built form, further enhancing the site's close relationship with the established settlement edge. Views from the setting of Hanwell to the north west are however highly contained.
- 3.4. The site's southern boundary is clearly influenced by the built up environment established along Dukes Meadow Drive, especially in light of the now consented Phase 1 residential development (refer ASP3 Landscape Strategy Plan, which illustrates the proposals for Phase 2 within the context of the adjacent consented development within Phase 1) which occupies the adjacent field parcel to the south, further increasing the influence of the established settlement edge over the site.

Extensive residential development is perceived on approach to the site from the east and west fronting onto the highway, with prominent three and four storey residential properties established fronting onto the site's south eastern corner positioned around the existing built up setting of the adjacent roundabout. Hanwell Fields Park resides to the south of the site, forming part and parcel of the adjacent Hanwell Fields development, which combined with the deep roadside verges and landscaping along Dukes Meadow Drive, serves to successfully integrate the settlement edge and establish a pleasant, landscaped highway setting.

- 3.5. The site is located within a well-established PRow network that extends out from the northern settlement edge into the surrounding countryside, with routes 120/107 and 239/9 extending into the countryside from Dukes Meadow Drive to the west of the site. Extensive cycle links run parallel to Dukes Meadow Drive, providing positive sustainable links along the northern edge of Banbury and within the adjacent Hanwell Fields development.
- 3.6. Overall, it is considered the site resides within a changing environment, illustrated through the establishment of Hanwell Fields, the more recent BAN 5 development parcel to the west and the consented Phase 1 development to the immediate south. It is also notable that emerging development has been approved within the BAN 2 development parcel to the east, which in addition to the Phase 1 development, establishes the presence of built form beyond the northern edge of Dukes Meadow Drive.

### **National Landscape Character**

- 3.7. In terms of the wider national landscape character, within the Natural England National Character Assessment, the site is located within the '*Northamptonshire Uplands*' National Character Area (NCA95).

### **Oxfordshire Wildlife & Landscape Study (OWLS)**

- 3.8. At a county level, the Oxfordshire Wildlife & Landscape Study (OWLS) identifies the site comprising two Landscape Types (LT) as follows: '*Wood Pasture Valleys and Slopes*' which covers the eastern most portion of the site; and '*Farmland Slopes and Valley Sides*' which covers the majority of the site – both the central and western portions of the site.

3.9. The application site itself sits on a gently sloping landform that falls from the A34. The key characteristics of the 'Wood Pasture Valleys and Slopes' Landscape Type are identified as;

- *“Steep sided valleys and slopes.*
- *Large, interlocking blocks of ancient and plantation woodland.*
- *Small pasture fields with localised unimproved grassland.*
- *Tall, thick hedges and densely scattered hedgerow trees.*
- *Small, intact villages and hamlets.”*

3.10. The Landscape Strategy for this LT is identified as *“Conserve the characteristic mosaic of woodland and grassland along the valley side and bottoms, as well as the unspoilt vernacular character of the villages.”* The assessment also identifies a number of Guidelines for this LT as being;

- *“Promote the sustainable management of existing deciduous woodland to safeguard its long-term survival.*
- *Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, field maple and hazel, and hedgerow trees such as oak and ash.*
- *Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.*
- *Protect stone walls from deterioration.*
- *Enhance and strengthen the character of tree-lined watercourses and valley bottoms by planting willows, ash, alder and, where appropriate, pollarding willows.*
- *Conserve the surviving areas of permanent pasture and promote arable reversion to grassland particularly on land adjacent to watercourses.*
- *Safeguard, maintain and enhance the characteristic landscape features of existing parklands including veteran trees, avenues of trees, lakes, woods and walls.*
- *Minimise the visual impact of intrusive land uses at the fringes of towns and villages with the judicious planting of tree and shrub species characteristic of the area. This will help to screen any development and integrate it more successfully with its surrounding countryside.*
- *Promote the use of building materials and a scale of development and that is appropriate to this landscape type. This ranges from ironstone and slate in the Northamptonshire Uplands, the limestone and stone tiles of the Cotswolds, through to brick and flint, red and blue bricks and clay tiles in the Chilterns.”*

3.11. The key characteristics of the 'Farmland Slopes and Valley Sides' Landscape Type are identified as;

- *"Prominent slopes and valley sides interrupted by a number of small, narrow v-shaped valleys.*
- *Large arable fields on the gentler slopes, small pasture fields on the steeper slopes and steep-sided valleys.*
- *A well defined pattern of tall hedges and hedgerow trees.*
- *Small woodland copses and belts on steep slopes and along watercourses in the minor valleys.*
- *Small unspoilt villages with rural character."*

3.12. The Landscape Strategy for this LT is identified as *"Conserve the intimate pastoral character of the small valleys and the rural, unspoilt character of the villages. Strengthen the field pattern where it is weak."* The assessment also identifies a number of Guidelines for this LT as being;

- *"Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash.*
- *Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.*
- *Protect stone walls from deterioration.*
- *Conserve the surviving areas of permanent pasture and promote arable reversion to grassland particularly on land adjacent to watercourses.*
- *Enhance and strengthen the character of tree-lined watercourses and wooded valleys by planting species such as willows, ash and field maple.*
- *Maintain the vernacular character of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type. This ranges from the limestones and stone tiles of the Cotswolds through to the ironstones and thatched roofs of the Northamptonshire Uplands.*
- *Safeguard, maintain and enhance and the characteristic landscape features of existing parklands including veteran trees, avenues of trees, lakes, woods and walls."*

#### Cherwell District Landscape Assessment 1995

3.13. At a local level, the Cherwell District Landscape Assessment prepared in 1995 is now somewhat outdated, however identifies the site as being located within the 'Incised Ironstone Plateau' landscape character area. This is described as; *"The*

*Incised Ironstone Plateau is situated to the north of the Ironstone hills and valleys. Both areas have a number of common characteristics, but the plateau landform is substantially different. It is a far less complex unfaulted, complete unit, divided by streams which create a landscape of ridges and valleys which extend around the north-west of Banbury.*

- *The plateau top is an exposed area and rough grazing predominates in the most exposed places. Some level and gently sloping areas are under arable cultivation. Fields tend to be large, and lacking in enclosure. Hedges are low and closely trimmed and frequently been replaced with fences. The upland landscape is therefore very open, with long views down the valleys.*
- *The valley sides are steep enough to prevent mechanised cultivation and pastoral farming predominates.*
- *This area is known for its warm coloured Horton stone, and quarrying has had a considerable upon the landscape. Several of the quarries have been reinstated and returned to arable farming, however disused working around Shennington are also being used for landfill purposes, which are unsightly but are not closely overlooked.*
- *Parts of the plateau are under arable cultivation, with winter cereals and short term sheep grazing with permanent grassland in the most exposed areas. Roads run straight along the tops of the ridges, lined with wide grass verges with occasional patches of heath vegetation lining the roads.*
- *The attractive village of Wroxton contains many seventeenth and eighteenth century thatched cottages but is best known for Wroxton Abbey.”*

#### Banbury Landscape Sensitivity & Capacity Assessment (September 2013)

- 3.14. In addition to the above OWLS and CDLA studies, a more site specific Landscape Sensitivity & Capacity Assessment was undertaken in September 2013 for a number of land parcels around Banbury. This report was prepared to provide an evidence base to support the Cherwell Local Plan and to supplement and build upon the Cherwell District Council Landscape Sensitivity and Capacity (CDC LSCA) Assessment prepared in September 2010 by Halcrow Group Limited.
- 3.15. This document identifies the site to form a small part of the wider 'Site A' which extends further north, east and west up to the southern edges of Hanwell village. The site forms the southern most portion of 'Site A' immediately adjacent to Dukes Meadow Drive and the existing settlement edge.

- 3.16. It is noted however that the site only forms a small part of the wider 'Site A' which covers a much broader area of landscape to the north, east and west extending up to the edge of Hanwell village, whereas the site is situated immediately adjacent to the current built up edge and main road corridor. Furthermore, the site and its localised setting has undergone extensive development since 2013, when the Banbury Landscape Sensitivity & Capacity Assessment was prepared, and which has redefined the northern settlement edge of Banbury including the development at 'Site J / Banbury 5' to the west and 'Site B / Banbury 2' to the east.
- 3.17. As a result, this study is considered to be outdated and does not take on board the up to date specific landscape and visual elements associated with the site itself which forms only a small part of the wider parcel. The site is therefore considered to be located within a changing landscape and visual environment, with recent localised development pushing the settlement edge beyond the northern edge of the Dukes Meadow Drive into the countryside. The site is considered to be of lower sensitivity and value due to the more recent residential development north of Dukes Meadow Drive and the urbanising components which characterises the immediate setting, and as a result has increased capacity for some carefully designed sensitive development.

### **Aspect Landscape Character Assessment**

- 3.18. In line with GLVIA3 guidance, where published assessments are considered to be light in terms of relevance to sites and their settings, a site-specific assessment can be undertaken, and professional judgement used.
- 3.19. The site is located on the northern edge of Banbury, immediately to the north of Dukes Meadow Drive and is not subject to any specific qualitative landscape designations. The site's localised context has seen considerable change with the expansion of the settlement edge as a result of recent housing development clearly perceived within the immediate and localised setting to the west, south and east respectively. This will naturally be enhanced as a result of the approved Phase 1 development which resides to the immediate south.
- 3.20. The site currently comprises an area of rough grassland and scrub, which are of low landscape value, with the key landscape features considered to be the robust native



hedgerows, which characterise the site's northern, southern and eastern boundaries. Internally there are few features of landscape merit. There are some offsite TPO trees to the west, however they do not influence the application site. A veteran Ash tree (T17) is located along the site's northern boundary and has been retained as part of the considered landscape proposals. The smaller adjacent southern parcel of land (associated with Phase 1), recently consented for residential development, defines the southern boundary of the site, and is defined by an overgrown hedgerow, which although showing some signs of fragmentation, is considered a positive feature. The site slopes prominently from west to east, at approximately +134m AOD at its highest point, falling to +100m AOD at its lower lying eastern edge. The site's southern roadside boundary banks relatively steeply towards Dukes Meadow Drive and is characterised by mown grass and tree groups, which combine with the established urban parkland setting to the immediate south within the adjacent Hanwell Fields development, to create a verdant roadside character.

- 3.21. To the north, a localised valley establishes a rural landscape character between the settings of Banbury and Hanwell, creating a localised bowl between these two settlements, with the prominent field boundary vegetation and treescape creating an intimate and tranquil environment that is clearly less influenced by the surrounding urban settlement edge when compared to the site itself.
- 3.22. The site's more open southern boundary means that there are a number of views into the site's southern and lower lying eastern extents from Dukes Meadow Drive and the existing northern edge of Hanwell Fields and as such the site is perceived within the context of the settlement edge setting. Primary views towards the wider countryside to the north from the Dukes Meadow corridor are contained as a result of the sloping bank within the site's southern extents. The site is not legally publicly accessible.
- 3.23. In order to assess the effects on the landscape resource, GLVIA3 provides a number of definitions in relation to sensitivity which is derived from a combination of landscape susceptibility and landscape.
  - 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.”*

3.24. 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

3.25. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of the existing development edge immediately to the south and west reduces the susceptibility of the site to change resulting from residential development. The established vegetation structure associated with the localised landscape create a robust external edge to the site and form a defensible boundary between the settlement fringe and the wider rural setting to the north and west. It is therefore considered that the landscape character of the site has capacity to accommodate sensitively designed residential development. The susceptibility of the landscape resource to change of the type proposed is **low-medium**.

#### Landscape Value

3.26. TGN 02-21 Assessing landscape value outside national designations and GLVIA 3 sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;

- Recreation Value;
- Perceptual aspects; and
- Associations.

3.27. Table 1: Assessment of Landscape Value of the Site based on Box 5.1 criteria

Criteria	Assessment of Value
Landscape quality (condition)	Medium – The site reflects that of its locality, comprising an arable field with few internal landscape features of note.
Scenic quality	Low – There are no internal features associated with the site and as such the site itself is of limited scenic value.
Rarity	Low – medium, The development site comprises an area of arable land which is common in the localised setting and within the district and is not considered rare.
Representativeness	Low – There are no internal landscape features of note within the site that do not exist elsewhere within the setting of the site and it is considered that it does not contribute substantially to the representativeness of the wider setting.
Conservation Interests	Low – medium the existing boundary hedgerow to the north represent some ecological interest within the site's immediate setting. There are no localised or national landscape designations associated with the site or its localised setting.
Recreation Value	Medium – PRow exist in the locality.
Perceptual aspects	Low – The presence of existing development to the south, form notable urbanising features within the localised landscape fabric and reduce the perceived tranquillity of the site.
Associations	None – There are no known literary or historic associations with the site.

3.28. In terms of value, the landscape in which the site is immediately set is not formally designated and there are no known historic or literary associations with the site. The site is influenced by the presence of existing development to the south forms a notable urbanising element which detract from the tranquillity of the localised landscape.

3.29. The adjacent footpaths offer some localised recreational benefit.

- 3.30. The internal site area consists of low value grassland and scrub, reflecting its settlement edge character and offers little in the way of significant ecological or perceptual interest. As such it is considered that the site and its immediate countryside setting represent an ordinary landscape.
- 3.31. The application site is wholly separated from the Hanwell Conservation Area by both distance and intervening topography similar to the consented scheme to the south (Phase 1).
- 3.32. Aspect concludes that the landscape value of the site and its immediate setting is **low / medium**.

#### Landscape Sensitivity

- 3.33. Considering the assessment of the various factors above, it is considered that the typical value of the landscape character of the site is **low/medium**. The site is consistent in terms of its land use, features and elements with that of the immediate surrounding area and is not remarkable nor does it include any features which elevate above ordinary landscape. The site is not considered to represent a “valued landscape” in relation to the NPPF. When both value and susceptibility of the landscape resource are considered together, it is considered that the application site would typically be of **low / medium** landscape sensitivity.
- 3.34. With regard to the localised and wider rural landscape to the northeast, east and west of the site and settlement edge, the gently undulating topography which exists within the locality alongside the established vegetation structure and mature woodland blocks provide positive landscape features that also help to integrate the existing built edge within the landscape. Within the localised and wider landscape setting, it is considered that the landscape would be of **medium / high** sensitivity, as the distance from the development and, consequently tranquillity, increases.

#### **Visual Baseline Assessment**

- 3.35. The viewpoint locations have been informed through desk and field studies and are considered representative to this application. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.

- 3.36. The visual assessment is included within Appendix 2 and accords with GLVIA3 guidance and also Landscape Institute Technical Advice Note 06/19 dated September 2019.
- 3.37. The photographs were taken using a 35mm equivalent digital SLR camera at a 50mm focal length, when the weather was clear and with good visibility.
- 3.38. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 5 of this report.

## 4. DESCRIPTION OF THE PROPOSALS

- 4.1. Views of the site's eastern facing slope, on approach to the site from the east along Dukes Meadow Drive and the existing 3 and 4 storey apartment dwellings fronting onto the site's south eastern corner have been identified in addition to views from the adjacent Hanwell Fields Park, where the elevated nature of the site along the western extents of the site's southern boundary, results in some potential for built form to break the skyline.
- 4.2. The site lies within a changing, settlement fringe location, with extensive established and emerging development influencing both the immediate and localised settings. This has recently been increased by the presence of the consented Phase 1 residential development, which will occupy the adjacent field parcel to the immediate south of the site.
- 4.3. In character terms, deep development setbacks along Dukes Meadow Drive and the Hanwell Fields Park setting have established a positive landscape character, with space for extensive tree blocks and shrub stands and amenity grass to be established. These features assist in successfully integrating the settlement edge, within the receiving landscape, albeit prominent built form is clearly perceived to the immediate south east and west, contributing to the site's settlement fringe character.
- 4.4. The initial emerging proposals are illustrated within the accompanying Green Infrastructure Plan which seeks to protect and enhance the positive settlement edge character established along Dukes Meadow Drive.
- 4.5. An overview of the framework landscape proposals are provided as follows:
- Green Infrastructure will incorporate defensible green buffers, recreational opportunities and substantial planting, to create an attractive and diverse setting for the development and settlement edge, including:
    - landscape buffers along the boundaries incorporating wild meadow, grass verge, native tree and shrub thicket stands, reflective of the wider planting typology established along the wider sections of Dukes Meadow Drive;
    - Incorporation of native tree groups and native understorey shrub planting to sensitively anchor and visually integrate development at

the foot of the slope, without the need to fully screen the proposed built form;

- A landscape buffer along the site's southern boundary to incorporate new footpath links enhancing connectivity with the consented Phase 1 development;
  - A robust buffer along the site's northern boundary, will pull development back from the countryside setting to the north and incorporate further POS; and
  - A western landscape buffer will incorporate wild meadow and native tree planting to integrate with the adjacent open space and integrate the proposed built form whilst being carefully sited to retain views of the wider ridgelines to the east. A proposed NEAP will be sensitively integrated, allowing for a natural transition with the landscape setting that adjoins the site.
- A strategic landscape strip will extend through the development, running east to west, with sufficient development offsets to incorporate significant landscaping and urban tree planting opportunities to assist with visually breaking up the overall massing and perceived scale of development. This green finger will also act as a high quality natural focal point and pleasant green setting that runs through the heart of the development.
  - North – south green links spur off the landscape buffers and central green finger, enhancing wildlife connectivity and establishing a robust landscape framework that will penetrate and characterise the internal development areas.
  - Key boundary hedgerows and hedgerow trees will be retained and enhanced to establish a defensible green edge to the development and contribute to diversity along the landscape buffers.
  - New internal footpath links will take advantage of this opportunity to increase connectivity within the site and localised setting, with potential links taken across Dukes Meadow Drive, via the Phase 1 development, encouraging shared use of the POS facilities that are being proposed.

4.6. To test the visibility of the proposals cross section details appended to this report have been produced. These have reviewed and established the extent of development that could be introduced up the slope without harming views of the local and wider setting

4.7. Cross Section Details A1 and A2 reviews the impact of locating bungalow, two storey and three storey properties within the site on the long distance views between the site's western topography and the Overthorpe – Middleton Cheyney Ridgeline to

the east. Test section A2 establishes the limit of development up the slope up to +132m, where lower level bungalow properties would retain views along an east – west axis, from the Site's western edge, looking towards the wider ridgeline which establishes the hilltop settlements of Little Bourton, Overthorpe and Middleton Cheyney as you look north east, east and south east

- 4.8. This view is broadly represented by internal Viewpoint A within the attached Photographic Record, refer Appendix 2. Through a gradual reduction in building heights up the slope of the site, views of the wider ridgeline to the east will be maintained.
- 4.9. Whilst it is acknowledged, that views of the lower lying undeveloped parts of the site would be lost on approach from the east, they would be seen within the context of the adjacent built form emerging within Phase 1 to the immediate south, which will undoubtedly increase the visual presence of the settlement edge over the site itself. Views of the proposed built form will, therefore, be experienced within a well-established built up setting and would not appear prominent or jarring, within this baseline visual context. Importantly, as demonstrated by the supplementary section details, the positive and key visual relationship between the vegetated eastern and western ridgelines would be maintained.
- 4.10. Cross Section Detail B1 assesses the potential extent of visibility of development within the site from the PRoW 239/9. Due to the steeply sloping topography, which rises up to the immediate north west, views of development along the site's northern boundary would not be visible from this location. Wider views from Hanwell village to the north west, are highly visually contained and it is considered that the proposals will likely be not visible / barely perceived at most from this setting.

### **Proposed Green Infrastructure**

- 4.11. Following the above site analysis, the proposed Green Infrastructure is illustrated within the Landscape Strategy Plan. The key focus of the landscape proposals has been to continue the principals characteristics established in Phase 1 to ensure that views on approach to Banbury from the north east and east are not significantly harmed and that the development does not break the skyline in these views. A summary of the Green Infrastructure (GI) proposals is provided below:



- The open space to the west of the site will be retained and within the site's western boundary new native tree planting will be carefully set out to ensure that the views to the north east and east are maintained;
- Green Infrastructure will incorporate defensible green buffers, recreational opportunities and substantial planting, to create an attractive and diverse setting for the development and settlement edge.
- Main Green Linkages will be provided through east – west connections allowing movement and green corridors for people and wildlife.
- Secondary Green Linkages provide north – south connections through the development parcels, establishing sufficient development offsets to incorporate significant landscaping and urban tree planting opportunities. These secondary links will help to visually break up the overall massing of development, perceived approach to the site from the east.
- Boundary hedgerows and hedgerow trees will be retained and enhanced to establish a defensible green edge to the development and contribute to diversity within the Main Green Corridors.
- Linkages. The site is already well provided by recreational footpaths and cycle links. Further internal footpath links will take advantage of this opportunity too.

## 5. ASSESSMENT OF EFFECTS

### Effect upon Landscape Character

- 5.1. Having regard to the effect of the proposals upon the immediate localised landscape character, it is considered that the proposals represent a sustainable and appropriate high-quality development within the setting of Banbury.
- 5.2. The established vegetation structure and mature treescape which exists within the locality provides positive landscape features, which also help to integrate the existing built form and development edge within the wider landscape. This ensures that the proposals within the application site are not readily perceived and as a result will not have a significant impact upon the wider landscape character.
- 5.3. Furthermore, the site itself is influenced more by settlement edge associated with Hanwell fields and the recently consented scheme than the wider rural landscape setting.

### Site

- 5.4. The character assessment identifies that the application site itself has been influenced by the existing development edge and immediately surrounding urbanising influences, which has reduced its susceptibility to change. Whilst it is acknowledged that the site is greenfield, the proposals have ensured that most of the site's key landscape features being the boundary hedgerows will be retained and enhanced in addition to significant open space setting.
- 5.5. Significant open space areas will provide an extensive buffer of boundary offsets around the inner developable zone. These areas will incorporate new footpaths, which will be set within a high quality semi-natural environment incorporating new native tree planting, wildflower meadow and native shrub blocks, which will provide a sensitive transition between the more formalised internal streetscape settings and the immediate landscape and built environments.
- 5.6. However, it is acknowledged that given the greenfield nature of the site, there will initially be a high degree of change, with new built elements considered to make a change to the internal landscape setting. Over time, however as the open space planting matures, it is considered that the development will be further integrated within the immediate urbanised setting, resulting in a reduced, moderate degree of

change. Given the site's sensitivity, which is of low / medium, this results in a **Moderate** significance of effect, within a landscape that can accommodate change. This is not considered significant.

#### Localised Landscape Setting

- 5.7. The proposed development will have a limited effect on the character of the localised and wider landscape context as a result of the sensitively incorporated landscape proposals, incorporated within the sites extensive open spaces. The proposals will be well contained and have been set back from the higher ground to the west with these areas being planted to provide an appropriate enhanced setting.
- 5.8. It is considered that the proposed development would not significantly affect the landscape fabric of the site's localised and wider landscape setting. The site is closely related to prominent urbanising components which have created a changing landscape, including the Phase 1 consent, and as such the proposals will not introduce elements which are significantly at odds with the wider prevailing character. The proposed landscape treatments will ensure that a robust green edge to the development is created, establishing an enhanced woodland setting when perceived from the localised and wider landscape context. It is therefore considered that the proposed development will result in a Negligible – no change magnitude of change within the context of the site's localised setting, resulting in a significance of effect of **Negligible - None**.

#### Effect on the wider landscape setting

- 5.9. In terms of the wider landscape character, the proposals will not materially affect the key characteristics of the landscape setting. The extent of vegetation within the site's localised and wider setting combined with the site's wider topography affords a strong degree of containment and separation for the site. The introduction of the development will not alter the characteristics of the receiving character and there will be no perceptible change in magnitude. As a result, the significance of effect will be **None** (regardless of the sensitivity of the receptor).

### **Effect upon the Visual Environment**

- 5.10. It is acknowledged that the sloping nature of the site has meant that there are some localised and longer distance views available, however these are perceived within the context of the wider settlement of Banbury, the adjacent Hanwell Fields development and the more recent development that has been established within the Persimmon / Davidsons and Bellway sites, refer Site Location Plan, within the immediate and localised setting to the west and east respectively and which characterise these views. This will only be enhanced as the consented residential development within Phase 1, to the immediate south, comes forward.
- 5.11. Within the context of views from the lower lying valley setting to the north (VP 6), views of the internal site area are not available due to the intervening topography and established field boundary vegetation, which has established a compartmentalised landscape within the sloping valley face when looking north towards the site.
- 5.12. Short range views of the site are limited to the immediate built up setting along Dukes Meadow Drive on approach from the east where the sloping nature of the site allows for some intervisibility with the internal fieldscape. However, views on approach from the west of the internal developable part of the site are well contained by the fall of the topography and established intervening roadside vegetation which is typical of this route and the adjacent residential frontages.
- 5.13. A minor glimpsed view towards the site's western boundary is afforded from PRoW 120/107 via a small break within the otherwise well-established vegetation structure which contains this section of PRoW. It is considered therefore that any short distance views of the site are limited to within the immediate built up environment and that within this context, the proposed development would not appear alien or overly prominent within the character of these views.
- 5.14. Middle distance views are considered to be highly contained. Views from the southern edge of Hanwell village are contained by the intervening vegetation characterised by significant tree belts and a prominent mature woodland block established within the foreground of the adjacent fieldscape, in addition to the gently undulating topography associated with the intervening valley setting. As such the built edge of Hanwell Fields is not perceived, however, the large scale industrial

sheds established within the localised setting to the east of the site, along Noral Way and the recent Bellway development are visible.

5.15. Table 3: Visual Effects

Viewpoint	Location	Receptor	Sensitivity	Magnitude of Change	Significance of Effect
1	Hanwell	Footway users	High	Negligible-None	<b>Negligible</b>
<p>NOTES: Within the context of views from Hanwell (VP 1), the built edge of Hanwell Fields is not perceived, being contained by intervening vegetation that includes significant tree belts and a prominent mature woodland block, however, the large scale industrial sheds around Noral Way and the Bellway development (Ban 2) are visible, ensuring that the presence of Banbury is perceived. The site is not visible from these locations.</p> <p>A <b>negligible</b> significance of effect is not significant and the softening effect of mitigation planting will reduce significance even further.</p>					
2, 3 and 4	A422	Road users	Low	Negligible – None	<b>Negligible – None</b>
		Footpath users	High	Negligible	<b>Minor</b>
<p>NOTES: A small group of longer distance views have been identified to the north and east in which the site is perceived within the setting of Banbury. From within these views, the built-up setting of Banbury characterises the landscape on the opposing valley side, with development, including a mix of large scale industrial and smaller scale residential built form, are perceived rising up from the valley floor to the elevated ridgeline beyond the site to the west, noting that the development to the immediate south west resides on higher ground established on ground levels of +139m AOD. The site forms a relatively minor and small scale parcel, that is well contained by the surrounding development and the wooded skylines and valley slopes. It is considered that within this context and extended distance, the proposed development would form a minor component within these views, contained within the surrounding settlement edge and would not harm the general visual compositions, with the key fieldscape, sloping valley and wooded areas, remaining intact. It is considered therefore that the proposed development would not result in any significant harm on these views. Views on approach from the elevated section of the A422, which forms one of the key entrance points into Banbury are considered to be of low visual sensitivity, with motorists travelling at speed</p>					

	<p>along the busy dual carriageway towards the urban setting of Banbury. Within this context, views of the site will only be fleeting and would be perceived within the periphery of the field of view of drivers, whose primary focus is on the road ahead, rather than any focused perception or appreciation of the wider countryside. Furthermore, the intervening landform and vegetation established alongside the A422, clearly limits broader views of the surrounding countryside, which are limited to only a short stretch of the A422 highway. Overall, therefore, it is considered that the middle and longer distance identified, have capacity in visual terms, to accommodate the nature of change proposed.</p> <p>A <b>Negligible – None and Minor</b> significance of effect is not significant and the softening effect of mitigation planting will reduce significance even further.</p>				
<b>5</b>	A423	Residents / Footway and Road users	High - Low	No change	<b>None</b>
	<p>NOTES: Viewpoint 5 on the A423, road users and residents to the east will perceive the built form associated with BAN 2 which would screen the current view towards the site and as such this view will not be perceived.</p> <p>A <b>None</b> significance of effect.</p>				
<b>6</b>	PRoW 239/9	Footpath users	High	Negligible to none	<b>Minor</b>
	<p>NOTES: Views from within the lower lying valley setting to the north are well contained, due to the intervening valley topography and extensive treelines and woodland blocks. The intervening fieldscape displays an established a compartmentalised character within the sloping valley face and it is considered that the proposed roofscape would be partially visible from within the valley setting but would not result in any harm to its sense of perceived remoteness or tranquillity.</p> <p><b>Minor</b> significance of effect.</p>				
<b>7</b>	Dukes Meadow Drive	Motorist / road footway	Medium	Negligible	<b>Minor</b>
	<p>NOTES: Short range views of the site are limited to the immediate built up setting along Dukes Meadow Drive (noting the recently consented application will be built out) as the sloping nature of the site allows for some intervisibility with the internal fieldscape.</p> <p><b>Minor</b> significance of effect.</p>				
<b>8</b>	PRoW	Walk	High	None - Negligible	<b>Minor</b>
	<p>NOTES: A minor glimpsed view towards the site's western boundary is afforded from PRoW 120/107 via a small break within the otherwise well-established vegetation structure which contains this</p>				

	<p>section of PRow. ensuring that any potential visual impacts from this setting are likely to be highly limited. It is considered therefore that any short distance views of the site, are limited to within the immediate built up environment and that within this context, the proposed development would not appear alien or overly prominent within the character of these views.</p> <p>Negligible magnitude of change results in <b>Minor</b> significance of effect.</p>
--	---

5.16. The visual assessment illustrates that the proposal is visually well contained and integrated by the planting proposals and is only visible from receptors close to the site.

5.17. To conclude, the site is considered to be relatively well contained in visual terms. It is acknowledged that the sloping nature of the site has meant that there are some short range and longer distance cross valley views available, however these would be perceived within the context of the immediate and wider settlement of Banbury, that will be increasingly influential as the consented residential development, within Phase 1 to the south, emerges, in addition to the well-established Hanwell Fields development and the more recent development within the locality. Views from Hanwell Village to the north west have been tested, and it is considered that the proposed development would not be visible / barely perceived at most and would not result in any significant visual effects from this setting. Overall, it is considered that the site's immediate and localised visual environment, has capacity in visual terms, to integrate a sensitive, high quality residential settlement of the type proposed.

### **Effect upon Hanwell Conservation Area**

5.18. It must also be noted that the Conservation Area of Hanwell lies some 1.2 km from the proposals. The layout has sought to mirror the design principles of Phase 1, which was not considered to harm the setting of the Conservation Area and, as such, it is concluded that a similar no effect will result from the proposals.

### **Effect upon landscape related policy**

5.19. The Site is not subject to any qualitative landscape designations at a national or local level and, as set out above.

- 5.20. It is considered that a sympathetic, landscape-led development can be achieved within the Site that respects the localised landscape setting and will not give rise to significant landscape or visual harm.
- 5.21. The existing built-up area of Hanwell Fields forms a notable urbanising component within the Site's localised and wider setting and any proposed development would be seen within this context.
- 5.22. While it is acknowledged that the development of this Site would extend built form into greenfield land, the Site is well related to the existing settlement edge. The Site presents opportunities to provide sustainable land for residential use within the localised context of the settlement edge of Banbury that can be integrated without harm to the wider landscape setting.
- 5.23. It is considered that development of the Site for residential use comply with the aims and objectives of the NPPF and would not significantly affect the characteristics of the surrounding countryside. It is therefore considered that the Site could be developed in accordance with the relevant landscape policies and is a suitable site in landscape and visual terms for residential development.



## 6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) relating to an application seeking outline planning permission for a proposed 176 dwellings and associated car parking and landscaping off Duke's Drive, Hanwell, Banbury.
- 6.2. The site is located on the northern edge of Banbury, with the consented residential scheme within Phase 1 to the immediate south, pushing the settlement edge right up to the site's southern boundary. The site is not subject to any landscape specific qualitative designations. The site's localised context has seen considerable change through the recent expansion, including the consented Phase 1 to the immediate south, of the settlement edge as a result of extensive housing development, which is clearly perceived within the immediate and localised setting to the west, south and east respectively.
- 6.3. Having regard to the effect of the proposals upon the immediate localised landscape character, it is considered that the proposals represent a sustainable and appropriate high-quality development within the setting of Banbury.
- 6.4. It is acknowledged that given the greenfield nature of the site, there will initially be a high degree of change, with new built elements considered to make a change to the internal landscape setting. Over time, however, as the open space planting matures, it is considered that the development will be further integrated within the immediate urbanised setting, resulting in a reduced degree of change.
- 6.5. In terms of the wider landscape character, the proposals will not materially affect the key characteristics of the landscape setting. The extent of vegetation within the site's localised and wider setting combined with the site's wider topography affords a strong degree of containment and separation for the site. The introduction of the development will not alter the characteristics of the receiving character and there will be no perceptible change in magnitude, as a result the significance of effect will be none (regardless of the sensitivity of the receptor).
- 6.6. It is acknowledged that the sloping nature of the site has meant that there are some localised and longer distance views available, however, these are perceived within the context of the wider settlement of Banbury, the adjacent Hanwell Fields

development and the more recent development that has been established within the consented Phase 1, Persimmon / Davidsons and Bellway sites within the immediate and localised setting to the south, west and east respectively and which characterise these views.

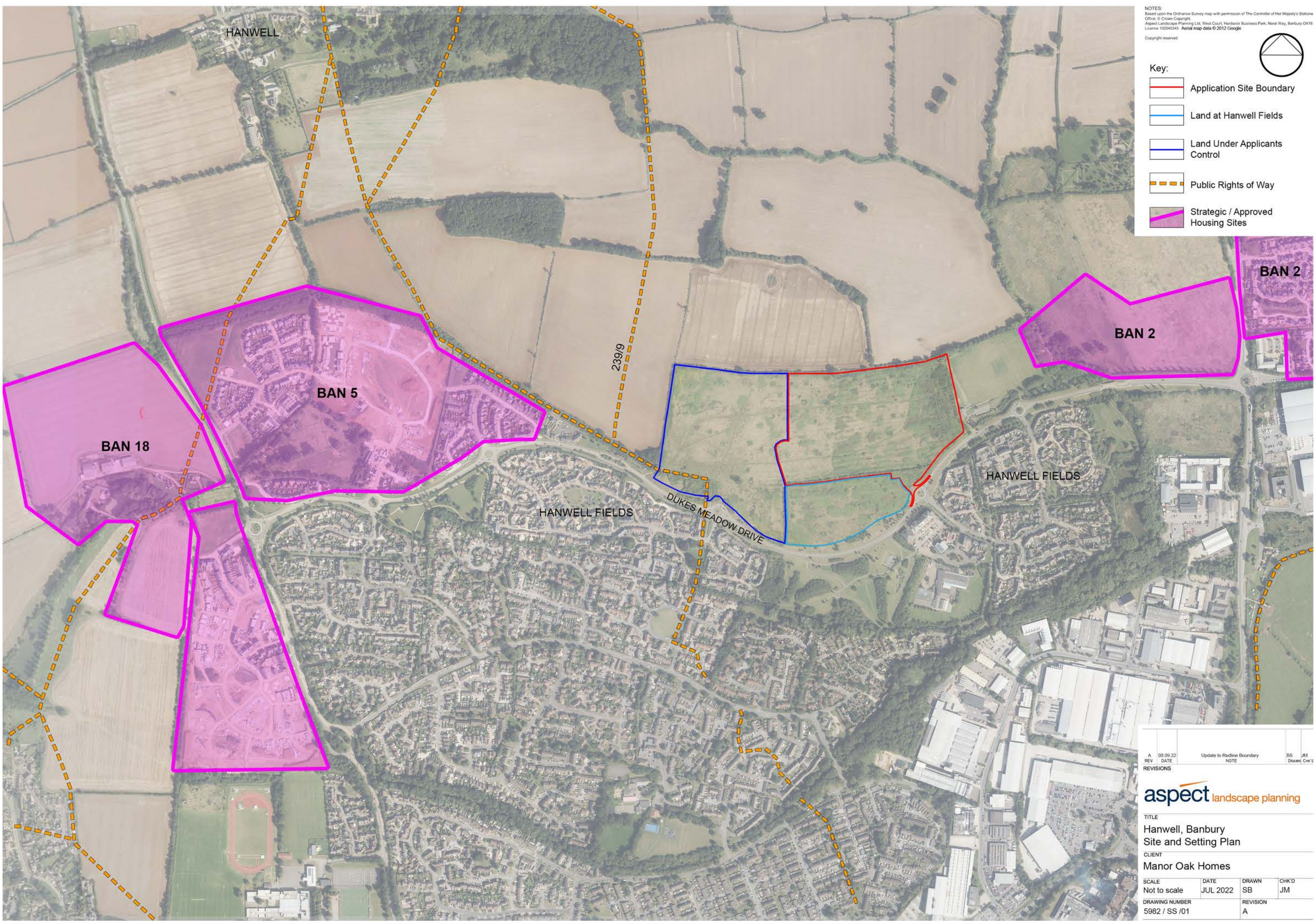
- 6.7. Middle distance views are considered to be highly contained. Views from the southern edge of Hanwell village are contained by the intervening vegetation characterised by significant tree belts and a prominent mature woodland block established within the foreground of the adjacent fieldscape, in addition to the gently undulating topography associated with the intervening valley setting. As such the built edge of Hanwell Fields is not perceived, however, the large scale industrial sheds established within the localised setting to the east of the site, along Noral Way and the recent Bellway development are visible.
- 6.8. It is acknowledged that the sloping nature of the site has meant that there are some short range and longer distance cross valley views available, however, these would be perceived within the context of the immediate and wider settlement of Banbury, the adjacent Hanwell Fields development and the more recent development. Overall, it is considered that the site's immediate and localised visual environment, has capacity in visual terms, to integrate a sensitive, high quality, residential settlement.
- 6.9. It must also be noted that the Conservation Area of Hanwell lies some 1.2 km from the proposals. The layout has sought to mirror the design principles of Phase 1 which was not considered to harm the setting of the Conservation Area and, as such, it is concluded that a similar no effect will result from the proposals.
- 6.10. It is considered that development of the Site for residential use complies with the aims and objectives of the NPPF and would not significantly affect the characteristics of the surrounding countryside. It is therefore considered that the Site could be developed in accordance with the relevant landscape policies and is a suitable site in landscape and visual terms for residential development.

## **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, Handwick Business Park, Naval Way, Banbury OX16 5LP  
 Licence 100063463. Aerial map data © 2012 Google  
 Copyright reserved



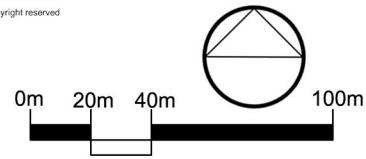
- Key:
- Application Site Boundary
  - Land at Hanwell Fields
  - Land Under Applicants Control
  - Public Rights of Way
  - Strategic / Approved Housing Sites



REV	DATE	NOTE	DRAWN	CHK'D
A	08.09.22	Update to Redline Boundary	BS	JM

**aspect** landscape planning

TITLE			
Hanwell, Banbury Site and Setting Plan			
CLIENT			
Manor Oak Homes			
SCALE	DATE	DRAWN	CHK'D
Not to scale	JUL 2022	SB	JM
DRAWING NUMBER		REVISION	
5982 / SS / 01		A	



TRANQUIL VALLEY SETTING & RURAL CHARACTER TO THE NORTH RETAINED

MAIN GREEN LINKAGES. EAST - WEST CONNECTIONS PROVIDE MOVEMENT & GREEN CORRIDORS FOR PEOPLE & WILDLIFE WITHIN THE DEVELOPMENT

STRONG GREEN BUFFERS COMPRISING OF SUBSTANTIAL GI, INCLUDING STRUCTURAL PLANTING TO CREATE AN ATTRACTIVE SETTING FOR THE DEVELOPMENT AND SETTLEMENT EDGE WHICH PROVIDES POSITIVE LINKS WITH THE WIDER LANDSCAPE AND URBAN SETTINGS, WITH INFORMAL RECREATION OPPORTUNITIES

POTENTIAL FOR ADDITIONAL RECREATION PROVISION

SECONDARY GREEN LINKAGES. NORTH - SOUTH CONNECTIONS CREATE GREEN CORRIDORS THROUGH THE DEVELOPMENT INCORPORATING ROBUST STREET TREE PLANTING TO ASSIST WITH VISUALLY BREAK UP THE EXTENT OF DEVELOPMENT WHEN VIEWED FROM THE EAST

VERDANT TREE LINED CHARACTER ALONG DUKES MEADOW DRIVE RETAINED AND ENHANCED WITH FURTHER TREE GROUPS



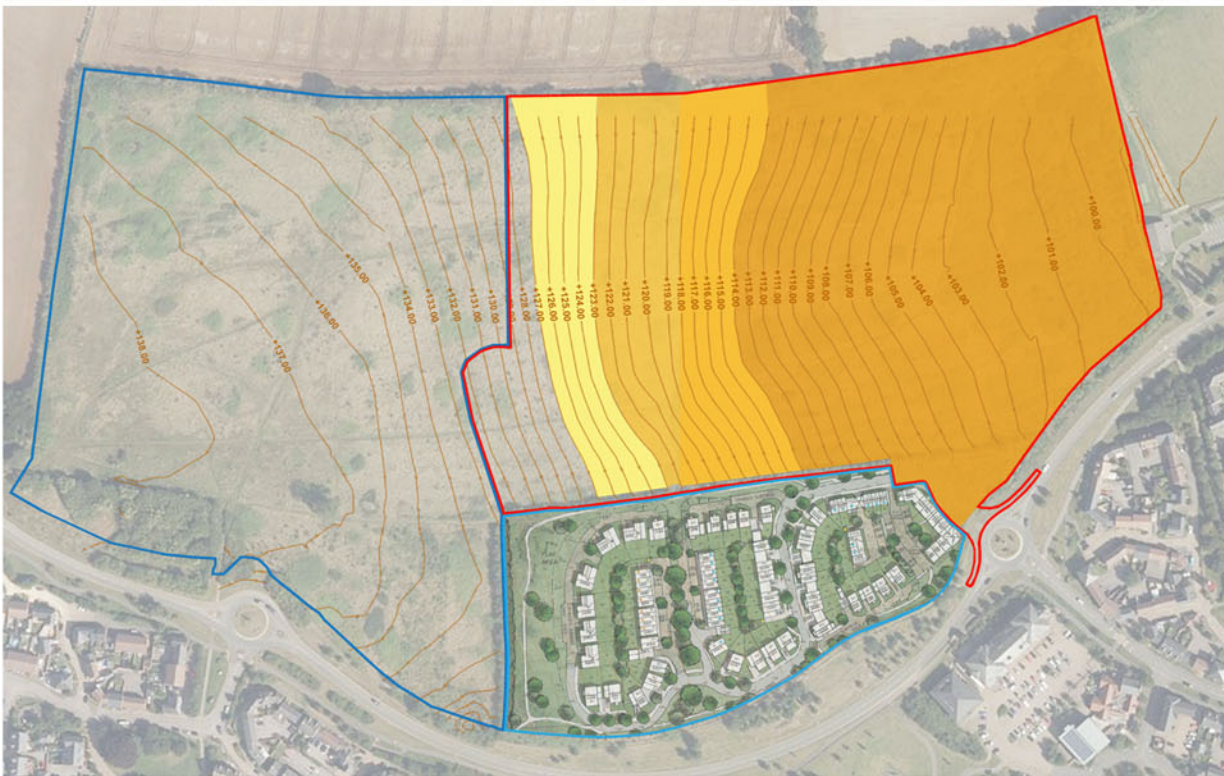
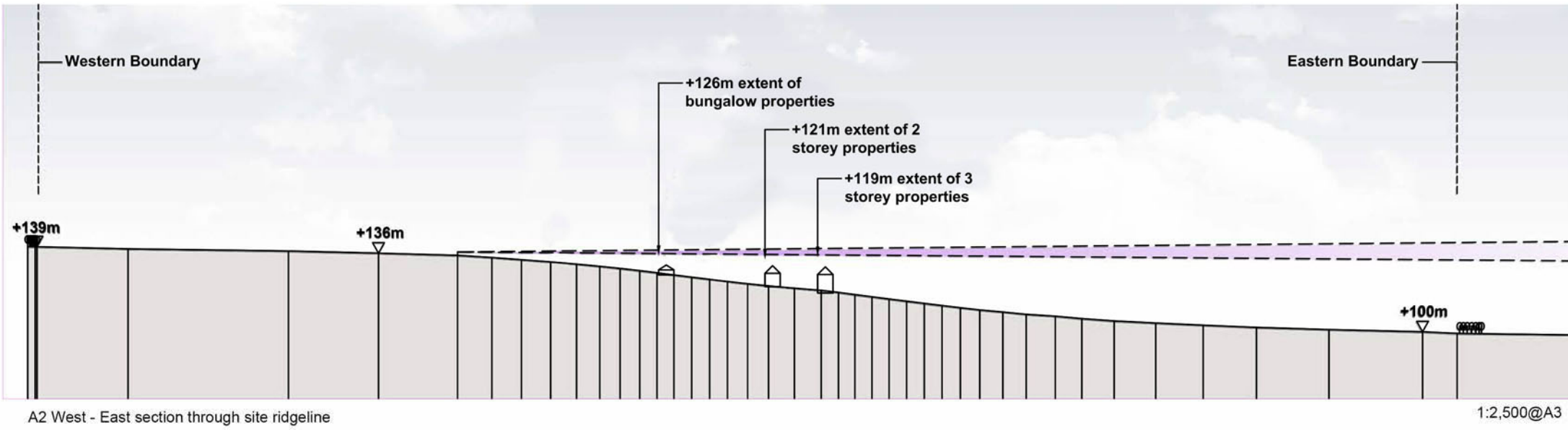
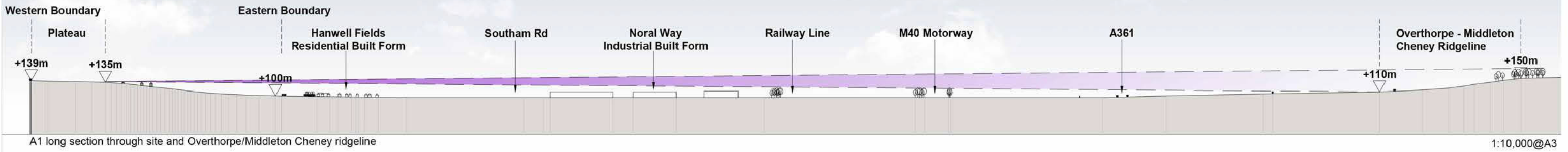
- Key:
- Existing Foot and Cycle Links
  - Proposed Footpath Links
  - Key Hedgerows & Trees Retained and Reinforced

REV	DATE	NOTE	DRAWN	CHK'D
F	23.09.22	Updated to team comments		
D	13.09.22	Updated to team comments		
C	07.09.22	Updated to team comments		
B	22.07.22	Updated to team comments		
A	14.09.20	Updated to team comments		

**aspect** landscape planning

TITLE			
Dukes Meadow Drive, Hanwell Green Infrastructure Plan			
CLIENT			
Manor Oak Homes			
SCALE	DATE	DRAWN	CHK'D
1:2500 @ A3	SEP 2020	JM	
DRAWING NUMBER	REVISION		
5982/ GI / ASP3	E		

**TEST SECTION DETAILS TAKEN FROM THE SITE'S ELEVATED WESTERN PLATEAU THROUGH THE NORTHERN EDGE OF BANBURY TO THE ELEVATED RIDGELINE BETWEEN OVERTHORPE & MIDDLETON CHEYNEY, ESTABLISHING THE EXTENT OF DEVELOPMENT UP THE SLOPE THAT WOULD MAINTAIN VIEWS BETWEEN THESE TWO SETTINGS.**

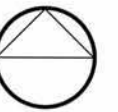


Plan view illustrating potential extent of development up the slope

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, Hanwick Business Park, Noral Way, Banbury OX16 2AF.  
Licence 100045345 Aerial map data © 2012 Google  
Copyright reserved

KEY:

- Bungalows ( shown at 4.3m)
- 2 Storey Properties (shown at 9.5m)
- 3 Storey Properties (shown at 12m)
- Potential site lines looking east from plateau

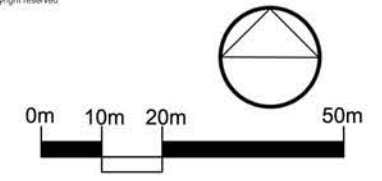


REV	DATE	NOTE	DRAWN	CHK'D

**aspect landscape planning**

TITLE			
Hanwell, Banbury Site Analysis Section Detail			
CLIENT			
Manor Oak Homes			
SCALE	DATE	DRAWN	CHK'D
N/A	JUL 2022	SB	JM
DRAWING NUMBER	REVISION		
5982 / CSP / 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, Hardwick Business Park, Naval Way, Banbury OX16 1LJ  
 Licence 100049345  
 Copyright reserved



- Key:
- Site Boundary
  - Proposed Tree Planting
  - Proposed Ornamental Shrub Planting
  - Proposed Native Shrub Planting
  - Proposed Ornamental Hedgerow
  - Proposed Native Hedgerow
  - Wildflower Grass Mix
  - Marginal grass Mix



A	07/09/22	Update to latest layout	BS	JM
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

TITLE  
 Hanwell, Banbury  
 Landscape Strategy Plan  
 CLIENT  
 Manor Oak Homes

SCALE	DATE	DRAWN	CHK'D
Not to scale	AUG 2022	SB	BW
DRAWING NUMBER	REVISION		
5982/ LSP / ASP3	A		

## **APPENDIX 1**



## **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**

<b>Sensitivity</b>	<b>Definition</b>
<b>High</b>	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.
<b>Medium</b>	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.
<b>Low</b>	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
<b>Negligible</b>	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**

<b>Sensitivity</b>	<b>Definition</b>
<b>High</b>	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.
<b>Medium</b>	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.
<b>Low</b>	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.
<b>Negligible</b>	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
<b>High</b>	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.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
<b>Low</b>	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.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
<b>No Change</b>	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**

<b>Significance</b>	<b>Threshold Definition</b>
<b>Major</b>	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.
<b>Moderate</b>	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.
<b>Minor</b>	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.
<b>Negligible</b>	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
<b>None</b>	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.

**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.


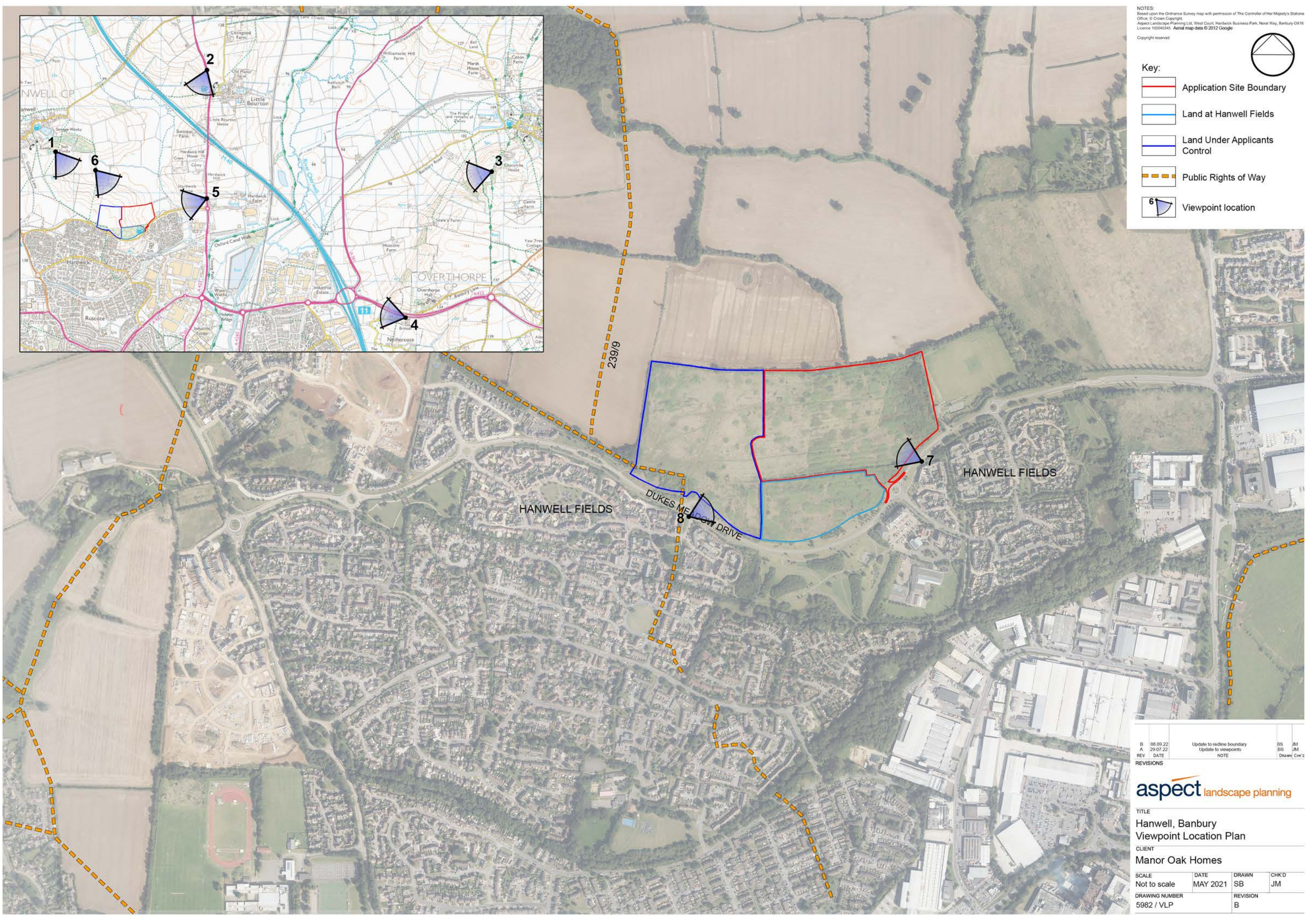
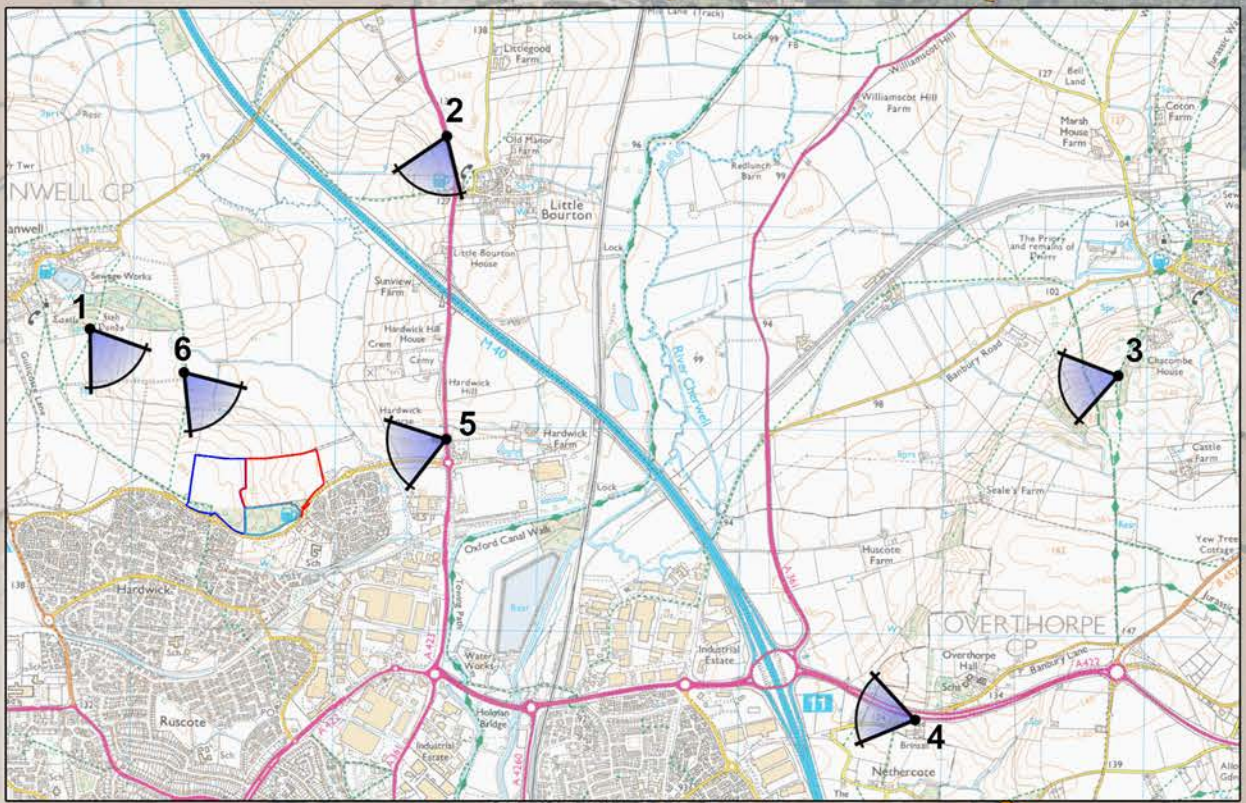
## **APPENDIX 2**



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, Hanwick Business Park, Naval Way, Banbury OX16 5LP  
 Licence 100060340. Aerial map data © 2012 Google  
 Copyright reserved

**Key:**

- Application Site Boundary
- Land at Hanwell Fields
- Land Under Applicants Control
- Public Rights of Way
- Viewpoint location

REV	DATE	NOTE	BY	CHK'D
B	08.09.22	Update to redline boundary	BS	JM
A	29.07.22	Update to viewpoints	BS	JM
REV	DATE	NOTE	BY	CHK'D
REVISIONS				DRAWN: CHK'C



**TITLE**  
Hanwell, Banbury  
Viewpoint Location Plan

**CLIENT**  
Manor Oak Homes

SCALE	DATE	DRAWN	CHK'D
Not to scale	MAY 2021	SB	JM
DRAWING NUMBER	REVISION		
5982 / VLP	B		



Direction of application site located  
beyond intervening vegetation within  
the valley setting to the north and north  
west

Wider fieldscape within  
valley to north of site

**Viewpoint 1**



Wider settlement setting  
of Banbury

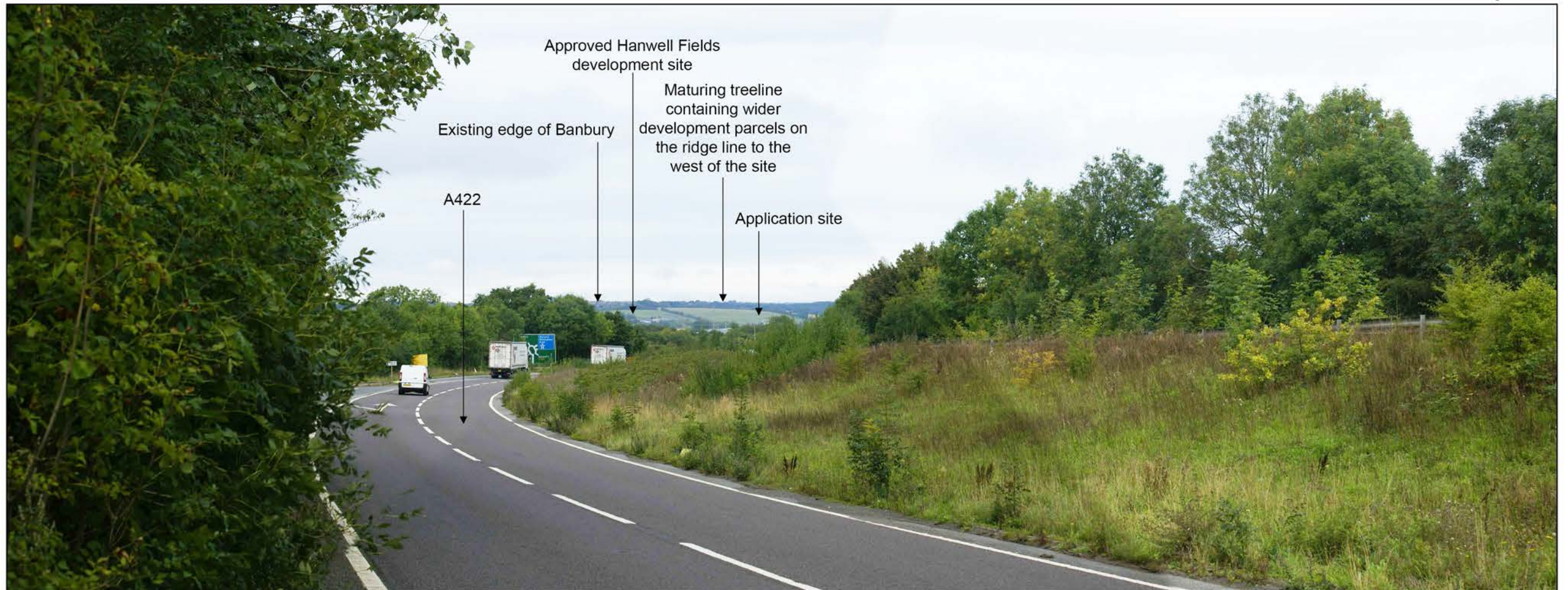
Approved Hanwell  
Fields development site

Application site

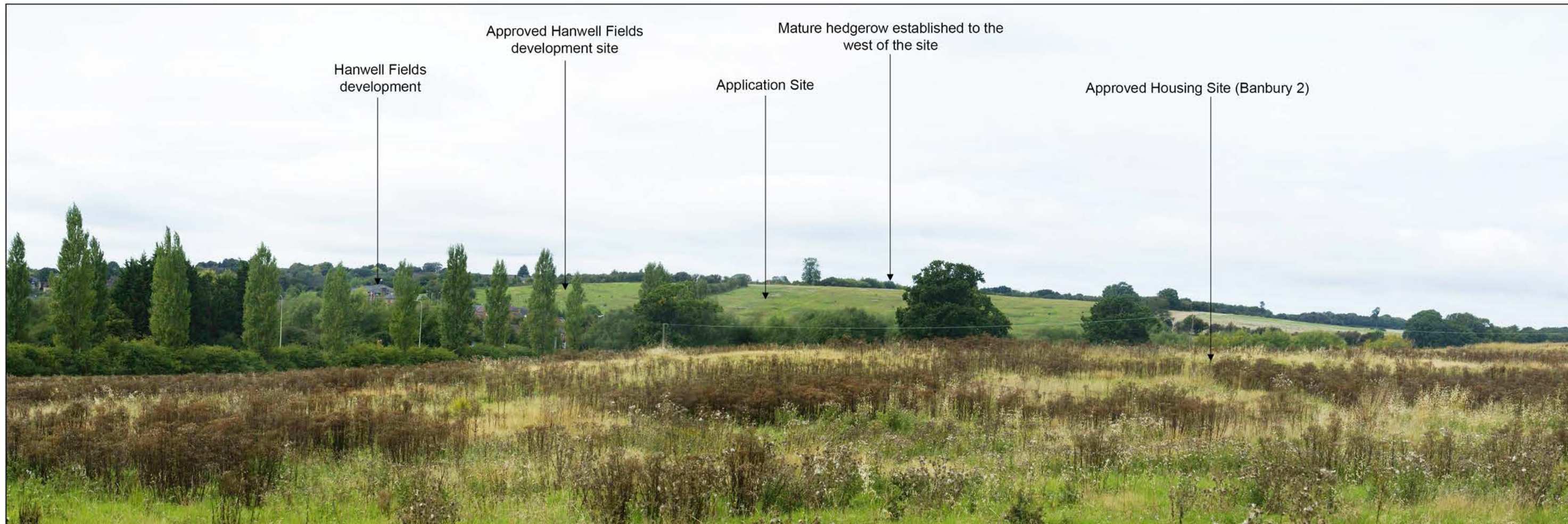
**Viewpoint 2**



**Viewpoint 3**



**Viewpoint 4**



Hanwell Fields development

Approved Hanwell Fields development site

Application Site

Mature hedgerow established to the west of the site

Approved Housing Site (Banbury 2)

**Viewpoint 5**



Mature vegetation structure containing the site's northern boundary

Mature vegetation structure containing the surrounding field parcel to the west of the site.

PRoW 239/9

**Viewpoint 6**



**Viewpoint 7**



**Viewpoint 8**

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](mailto:info@aspect-landscape.com)  
W: [www.aspect-landscape.com](http://www.aspect-landscape.com)