

LANDSCAPE AND VISUAL IMPACT ASSESSMENT OF PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING UP TO 14 DWELLINGS WITH ASSOCIATED LANDSCAPING AND HIGHWAY ACCESS.

LAND AT HEMPTON ROAD, DEDDINGTON

ON BEHALF OF PEMBURY ESTATES

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared in support of the application for outline planning permission for residential development comprising up to 14 dwellings ('the proposed development'). This assessment considers the effects on landscape elements, character and visual amenity. The site location is shown at **Figure 1: Site Location Plan**.
- 1.2 This appraisal has been undertaken with regards to best practice guidelines within GLVIA3 that states in paragraph 1.17 that when identifying landscape and visual effects there is a *"need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."*¹
- 1.3 GLVIA3 recognises in paragraph 2.23 that *"professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"*².
- 1.4 This assessment should be read in conjunction with the supporting Planning Statement, Design and Access Statement (DAS) and other technical reports submitted with the planning application.
- 1.5 This assessment has been undertaken regarding the latest published guidelines and the detailed methodology provided in **Appendix 1**.

¹ Para 1.17, Page 9, GLVIA, 3rd Edition

² Para 2.23, Page 21, GLVIA, 3rd Edition

2. LANDSCAPE PLANNING POLICY

2.1 The relevant landscape planning policies to the proposals are detailed within the National Planning Policy Framework (NPPF) 2018; the Adopted Cherwell Local Plan 2011-2031 Part 1 (re-adopted December 2016); and Deddington Neighbourhood Plan 2015-2031.

National Planning Policy Framework

2.2 The revised National Planning Policy Framework (NPPF) 2018 aims to provide one concise document which sets out the Government's planning policies for England. The NPPF promotes a presumption in favour of sustainable development, which is defined as ***"meeting the needs of the present without compromising the ability of future generations to meet their own needs"***, providing it is in accordance with the relevant up-to-date Local Plan, as well as policies set out in the NPPF.

2.3 A key environmental objective is outlined as ***"protecting and enhancing our natural, built and historic environment; including making effective use of land"***.

2.4 Section 12 of the NPPF sets out guidance in relation to the delivery of ***'achieving well-designed places'***. The NPPF requires that development responds to local character, is visually attractive, and is integrated into the natural environment. Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

"...add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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

are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...; and

establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit..."

2.5 Planning policies and decisions should contribute to ***'conserving and enhancing the natural environment'*** (Paragraph 170) by:

“protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan); and

recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...”

Cherwell Local Plan

- 2.6 The following policies are from the Adopted Cherwell Local Plan 2011-2031 Part 1 (re-adopted December 2016).
- 2.7 Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment – requires schemes to protect trees to increase numbers across the district. The incorporation of features of habitat corridor and ecological value such as hedgerows is encouraged. Trees and hedgerows on site would be retained where feasible.
- 2.8 Policy ESD 13: Local Landscape Protection and Enhancement – seeks opportunities to secure the enhancement of the character and appearance of the landscape through the enhancement of existing features and creation of new such as trees and hedgerows. New planting is proposed throughout the proposed development.
- 2.9 Policy ESD 13 also requires proposals not to:
- 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
- 2.10 The potential for landscape and visual impacts (listed above) form the basis of this report. It also has regard to the information and advice contained in the, Cherwell Design Guide Supplementary Planning Document and the Oxfordshire Wildlife and Landscape Study (OWLS).

2.11 Policy ESD 17: Green Infrastructure – requires existing green networks to be maintained and enhanced. Hedgerows along the east and the western boundaries of the site will be retained.

Deddington Neighbourhood Plan

2.12 Deddington Parish Council produced a Neighbourhood Plan.

2.13 Policy DED – ENV2: Protection and enhancement of the natural environment of the Parish – states that new development should not have a detrimental effect on the natural environment, including visual amenity. Trees and hedgerows are to be retained and enhanced to mitigate any potential adverse impacts. **Figure 2: Masterplan**, sets out the existing and proposed retention and enhanced planting for the proposed development.

2.14 Policy DED also identifies *'views around Deddington considered important to protect'* (Figure 3 of the Neighbourhood Plan). The plan is not specific in the location from which individual views can be experienced. Where there is potential for the proposed development to cause an effect, representative views have been included as part of the visual assessment.

3. PROPOSED DEVELOPMENT

- 3.1 The Outline Application is for up to 14 no. residential dwellings and access onto Hempton Road, with all other matters reserved.
- 3.2 The proposed residential dwellings would include a mix of house types to complement the vernacular character of Deddington and the adjacent recently consented scheme. The residential dwellings would be two storeys in height with private driveways and detached garages set within an attractive leafy street scene and backdrop.
- 3.3 The proposals as shown on the Masterplan (**Figure 2**) include the following design principles:
- Retaining existing hedgerow vegetation;
 - Additional planting throughout the proposed development; and
 - The residential dwellings would be of high architectural quality and of a vernacular character.

Nature of Change

- 3.4 The proposals are of high architectural and landscape quality and have been designed to appear in keeping with the vernacular character of Deddington. GLVIA3 advises that:

“Effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.”³

- 3.5 However, GLVIA3 does not state how negative or positive effects should be assessed and this therefore becomes a matter of professional judgement. In this case, the proposals have been specifically designed to provide a positive relationship to Hempton Road and the edge of Deddington and are considered to be beneficial in many respects. However, as a precautionary approach, the nature of change is generally considered to be neutral unless otherwise stated.

³ Para 6.29, Page 113, GLVIA, 3rd Edition

4. BASELINE CONDITIONS

Site Description and Context

- 4.1 The site is located to the north of Hempton Road to the west of Deddington (**Figure 1: Site Location Plan**). Deddington is situated in the north Oxfordshire uplands approximately 8.5 kilometres south of Banbury. Surrounded by agricultural land, Deddington is positioned at the convergence of the ancient roads from Buckingham to Chipping Norton (east to west) and Banbury to Oxford (north to south). A residential scheme of up to 21 dwellings has been recently consented and lies immediately to the south of the site and is contiguous with the application site.
- 4.2 Deddington is built on a wide marlstone ridge at between 125 and 140 metres Above Ordnance Datum. The topography falls gently across Deddington from north-west to south-east.
- 4.3 The site is not covered by a local or statutory landscape designation (**Figure 3: Environmental Designations Plan**).

The Landscape north of the site

- 4.4 To the north of the site the topography forms a series of river valleys and plateau. From the northern boundary of the site the land falls away towards the River Swere. The topography rises to Coombe Hill and a plateau on which the wireless station on the disused Milton Airfield is located. Adderbury and Milton sit on the northern side of the plateaux.
- 4.5 The landscape immediately north of the site is predominantly under arable agriculture. Fields are generally medium sized and rectangular in shape with hedgerows and hedgerow trees. There are a few small woodland blocks on the sloping valley sides and the Swere valley floor is relatively well treed. To the north of the site the landscape is relatively unsettled with just a few scattered farms.
- 4.6 There are no public rights of way adjacent to the northern boundary of the site. There are public rights of way through the Swere valley and on the northern slopes, some of which form part of the Hempton Loop section of the Deddington Circular walk.

The Landscape east of the site

- 4.7 Deddington sits immediately to the east, beyond the topography falls away to the River Cherwell and the Oxford Canal. The residential developments of The Daedings, Windmill Street and Wimborn Close which form part of the existing built up area of Deddington, are located immediately to the east of the site. Beyond Deddington the landscape further east is relatively unsettled with just a few scattered farms. The nearest small settlement is Clifton.
- 4.8 Deddington Conservation Area is located approximately .5km east of the site. Deddington Castle, a scheduled ancient monument is located approximately 1km to the south-east of the site.
- 4.9 There are no public rights of way adjacent to the eastern boundary of the site. There are a number of public rights of way within the landscape to the east of the site, linking Deddington to the surrounding landscape. Bridleway 187 16/20 runs north from Deddington to the River Swere, forming part of the Hempton Loop of the Deddington Circular Walks.

The Landscape south of the site

- 4.10 To the south of the site the topography falls away towards the valley of South Brook, a small tributary of the River Cherwell. South Brook is located approximately 1.5km to the south of the site. Beyond this, further to the south, the landform rises to the higher ground occupied by Duns Tew and North Aston at approximately 3km.
- 4.11 The land to the south of the built-up area of Deddington is largely arable farmland. Although fields are generally large and open with few hedgerows and trees there are a limited number of small blocks of woodland in the landscape. The area is sparsely populated with scattered farmsteads.
- 4.12 There are no public rights of way adjacent to the southern boundary of the site. However, a pedestrian and cycle route run along the southern side of Hempton Road, between Hempton and Deddington. There are a limited number of public rights of way within the landscape to the south of the site.

The Landscape west of the site

- 4.13 To the west of the site the plateau landform gradually rises towards Hempton approximately 1km from the site and Barford St Michael at 2km from the site.

The land to the west of the site is largely arable farmland. Fields are middle sized to large and irregular in shape. The landscape is relatively open along Hempton Road with long ranging open views north. There is a small block of woodland at Swere Paddocks approximately 350m to the west of the site.

- 4.14 There are no public rights of way adjacent to the western boundary of the site. However, there are a limited number of public rights of way in the area to the west of the site. Bridleway 187 21/10 runs south from Hempton Road to Mackley Hill approximately 160m west of the site.

5. EFFECTS ON LANDSCAPE ELEMENTS

5.1 The effects on landscape elements are limited to within the site and includes the direct physical change to the fabric of the land, such as the removal of site topography, trees, hedgerows or arable land.

Site Topography

5.2 The prevailing topography of the site is generally flat with small variation between 136m in the southeast corner and 139m AOD in the northwest corner (**Figure 4: Topography**).

5.3 **Sensitivity:** The prevailing flat contours of the site are considered to be of medium value and of high susceptibility to residential development due its location and interface with the surrounding ridgeline and valleys landscape. The overall sensitivity of the site topography is considered to be **high**.

5.4 **Magnitude:** The proposals have sought to minimise the requirements for any ground engineering to accommodate the residential dwellings, gardens, driveways and access road, etc. A very low degree of ground engineering would be required due to the prevailing flat landform resulting in a **low** magnitude of change.

5.5 **Effect:** With a high sensitivity and a low magnitude of change, the proposals would result in a **moderate** (neutral) effect on site topography.

Hedgerows

5.6 A vegetation survey was carried out by Aspect Arboriculture. The survey (May 2018) provides the location of trees and hedgerows and a schedule providing comments. The existing hedgerows within the site are shown in the tree survey at **Appendix 2: Vegetation Survey**.

5.7 The eastern boundary comprises a group of Category B trees which create a buffer and visual screen along the existing settlement edge. The western boundary comprises a low, managed hedgerow of hawthorn and elder.

5.8 The proposed development will not involve the removal of any existing vegetation specifically the tree hedge on the eastern boundary and the managed hedge on the western boundary.

- 5.9 The western hedge would be managed to increase the vegetation density, height and the visual screening surrounding the proposals in the long term.
- 5.10 **Sensitivity:** The existing hedgerows are considered to be of **medium** value, susceptibility and overall sensitivity due to the contribution these landscape elements make to the character of the site.
- 5.11 **Magnitude:** The proposals would introduce a number of medium sized trees to articulate the street scene. The proposals would introduce a greater number of trees to reinforce the boundaries. The proposals on balance would result in a **low** magnitude of change.
- 5.12 **Effect:** With a medium sensitivity and a low magnitude of change, the proposals would result in a **minor to moderate** (beneficial) effect on the trees and hedgerows within the site.

Arable land

- 5.13 The land use of the site is arable land.
- 5.14 **Sensitivity:** The arable land is considered to be of low landscape value and of low susceptibility and easily replaced or restored. The overall sensitivity of the grassed area within the site is considered to be **low**.
- 5.15 **Magnitude:** The proposals would inevitably result in the removal of the arable land, which will change the current land use, resulting in a **high** magnitude of change. However, trees, shrubs, grassed areas and gardens will be provided, within the site.
- 5.16 **Effect:** With a low sensitivity and a high magnitude of change, the proposals would result in a **moderate** (adverse) effect on the arable land within the site.
- 5.17 The effects on landscape elements within the site are summarised in Table 1:

Table 1 Summary of Effects on Landscape Elements					
Landscape Elements	Value	Susceptibility	Sensitivity	Magnitude	Effect
Site topography	Medium	High	High	Low	Moderate (neutral)

Hedgerows	Medium	Medium	Medium	Low	Minor to Moderate (beneficial)
Arable land	Low	Low	Low	High	Moderate (adverse)

6. EFFECTS ON LANDSCAPE CHARACTER

6.1 Landscape character is defined as the ***“distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”***⁴ The effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern, and perceptual attributes of the site or how visibility of the proposals changes the way in which landscape character is perceived.

6.2 The site is located within the following published Landscape Character Assessments (LCAs) and shown at **Figures 5 and 6**:

- Natural England, National Character Area, Cotswolds (NCA 107);
- Cherwell District Landscape Assessment, Ironstone Hills and Valleys; and
- Oxfordshire Wildlife and Landscape Study, Upstanding Village.

Natural England, Cotswolds (NCA 107)

6.3 Natural England has identified 159 geographical areas of similar landscape character known as National Character Areas (NCAs). This mapping Page | 12 sometimes described as ‘The Character of England Map’ provides a description of landscape character at the national scale. It is considered that whilst the NCAs provide a national spatial framework, the scale of the mapping and information is of limited use as a strategic planning tool at the local scale. The proposals are located within the National Character Area 107, Cotswolds and the key characteristics are as follows:

“Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combs, and outliers illustrating the slow erosion of escarpments. The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement;

Open and expansive scarp and high wold dipping gently to the southeast, dissected by river valleys.

Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.

Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.

⁴ Glossary, Page 157, GLVIA, 3rd Edition

Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope.

Large areas of common land, important for unimproved calcareous grassland, are characteristic of the scarp and high wold around the Stroud valleys and along the crest of the scarp to Cleeve Hill.

The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames with the exception of rivers in the west which flow into the River Avon and then the Severn Estuary. Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and Second World War airfields. The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures.

Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned. Bath stone is also famous and has been used for building since Roman times, both locally in the principal buildings and streets of Bath and more widely, for example for Buckingham Palace in London. Parkland, gardens and historic designed landscapes are features particularly of the dip slope and broad lowland, such as Lawrence Johnston's garden at Hidcote, and Heather Muir's garden at Kiftsgate, parkland at Stanway, Chastleton and Blenheim Palace.

Prominent natural and built features in the landscape include the City of Bath WHS, Brailes Hill, Broadway Tower, Cleeve Hill, the Tyndale monument, Freezing Hill, Kelston Round Hill and Blenheim Palace WHS."

- 6.4 NCA 107 is a large extensive area and it is evident that the site is not typical of all the characteristics. Whilst the NCA provides a useful overview of landscape character for the region, in order to provide a more appropriate and focussed assessment, reference has been made to the published landscape character assessment prepared at the local level. These characteristics that define the local landscape would continue to remain and prevail with the proposed scheme in place.

Cherwell District Council Landscape Character Assessment

- 6.5 The Cherwell District Landscape Assessment (CDLA) published in 1995 (Cobham Resource Consultants) is a more detailed local scale landscape character

assessment. The landscape character of Cherwell is varied, and the district has been divided into eight landscape character areas.

- 6.6 The site is located within the Ironstone Hills and Valleys Landscape Character Area (LCA), illustrated at **Figure 5: Landscape Character Areas**. The main distinguishing features of the Ironstone Hills and Valleys LCA are its extremely complex topography and the style of vernacular buildings which is unique to the Banbury region. Iron Age hill forts, sunken lanes and Broughton Castle are noted as special features of this character area.
- 6.7 **Sensitivity:** The higher land and gentle slopes, of which the site is a part, are predominantly an open arable landscape. The site is not located within any statutory or non-statutory landscape designations. There are few features within site that are typical of the area. The Ironstone Hills and Valleys LCA is considered to be of medium value and susceptibility. The overall sensitivity is therefore considered to be **medium**.
- 6.8 **Magnitude:** The proposals would inevitably change the existing open arable field to residential dwellings with associated gardens and tree planting to appear in keeping with the character of Deddington. Therefore, the magnitude of change at the local scale is considered to be **low**.
- 6.9 **Effect:** With a medium sensitivity and a medium magnitude of change, the proposals would result in a **minor to moderate** (neutral) effect on the Ironstone Hills and Valleys LCA. The characteristics that define the local landscape would remain unchanged with the scheme in place.

Oxfordshire Wildlife and Landscape Study (OWLS)

- 6.10 The Oxfordshire Wildlife and Landscape Study (OWLS), defines the site as being within the Upstanding Village landscape type (LT), illustrated at **Figure 6: OWLS Character Areas**. This landscape type covers the elevated landscape around Deddington and the site. It is generally described as ***“A hilly landscape with a strong pattern of hedgerows and nucleated villages characteristically built from the local ironstone.”***

- 6.11 Key characteristics of the Upstanding Village are:

“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."

6.12 Landscape characteristics are described as:

"The area is dominated by large, geometrically-shaped arable fields. There is some semi-improved grassland, interspersed with scrub, on the steeper slopes. Ridge and furrow pasture is also evident. Fields are enclosed by a prominent network of low, intact hawthorn hedges. They are generally taller and thicker where they enclose grassland. Mature ash and oak trees are scattered throughout, and they are denser to the east of Deddington and along bridleways and old lanes. There are some minor watercourses along the valley bottoms."

6.13 The landscape strategy for the area is described as:

"Conserve and enhance the strong pattern of hedgerows and hedgerow trees, and the nucleated settlement pattern and strong vernacular character of the villages."

6.14 Guidelines for the LT are to:

"Strengthen and enhance the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash.

Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type, particularly along roadsides.

Conserve the surviving areas of permanent and ridge and furrow pasture on the steeper slopes and hillsides.

Maintain the nucleated pattern of settlements and promote the use of building materials, characteristically the ironstones and slate tiles of the Northamptonshire Uplands, and a scale of development and that is appropriate to this landscape type.

Enhance tree cover through small-scale woodland planting next to streamlines and on steeper hillsides, so that it does not block off views of the landscape, keeping the feeling of openness."

6.15 These key characteristics collectively define the character of the local landscape. The scheme would introduce new housing and green infrastructure which would be in keeping and in character with other residential areas associated with Deddington, therefore the land beyond the site would remain unchanged and the character of the landscape generally would continue to prevail with the scheme in place.

6.16 **Sensitivity:** The site is not located within any statutory or non-statutory landscape designations. Around Deddington the landform is shaped into local ridges and small gullies drained by ditches and streams. Arable fields dominate the area around Deddington, including the site. There is very little woodland, largely confined to small plantations on steeper ground. The field pattern of the site, combined with lack of woodland and tree cover, results in a general open landscape. The Upstanding Village LT is considered to be of medium value and susceptibility. The overall sensitivity is therefore considered to be **medium**.

6.17 **Magnitude:** The proposals would inevitably change the existing open arable field to residential dwellings with associated gardens and tree planting to appear in keeping with the character of Deddington. The proposals provide an opportunity to enhance hedgerow field boundaries. The magnitude of change at the local scale is considered to be **low**.

6.18 **Effect:** With a medium sensitivity and a low magnitude of change, the proposals would result in a **minor to moderate** (neutral) effect on the Upstanding Village LT. The landscape type would remain unchanged with the scheme in place.

6.19 The effects on landscape character are summarised in Table 2:

Table 2 Summary of Effects on Landscape Character					
Landscape Character	Value	Susceptibility	Sensitivity	Magnitude	Effect
Ironstone Hills and Valleys LCA	Medium	Medium	Medium	Low	Minor to Moderate (neutral)
Upstanding Village LT	Medium	Medium	Medium	Low	Minor to Moderate (neutral)

7. EFFECTS ON VISUAL AMENITY

7.1 The effect on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including surrounding settlements, residential properties, highways, public rights of way (PRoW) and recreational areas; and the effect on representative viewpoints or specific locations within the study area.

General Visibility

7.2 The proposals are generally screened by existing vegetation and housing around the site, particularly to the east and south. The proposals would be visible from a small section of Hempton Road; experienced by road users including motorists, pedestrians and cyclists.

7.3 Proximity views of the proposals would be experienced from the public highway, when travelling along Hempton Road. When travelling east towards Deddington the existing view is open towards the site. The existing hedge would help to screen and soften the western edge of the site. The proposed scheme would be substantially screened from the Hempton Road due to the recently approved residential scheme which lies between the site and this highway.

7.4 Medium and distant views of the proposals are restricted by residential properties to the east, and mature trees to the south, vegetation to the west.

Representative Viewpoints

7.5 Ten representative views have been identified through desk-top and fields studies. The selection of viewpoints (shown at **Figure 7** and **Viewpoints 1-10**) are not intended to show every possible view of the site, but rather they are representative of views experienced by a range of receptor types at varying distances and orientations. The following provides a description of the baseline views, sensitivity of associated visual receptors and the predicted magnitude of change and significance of visual effect at each view.

Viewpoint 1: From PRoW bridleway 187 21/10, looking northeast

7.6 Bridleway 187 21/10 passes south from Hempton Road to Tomwell Farm. A dense hedgerow runs along the eastern side of the route. This is a glimpsed view towards the site from a gap in the hedgerow at a field entrance. The site is

partially screened from this direction by mature trees within the intervening cemetery.

- 7.7 **Sensitivity of Visual Receptors:** This view is experienced by users of the bridleway which passes south from Hempton Road to Tomwell Farm. These PRow users are considered to have a high susceptibility; the value of the glimpsed view is medium, resulting in a **high** sensitivity.
- 7.8 **Predicted Magnitude of Change:** The proposed residential dwellings would be seen in context of both the existing residential properties and the recently consented residential scheme located to the south of the site. The magnitude of change would be **low** at year 1, **negligible** at year 15, once proposed planting has matured.
- 7.9 **Visual Effect:** A high sensitivity combined with a low magnitude of change would result in a **moderate** visual effect at year 1, reducing to **negligible** (neutral) at year 15.

Viewpoint 2: From Hempton Road, looking east

- 7.10 Hempton Road passes east to west from Deddington to Hempton respectively. The views along this section of road are open and long ranging to the north. The view is taken from a bench, along the foot and cycleway on the south side of Hempton Road, which has been provided for enjoyment of the views.
- 7.11 **Sensitivity of Visual Receptors:** This view is experienced by road users including motorists, pedestrians and cyclists, these users are considered to have a low susceptibility. It is also a viewing point broadly indicated in the Neighbourhood Plan. It has been assumed that the viewing point is marked by the position of a bench. These users are considered to have a high susceptibility. The value of the view is high, resulting in a **medium/high** sensitivity.
- 7.12 **Predicted Magnitude of Change:** The proposed residential dwellings would be seen in the context of existing and recently consented housing. The existing hedge along the western edge would provide screening over time. The magnitude of change would be **medium** at year 1 reducing to **low** at year 15.
- 7.13 **Visual Effect:** A medium/high sensitivity combined with a medium magnitude of change would result in a **major/minor to moderate** (neutral) effect at year 1, reducing to **moderate/minor** (neutral) at year 15.

Viewpoint 3: From Hempton Road, looking east

- 7.14 Hempton Road passes east to west from Deddington to Hempton respectively. The views along this section of road are open and long ranging to the north. The view is taken on the approach into Deddington, from the entrance to Hempton Road Cemetery, which is to the south of Hempton Road and is enclosed by mature tree planting. Views north are restricted by the ridgeline. The built edge of Deddington is partially screened by vegetation. The hedgerow along the western edge of the site is clearly visible.
- 7.15 **Sensitivity of Visual Receptors:** This view is experienced by road users including motorists, pedestrians and cyclists and those parking at the cemetery. These users are considered to have a low susceptibility; the value of the view is low, resulting in a **low** sensitivity.
- 7.16 **Predicted Magnitude of Change:** The proposed residential dwellings would be visible in the context of existing and consented development along the western edge of Deddington. The existing hedge and proposed planting along this edge would provide screening over time. The magnitude of change would be **high** at year 1 reducing to **medium** at year 15.
- 7.17 **Visual Effect:** A low sensitivity combined with a high magnitude of change would result in a **moderate** (neutral) effect at year 1, reducing to **minor to moderate** (neutral) at year 15.

Viewpoint 4: From Hempton Road, looking west

- 7.18 This view is from the edge of Deddington, looking west along Hempton Road. Views north from this section of the road are obscured by surrounding housing, existing and consented.
- 7.19 **Sensitivity of Visual Receptors:** This view is experienced by road users including motorists, pedestrians and cyclists. Road users are considered to have a low susceptibility. The view is also representative of residents along the southern side of Hempton Road. Residents are considered to have a high susceptibility. The value of the view is low, resulting in a **low** sensitivity for road users and **medium** sensitivity for residents.

7.20 **Predicted Magnitude of Change:** The proposed residential dwellings would be screened within the context of existing and consented housing. There would be no magnitude of change and therefore no visual effect for years 1 and 15.

7.21 **Visual Effect:** A low/medium sensitivity combined with no magnitude of change would result in no effect at year 1 for residents, no degree of effect for year 1.

Viewpoint 5: From Hempton Road, looking west

7.22 This view is from the edge of Deddington, looking west along Hempton Road. Views north from this section of the road are obscured by surrounding housing at Wimborn Close. There is a glimpsed view of the southern edge of the site.

7.23 **Sensitivity of Visual Receptors:** This view is experienced by road users including motorists, pedestrians and cyclists. Road users are considered to have a low susceptibility. The view is also representative of residents along the southern side of Hempton Road. Residents are considered to have a high susceptibility. The value of the view is low, resulting in a **low** sensitivity for road users and **medium** sensitivity for residents.

7.24 **Predicted Magnitude of Change:** There would be no magnitude of change as the proposal would not be visible from this viewpoint.

7.25 **Visual Effect:** There would be no visual effect for either year 1 or 15.

Viewpoint 6: From Wimborn Close, looking southwest

7.26 Wimborn Close sits adjacent to the eastern edge of the site. Substantial tree planting along the eastern edge screens views into the site, enclosing residential views.

7.27 **Sensitivity of Visual Receptors:** The view is representative of residents of Wimborn Close with views west and users of the play area. Residents are considered to have a high susceptibility. The value of the view is low, resulting in a **medium** sensitivity for residents.

7.28 **Predicted Magnitude of Change:** There may be glimpsed views into the site during winter months and potential lighting effects. Roof tops may also be visible above the intervening tree belt. The built form would sit within the context of the existing housing. Proposed planting along this edge would provide a level of

enhanced screening over time. The magnitude of change would be **low** at year 1 reducing to **negligible** at year 15.

- 7.29 **Visual Effect:** A medium sensitivity combined with a low magnitude of change would result in a **minor to moderate** effect at year 1, reducing to **negligible** effect at year 15.

Viewpoint 7: From PRow bridleway 187 16/20, looking southwest

- 7.30 Bridleway 187 16/20 passes north from Hempton Road to the River Swere. The route descends from this point into the flat valley bottom. It forms part of the Hempton Loop of the Deddington Circular walk. This view is from a bench placed to enjoy the open views north. The site land is obscured by intervening topography and vegetation.
- 7.31 **Sensitivity of Visual Receptors:** This view is experienced by users of the bridleway. PRow users are considered to have a high susceptibility; the value of the wider view is high, resulting in a **high** sensitivity.
- 7.32 **Predicted Magnitude of Change:** The proposed residential dwellings would be screened by existing intervening vegetation and topography. There would be a barely perceptible change to the existing view. The magnitude of change would be **negligible** at year 1, **negligible** at year 15.
- 7.33 **Visual Effect:** A high sensitivity combined with a negligible magnitude of change would result in a **negligible** visual effect at year 1, **negligible** at year 15.

Viewpoint 8: From PRow footpath 121 4/30 Croombe Hill, looking south

- 7.34 Footpath 121 4/30 passes east to west between Croombe Hill and Barford St John respectively, along the flat valley bottom of the River Swere. Croombe Hill sits on a local high point at the location of the viewpoint, from which there are open views south towards Deddington and Hempton. Housing is visible along the northern edge of the ridgeline.
- 7.35 **Sensitivity of Visual Receptors:** This view is experienced by users of the footpath. PRow users and residents at Croombe Hill Farm are considered to have a high susceptibility; the value of the view is high, resulting in a **high** sensitivity.
- 7.36 **Predicted Magnitude of Change:** There would be a partial view of the northern edge of the proposed residential dwellings however from this distance the

proposed dwellings would be seen in the context of the northern edge of Deddington. There would be a barely perceptible change to the existing view. The magnitude of change would be **low** at year 1, **low** at year 15.

- 7.37 **Visual Effect:** A high sensitivity combined with a low magnitude of change would result in a **moderate** (neutral) visual effect at year 1, **moderate** (neutral) at year 15.

Viewpoint 9: From PRoW restricted byway 121 6/10 Barford St John, looking southeast

- 7.38 Restricted byway 121 6/10 passes west from Bloxham Road to Croombe Hill. The route follows the ridgeline, running south of Milton Wireless Station. There are open views south towards Deddington and Hempton. Fencing and masts associated with the Wireless Station detract from the scenic quality. The site sits along the ridgeline; however, it is obscured by a block of woodland with a view towards the site.

- 7.39 **Sensitivity of Visual Receptors:** This view is experienced by users of the byway. PRoW users are considered to have a high susceptibility; the value of the wider view is medium, resulting in a **high** sensitivity.

- 7.40 **Predicted Magnitude of Change:** The proposed residential dwellings would be screened by existing intervening vegetation. There would be a barely perceptible change to the existing view due to distance of the view, given the context of existing and consented residential properties. The magnitude of change would be **low** (neutral) at year 1, **low** (neutral) at year 15.

- 7.41 **Visual Effect:** A high sensitivity combined with a low magnitude of change would result in a **moderate** (neutral) visual effect at year 1, **negligible** at year 15.

Viewpoint 10: From PRoW footpath 101 25/20 Adderbury, looking south

- 7.42 Footpath 101 25/20 passes southwest from Adderbury to south of Milton. Hempton Road and the northern edge of Deddington sit along the distant ridgeline. The intervening valley landscape around the River Swere, sits low in the landscape. Views south are open across the flat ridgeline. The view towards the site is barely discernible from this distance.

-
- 7.43 **Sensitivity of Visual Receptors:** This view is experienced by users of the footpath. PRow users are considered to have a high susceptibility; the value of the view is medium, resulting in a **high** sensitivity.
- 7.44 **Predicted Magnitude of Change:** The proposed residential dwellings would be limited. There would be views of the northern edge of the proposed development, however, there would be a barely perceptible change to the existing view. The magnitude of change would be **negligible** at year 1, **negligible** at year 15.
- 7.45 **Visual Effect:** A high sensitivity combined with a negligible magnitude of change would result in a **negligible** (neutral) visual effect at year 1, **negligible** (neutral) at year 15.

8. CONCLUSIONS

8.1 This Landscape and Visual Impact Assessment considers the planning application for up to 14 no. residential dwellings together with access onto Hempton Road.

Baseline Conditions

8.2 The site is located on the settlement edge of Deddington and is not within any statutory or non-statutory landscape designations. The site is located along Hempton Road which runs along the top of a prominent ridgeline, east to west between Deddington and Hempton. The site is currently an arable field with agricultural building located in the south-eastern part of the site. The site would be accessed from the recently consented scheme to the south.

Nature of Change

8.3 The proposals are considered to be high architectural and landscape quality and have been designed to appear in keeping with the vernacular character of Deddington. GLVIA3 advises that:

"Effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity."⁵

8.4 However, GLVIA3 does not state how negative or positive effects should be assessed and this therefore becomes a matter of professional judgement. In this case, the proposals have been specifically designed to provide a positive relationship to Hempton Road and the edge of Deddington and are considered to be beneficial in many respects. However, as a precautionary approach, the nature of change is generally considered to be neutral.

Effects on Landscape Elements

8.5 The proposals have sought to minimise the requirements for any ground engineering to accommodate the residential dwellings, gardens, driveways and access roads. There are limited landscape elements within the site. The two native hedgerows would be retained. The proposals would introduce a number of medium sized trees to articulate the street scenes within the proposals, which would result in an overall net beneficial effect.

⁵ Para 6.29, Page 113, GLVIA, 3rd Edition

Effects on Landscape Character

- 8.6 The proposals would inevitably remove the existing arable land use replacing it with residential dwellings, associated gardens, street tree planting and play area to appear in keeping with the character of Deddington.
- 8.7 The proposed 14 no. residential dwellings would include a variety of house types and sizes of variable density to complement the vernacular character of Deddington. The residential dwellings would be two storeys in height with garages and off-road parking set within an attractive leafy street scene.
- 8.8 The character of the Natural England, Cotswolds (NCA 107) and Cherwell District Council Landscape Character Assessment, Ironstone Hills and Valleys, and OWLS Upstanding Villages LT would remain unchanged for the landscape beyond and surrounding the site.

Effects on Visual Amenity

- 8.9 The proposals are generally screened by existing vegetation and housing around the site, particularly to the east and south. The proposals would be visible from a small section of Hempton Road; experienced by road users including motorists, pedestrians and cyclists.
- 8.10 Proximity views of the proposals would be experienced from the public highway, when travelling along Hempton Road. When travelling east towards Deddington the existing view is open towards the site. Existing vegetation and proposed planting would help to screen and soften the western edge of the site.
- 8.11 Medium and distant views of the proposals are restricted by the residential properties to the east, and mature trees to the south, vegetation to the west and the position of the site on the settled plateau when viewed from the north.

Summary

- 8.12 The architecture, scale and form of the proposed residential dwellings and gardens are considered to be in keeping with the local vernacular. The proposals would provide a positive architectural frontage when travelling east-west along Hempton Road.

8.13 In conclusion it is considered that residential development could be successfully accommodated within the site and surrounding landscape without any unacceptable effects on landscape character and elements or visual amenity.

FIGURES

FIGURE 1: SITE LOCATION PLAN



KEY

 Site boundary

Revisions:
 First Issue- 10/10/2018 AJH
 A - (02/06/2020 AD) Revised red line

Site Location Plan

Land Off Hempton Road, Deddington

Client: Pembury Estates
 DRWG No: **P18-2194_01** Sheet No: - REV: **A**
 Drawn by: AD Approved by: KEB
 Date: 02/06/2020
 Scale: 1:20,000 @ A3



FIGURES

FIGURE 2: MASTERPLAN

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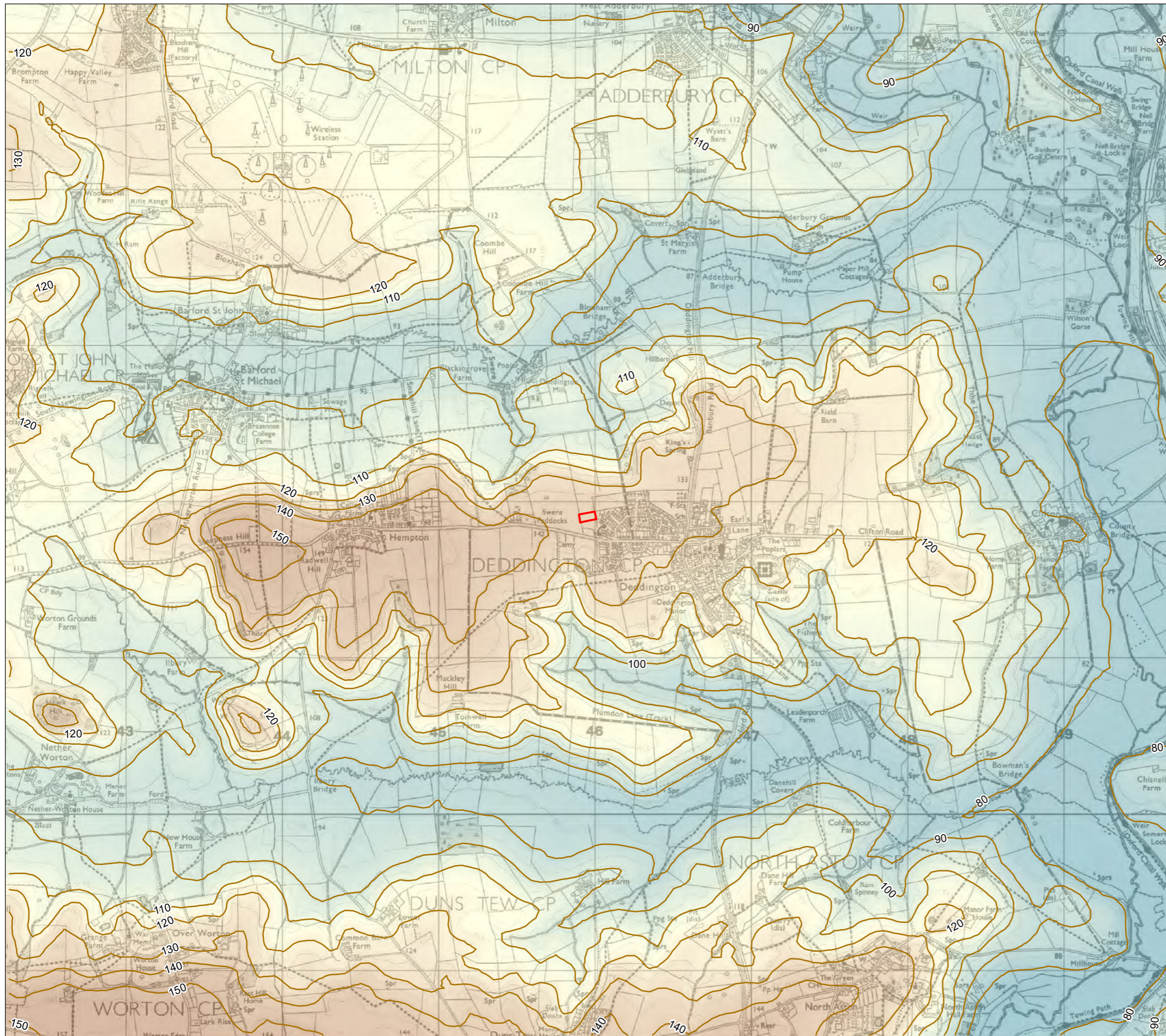


Land off Hempton Road, Deddington - ILLUSTRATIVE LAYOUT



FIGURES

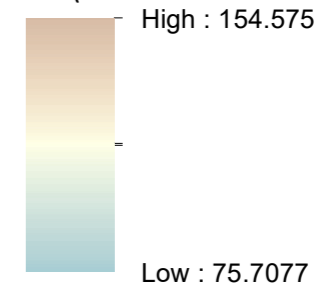
FIGURE 3: TOPOGRAPHY PLAN



KEY

- Site boundary
- Contour

DTM (metres above ordnance datum)

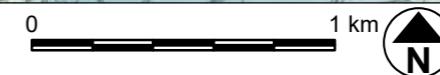


Revisions:
 First Issue- 10/10/2018 AJH
 A - (02/06/2020 AD) Revised red line

Topography Plan

Land Off Hempton Road, Deddington

Client: Pembury Estates
 DRWG No: **P18-2194_03** Sheet No: - REV: **A**
 Drawn by: AD Approved by: KEB
 Date: 02/06/2020
 Scale: 1:25,000 @ A3



FIGURES

FIGURE 4: ENVIRONMENTAL DESIGNATIONS PLAN