

LAND AT THE LEYS,  
ADDERBURY.

**Landscape and Visual Appraisal**

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## **PLANS**

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## **1. INTRODUCTION**

- 1.1. Aspect Landscape Planning Ltd has been instructed by Framptons Planning to review the landscape and visual matters relating to the proposed development comprising three dwellings on land at the Leys, Adderbury. The location of the site is illustrated on Plan ASP1 and ASP2.
- 1.2. This Landscape and Visual Appraisal is not a detailed Landscape and Visual Impact Assessment (LVIA) but seeks to introduce the principle of development into the context of the existing landscape character, visual environment and landscape related policy to assess the ability of the site to integrate future development.
- 1.3. This appraisal should be read alongside the other supporting material which accompanies this submission.

## 2. BASELINE ASSESSMENT

### **The Site and its Setting**

- 2.1. The site is located to the rear of existing properties off The Leys, Adderbury, south of a dismantled railway line. The site comprises an area of unmanaged scrubland with occasional mature ornamental trees, with a derelict tennis court also being located adjacent to the southern site boundary. The site location is illustrated within its wider context on Plan ASP1 and ASP2.
- 2.2. The northern site boundary is defined by a concrete service road running broadly east to west, with a dismantled railway located beyond. The dismantled railway corridor comprises a degree of earth mounding which has been established by mature vegetation affording a strong degree of containment to the site from the north. The eastern site boundary extends into further scrubland with occasional mature trees. The southern site boundary is defined by the side curtilage of existing residential development located off The Leys, defined by a timber close board fence topped with trellis. The western site boundary is defined by a concrete service road and The Leys road corridor.
- 2.3. The site is not subject to any national or local landscape designations; however, it is acknowledged that the Adderbury Conservation Area lies to the west of the site and the associated vehicular access. The Conservation Area boundary extends along the dismantled railway line to the north of the site and The Leys corridor to the south west.

### **Topography**

- 2.4. The application site itself is located on gently sloping land, falling from approximately 95m AOD in the western extent of the site to approximately 90m AOD to the east. The existing railway corridor to the north of the site comprises an earth bund with mature vegetation structure, which entirely contains views from the north. The landform falls to the east upon the approach to Sor Brook. The localised topography to the south and west gently rises upon the approach to Berry Hill Road and Horn Hill Road respectively.

### **Public Rights of Way (PRoW)**

- 2.5. An existing Public Right of Way bisects the site, extending diagonally from the south eastern corner to the northern boundary, where the footpath then follows a concrete service road. It is considered that this Public Right of Way is not commonly walked, with no clear route though the scrubland being apparent. A number of footpaths are present in the immediate and localised setting of the site, notably to the south west, south east and east which connect the existing settlement edge of Adderbury with the wider countryside setting to the south.

### **Landscape Related Policy**

- 2.6. The site is covered by the 'saved policies' of the Cherwell District Council Local Plan (Adopted 1996), Adopted Cherwell Local Plan 2011-2031 (Part 1), Emerging Cherwell Local Plan 2011 – 2031 (Part 2) and Adopted Adderbury Neighbourhood Plan 2014 – 2031.
- 2.7. Within the Adderbury Neighbourhood Plan the site is located outside of the defined settlement boundary (Policy AD1), and immediately adjacent to an area of Green Infrastructure (Policy AD2). It is also noted that the site lies within the immediate setting of, but outside of, the Adderbury Conservation Area. Policy AD1: Adderbury Settlement Boundary states:

***“Development proposals will not be supported outside the Adderbury Settlement Boundary unless it is demonstrated they will enhance, or at least not harm, local landscape character. New isolated homes in the countryside will not be supported except in special circumstances described in paragraph 55 of the Framework. Proposals for the provision of affordable housing on rural exception sites immediately adjacent to the Adderbury Settlement Boundary will be supported where they meet an identified local need and relate well to the built form of the existing settlement”.***

- 2.8. Paragraph 5.9 of the Neighbourhood Plan further states that:

***“In respect of proposals located outside the boundary, the policy operates alongside LP1 Policy ESD13. This is to ensure that they are compatible with the objective of that policy of protecting and enhancing the local landscape***

***and to restricting development to that for which a countryside location is essential.”***

- 2.9. As noted above, the site is located within the immediate setting of the dismantled railway corridor, which is identified within the Neighbourhood Plan as being an area of Green Infrastructure. Policy AS2: Green Infrastructure states:

***“Development proposals on land that lies within or immediately adjoining the defined Network must demonstrate how they maintain or enhance its integrity and green infrastructure value, by way of their landscape schemes, layouts, access and or through equivalent alternative provision nearby.”***

- 2.10. Within the Adopted Cherwell Local Plan 2011 – 2031 (Part 1), Policy ESD 13: Local Landscape Protection and Enhancement 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.”***

### **National Landscape Character**

- 2.11. In terms of the wider landscape character, within the Natural England National Character Assessment, the site is located within NCA95: 'Northamptonshire Uplands'. This assessment provides a useful introduction to the landscape of the region but does not take on board the subtle changes in landscape and a site-specific context.

### **Localised Landscape Character Assessment**

- 2.12. At a more local level, Oxfordshire County Council have prepared the Oxfordshire Wildlife and Landscape Study which identifies the character of the landscape within the county. This assessment identifies that the site lies within the 'Upstanding Village Farmlands' Landscape Character Area.

- 2.13. The key characteristics of the Upstanding Village Farmlands are identified as being:

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

### **Aspect's Landscape Character Appraisal**

- 2.14. The ornamental tree species and existing built features (tennis court) within the site combined with the immediate setting of existing residential development results in the site itself being perceived as an unmanaged private garden / area of derelict land. The internal components of the site including the urbanising boundary treatments reinforce a settlement fringe character, with the site itself having a strong relationship with the existing settlement of Adderbury. The densely vegetated nature of the site and its immediate setting affords a compartmentalised site character, restricting middle and long distance views. The site is not nationally or locally designated and is not considered to represent a valued landscape in relation to the NPPF.



### **3. DESCRIPTION OF PROPOSALS**

- 3.1. The proposed development is illustrated within its context within Appendix 2 Site Layout Plan. The layout has been carefully developed to complement the receiving landscape setting and seeks to retain all key vegetation structure where appropriate to assist in the successful integration of the proposals into the receiving visual environment.
- 3.2. The proposals comprise erection of three detached residential dwellings with associated garages and private driveways. Proposed access will be gained from the existing concrete service track which defines the northern site boundary.
- 3.3. The existing scrub vegetation and rough grassland will be cleared, with the tennis court removed, being replaced by appropriate tree, shrub and hedgerow planting set within areas of amenity and wildflower grassland. The proposed siting and layout of the dwellings will ensure that the site relates well to the existing settlement edge, with the size, scale and massing of the proposals being comparable to the adjacent settlement edge.
- 3.4. The retention and enhancement of the key vegetation where appropriate will maintain the high degree of visual containment which is currently afforded to the site. Additional planting will not only contribute to the sustainability of the site, but also assists in creating a high quality development which sits well within its landscaped context.
- 3.5. The development of the site has been informed by the landscape and visual assessment. The proposals have been developed to ensure that a carefully considered and sensitive approach is achieved. The vegetated nature of the site will be retained and further enhanced through additional tree and hedgerow planting.
- 3.6. The landscape proposals have been informed by the site constraints and opportunities, and local policy objectives to ensure that an appropriate and high quality landscaped setting is achieved.

#### **4. POTENTIAL LANDSCAPE & VISUAL EFFECTS**

4.1. The Landscape and Visual Appraisal does not include a detailed assessment of effects, but seeks to assess the principle of introducing the redevelopment of the site to a residential use. This will be considered within the context of the receiving landscape and visual environment as identified within the baseline assessment.

##### **Effect upon Landscape Character**

4.2. The site currently comprises an area of unmanaged scrubland / derelict land on the settlement edge of Adderbury. The immediate presence of existing residential development to the west and south, combined with the internal areas of hardstanding, fenced boundary treatments and extensive unmanaged ornamental planting reinforces a settlement edge character. The mature internal vegetation structure combined with the existing vegetation within the immediate setting of the site provides a compartmentalised site character, with the site itself relating more readily to the existing settlement edge to the west than the wider rural landscape to the south east and east.

4.3. The proposed development has been carefully considered to ensure the retention of key mature vegetation on site where appropriate, with the proposed dwellings maintaining a suitable development offset to ensure their future health and long term growth. It is therefore considered that the vegetated character of the site and the immediate setting will not be compromised by the introduction of the proposed development.

4.4. It is considered that the introduction of a sensitively designed and located residential development will not introduce new or alien features that do not already exist within the site or within the localised receiving landscape context. The proposals have been sensitively designed to ensure the successful integration of the development into the localised and wider landscape, with the existing key mature vegetation being retained where appropriate. The proposals will be seen within a mature vegetated setting, against the existing settlement edge of Adderbury.

4.5. It is considered that the proposals represent a sympathetic use of the application site and can be successfully integrated into the receiving landscape character without significant adverse effects.

## Effect upon Visual Environment

- 4.6. In reviewing the effects upon the visual environment, the extent of mature vegetation within the immediate and localised setting of the site entirely restricts views to the immediate and localised road corridors and Public Right of Way network. The visual assessment can be found in Appendix 1 of this report. Viewpoints A and B within the visual assessment represent internal viewpoints, included for context.
- 4.7. Viewpoint 1 is taken from The Leys road corridor, looking down the Public Right of Way corridor which extends across the site. The viewpoint illustrates the vegetated nature of the footpath corridor which affords a strong degree of containment to the site from this location.
- 4.8. Viewpoint 2 is taken from the concrete service road / Public Right of Way which defines the northern site boundary. The viewpoint illustrates the extent of vegetation along the northern site boundary and within the site itself. It is considered that as part of the proposed development, the understorey scrub and self-seeded vegetation will be cleared, being replaced with proposed tree, shrub and hedgerow planting, ensuring that the vegetated character of the site is maintained.
- 4.9. Viewpoint 3 is taken from the Lucy Plackett Playing Field to the north of the site. The mature intervening vegetation associated with the dismantled railway corridor affords a strong degree of containment to the site entirely restricting views to the south.
- 4.10. Viewpoints 4 and 5 are taken from the localised Public Right of Way network to the south of the site. The viewpoints illustrate the extent of vegetation within the sites immediate and localised context, which affords a strong degree of containment to the site itself. The site's internal vegetation structure contributes to this vegetated setting and will be retained where appropriate as part of the development.
- 4.11. It is acknowledged that views towards the site are available from the road corridors and Public Rights of Way within the site's immediate and localised context, however longer distance views are entirely contained by intervening topography, vegetation and built form. Within views from the immediate and localised setting, the proposals will be seen in place of the existing scrubland and within the setting of the existing settlement edge of Adderbury. It is considered that the implementation of the proposals into the site can be successfully integrated into the receiving landscape

setting. The existing key vegetation will be retained where appropriate, assisting in the successful integration of the proposed development into the receiving visual environment. Whilst the proposals will be apparent within the immediate setting, they will not introduce new or alien features into the receiving landscape and will be seen within a mature green context.

### Effect upon Landscape Related Policy

4.12. It is considered that the proposals are in line with the aims and objectives of the policies within the Adopted Cherwell Local Plan 2011 – 2031 (Part 1) and Adopted Adderbury Neighbourhood Plan. Tables 1 & 2 below list the general principles identified within Policies AD1 & AD2 (Neighbourhood Plan) and Policy ESD13 (Local Plan), and address each principle of the policies in turn, identifying how the proposals respond to the landscape related policy.

Table 1: Response to Landscape Related Policy within the Adderbury Neighbourhood Plan

| Policy Principles  | Response of the Proposals   |
|--|---|
| The proposals should enhance, or at least not harm, local landscape character.         | <p>The application site currently comprises an area of unmanaged scrubland / derelict land on the settlement edge of Adderbury which forms a detracting feature within the localised landscape setting. The immediate presence of existing residential development to the west and south, combined with the internal areas of hardstanding, fenced boundary treatments and extensive unmanaged ornamental planting reinforces a settlement edge character.</p> <p>The proposals represent a high quality development which will be seen in place of the unmanaged scrubland which currently characterises the site, and is not considered to represent significant harm to the landscape character.</p> |
| The proposals should relate well to the built form of the existing settlement.         | The site is located immediately adjacent to the existing settlement edge, with the proposals remaining comparable in terms of scale, mass and bulk to the adjacent residential development.   |
| The proposals should maintain or enhance its integrity and green infrastructure value. | The adjacent area of green infrastructure (dismantled railway corridor) to the north of the site will not be affected by the development. The proposed layout seeks to retain key   |

|  |   |
|--|---|
|  | vegetation on site where appropriate, ensuring that the vegetated nature of the site is maintained. |
|--|---|

**Table 2: Response to Landscape Related Policy within the Adopted Cherwell Local Plan**

| <b>Policy Principles</b>  | <b>Response of the Proposals</b>  |
|---|---|
| The proposals should not cause undue visual intrusion into the open countryside.                            | The extent of mature vegetation within the site and its immediate setting creates a compartmentalised site character, entirely restricting long distance views towards the site. As part of the proposals the existing key vegetation within the site will be retained where appropriate, maintaining the extent of visual containment afforded to the site, ensuring the proposals can be successfully integrated into the receiving visual environment. |
| The proposals should not cause undue harm to important natural landscape features and topography.           | The proposed development will retain key existing vegetation where appropriate and will not significantly alter the existing topography. It is therefore considered that the proposals will not result in any undue harm to important natural landscape features or topography.   |
| The proposals should not be inconsistent with local character.  | The site itself is heavily influenced by existing urbanising features, including the immediate presence of the settlement edge of Adderbury. The proposals will be seen within this context and as such will not be inconsistent with the existing local character.   |
| The proposals should not impact on areas judged to have a high level of tranquillity.                       | The site and it's localised setting is not identified as having a high level of tranquillity.   |
| The proposals should not harm the setting of settlements, buildings, structures or other landmark features. | The site is located immediately adjacent to the existing settlement edge, and currently comprises an area of unmanaged scrubland. The introduction of sensitively designed residential development into this setting will not significantly effect the setting of existing development.   |
| The proposals should not harm the historic value of the landscape.  | The site is located adjacent to the Adderbury Conservation Area. The proposed dwellings in the main body of the site have been sensitively designed and carefully considered to respect the setting of the Conservation Area.   |

- 4.13. It is considered that the proposed development is appropriate in this location and will not compromise the landscape aims and objectives set out within the Adopted Local Plan 2011 – 2031 (Part 1) or Adderbury Neighbourhood Plan.

## 5. SUMMARY AND CONCLUSIONS

5.1. Aspect Landscape Planning Ltd has been instructed by Framptons Planning to review the landscape and visual matters relating to proposed residential development comprising three detached dwellings on land at The Leys, Adderbury.

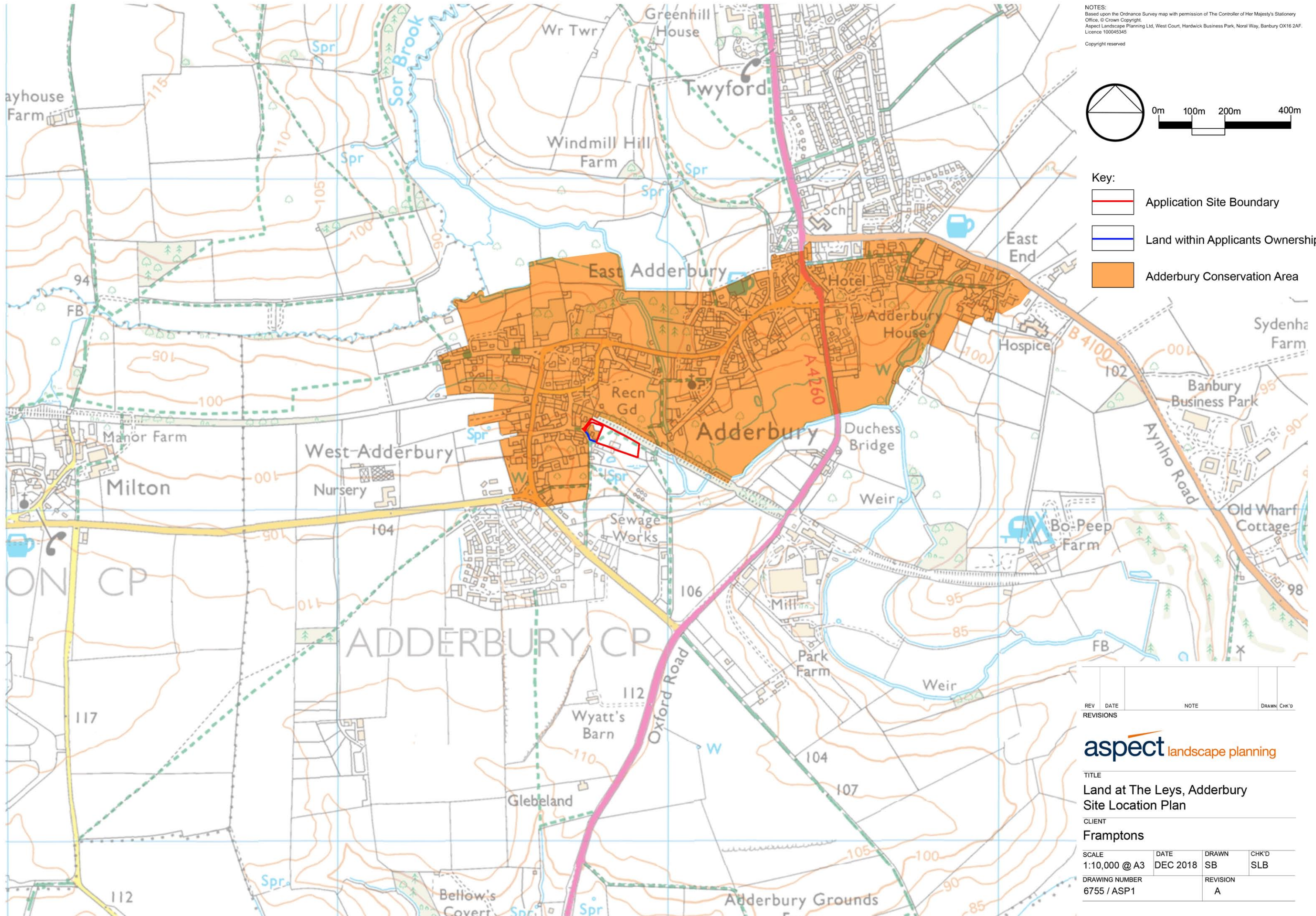
5.2. The main landscape conclusions are that given the current use and condition of the site alongside the robust landscape strategy, the principle of development of the site for residential use would be appropriate and would not cause significant harm to the site and localised or wider setting. The main findings of the assessment are listed below:

- The development of the site will not result in significant impacts upon landscape character;
- The new proposals will be seen as comparable in terms of bulk, scale and mass to the existing settlement edge developments;
- The retention and enhancement of the key existing vegetation where appropriate will ensure a mature green setting to the site is maintained;
- The development of the site can be successfully integrated into the receiving landscape setting;
- The development complies with the aims and objectives of the adopted Cherwell Local Plan 2011 – 2031 (Part 1) and Adopted Adderbury Neighbourhood Plan.

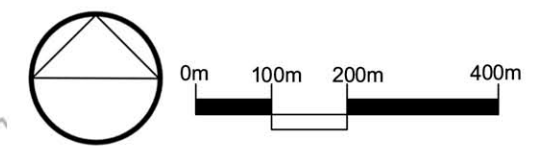
5.3. It is therefore considered that the site and receiving environment have the capacity to accommodate sensitively designed development that will respond to the localised context and will not result in significant harm to the landscape character, visual environment, and is supportable from a landscape and visual perspective.

## **ASPECT PLANS**





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- Key:
- Application Site Boundary
  - Land within Applicants Ownership
  - Adderbury Conservation Area

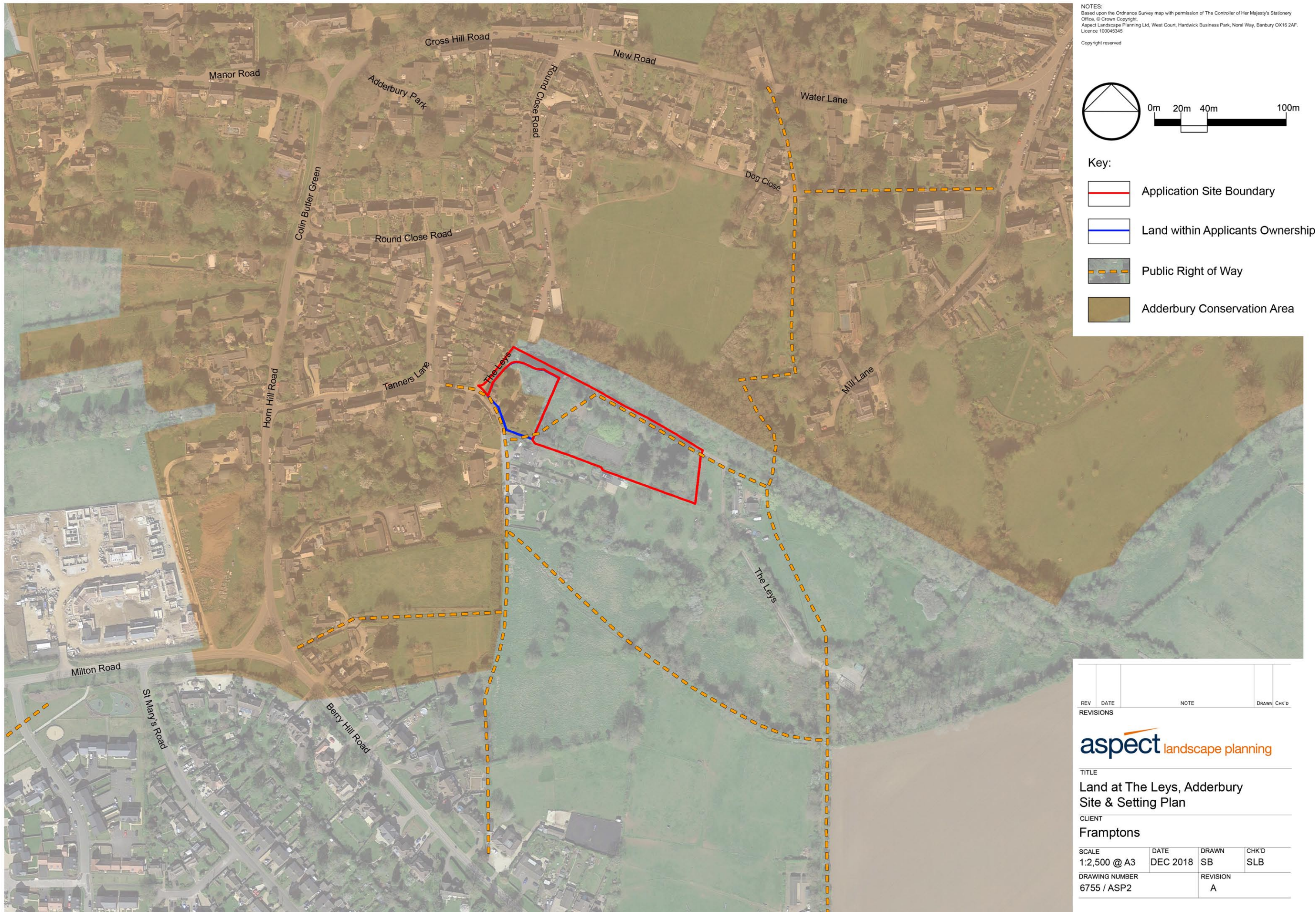
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**aspect** landscape planning

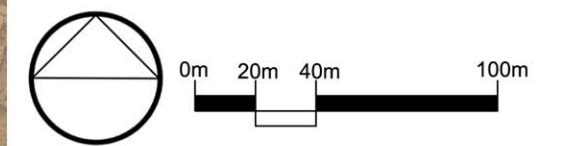
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**Land at The Leys, Adderbury  
 Site Location Plan**

CLIENT  
**Framptons**

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|----------------|----------|----------|-------|
| 1:10,000 @ A3  | DEC 2018 | SB       | SLB   |
| DRAWING NUMBER |          | REVISION |       |
| 6755 / ASP1    |          | A        |       |



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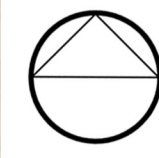
- Key:
- Application Site Boundary
  - Land within Applicants Ownership
  - Public Right of Way
  - Adderbury Conservation Area

| REV  | DATE     | NOTE     | DRAWN | CHK'D |
|--|----------|----------|-------|-------|
| REVISIONS  |          |          |       |       |
|  |          |          |       |       |
| TITLE  |          |          |       |       |
| Land at The Leys, Adderbury<br>Site & Setting Plan |          |          |       |       |
| CLIENT   |          |          |       |       |
| Framptons  |          |          |       |       |
| SCALE  | DATE     | DRAWN    | CHK'D |       |
| 1:2,500 @ A3                                       | DEC 2018 | SB       | SLB   |       |
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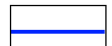
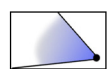
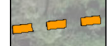

**APPENDIX 1**

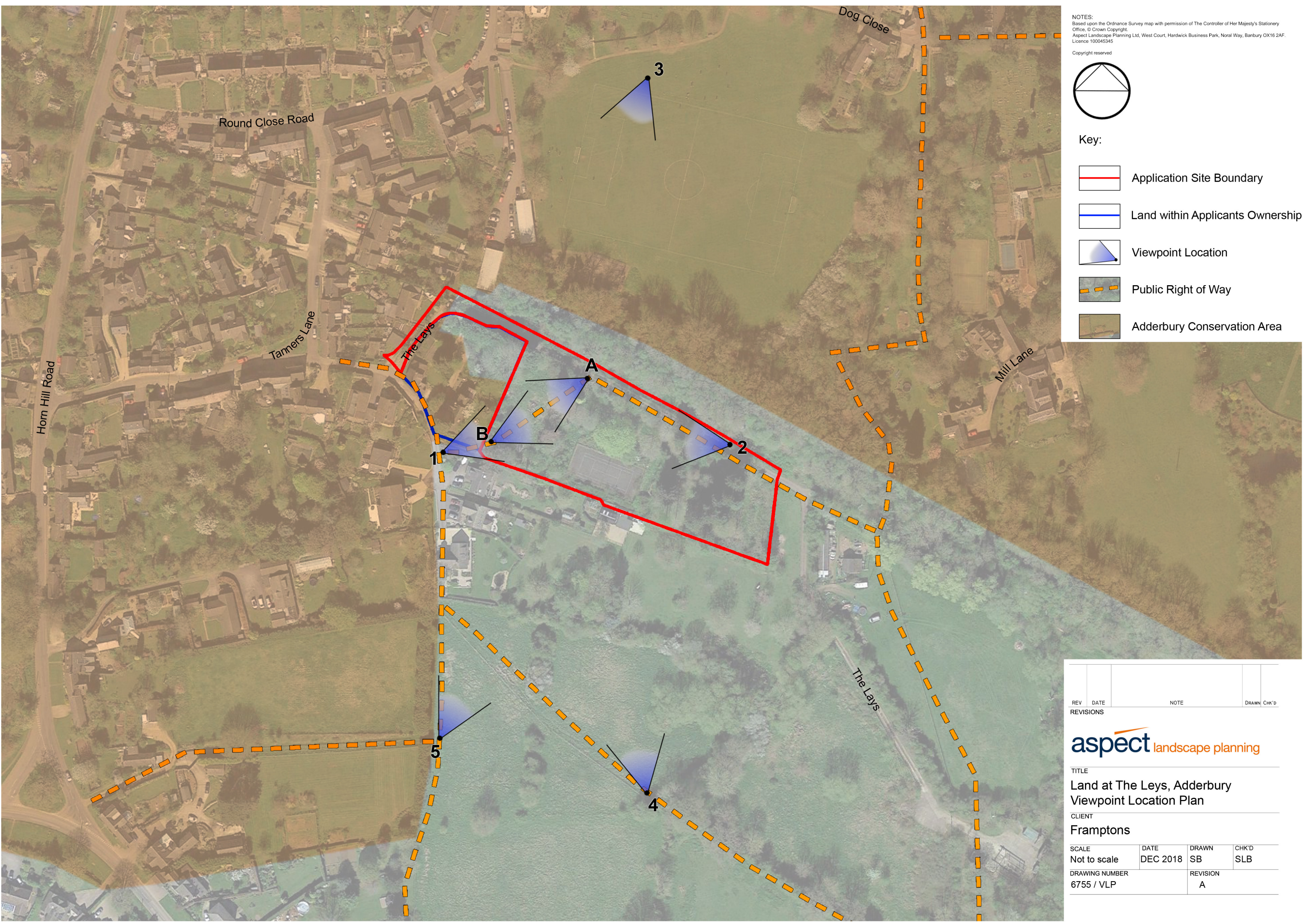
VISUAL ASSESSMENT

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Key:

-  Application Site Boundary
-  Land within Applicants Ownership
-  Viewpoint Location
-  Public Right of Way
-  Adderbury Conservation Area



| REV       | DATE | NOTE | DRAWN | CHK'D |
|-----------|------|------|-------|-------|
| REVISIONS |      |      |       |       |

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TITLE  
**Land at The Leys, Adderbury  
 Viewpoint Location Plan**

CLIENT  
**Framptons**

|                              |                  |               |              |
|------------------------------|------------------|---------------|--------------|
| SCALE<br>Not to scale        | DATE<br>DEC 2018 | DRAWN<br>SB   | CHK'D<br>SLB |
| DRAWING NUMBER<br>6755 / VLP |                  | REVISION<br>A |              |



**Viewpoint 1**



**Viewpoint 2**



Site located beyond vegetation associated with the dismantled railway corridor

The Lucy Plackett playing field

**Viewpoint 3**



Existing residential development located off the Lays

Glimpsed views of existing vegetation within the site

**Viewpoint 4**



Existing residential development  
located off The Lays

Glimpsed views of existing  
vegetation within the site

**Viewpoint 5**



**Viewpoint A**

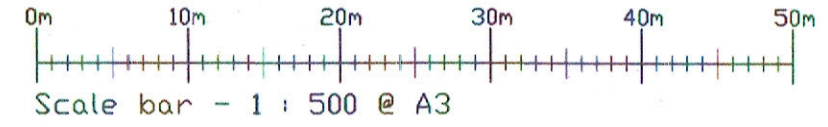


**Viewpoint B**

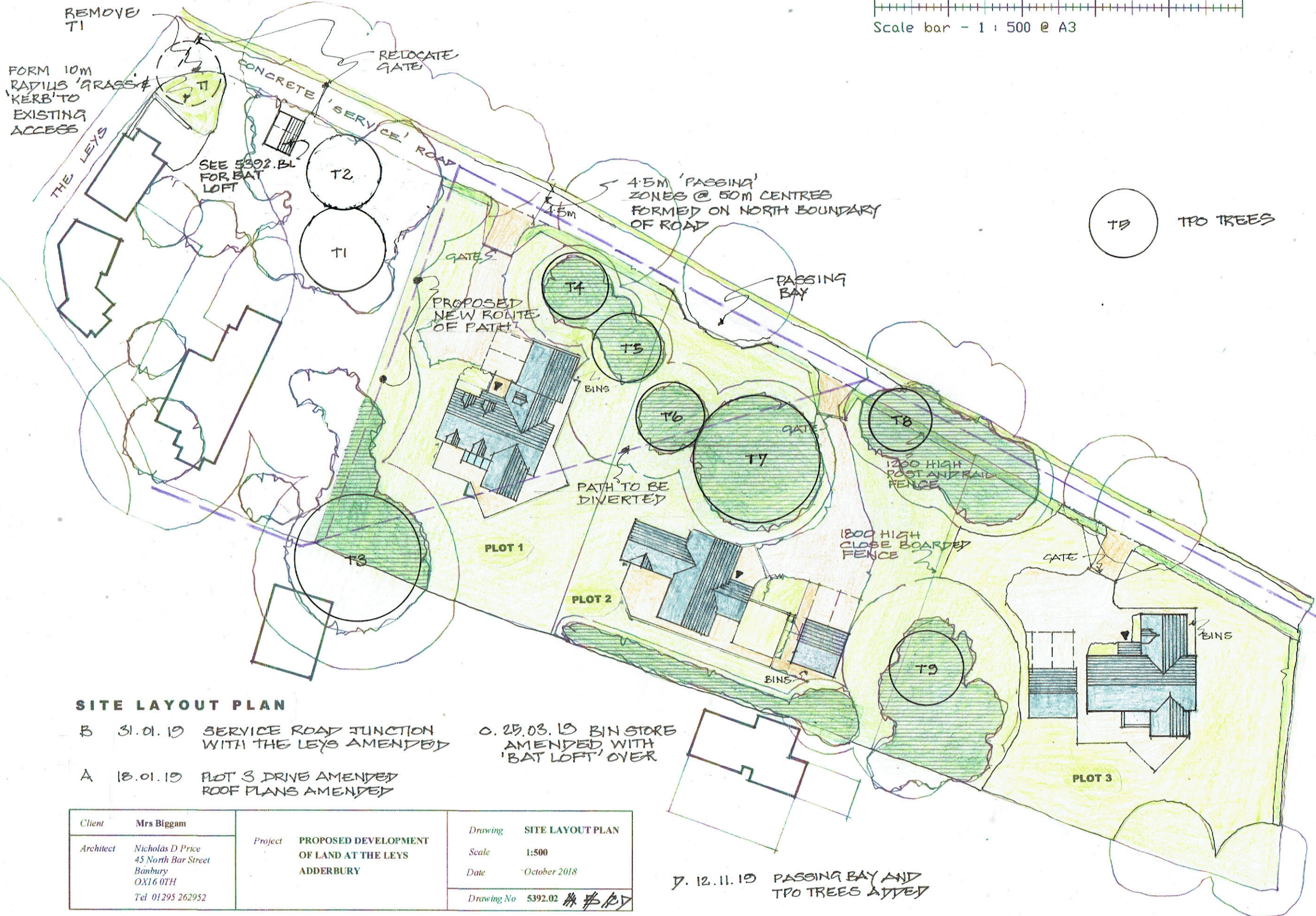


**APPENDIX 2**

SITE LAYOUT PLAN



NORTH



**SITE LAYOUT PLAN**

- B 31.01.19 SERVICE ROAD JUNCTION WITH THE LEYS AMENDED
- C. 25.03.19 BIN STORE AMENDED WITH 'BAT LOFT' OVER
- A 18.01.19 PLOT 3 DRIVE AMENDED ROOF PLANS AMENDED
- D. 12.11.19 PASSING BAY AND TPO TREES ADDED

|           |  |            |  |              |                  |
|-----------|--|------------|--|--------------|------------------|
| Client    | Mrs Biggam   | Project    | PROPOSED DEVELOPMENT OF LAND AT THE LEYS ADDERBURY | Drawing      | SITE LAYOUT PLAN |
| Architect | Nicholas D Price<br>45 North Bar Street<br>Banbury<br>OX16 0TH<br>Tel 01295 262952 |            | Date   | October 2018 | Scale            |
|           |  | Drawing No | 5392.02  |              |                  |

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