

FERNHILL ESTATES LTD



**ES LANDSCAPE
PLANNING**
Part of the ES Group

LAND AT FOXDEN WAY,
GREAT BOURTON

Landscape & Visual Technical Note

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CONTENTS

1	INTRODUCTION	1
2	BASELINE ASSESSMENT	2
3	THE PROPOSALS	9
4	ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS	11
5	SUMMARY AND CONCLUSIONS	20

APPENDICES

APPENDIX 1	Extract from Natural England's Character Map of England – "Northamptonshire Uplands" NCA 95
APPENDIX 2	Extract from Oxfordshire Wildlife and Landscape Study (OWLS) Landscape Character Assessment – "Upstanding Village Farmlands"
APPENDIX 3	Viewpoint Location Plan (VLP.001) and Photographic Record

1. INTRODUCTION

1.1. Background

- 1.1.1. ES Landscape Planning Ltd was instructed by Fernhill Estates Ltd to review the potential landscape and visual implications arising from the proposed development at Foxden Way, Great Bourton.

1.2. Approach

- 1.2.1. The purpose of this assessment is to objectively assess the proposed development in the context of the existing landscape character, visual environment and landscape related policy environment.

- 1.2.2. This Landscape Technical Note will take the following format:

- Review of the site's context in terms of landscape related policy, existing landscape character and the receiving visual environment;
- Introduction of the proposed development, including the proposed landscape strategy;
- Assessment of landscape and visual effects upon the existing receptors / resource and in relation to landscape related planning policy; and
- The conclusions of the assessment will be set out.

- 1.2.3. While this does not constitute a full Landscape and Visual Impact Assessment (LVIA), it has been prepared by chartered landscape architects in accordance with the guidance within Guidance for Landscape and Visual Impact Assessment Third edition (GLVIA3), prepared by the Institute of Environmental Management and Assessment (IEMA) and the Landscape Institute (LI) in 2013.

- 1.2.4. This assessment forms part of the suite of documents submitted as part of an Outline planning application and should be reviewed alongside the other submissions that accompany the application.

2. BASELINE ASSESSMENT

2.1. The Site

2.1.1. The site lies on the southern edge of the village of Great Bourton, which lies approximately 2km to the north of Banbury. The village lies just to the east of a prominent ridgeline that runs broadly north – south between two river valleys associated with the River Cherwell and one of its tributaries. The village lies to the east of the A423 corridor which follows the ridgeline, running between Banbury and Southam. The site is illustrated on Figure 1 below.

2.1.2. Great Bourton forms one of the larger villages in the local area, located to the north of Little Bourton, south west of Cropredy and to the west of the hamlet of Williamscot. The village has a historic core, focussed around the church, and formerly had a linear character. As the village has grown it has developed more of a nucleated character, with a number of mid – late 20th century residential developments extending the village to the south and west.



Figure 1: Site Location Plan

2.1.3. Within the immediate context of the site, 5 new dwellings have recently been consented, 3 just off South View (planning ref: 19/01808/F) and 2 in the grounds of

the property immediately to the north of the site, accessed off School Lane (planning ref: 20/01110/F). These properties will intensify the level of built form at the village boundary, on the northern edge of the site. This new development, together with the residential built form associated with School Lane separates the site from the more historic core of the village. The village is not subject to a Conservation Area.

2.1.4. It is noted that there are several areas within the wider landscape to the north east of the village that are designated as historic battlefields associated with the First English Civil War. These areas lie on the opposite side of the River Cherwell valley between Williamscot and Cropredy, approximately 1.4km to the east of the site. The site is afforded a considerable degree of separation by the intervening topography and vegetation structure and, within the context of these features, is closely related to the village of Great Bourton, rather than the valley landscape to the east.

2.1.5. The site currently comprises an area of semi-improved, species poor grassland, located immediately adjacent to the southern edge of Great Bourton, and adjacent to Foxden Way. The sites location is illustrated on Figure 2 below.

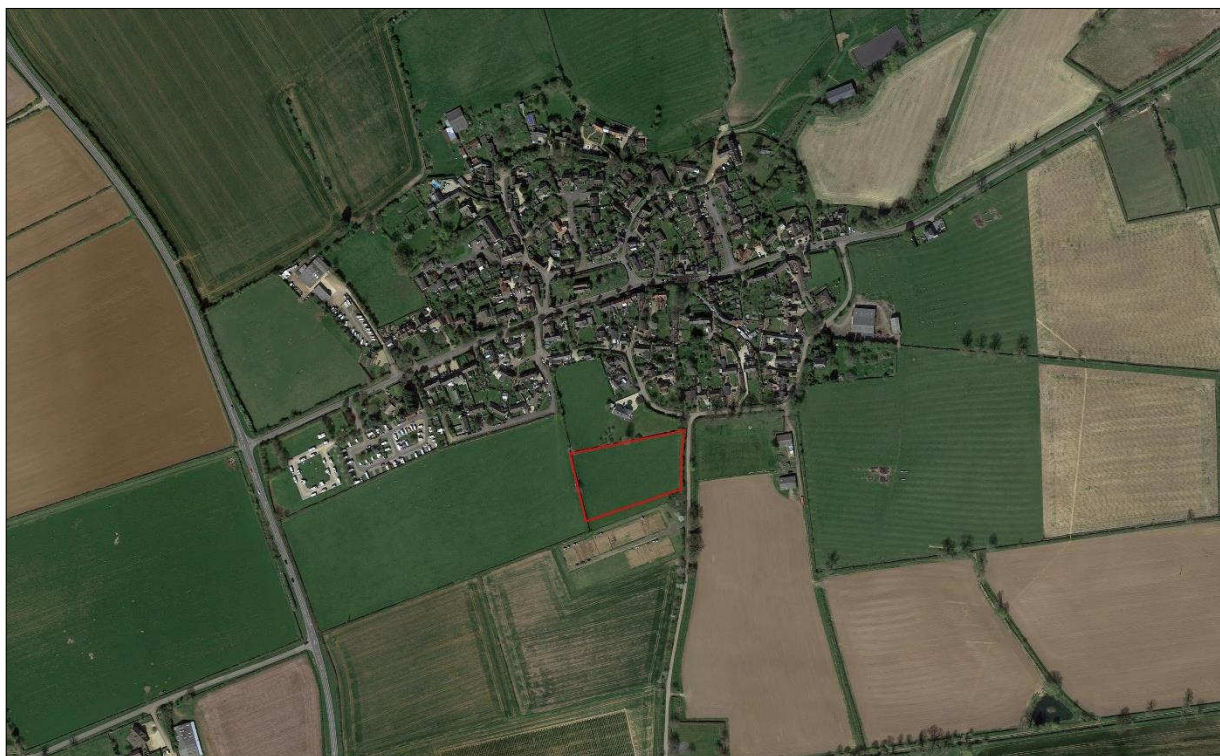


Figure 2: Site Context Plan

2.1.6. The site is bound to the north, east and west by established native hedgerows. The northern and western hedgerows are more managed in appearance, while the

eastern boundary, that fronts onto Foxden Way, comprises a number of small trees and understorey, exceeding 4-5m in height. There are no internal landscape features. A group of larger trees lie to the south of the site, associated with the hedgerow that fronts onto Foxden Way.

- 2.1.7. A single dwelling lies to the north of the site, however, as noted above, consent for 5 dwellings has been granted by Cherwell District Council. This development will extend between South View and School Lane and will increase the visibility of the built edge of the village up to the boundary at the northern edge of the site.
- 2.1.8. Foxden Way lies to the east of the site and, as noted above, along with the boundary hedgerow, separates the site from the wider valley landscape to the east, forming a robust and defensible boundary.
- 2.1.9. An area of allotments lie to the south of the site, located within the northern part of a wider arable field. The allotments include a small parking area, boundary fencing and a variety of sheds, typical of such a land use. The allotments extend the perceived presence of the settlement to the south of the site.
- 2.1.10. A large area of pasture lies to the west of the site, separating it from the A423 road corridor, which lies over 300m on the localised ridgeline. Beyond this the land falls to the west, towards the tributary valley through which the M40 motorway passes. Traffic noise from the A423 reduces the perceived tranquillity of the landscape immediately to the south of the village.
- 2.1.11. The site reflects the localised topography of the village, gently falling from west to east. The topography gets steeper to the east of Foxden Way, falling away towards the River Cherwell.
- 2.1.12. The site is in private ownership, with no public rights of way across the site. The nearest public rights of way lie 200m to the south (Bridleway 138/6/10) and 450m to the east (Footpath 138/8/20). The local public rights of way network is illustrated on Figure 1.

2.2. Landscape Related Policy Background

- 2.2.1. The site is covered by the saved and emerging policies of the Cherwell Local Plan (December 2016).

- 2.2.2. The site is not covered by any qualitative landscape designations.
- 2.2.3. The site lies over 7km to the east of the Cotswolds AONB.
- 2.2.4. It is noted that Great Bourton does not have a Conservation Area. The site lies approximately 1.4km to the west of the historic battlefield that extends to the south of Williamscot, however, due to the mature vegetation associated with the eastern boundary of the site there is limited intervisibility with this designation that lies on the eastern side of the valley.
- 2.2.5. Policy ESD 13 relates to local landscape protection and enhancement and sets out a number of requirements for new development to ensure the long term protection of the landscape of the District.

2.3. **Landscape Character**

- 2.3.1. As part of the baseline assessment, published landscape character assessments have been identified and reviewed and these have informed the design development of the proposals.

Regional Landscape Character Assessment

- 2.3.2. Natural England have prepared the Character Map of England which provides a broad assessment of landscape character at a regional level. The site lies within the “Northamptonshire Uplands” national character area (NCA 95). An extract of the assessment is included within Appendix 1.
- 2.3.3. The regional assessment is useful in introducing the wider landscape character context in which the site is set. However, the assessment does not provide an assessment of sensitivity or value.

Local Landscape Character Assessment

- 2.3.4. At a more local level, Oxfordshire County Council have prepared the Oxfordshire Wildlife and Landscape Study (OWLS) which incorporates a landscape character assessment as part of the appraisal. An extract from the OWLS assessment is included within Appendix 2.

2.3.5. Great Bourton and the site are located within the “Upstanding Village Farmlands” landscape character type and the “Mollington” local character area.

2.3.6. The assessment identifies a number of key characteristics associated with the “Upstanding Village Farmlands”:

- **“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.”**

2.3.7. The assessment describes the character of the Mollington LCA as:

“The area has medium-sized fields and a mixed farming pattern, with the larger fields associated with arable farming and the smaller grass fields largely restricted to the steeper slopes. Ridge and furrow pasture can be seen in places. Fields are enclosed by a prominent network of hawthorn and elm hedges with some ash and field maple. The hedgerow network is generally in good condition with dense, well-maintained hedges, although some internal field hedges tend to be low and gappy. Throughout this area there are thinly scattered, mature trees of oak and ash and a few small mixed plantations around Mollington.”

2.3.8. The study also includes a series of landscape guidelines which include:

- **“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.”**

2.3.9. These guidelines have informed the design development of the proposed layout and the landscape proposals.

2.3.10. At a more site-specific level, the site lies immediately adjacent to the settlement edge of Great Bourton with more contemporary residential development to the north west, north and north east characterising the immediate setting and separating the site from the more historic core to the north. The residential character to the north will be reinforced with the construction of the consented dwellings in the plot of the property immediately to the north. The presence of the allotments to the south also reinforces the village fringe character of the site. The mature vegetation along the eastern boundary separates the site from Foxden Way and the wider valley landscape that falls away to the east. The northern and western boundaries are better managed and afford a degree of intervisibility across the site with the village forming a backdrop and curtailing longer distance views.

2.4. The Visual Environment

2.4.1. As part of the initial desk study and the subsequent site visit, a number of key views have been identified which are taken from publicly accessible locations showing the site in its localised and wider landscape context. The viewpoints within Appendix 3 seek to reflect the views of the site by more sensitive receptors, such as walkers on the local public right of way network, however, the viewpoints are considered representative and not exhaustive.

2.4.2. Viewpoints 1 – 4 are taken from the southern edge of the village looking south east, south and south west towards the site. Within these views the site is not immediately apparent, set behind mature hedges and hedgerow trees. The existing settlement edge is evident within the context of these views, with residential built form characterising the setting of the viewpoint.

2.4.3. Viewpoint 5 is taken from Foxden Way, just to the south of the site, looking north along the streetscene. The view illustrates the mature hedgerow associated with the eastern boundary that separates the site from Foxden Way and the wider valley landscape to the east. There are views into the site from this location, although it is

seen against the backdrop of the village with the allotments in the foreground. These elements reduce the perceived rural character of the sites immediate setting.

- 2.4.4. Viewpoints 6 and 7 are taken from the bridleway that passes between Foxden Way and the A423, approximately 200m to the south of the site. From this location, the site is not immediately apparent, but is located beyond the components associated with the allotments and set against the backdrop of the built environment of Great Bourton. Residential built form is a characteristic of these views and forms the wider setting of the Bridleway.
- 2.4.5. Viewpoint 8 is taken from the footpath that crosses the wider field network to the east of the village, approximately 450m from the site. The location of the footpath. Lower down the valley slope contains views of the site. The treescape associated with Foxden Way, and the eastern boundary of the site is visible on the skyline. Residential built form and agricultural barns, on Crow Lane, are present within the view, located further up the valley slopes on the eastern edge of the valley.
- 2.4.6. As illustrated by the Photographic Record views of the site are highly localised as a result of the topography, built form and vegetation cover that characterises the immediate setting of the site. Section 4.3 of this Technical Note assesses the potential effects of the proposals upon these views.

3. THE PROPOSALS

3.1. The application is in outline with all matters reserved save for the means of access. Thus, there remains a significant degree of flexibility concerning the manner in which the proposal could come forward at reserved matters. However, the illustrative layout demonstrates one way in which an appropriate and sensitive transition between the proposed development and the wider landscape setting could be achieved. The illustrative layout demonstrates landscaped greenspaces defining the eastern, southern and western parts of the site. This would provide a green edge and landscape buffer between the proposals and Foxden Way, the allotments and the fields to the west and, as well as providing useable open space, would assist the integration of the proposed built form.



Figure 3: Edge Illustrative Layout

3.2. The greenspaces would incorporate new tree and shrub planting that would reinforce the boundary hedgerows to the east and west and create a pleasant area for informal recreation to the south, including a new planted area between the site and the allotments.

- 3.3. The proposed layout demonstrates one way in which a positive, outward looking approach to the east, south and west could be achieved, providing passive surveillance over the open spaces and ensuring that the proposed development does not turn its back on the wider setting. The northern edge of the layout would adopt an appropriate back-to-back distance with the consented properties to the north.
- 3.4. The illustrative layout demonstrates a mix of building heights ranging from 1½ storeys up to 2 storeys. This would provide one mechanism to achieve an appropriate transition between the settlement and the wider setting. The existing townscape to the north is characterised by a variety of building heights, ranging from single storey bungalows on South View, up to 2 storeys on Crow Lane. The mature boundary planting to the eastern boundary and offset from this boundary by a landscaped buffer would ensure that the proposals would not appear prominent or overbearing.
- 3.5. Access into the site would be off Foxden Way via the existing field access. The verge along the highway is relatively broad ensuring that only limited pruning of the existing hedgerow will be required to accommodate the requisite visibility splays. This hedgerow will also be reinforced with new hedgerow plants to enhance the species diversity, while additional tree planting will create additional vertical scale and screening. A new pedestrian link will be formed between the site and South View providing a direct link to the village, and a pedestrian connection through to the allotments will also be offered by the applicants.

4. ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS

4.1. Background

4.1.1. In line with the guidance in GLVIA3, it is appropriate to assess the effect of the proposed development upon the baseline landscape character and visual environment as identified in Section 2 of this Technical Note.

4.2. Effect upon Landscape Character

Regional Landscape Character Assessment

4.2.1. With regard to the effect of the proposals upon the “Northamptonshire Uplands” national character area (NCA 95), it is considered that the proposals will not introduce any new or alien features into context of this regional character and will not compromise any of the existing positive characteristics or features. Nor will the proposals compromise any of the Statements of Environmental Opportunity as identified by the assessment. It is concluded that the proposals can be integrated without detriment to the “Northamptonshire Uplands” NCA.

Local Landscape Character Assessment

4.2.2. As noted within Section 2, the site is located within the “Upstanding Village Farmlands” LCT. The published assessment identifies a number of key characteristics associated with this LCT and it is considered appropriate to assess the likely effect of the proposals against each of these to assess the overall effect upon the character type, refer Table 1 below.

Table 1: Effect on Published Landscape Characteristics

Key Characteristics as identified by the published assessments	Effect of the Proposals
<i>A steep-sided, undulating landform.</i>	No Change – The proposals are located on the gentler upper slopes, with Foxden Way separating the site from the steeper valley sides to the east. The proposals will not require significant ground remodelling to accommodate the proposed built form.

<p><i>A well-defined geometric pattern of medium-sized fields enclosed by prominent hedgerows.</i></p>	<p>No Change – While the proposals will result in the loss of an area of species poor grassland, the development will not extend beyond, or require any changes to, the established field boundaries that contribute to the perception of a geometric field pattern. Indeed, the proposals will reinforce this character through the creation and establishment of a new hedgerow along the southern boundary, creating a softened and defensible edge to the village.</p>
<p><i>A strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in wider countryside.</i></p>	<p>No Change – Great Bourton is one of the larger villages within this character type and the proposals are considered to be appropriate in scale and location so as not to harm the perceived nucleated character of the village. The historic core of the village is surrounded by more recent residential development, which becomes more contemporary with distance. The site lies immediately adjacent to 5 recently consented dwellings and therefore will be located within the newer parts of the village. The proposals will not give rise to the perception of linear development and will not harm the morphology of the village. The allotments to the south are also perceived as feature associated with the settlement, which extend further to the south.</p>

- 4.2.3. As set out above, it is considered that the proposals will not affect the key characteristics identified within the published assessments or extend the perception of development within the context of the receiving landscape character.
- 4.2.4. The OWLS assessment also includes a series of landscape guidelines to maintain the character of the Upstanding Village Farmlands (refer Appendix 2). The proposal would retain and reinforce the existing boundary hedgerows and establish a new planted southern boundary. Species mixes will be informed by the OWLS assessment, and will include oak and hawthorn. The development of the site will also ensure that an appropriate regime of management is established to guarantee the longer term success of the hedgerows. Tree planting will be included within the proposed greenspaces enhancing the treecover within the context of the site and southern edge of the village.
- 4.2.5. There is no ridge and furrow associated with the site, and while it is acknowledged that the proposals will result in the loss of an area of pasture, this is species-poor

grassland, of limited ecological value. The proposals will include the creation of new species rich grassland and native scrub which will contribute positively to the ecological value of the site and ensure biodiversity net gain is achieved.

4.2.6. The proposals will not compromise the nucleated character of the village and will reflect the characteristic growth of Great Bourton. The A423 and topography of the Cherwell Valley form defensible edges to the village and limited access to the northern extent of the village means that the growth of the village to the south would fit with the morphology of the village. The granting of permission for 5 new dwellings immediately to the north of the site would support these conclusions. The proposals are located immediately adjacent to the settlement edge, with the allotments located to the south. The proposed development comprises up to 9 units which is considered appropriate in terms of the scale of the village. It is considered that the proposals will not harm the morphology of the village or its character or appearance. The palette of materials will be simple and will reflect the local vernacular, ensuring that the proposals appear as a natural addition to the village.

4.2.7. In conclusion, while it is acknowledged that the proposals will result in the loss of an area of species-poor grassland, this landcover is not considered rare or ecologically valuable, and any greenfield development, no matter the scale, will result in some perceived change. However, the National Planning Policy Framework does not protect greenfields for their own sake. Furthermore, the site is located immediately adjacent to the settlement edge, which is characterised by 5 recently consented dwellings. The proposals reflect the nucleated character of the village and are appropriate in terms of the scale of the village. The presence of the allotments to the south of the village extends the perceived presence of the settlement beyond the site. The proposals will include a comprehensive landscape scheme that will not only contribute positively to biodiversity net gain, but will also create a defensible landscaped buffer to the site and wider settlement. As set out above, it is considered that the proposals can be integrated without harm to the wider landscape character type and it is concluded that the proposed development has been carefully and sympathetically designed so as to ensure that the proposals can be integrated in this location without harm to the character and appearance of Great Bourton or the wider countryside setting.

4.3. Effect upon the Visual Environment

- 4.3.1. In terms of the effect of the proposals upon the receiving visual environment, it is considered appropriate to assess them in the context of the views included within Appendix 3.
- 4.3.2. Viewpoints 1 – 4 are taken from the southern edge of the settlement, looking towards the site. It is acknowledged that the proposals will be visible within these views, but will be set back from the viewpoints and seen within the context of the built form associated with the southern edge of Great Bourton. It ought to be acknowledged that the primary receptors for these viewpoints will be motorists passing through the landscape at speed and thus, the views are naturally less sensitive to change. The same is true of Viewpoint 5.
- 4.3.3. There are no footways along School Lane, Crow Lane or Foxden Way, as such, any pedestrians will be concentrating on potential oncoming traffic and will also be less sensitive than those on the wider public right of way network.
- 4.3.4. Within the context of Viewpoint 1, the proposals will be set back from this viewpoint beyond the intervening boundary hedgerows. The intervening distance will ensure that the proposed ridgelines reflect those of the properties being constructed to the left of the view, which lie to the north of the site. Views through the development and to the right of the site will ensure that the perception of an open landscape to the south of the village is maintained.
- 4.3.5. Within the context of Viewpoints 2 and 3, which are taken from School Lane, the proposals will be glimpsed but will be set back from the streetscene by the new properties to the north and their gardens and the landscaped buffer to the western boundary. The presence of mature trees within the gardens and along Foxden Way creates a degree of vertical scale and will ensure that the proposals do not appear prominent. This planting, together with the proposed landscaping will soften the perceived built edge, particularly during the summer, filtering views of the proposed built form.
- 4.3.6. Viewpoint 4 is taken from Crow Lane to the north east of the site, from this location the proposed built form (primarily the roofscape) will be visible but will not be prominent and will not break the vegetated skyline. The intervening vegetation structure associated with Foxden Way and Crow Lane creates vertical scale and will soften the built elevations of the proposed buildings. The additional planting within

the landscaped buffer to the eastern boundary will further integrate the proposals. While the proposals will extend the perception of the village to the left of the streetscene, residential built form already characterises the setting of the road corridor. The enhanced boundary treatment to Foxden Way will create an appropriate, green edge to the development and ensure that a sensitive transition between the village and the wider setting is achieved. The proposals will not harm the semi-rural character of this viewpoint.

4.3.7. Viewpoint 5 looks north along Foxden Way and across part of the allotments towards the site. From this location some heavily filtered views of the proposals will be possible through the break in the hedgerow where the allotment access is, however, the proposed built form will be set back from the southern boundary with an area of landscaped greenspace forming a backdrop to the allotments and softening views towards the development. It must be noted that this is a static viewpoint from the streetscene looking through a break in the hedgerow, further north and south the existing vegetation will contain views of the proposals. The mature hedgerow in the foreground dominates the view ensuing that the proposed roofscape is not prominent on the skyline. The proposals will retain the eastern boundary hedgerow, ensuring that views of the proposals are screened and the approach to the village from the south is not adversely affected.

4.3.8. Viewpoints 6 and 7 are taken from the bridleway that crosses the fields to the south of the site. The open nature of the arable fields means that the proposals will be visible from these locations at Day One. However, they will be seen against the backdrop of the wider settlement to the north, which extends to the right and left of the site, and so will not introduce any new or alien components into the context of these views. 2 storey development characterises the wider settlement to the north and it is considered that the proposals will not appear any more prominent than the existing built environment. The proposals will not materially affect the perceived skyline either which is characterised by a mix of roofscape and vegetation. The allotments also characterise the foreground of the view, extending the perceived presence of the village towards the viewer. The proposals incorporate a broad landscaped buffer to the southern boundary, comprising open space and native planting. As this matures it will not only soften the perceived built edge of the proposals but also reinforce the vegetated skyline and soften the perception of the wider village. It is considered that the proposals can be integrated without giving rise to any notable adverse effects upon the setting of the bridleway, or Great Bourton, or the public's enjoyment of the wider countryside.

4.3.9. Viewpoint 8 is taken from the footpath which lies to the east of the site, further down the valley side. From this location the proposals will not be immediately obvious with the intervening farm buildings and vegetation structure (both existing and proposed) reducing intervisibility. The indicative layout shows dwellings set back from the eastern boundary ensuring that they do not appear prominent on the skyline. The inclusion of 1 ½ storey dwellings on the eastern edge of the development with the indicative layout ensures a careful transition into built form within the site. Where glimpsed views are possible, they will be heavily filtered and will be seen within the context of the wider settlement to the right, which already characterises the elevated landscape, above the footpath. The proposals will not compromise the setting of this route or the setting of Great Bourton. Nor will the development of the site affect the public's appreciation of, or ability to access, the countryside.

4.3.10. As an overview, it is acknowledged that the proposals will be seen from some nearby locations, however, the existing landscaped setting of the site will ensure that they are not prominent and do not harm the setting of the village or the appearance of the wider rural landscape context. Where the proposals are seen from the wider public right of way network to the east and south, they will be seen in the context of the existing, established built environment of the village. The proposals include a sympathetic layout which includes landscaped buffers to the east, south and west. As the landscaping within these areas matures, it will not only enhance the biodiversity of the site but will also soften the perceived built edge of the development. It is concluded that the proposals can be integrated into the receiving visual environment without giving rise to any notable adverse effects.

4.4. **Effect upon Landscape Related Policy**

4.4.1. In terms of the effect upon national and local landscape related policy, the site and its setting are not covered by any qualitative landscape designations.

4.4.2. Para 170a of the NPPF seeks to protect valued landscapes. Table 2 below assesses the landscape value of the site and its immediate setting against the various criteria set out within Box 5.1 of GLVIA3.

Table 2: Analysis of Landscape Value

Value Criteria	Assessment
<i>Landscape Quality (Condition)</i>	Medium – The northern, eastern and western boundary appear well established, reflecting the field boundaries on the 1880 OS map, however, on this map the site appears to form part of the wider field to the south, with the more recent allotments and southern boundary fencing reflecting a more contemporary boundary change. The site lies immediately adjacent to the settlement edge with the properties to the north west, north and north east, reflecting some of the more recent properties in the village. The road corridor to the west and steeper topography to the east appear to form defensible edges to the village, with the historic linear pattern having been diluted to a more nucleated pattern by 20 th century housing.
<i>Scenic Quality</i>	Medium – The open nature of the site affords it some scenic value, however, it is not readily apparent from within the village or from Foxden Way due to the vegetated boundaries. There are views into and across the site from the public rights of way to the south, however, here it is seen against the backdrop of the settlement to the north. The valley landscape to the east has more scenic value with elevated views from Foxden Way east, towards Williamscot.
<i>Rarity</i>	Low – There are no rare elements or features associated with the site or its landscape setting that do not exist elsewhere within the wider landscape context.
<i>Representativeness</i>	Low – There are no characteristics or features associated with the site or its setting that are considered particularly important examples. The boundary hedgerows are characteristic of the “Upstanding Village Farmlands” but are not rare within this landscape setting.
<i>Conservation Interests</i>	Low – The site is currently species poor grassland which is of limited ecological interest. The boundary hedgerows are of some ecological value and are being retained, and reinforced, as part of the proposals.
<i>Recreation Value</i>	None – The site is not publicly accessible and does not form the immediate setting of any public rights of way.
<i>Perceptual Aspects</i>	Medium / Low – The presence of the existing village edge to the north and allotments to the south reduce the perceived remoteness of the site, while the settlement and A423 also reduce the perceived tranquility of the localised landscape setting of the site.
<i>Associations</i>	None – There are no known associations with the site or its immediate landscape setting.

- 4.4.3. It is concluded that the site and its setting are of Medium / Low landscape value. The site and its setting are not subject to any qualitative landscape designations and the Cotswolds AONB lies over 7km to the west of Great Bourton. While the site and its setting will be of some value to local receptors, there are no features or characteristics that elevate it above ordinary countryside. It is concluded that the proposals are not contrary to Para 170a of the NPPF.
- 4.4.4. Para 170b of the NPPF requires development to recognise the intrinsic character and beauty of the countryside. As set out within this assessment, it is considered that the proposals can be integrated without long term adverse effects upon those landscape receptors which characterise the site and its wider landscape setting. It is concluded that the proposals will not harm the intrinsic character or beauty of the countryside in which the site is set.
- 4.4.5. National and local policy seek to achieve high quality and sustainable development.
- 4.4.6. Policy ESD 13 of the adopted Local Plan seeks to protect and enhance the landscape of the District. The policy states that:

“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.”

- 4.4.7. As set out earlier in this section, the proposals have been assessed in terms of their potential effect upon the receiving landscape character and the visual environment. The assessment identifies that, while there will be some change within the immediate site, the proposals have been carefully designed to respect the characteristic treescape and hedgerows, and present the opportunity to enhance features like the hedgerows through additional planting and improved management.
- 4.4.8. Policy ESD 13 makes reference to proposals that would give rise to undue harm or intrusion upon the countryside will not be appropriate. Undue is defined as being unwarranted or inappropriate because it is excessive or disproportionate. As is set out in this assessment, the proposals will not give rise to *undue* visual intrusion nor will they cause *undue* harm to important natural landscape features of topography or vegetation cover. The proposals will not be at odds with the identified characteristics of the local landscape, as identified by the OWLS assessment, and will not affect the tranquillity of the area, located in a village fringe landscape. The proposals will not affect the settled character of the landscape, nor will they adversely affect the setting of Great Bourton or any heritage assets and will maintain a significant gap between Great Bouton and Little Bourton, to the south. It is considered that the proposals comply with Policy ESD 13.
- 4.4.9. It is considered that the proposals comply with the aims and objectives set out within the national and local planning policy framework from a landscape and visual perspective.

5. SUMMARY AND CONCLUSIONS

- 5.1. ES Landscape Planning Ltd was instructed by Fernhill Estates Ltd to review the potential landscape and visual implications arising from the proposed development at Foxden Way, Great Bourton.
- 5.2. The site lies on the southern edge of the village of Great Bourton, which lies approximately 2km to the north of Banbury. The village lies just to the east of a prominent ridgeline that runs broadly north – south between two river valleys associated with the River Cherwell and one of its tributaries. The village lies to the east of the A423 corridor which follows the ridgeline, running between Banbury and Southam.
- 5.3. The site currently comprises an area of semi-improved, species poor grassland, located immediately adjacent to the southern edge of Great Bourton, and adjacent to Foxden Way.
- 5.4. The site is not subject to any qualitative landscape designations and is not publicly accessible.
- 5.5. In terms of the potential effects of the proposals upon the receiving landscape character, while it is acknowledged that the proposed development will result in the loss of an area of species-poor grassland, this landcover is not considered rare or ecologically valuable, and any greenfield development, no matter what the scale will result in some perceived change. The site is located immediately adjacent to the settlement edge, which is characterised by 5 recently consented dwellings. The proposals reflect the nucleated character of the village and are appropriate in terms of the scale of the village. The presence of the allotments to the south of the village extends the perceived presence of the settlement beyond the site and ensure that it has a village fringe character. The proposals will include a comprehensive landscape scheme that will not only contribute positively to biodiversity net gain but will also create a defensible landscaped buffer to the site and wider settlement. As set out above, it is considered that the proposals can be integrated without harm to the wider landscape character type. It is concluded that the proposed development has been carefully and sympathetically designed so as to ensure that the proposals can be integrated in this location without harm to the character and appearance of Great Bourton or the wider countryside setting.
- 5.6. In terms of the potential effects of the proposals upon the receiving visual environment, it is acknowledged that the proposals will be seen from some nearby locations, however, the existing landscaped setting of the site will ensure that they are not prominent and do not harm the setting of the village or the appearance of the wider rural landscape context.

Where the proposals are seen from the wider public right of way network to the east and south, they will be seen in the context of the existing, established built environment of the village. The proposals include a sympathetic layout which includes landscaped buffers to the east, south and west. As the landscaping within these areas matures, it will not only enhance the biodiversity of the site but will also soften the perceived built edge of the development. It is concluded that the proposals can be integrated into the receiving visual environment without giving rise to any notable adverse effects.

- 5.7. National and local policy seek to achieve high quality and sustainable development. As set out within this assessment, it is considered that the site and its immediate setting do not represent a “valued landscape” with reference to para 170a of the NPPF, and have been carefully designed so as to respect the intrinsic character and qualities of the sites setting. It is concluded that the proposed development of this site complies with national policy and the aims and objectives of Policy ESD 13 of the Adopted Cherwell Local Plan.

- 5.8. It is considered that the proposals can be integrated in this location without long term adverse effects upon the receiving landscape character and visual environment. It is concluded that the proposals are supportable from a landscape and visual perspective.

APPENDIX 1

Extract from Natural England's Character Map of England –
"Northamptonshire Uplands" NCA 95

95. Northamptonshire Uplands

Supporting documents

Introduction & Summary

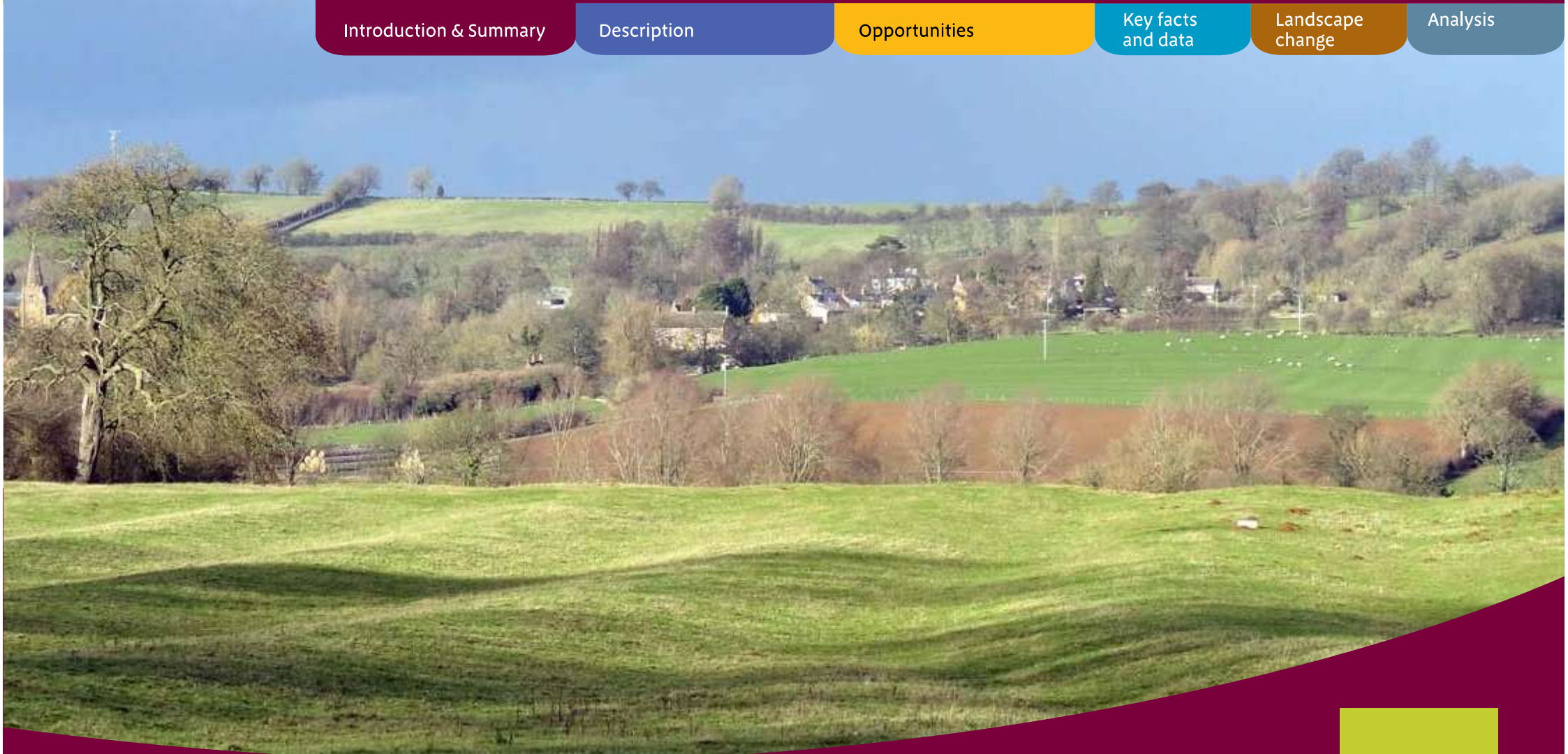
Description

Opportunities

Key facts
and data

Landscape
change

Analysis



www.naturalengland.org.uk



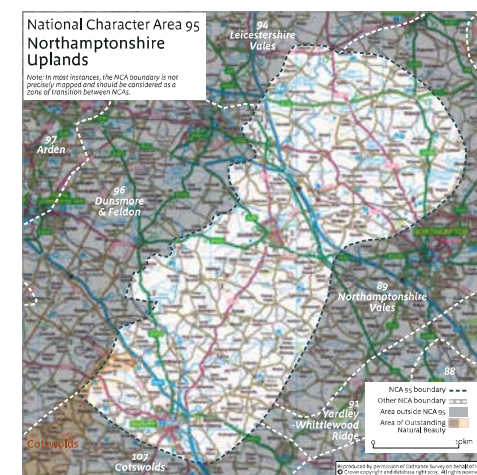
Summary

The Northamptonshire Uplands National Character Area (NCA) is an area of gently rolling, limestone hills and valleys capped by ironstone-bearing sandstone and clay Lias, with many long, low ridgelines. Rivers flow out from the NCA in all directions, including several major rivers – the Cherwell, Avon, Welland, Tove, Ouse, Nene and Ise. While there are areas of differing character, there are strong unifying landscape features across the Northamptonshire Uplands, most importantly the extensive areas of open field systems with ridge and furrow and the earthworks of deserted and shrunken settlements which occur throughout. Other features include the strong, mostly Parliamentary enclosure pattern with high, wide, A-shaped hedgerows bounding the largely rectilinear fields with their frequent mature ash and oak trees; the many country houses and their associated extensive areas of historic and nationally important designed parkland landscapes; the distinctive ironstone, cob and brick nucleated settlements with their large stone churches, often with prominent steeples; the narrow lanes with very wide grassy verges; and the small, scattered but prominent broadleaved woods and coverts. There are also wide, long-distance views from the edges and across the ridgetops throughout the area.

Land is in mixed agricultural use, mostly pasture and arable, and reservoirs are a significant feature. Woodland is sparse, with many scattered, small, broadleaved coverts and copses, some in prominent hill-top positions, dotted across the landscape. The few ancient woodlands, such as Badby, take on a special value and interest in an NCA with few other areas of semi-natural vegetation and relatively limited wildlife interest. Flood plain grazing marsh occurs around Banbury and there are small, scattered pockets of

mire, lowland meadow, calcareous grassland and lowland dry acid grassland throughout the NCA, some designated Sites of Special Scientific Interest for their biodiversity interest. The area is also important for farmland birds.

Around the fringes and two main towns, the area has seen extensive development and construction of major strategic road and rail infrastructure, with associated reductions in levels of tranquillity and loss of rural character, though overall the area retains a strong sense of rural tranquillity. The area is particularly important for delivery of sense of history, sense of place, recreation and water availability and some ecosystem services are under pressure from development and agricultural practice, particularly water availability and water quality, soil erosion, soil quality and tranquillity.



Click map to enlarge; click again to reduce

Statements of Environmental Opportunities:

- **SEO 1:** Protect, manage and promote the historic and archaeological features, designed landscapes and field patterns – including the parkland, battlefield sites, canals, ridge and furrow and settlement sites, and distinctive high hedgerows with their many trees – to ensure that these key features for sense of place and history are conserved, people’s enjoyment and understanding is increased, and recreation opportunities are enhanced.
- **SEO 2:** Conserve, enhance, expand and restore the semi-natural and farmed features of the area – including the mix of agricultural production, particularly the pasture and meadows, patches of semi-natural habitats, and veteran and ancient trees – to enhance biodiversity and landscape character and to safeguard the continued sustainable provision of food.
- **SEO 3:** Conserve, manage and enhance the river catchments and reservoirs, improving water quality and flow management and benefiting biodiversity and recreation through managing soils, diffuse pollution and run-off, reconnecting flood plains and extending natural habitats.
- **SEO 4:** Conserve, maintain and promote local building styles and materials and plan strategic growth, infrastructure development and mineral extraction to ensure they protect remaining areas of high tranquillity, strengthen local sense of place and biodiversity, and increase adaptation for climate change through multifunctional green infrastructure networks, building on existing resources such as canals, rivers and access routes, creating strong ecological and recreation networks.



Wide panoramic views are a key feature of the area, here from the Knightley Way, one of many named long-distance paths.

Description

Physical and functional links to other National Character Areas

The Northamptonshire Uplands National Character Area (NCA) extends north-east from the Cotswolds NCA south of Banbury to border the Northamptonshire Vales NCA and Leicestershire Vales NCA around Market Harborough at its northern extent. In the west it borders Dunsmore and Feldon NCA and it shares most of its eastern boundary with the Northamptonshire Vales NCA. A small area in the south-east abuts the Yardley Whittlewood Ridge NCA. It is part of the wider Jurassic 'wolds' landscapes that include the dip slope of the Cotswolds and extend north to the High Leicestershire NCA and the Leicestershire and Nottinghamshire Wolds NCA. The south-western corner of the NCA is designated as part of the Cotswolds Area of Outstanding Natural Beauty (AONB).

The hills are 'the main watershed of Middle England', with wide, far-reaching views from the edges and across the ridgetops. The area is an important supplier of water to towns in surrounding NCAs with many reservoirs and much abstraction from rivers. The River Cherwell rises in the south near Charwelton and flows south. The Tewkesbury Avon rises on the north-eastern edge near Naseby, and flows west then south-west, while the north-east-flowing Welland rises near Sibbertoft. The rivers Tove and Ouse rise here too and flow south-east. The eastern slopes form the upper catchment of the Nene, with the major tributary of the Ise in the far north-east. Topographically, the Upper Nene divides the Northamptonshire Heights to the north from the Cherwell/Ouse plateau, sometimes known as the 'Ironstone Wolds' in the south.

The NCA is crossed by several nationally important transport corridors. It is effectively divided in two from Rugby to Northampton by the M45, M1, A5, the West Coast Main Line railway and the Grand Union Canal. In the south, the M40, A423 and the Oxford Canal cross through, and further north the A14. Urban areas and large towns include Daventry and Banbury. Close by in neighbouring NCAs are Northampton and Milton Keynes, Kettering, Rugby, Coventry, Leamington Spa and Warwick. The many historic houses, parks and gardens, the Knightley Way, Jurassic Way, Brampton Valley Way, Battlefields Trail and the Grand Union and Oxford canals provide well-used recreation assets for people in surrounding areas.



Fawlsey Park; extensive areas of parkland are a key feature of the area, here being restored through agri-environment funding and grazed by the once locally common Hereford cattle.

Key characteristics

- Gently rolling rounded hills and valleys with many long, low ridgelines and great variety of landform. Wide, far-reaching views from the edges and across the ridgetops.
- Dominant Jurassic scarp slope of limestone and Lias clay hills capped locally with ironstone-bearing Marlstone and Northampton Sands. Glacial boulder clay covers the northern and eastern areas, with sands and gravels along river valleys.
- The Upper Nene Valley divides the gently undulating Northamptonshire Heights to the north from the hillier Cherwell/Ouse plateau (the 'Ironstone Wolds') to the south and has been exploited for sand and gravel.
- Rivers rise and flow outwards in all directions, including the rivers Cherwell, Avon, Welland, Tove, Ouse, Nene and Ise, and the area forms the main watershed of Middle England.
- Sparse woodland cover, but with scattered, visually prominent, small, broadleaved woods, copses and coverts, particularly on higher ground.
- Mixed farming dominates with open arable contrasting with permanent pasture.
- Typical 'planned countryside' with largely rectangular, enclosed field patterns surrounded by distinctive, high, often A-shaped hedgerows of predominantly hawthorn and blackthorn, with many mature hedgerow trees, mostly ash and oak. Some ironstone and limestone walls in places and some localised areas of early irregular enclosure.
- Small pockets of semi-natural vegetation with many small scattered broadleaved woodlands, some ancient and often on hill tops, with mires, areas of lowland meadow, calcareous grassland and lowland dry acid grassland in the river valleys. Bluebell woods occur in places.
- Nationally rare, locally abundant and prominent ridge and furrow, with frequent deserted and shrunken settlements. Several large historic country estates such as Cottesbrooke Hall and Althorp and many small country estates, with extensive parkland containing a great many mature, veteran and ancient trees.
- Nucleated villages often on hill tops or at valley heads with low densities of dispersed settlement. Cob, ironstone and limestone in older buildings with some remaining thatch, but mostly pantile and slate roofs. Brick buildings in some villages. Extensive new developments in villages along main transport corridors and in the two main towns.
- A dense network of narrow lanes with wide grassy verges, often following ridges, crossed by many strategic road and rail corridors, including the M1, M40, A14, West Coast Main Line railway, Great Western Railway line and the Oxford and Grand Union canals.
- The many historic houses, parks and gardens open to the public, the reservoirs, long-distance paths (such as the Knightley Way, Jurassic Way and Brampton Valley Way) and the Grand Union and Oxford canals provide well-used recreation assets.

APPENDIX 2

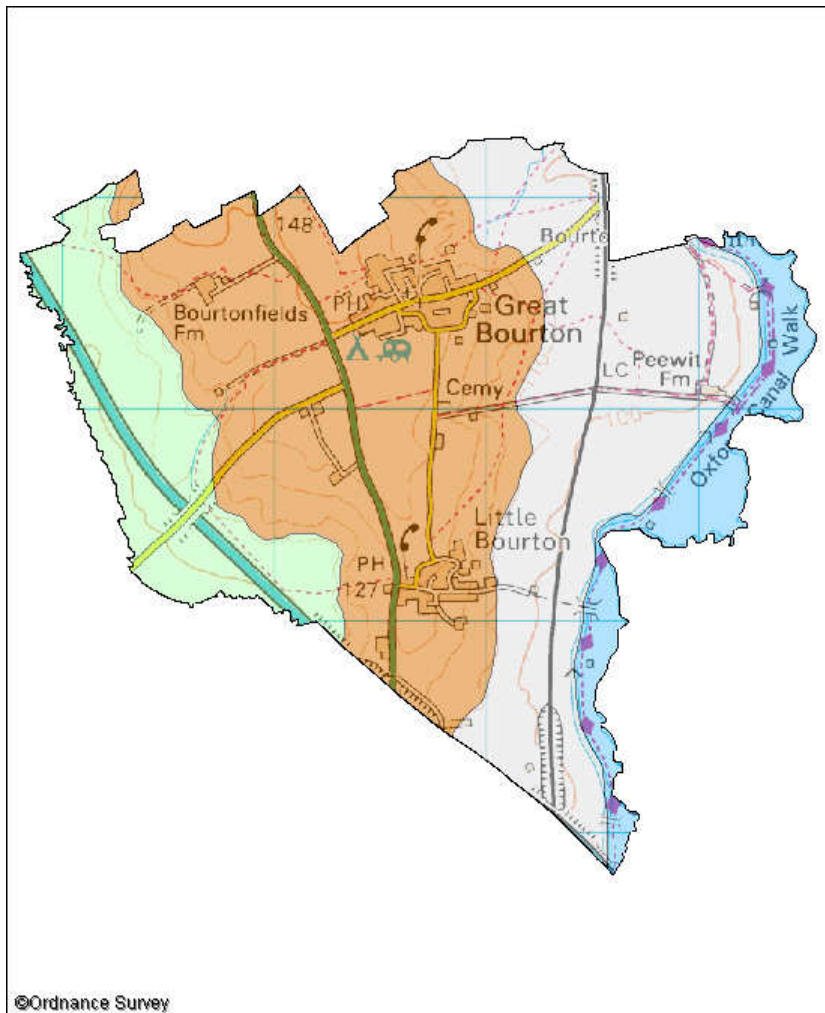
Extract from Oxfordshire Wildlife and Landscape Study (OWLS)
Landscape Character Assessment – “Upstanding Village Farmlands”

Districts:

Cherwell Parishes

Bourton

This map highlights the landscape types within the parish you selected, and its associated local character areas. You can click on any area of the map for a description of its landscape character and biodiversity. Please note that local character areas can cover large areas of the countryside, and may include several parishes, so the description may not be specific to this parish. If there are any wildlife habitats within the parish their descriptions can be found by scrolling to the bottom of this page.

**Landscape Types**

- Clay Vale
- River Meadowlands
- Upstanding Village Farmlands
- Wooded Pasture Valleys and Slopes

Landscape Types:

Upstanding Village Farmlands



16. UPSTANDING VILLAGE FARMLANDS

Regional Character Areas

Northamptonshire Uplands.

Location

This landscape type covers the elevated landscapes in the north of the county to the north and south of Banbury, around Claydon and Kidlington, Great Bourton, Bloxham and Deddington.

Overview

A hilly landscape with a strong pattern of hedgerows and nucleated villages characteristically built from the local ironstone.

Key Characteristics

- 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.

Geology and landform

The Middle Lias series, a mix of clays and sands, largely dominates this area. The beds are overlaid in places by the Marlstone Rock bed, an iron-bearing limestone that gives rise to the higher hills. To the south of Banbury, only parts of the ironstone are overlaid by the clays and thin limestones of the Upper Lias, as these have been eroded away over much of north Oxfordshire. The rolling landform is apparent throughout the landscape type, and rises to a height of 160m around Mollington. Around Deddington and Bourton, the landform is shaped into prominent ridges and small gullies drained by ditches and streams.

Land use and vegetation

The land uses are mixed. Arable cropping dominates the areas around Deddington, Hempton, Bodicote and Claydon, whereas grassland, interspersed in places with small patches of scrub and secondary woodland, is largely associated with the steeper slopes. Ridge and furrow pasture is a characteristic feature of this grassland. These fields are sometimes used for pony grazing. A number of wide, species-rich road verges are located in the more elevated northern part of the landscape type.

There is very little woodland and it is largely confined to small plantations on the steeper grounds and in the parkland at Williamsote. Patches of scrub are found growing in the steeper gullies.

Cultural pattern

There is a prominent pattern of geometrically-shaped fields enclosed by moderately tall hedges. The hedges give structure to the landscape and are dominated by hawthorn, elm and elder. Fields are moderately-sized, except for the larger arable fields around Bodicote. Hedgerow trees, of oak and ash, are generally sparse but become denser where they are associated with grassland. Most of the remaining trees are concentrated along roadsides, footpaths, bridleways and parish boundaries. The elevated nature of the landform, combined with lack of woodland and tree cover, results in a rather open landscape.

The pattern of well-defined nucleated villages is very characteristic. They are often situated on rising ground and slopes, linked by straight roads. This nucleated settlement pattern is in contrast to the few dispersed farmsteads in the wider countryside. The vernacular character is strong in most of the settlements, but is particularly prominent in the smaller villages to the north of Banbury including Bourton and Mollington. The larger settlements, such as Deddington, Bloxham and Adderbury also retain a core of buildings with a strong vernacular character. The distinctive ironstone used as building material gives rise to characteristic warm orange-brown buildings with stone or slate roof tiles.

BIODIVERSITY

Overview

This landscape type supports a range of locally important habitats, including deciduous woodland and plantations, as well as priority habitats such as acid and marshy grassland.

Key Characteristics

- Predominantly low-medium to medium bioscores.
- Priority habitats such as acid and marshy grassland.

General Description

This landscape type is located on the steep, undulating hills to the west of Banbury. Overall, it supports a range of locally important habitats including some deciduous woodland, plantations, semi-improved grassland and species-poor hedges with trees. There is only a limited range of other important and priority habitats such as ancient semi-natural woodland, species-rich hedgerows, parkland and acid and marshy grassland. These habitats are generally very small and isolated within the landscape type.

LOCAL CHARACTER AREAS**A. Mollington (NU/28 and NU/35)****Landscape Character**

The area has medium-sized fields and a mixed farming pattern, with the larger fields associated with arable farming and the smaller grass fields largely restricted to the steeper slopes. Ridge and furrow pasture can be seen in places. Fields are enclosed by a prominent network of hawthorn and elm hedges with some ash and field maple. The hedgerow network is generally in good condition with dense, well-maintained hedges, although some internal field hedges tend to be low and gappy. Throughout this area there are thinly scattered, mature trees of oak and ash and a few small mixed plantations around Mollington.

Biodiversity

Bioscores/biobands: 32/LM; 54/LM

Locally important habitats include deciduous woodland, plantations, semi-improved grassland and species-poor hedges with trees. There are some species-rich ponds.

B. Wardington (NU/32)**Landscape Character**

The area has small, regularly-shaped fields with both arable cropping and semi-improved grassland. The grassland tends to be restricted to the steeper slopes. Some ridge and furrow pasture can also be found. Fields are enclosed by hedges dominated by hawthorn, blackthorn, elm and field maple. There are sparsely scattered hedgerow trees of ash and oak, and a small deciduous plantation close to Williamscot. The hedgerow network is declining and hedges are often low, gappy and, in some places, removed altogether and replaced by fences.

Biodiversity

Bioscore/bioband: 100/MH

There are a number of locally important habitats including deciduous woodland, plantations, semi-improved grassland, scrub and species-poor hedges with trees. There is also parkland, with its associated mature trees, surviving acid grassland and heath along the embankments of a disused railway, and some marshy grassland along the Cherwell Valley.

C. Bodicote (NU/16)**Landscape Character**

The area is characterised by large-sized fields dominated by arable farming, with some smaller grass fields used for pony grazing. They are enclosed by low hawthorn hedges which are generally in good condition. Hedges bordering roadsides and old lanes are taller, well-maintained and more species-rich. There are a few young ash, field maple and oak trees in the hedges, and some small tree clumps close to farms.

Biodiversity

Bioscore/bioband: 48/LM

Locally important habitats include plantations, semi-improved grassland, scrub and species-poor hedges with trees. There are also species-rich hedges bordering some roads and green lanes.

D. Bloxham (NU/9)**Landscape Character**

The area is characterised by regularly-shaped, small-sized grass fields and larger arable fields. Ridge and furrow pasture is common. Fields are enclosed by a prominent network of intact hawthorn and elm hedges which, in places, are overgrown and gappy. Mature ash, oak and sycamore trees are scattered throughout the area. They are denser where there is more grassland, along roadsides, country lanes and the disused railway line.

Biodiversity

Bioscore/bioband: 48/LM

This area has a number of locally important habitats including deciduous woodland, plantations, semi-improved grassland, scrub and species-poor hedges with trees. There is also some parkland with its associated mature trees.

E. Deddington (NU/6)

Landscape Character

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.

Biodiversity

Bioscore/bioband: 36/LM

Locally important habitats include deciduous woodland, plantations, semi-improved grassland, scrub and species-poor hedges with trees.

FORCES FOR CHANGE

- The hedgerow network is generally intact and in good condition, even in places dominated by intensive arable farming. However, around Bodicote the hedgerow pattern is weaker, with roadside hedges tending to be overgrown and internal field hedges generally low and gappy.
- There is some residential development within the main settlements that is out of character, particularly in the larger settlements to the south of Banbury. There are also some industrial estates, but they are generally well screened by landscape planting.
- Other land uses, such as the disused airfield and wireless station near Barford, can be visually intrusive.

Landscape strategy

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

Guidelines

- 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.

Biodiversity Strategy

Ensure that all surviving priority habitats are safeguarded, in favourable condition and management, and enhanced to satisfy the actions and targets identified within the relevant habitat and species action plans. Safeguard, maintain and enhance all locally important habitats in a way that is appropriate to the landscape character of the area.

Guidelines

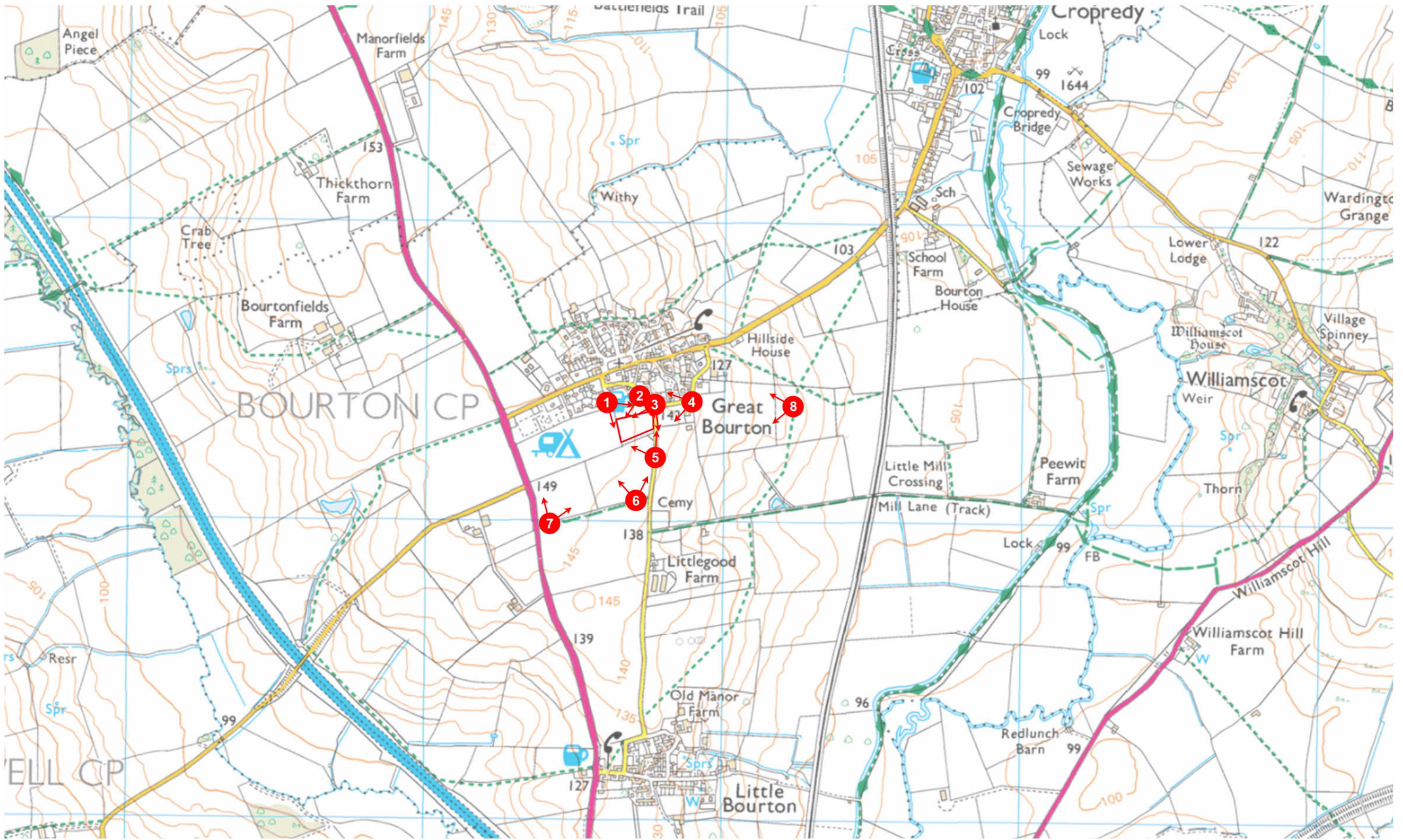
- There are very few priority habitats within this landscape and they tend to be small and isolated. It is important that they are safeguarded and in favourable condition and management through agreement with the landowner. Opportunities for expanding these habitats within the landscape type are very limited.
- Species-rich hedgerows are distributed throughout different parts of the landscape type, particularly bordering roadsides and green lanes. Priority should be given to safeguarding and maintaining this resource, particularly in those local character areas where they remain a significant feature.
- Opportunities for the establishment of other locally important habitats, such as semi-improved grassland and small deciduous woodlands, should be promoted in order to strengthen wildlife corridors and enhance the local landscape character.

Key Recommendations


- **Safeguard and enhance the landscape character of the hedgerow network.**
- **Ensure that the few surviving priority habitats are in favourable condition and management.**

APPENDIX 3

Viewpoint Location Plan (VLP.001) and Photographic Record



Key

-  Site Boundary
-  Viewpoint Location



**Foxden Way, Great Bourton
Viewpoint Location Plan**

Fernhill Estates Ltd

Drawing Ref: 9675L.VLP.001
Date: Feb 2021 Drawn: AM Checked: AM





Application site located beyond vegetation structure.

Viewpoint 1



Application site located beyond vegetation structure.

Viewpoint 2

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera is a cropped sensor model and, as such, the photographs are taken at a 35mm focal length which most closely reflects a 50mm focal length on a full sensor DSLR. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Viewpoint 3



Viewpoint 4

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESSMENT. Panoramas are created from multiple photographs which are stitched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera is a cropped sensor model and, as such, the photographs are taken at a 35mm focal length which most closely reflects a 50mm focal length on a full sensor DSLR. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.



Viewpoint 5



Viewpoint 6

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Viewpoint 7



Viewpoint 8

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