Landscape and Visual Impact Assessment

Tyler Grange

Land North of Camp Road, Heyford Park

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Summary

S.1. This report has been prepared by Tyler Grange Group Limited (TG) on behalf of Richborough Estates and Lone Star Land Ltd. It sets out the findings of a Landscape and Visual Impact Assessment of a site identified as Land North of Camp Road, Heyford Park, in order to inform an outline planning application for the erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works.

S.2. Having undertaken a high-level analysis of landscape and visual related policy compliance, this LVIA finds that the proposals are in compliance with the landscape and visual aspects of planning policy.

S.3. The site is not the subject of any statutory landscape designation which indicates that it is part of a valued landscape as described within footnote 7 of the NPPF. In order to determine whether the site is valued, the GLVIA3 and LI TGN 02/21 approach has been adopted within this LVIA. Having considered the key elements related to value in Section 2, and given that the site is not designated for its landscape value at any level, the site is considered to have a low landscape value overall.

S.4. In respect to landscape character, the nature of the development proposed is not uncharacteristic within the receiving landscape given its position on the edge of the settlement and the published characteristics of the wider plateau landscapes. In relation to the published landscape context, at a county level, the assessment recommends concentrating new development in and around existing settlements. At a district level, the site falls within the Reconstruction category of the landscape character assessment's strategy for landscape intervention, as a transition between the RAF airfield and the wider landscape. The Reconstruction landscapes are described as having a high capacity to accommodate change and are cited to gain very positive benefits from the introduction of new character and strong sense of place. Created new identities are required to be distinctive, but also need to respond to the surrounding landscape context. The assessment states that a strong landscape framework can help to achieve successful integration of new development in the Reconstruction landscape areas.

S.5. The development of the scheme parameters and subsequent illustrative masterplan has been informed by landscape character analysis and led by a landscape strategy which seeks to respond to both the published and site-specific context, providing a strong landscape framework. This includes incorporating the published guidelines such as ensuring that the proposed development is interspersed with public open space to integrate it into the landscape even at the outline application stage, locating new planting in the dips and folds of the landscape, establishment of tree belts around airfields to reduce their visual impact and strengthening the field pattern by planting up gappy hedges.

S.6. In respect to views and visual amenity, the site is visually well contained with the presence of mature trees and hedgerows within the site in combination with tree belts and woodland blocks within the surrounding landscape. Adjacent built form to the north and west, and a lack of public access to the east effectively restricts views of the site from the wider landscape. There are no distant views of the site. The most noticeable visual effects will be experienced by those people walking along public bridleways in middle distant views east of the site and experienced by existing local residents. It is noted however that the Proposed Development will introduce built elements into an already built context, set within an existing strong landscape framework. The

proposals are not uncommon within the existing landscape and will form a continuation of the settlement, with an enhanced edge.

Section 1: Introduction and Scope

Background

1.1. Tyler Grange Group Limited (TG) has been appointed by Richborough Estates and Lone Star Land Ltd. to undertake a Landscape and Visual Impact Assessment (LVIA) associated with the residential development of land north of Camp Road, Heyford Park (hereby referred to as 'the site'). This is an outline planning application.

Site Context

1.2. The site lies to the north of Camp Road, at the junction of Camp Road and Chilgrove Drive and to the south east of the former RAF Upper Heyford airfield. It comprises two fields and a linear strip of land which follows a watercourse. The field located to the immediate west of Chilgrove Drive, is rectangular in shape, its boundaries defined by overgrown hedgerows (which are gappy in places), hedgerow trees, fencing associated with the boundary to the RAF airfield and a small area of degraded stone walling. The field located to the north-east is triangular in shape, its boundaries are also defined by overgrown hedgerows (which are gappy to the western edge), hedgerow trees and fencing associated with the boundary of the RAF airfield. This area also includes an area of paddocks to its southern edge which contain alpacas. The linear strip of land contains small woodland copses, scattered trees (including mature oaks within the north-western field), ponds and comprises managed grassland with an access track to its western edge. **Plan 1** illustrates this context.

1.3. Within the site, the topography of the two fields dips generally in a westwards direction towards the linear strip of land where the watercourse lies. Within the linear strip of land, the topography follows the watercourse which lies to the western boundary, with depressions where the ponds are situated. The site is located within a lower lying area of land with the fields to the east and west rising beyond.

1.4. To the west, there are planning applications for 89 dwellings and 31 dwellings currently under consultation, due for Decision in January 2021 (application references: 15/01357/F and 21/03523/OUT). Letchmere Farm with associated landscaped gardens lies to the north-west and the RAF airfield lies to the north. This part of the airfield contains areas of hard standing, mounds and some disused structures. The airfield has outline approval for a hybrid/mixed application for up to 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road. Chilgrove Drive abuts the site to the east with agricultural land beyond. Arable fields and Camp Road lie to the south.

1.5. There is currently no public access into the site.

1.6. The site is not subject to any national or local qualitative landscape designations. The Cotswolds AONB lies approximately 13km to the west of the site at its closest point.

The Proposals

1.7. Outline planning application for the erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works.

LVIA Methodology and Approach

1.8. To assist the reader in understanding the purpose for undertaking landscape assessments, the definition of "landscape", as agreed by the European Landscape Convention (Florence: Council of Europe 2000) is set out as follows, "Landscape" is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

1.9. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscapes in addition to those that are outstanding or protected.

1.10. The assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity cannot be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be undertaken and more rational and transparent conclusions drawn.

1.11. The Landscape and Visual Impact Assessment (LVIA) process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the proposed development on the views of people, and upon the amenity of the views.

1.12. Landscape character is defined in the Landscape Institute's guidance ('Guidelines for Landscape and Visual Impact Assessment', Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2013) as:

1.13. *"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."*

1.14. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

1.15. Changes to views will occur where there is:

- An alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or

- There is a change to the distribution or dominance of features.

1.16. It should be noted that based on GLVIA3, the approach to the assessment is proportionate to the scale of project and its likely effects (para 1.17). Judgements made within this LVIA are 'reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others' (para 2.24).

1.17. The methodology used to undertake the assessment has been based on recognised guidance, and has been developed from the following documents:

- 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013 (GLVIA3) under the auspices of the Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA);
- 'An approach to Landscape Character Assessment': Natural England 2014 (Second Version); and
- Technical Guidance Note 06/19 'Visual Representation of Development Proposals' 17 September 2019, Landscape Institute.

1.18. Technical Guidance Note 'Assessing Landscape Value Outside National Designations' (TGN 02/21). **Appendix 1 "Landscape and Visual Impact Assessment Methodology – summary of Approach and Criteria Tables"** sets out the methodology applied to the assessment.

1.19. The assessment process is set out in further detail below but involves the following steps:

- Baseline Appraisal
- Assessment of Effects

Baseline Appraisal

1.20. The baseline appraisal process is a crucial part of any assessment and includes:

- An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning polices for the area;
- A critical assessment of the landscape character of the site and surroundings with reference to published material, checked and verified through fieldwork. This includes the classification of the landscape into units of distinct and recognisable character and land use at a site-specific level;
- Geographic Information System (GIS) visual mapping of the Zone of Theoretical Visibility (ZTV) of the development proposals using industry standard software;
- Fieldwork to check and verify the findings of the desktop studies and take a photographic record of views for inclusion in the LVIA; and
- Identification of representative viewpoints and determination of likely visual receptors.

Assessment of Effects

1.21. **Appendix 1** contains the thresholds and definitions of the terms used in this process.

1.22. The first stage of this process seeks to classify the landscape and visual resources in terms of their individual or collective sensitivity to change. This is dependent on:

- The susceptibility of the landscape or visual receptor;
- The type of change proposed; and
- The value placed on the landscape or visual receptor.

1.23. The second stage of this process relates to combining the sensitivity of the affected landscape resources and visual receptors with the magnitude of change that they would experience.

1.24. The assessment process has considered the following factors. These are detailed further within the 'Landscape and Visual Impact Assessment Methodology Summary of Approach and Criteria Tables' attached at **Appendix 1**.

1.25. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:

- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
- Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
- Affects strategic and important views in addition to the visual context of receptors.

1.26. For the purposes of this report, the term 'impact' refers to the causation of change and 'effects' are the results of the changes on the landscape and visual context.

Level of Effect

1.27. Best practice guidelines stipulate that the level of any landscape and visual related effect should be evaluated, both during construction and following completion of the development.

1.28. The nature of the effect can be classified as adverse or beneficial. However, there may be instances where the impact results in an effect which is neither adverse nor beneficial. These effects are considered to be neutral in nature.

1.29. The thresholds and criteria included at **Appendix 1** are used as a guide and are not prescriptive. In line with GLIVA3 (para 3.33) the Assessment of Effects seeks to draw out the key issues and places an emphasis on narrative text to describe the effects and judgements regarding their level of effect as opposed to placing a reliance upon matrices or tabular summaries.

Study Area

1.30. The Study Area for the purposes of this LVIA has first been defined by Zone of Theoretical Visibility mapping based upon Terrain 5 data which set a 5km radius and has since been refined following

fieldwork, as illustrated by the field verified visual envelope (**Plan 4: Photoviewpoint Locations and Field Verified Visual Envelope**). The study area for this LVIA has been scoped and agreed with the Council's Landscape Officer (see **Appendix 2** for details).

Pre-Application Advice Regarding Landscape

1.31. The photoviewpoint locations and approach to the assessment (identification of landscape and visual receptors) was scoped and agreed with the Council's Landscape Officer between October and November 2021 in advance of submitting the planning application and this has informed the LVIA process. A full extract of this consultation is contained within **Appendix 2**.

1.32. As a result of this pre-application scoping, an additional photoviewpoint location was added (viewpoint 10) and three planning applications for development within the local area were agreed to be considered within a cumulative assessment. These three planning applications are summarised as follows and their locations illustrated on the accompanying scoping plan contained within **Appendix 2**:

- Heyford Park, South of Camp Road (reference: 16/02446/F). Status: permitted (under construction)
- Land East of Larsen Road Heyford Park (reference: 15/01357/F). Status: under consultation (received resolution to grant permission subject to the signing of a S106)
- Heyford Park, Camp Road (reference: 18/00825/HYBRID). Status: under consultation (received resolution to grant permission subject to the signing of a S106)

Section 2: Baseline Appraisal

Purpose of the Landscape and Visual Baseline

2.1 The landscape and visual baseline describes the site-specific landscape character and sets this in the context of the published landscape character assessments and the visual context. This forms the baseline against which the potential development implications are considered.

Landscape Character

2.2 The characterisation process in a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.

2.3 The landscape character appraisal process reviews the wider landscape character at a national level and explores more detailed character features at a district/local level and setting this in the context of the site-specific land use that informs local distinctiveness and sense of place.

2.4 This report considers the local, site-specific character features and context identified by TG through fieldwork and informed by a review of published assessments. From this baseline information we can identify the relevant characteristics, important sites features to retain and also identify detracting features that need to be addressed within the proposals.

Published Landscape Character

National Character

2.5 For the purposes of assessing the effects of development, National Character Areas (NCA) provide the context to the more detailed and relevant characteristics; however, they are very broad and set out the key characteristics of large geographical areas. Whilst NCAs do not provide an appreciation of the site-specific issues which need to be taken into account in the determination process, it should be noted that some of the characteristics are discernible in relation to the wider landscape surrounding the site.

2.6 The site lies within NCA 107: Cotswolds. The characteristics relevant to the site and its surroundings are as follows:

- *"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.*
- *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."

County Character

2.7 At a county level, the site is described within the Oxfordshire Wildlife and Landscape Study as lying within the Farmland Plateau Landscape Type. The characteristics relevant to the site and its immediate surroundings include as follows:

- *"Level or gently rolling open ridges dissected by narrow valleys and broader vales.*
- *Large regular arable fields enclosed by low thorn hedges and limestone walls.*
- *Rectilinear plantations and shelterbelts.*
- *Long, straight roads running along the ridge summits."*

2.8 A relevant recommendation of this Landscape Type includes *"Safeguard and enhance the open, sparsely settled character of the landscape whilst maintaining and strengthening its pattern of hedgerows, stone walls, small woodlands and tree belts."*

2.9 Guidelines for this Landscape Type relevant to the site include:

- *"Locate new planting in the dips and folds of the landscape and establish tree belts around airfields, quarries and other large structures to reduce their visual impact using locally characteristic native tree and shrub species such as ash, oak and beech.*
- *Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn and blackthorn.*
- *Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.*
- *Protect stone walls from deterioration.*
- *Conserve all remaining areas of semi-improved and unimproved grassland and encourage conversion of arable pasture.*
- *Maintain the sparsely settled rural character of the landscape by concentrating new development in and around existing settlements.*
- *Promote the use of local building materials, such as limestone and ironstone, and a scale of development appropriate to landscape type."*

District Character

2.10 At a district level the site and its surroundings are described within the 'Cherwell Landscape Character Assessment' (1995). The site lies within the 'Upper Heyford Plateau' landscape character area (LCA).

2.11 The Upper Heyford Plateau is described as lying to the east of the Cherwell Valley and forming a distinctive landform unit of elevated ground which dips gently away from the south-east and falls

more steeply to the west into the Cherwell Valley. It is situated on the highest part of the oolitic limestone belt and is characterised by extensive areas of rolling arable land with a distinctively denuded character. The disused airbase of Upper Heyford is a dominant element within the landscape of this area.

2.12 The Cherwell Landscape Character Assessment also sets out a strategy for landscape intervention. The RAF airfield lies within the 'Reconstruction' category. The land extending east to Chilgrove Drive (including the site) is also shown to be in this category. The 'Reconstruction' category landscapes are defined as*: "landscapes so modified by human activity that they no longer bear any resemblance to their former character (including airfields). These landscapes have a high capacity to accommodate change because they have already lost their intrinsic character. They would gain very positive benefits from the introduction of new character and strong sense of place. Created new identities need to be distinctive, but also need to respond to the surrounding landscape context. A strong landscape framework can help to achieve successful integration of new development in these areas."*

2.13 Land to the south of the former RAF base lies within the Restoration category which is defined as follows: *"the character and structure of the landscape is often quite seriously degraded, although they do retain some discernible remnant of their former character. Potentially these landscapes have a greater capacity to accommodate positive change because their former character has already been so substantially weakened."*

2.14 Also at a district level, the site and its surroundings are described within the 'Countryside Design Summary' (June 1998). The site lies within the 'Ploughley Limestone Plateau' which is described as covering the central part of the District to the east of the Cherwell Valley. The character analysis is noted as the following (as relevant to the site and its surroundings):

- *"A number of exposed upland plateaux in the north and west dip gently into rolling undulations and shallow valleys to the Southeast.*
- *Woodland cover is comparatively extensive in some parts of this area, either as long plantation belts bordering streams or roads adjacent to arable farmland, or in association with historic parkland.*
- *Arable is the primary agricultural land use of the area. Scale varies from a patchwork of fields with well-defined hedgerows and copses, to large-scale fields on the well-drained loams of the open plateaux.*
- *The former RAF airbase at Upper Heyford is a large and prominent feature situated on an exposed plateau in the west of the character area.*
- *Views are often broken by woodlands, e.g. Stoke Wood near Stoke Lyne. However, in places, gentle rises in the arable landscape can afford views for a couple of kilometres.*
- *A network of roads criss-cross the entire area, avoiding valleys, and often lined by walls and trees relating to the extensive areas of parkland.*
- *A new settlement at Upper Heyford to secure the restoration of the airbase should respect the scale and landscape setting of the surrounding villages. The new village should not extend*

onto the higher ground of the Heyford plateau itself, but sit adjacent to the small brook, which flows south, from the site, using the natural protection afforded by a valley location."

Site -Specific Landscape Character

2.15 TG have been involved with the potential development of the site since August 2020, where a number of site-visits have been undertaken to inform the emerging proposals and prepare for a planning application. For the purposes of this report, TG conducted fieldwork on the 23rd November 2021 to analyse the landscape character of the site and completed a Field Survey Sheet which records the findings (**Appendix 4**).

2.16 As identified within the Site Context section of this report, the site comprises two fields and a linear strip of land which follows a watercourse with scattered trees and ponds to the north of Camp Road. These two distinct areas can be divided into separate 'character areas' at a site-specific level: 1. Wet Corridor and 2. Grassland.

Wet Corridor

2.17 The linear strip contains small woodland copses, scattered trees (including mature oaks), ponds, and comprises managed grassland with an access track to its western edge. The character of this area is more 'designed and manicured' in appearance and exhibits a more formalised structure, in contrast with the surrounding fields to the east and west, which are agricultural.

Grassland

2.18 The rectangular and triangular shaped pasture fields of the site are defined by overgrown hedgerows (which are gappy in places), hedgerow trees, fencing associated with the boundary to the RAF airfield and an area of degraded stone walling. These fields are influenced by the adjacent built form within the RAF airfield and the movement of vehicles utilising Camp Road and Chilgrove Drive, as well as the routes to the south and east which connect to the B4030 and B430.

Wider Context

2.19 The site is influenced by the watercourse which runs through the area, the field parcels are smaller in scale and comprise grassland with overgrown hedgerows and trees. This is in contrast with the large-scale arable fields in the wider agricultural landscape to the east and south which are geometric in shape, defined by neat hedgerow and interspersed with geometric woodland blocks.

2.20 Within the wider developed landscape, Bicester (located approximately 10km to the south-east) represents the largest settlement within the surrounding area. The settlement pattern is otherwise dispersed; clustered around networks of roads that criss-cross the landscape. Built form within this part of Upper Heyford follows a clustered building pattern adjacent to Camp Road. Existing built form is largely set back within private cul-de-sacs. The site is also influenced by the surrounding road network and other adject built form including residential development to the north and south-west, and the industrial and military presence of the former RAF Upper Heyford airfield to the north. The surrounding built context will be further apparent if the two currently undetermined planning applications for totalling up to 120 dwellings to the west are consented combined with the outline approval for a hybrid/mixed application for up to 1,235 dwellings and other mixed uses to the north of the site. This would further alter the context to create a much stronger developed presence.

2.21 The landscape features/elements of the site are summarised as follows:

- Sloping topography towards the watercourse to the west of the site.
- A rectangular field of rough grassland and a triangular shaped pasture field.
- Overgrown hedgerows which are gappy in places, comprising primarily of Hawthorn, Blackthorn, and Bramble alongside other native species.
- Watercourse with an associated linear 'wet corridor', featuring ponds small woodland copses, scattered trees and managed grassland.
- Influenced by the road network (Camp Road to the south of the site, and Chilgrove Drive along the eastern boundary); and
- Dispersed settlement pattern with clustered form within the adjacent Heyford Park settlement. The built context is added to by the presence of the former RAF Upper Heyford airbase to the north.

Site-Specific Landscape Value

2.22 Having 'value' and being a 'valued landscape' are not inter-changeable terms. A landscape may have a degree of value but that does not equate to possessing value sufficient to reach and surpass the necessary threshold to be valued by a particular community at either a local or national scale.

2.23 The Landscape Institute Technical Guidance Note 'Assessing landscape value outside national designations' (TGN 02/21) provides information and guidance to landscape professionals and others who need to make judgments about the value of a landscape (outside national landscape designations) in the context of the UK Town and Country Planning system. It is also intended to be of assistance to those who review these judgements, so that there is a common understanding of the approach. Section 2.3 of this TGN relates to assessing landscape value of a site in its context, as part of development management (i.e. LVA or LVIA). Table 1 sets out a range of factors that can be considered when identifying landscape value and it also includes examples of potential indicators of value. This broadly presents the same factors as Box 5.1 from GLVIA3 (and the 2002 Landscape Character Assessment Guidance), with some changes to the 'conservation interests', 'landscape quality', 'rarity' and 'representativeness' criteria. An additional criterion has also been added, named 'function'.

2.24 The site is not the subject of any statutory landscape designation. In order to ascertain whether the landscape of the site is valued, the 'TGN 02/21 Table 1' approach has been adopted within this LVIA. A summary of the value assessment for the site and the surrounding landscape (study area) is set out below.

2.25 **Table TG1:** TG Landscape Value Analysis

Criteria	Observations/Comments
Natural heritage	An Ecological Assessment has been written to accompany the outline planning application for the site. A summary of these findings is included as follows: The site comprises of ephemeral vegetation, amenity grassland, improved grassland, broadleaved plantation woodland, dense and scattered scrub, broadleaved scattered trees, poor semi-improved grassland, tall ruderal, inundation vegetation, standing water, intact species-poor hedgerow, intact species poor with trees, dry and wet ditch, running water, buildings and bare ground. Previous presence/absence Great Crested Newt (GCN) surveys conducted in 2018 confirmed all ponds on site had GCN breeding populations. Two moderate bat roosting potential trees were present on site and a nesting red kite nest was present in 2021. In respect to designated sites, the EcIA concluded no significant impacts anticipated as a result of the proposals. In relation to habitats, a single Habitat of Principal Importance was recorded on Site (hedgerow). No more than 20m of hedgerow length is proposed to be removed from each hedgerow as part of the site proposals. Therefore, no further hedgerow surveys were considered necessary for this site. Habitats on site that offer ecological value including the broadleaved plantation woodland, ponds and running water are retained as part of the site proposals. In relation to biodiversity, extensive landscaping and habitat creation are proposed to replace the habitat to be lost. The biodiversity metric results indicated a habitat net gain of 12.37% and a hedgerow net gain of 38.26%. Therefore, post-development, there will be a significant positive impact on biodiversity. In respect to protected species, the proposals were assessed as having a significant effect on the biodiversity conservation objectives for red kites, water voles and GCN. The EcIA recommends a mitigation licence for GCN, water vole surveys and red kite surveys following detailed design in order for the proposed development to be compliant with relevant national and international legislation and policy relating to ecology. Following the licence and mitigation on these species, the effect on these species is likely to be significantly low.
Cultural heritage	There are no features of historical interest, within the site, however the RAF WW2 Upper Heyford airbase lies to the north of the site which is designated within the RAF Upper Heyford Conservation Area.

	A built heritage statement has been produced for the planning application which concludes that only the RAF Upper Heyford Conservation Area and 3 Hardened Aircraft Hangers (non-designated built heritage assets) located to the north of the site have the potential to be affected by the proposed development through changes within their settings. The assessment concludes that the site forms a small part of the setting of the RAF Upper Heyford Conservation Area and the Hardened Aircraft Shelters located within it (non-designated heritage assets) but is a neutral element that makes no contribution to their respective significance. The development will result in a small visual change within their settings, but this will be seen within the context of nearby residential areas and will not compete or change the visual and spatial relationships found within the formal extent of the airbase. Consequently, the proposed development will result in no harm to the significance of the RAF Upper Heyford Conservation Area and non-designated built heritage assets within it.
Landscape Condition	Within the Cherwell Landscape Character Assessment, the site falls within the Reconstruction category of the strategy for landscape intervention, as a transition between the RAF airfield and the wider landscape. These landscapes are described as being "so modified by human activity that they no longer bear any resemblance to their former character." Landscape features within the site are of mixed quality. The two eastern fields are of a low landscape condition – consisting of unmanaged rough grassland. The overgrown hedgerows and hedgerow trees located along the boundaries are gappy in places and are comprised primarily of Hawthorn, Blackthorn and Bramble with other native species. The linear strip of land to the west is of a higher condition, the grassland is managed, and mature trees and ponds are features in the landscape. As shown on Cherwell District Council online interactive map, there are no Tree Preservation Orders (TPOs) in force within the site. Trees adjacent to the site to the north and west fall within the RAF Upper Heyford Conservation Area, although there are none within the site boundary.
Associations	The site has no known associations.

Distinctiveness	The site is representative of the Upper Heyford Plateau LCA, with the disused airbase of Upper Heyford a dominant element in the landscape, and extensive rolling arable land characterising the landscape to the east. The site is also representative of the Ploughley Limestone Plateau Character Area within the Countryside Design Summary which also references the former airbase, as well as the presence of a "patchwork" of arable fields with "well-defined hedgerows and copses", views broken by woodland, and a criss-crossing network of roads. The noise from traffic along Camp Road is perceived throughout the site, both domestic traffic and use of this route by HGVs. Aircraft noise is also present as well as traffic using the M40 in the distance. The landscape of the site is consistent of the wider landscape character area and as such

	the features present are typical and not rare locally or at a broader scale. Whilst the site possesses these locally typical features, they are well represented locally. This is a degraded landscape where there are opportunities to retain characteristic features and improve the distinctiveness of this area. There are no exceptional elements associated with the site.
Recreational	There is no public access within the site.
Perceptual (Scenic)	The character of the site is influenced by its surrounding context, being a location on the edge of existing settlement, the RAF airbase to the north and agricultural landscape to the east and south. The nature of the evolving landscape in the local area also means construction is heavily present in the area. The Viridor Ardley ERF is also a prominent industrial feature in the wider landscape to the east. The site does not lie within a nationally designated landscape. Existing development and the disused airbase to the north degrade the scenic quality of the site as an undeveloped feature. This is also noted within the published landscape character assessment for the Upper Heyford Plateau LCA which identifies RAF Upper Heyford as a prominent feature within this part of the landscape. The site therefore contributes little in terms of scenic quality.
Perceptual (Wildness and Tranquility)	The movement of vehicles to the south along Camp Road which is a well-used HGV route and the RAF airbase offer audio and visual disturbance to the tranquility of the site. In addition, the locally evolving landscape of new development means that the heavy presence of construction creates further disruption to the tranquility.
Functional	The site does not perform a clearly identifiable and valuable function either for flood management or for connection with any nationally designated landscapes. The linear strip following the watercourse in the west of the site provides ecological benefit. The site therefore provides some function in respect to the wider GI network.

2.26 Having considered the above factors in relation to landscape value and given that the site is not designated for its landscape value at any level, the site is considered to have a low landscape value overall. The landscape features within the site are of mixed quality and condition with degraded grassland to the north and east of the site and higher quality managed grassland, mature trees and ponds in the west. It is considered that the site contains locally important features that contribute to the overall character of the published Plateau landscapes, however there are opportunities for restoration of the landscape, for example through management of the existing characteristic hedgerow/trees. There is also opportunity to add recreational value to the site as it is currently not publicly accessible.

Landscape Character: Conclusion

2.27 From a published perspective, at a national level, a few of the identified characteristics relate to the site and its surroundings, however it is considered that the scale of the NCA is too large when balanced against the scale of the site and the characteristics are too broad for the purposes of assessing the implications of the development. NCAs provide the context to the more detailed and relevant characteristics, NCA 107: Cotswolds has therefore not been included as a 'landscape receptor' for the purposes of this LVIA.

2.28 At a county level, the site is described within the Oxfordshire Wildlife and Landscape Study as lying within the Farmland Plateau Landscape Type. The site exhibits a few of the County level published key characteristics identified for this Landscape Type. A relevant recommendation of this Landscape Type is to 'Safeguard and enhance the open, sparsely settled character of the landscape whilst maintaining and strengthening its pattern of hedgerows, stone walls, small woodlands and tree belts' In respect to built development, guidelines for this Landscape Type include to 'maintain the sparsely settled rural character of the landscape by concentrating new development in and around existing settlements; and promote the use of local building materials, such as limestone and ironstone, and a scale of development appropriate to landscape type. Whilst the scale of this Landscape Type is broad, this assessment represents the most recent published Landscape Character Assessment for the area. It has therefore been taken forward as a 'landscape receptor' for the purposes of this LVIA.

2.29 At a district level, Cherwell Landscape Character Assessment as lying within the 'Upper Heyford Plateau'. The Upper Heyford Plateau is described as being situated on the highest part of the oolitic limestone belt and is characterised by extensive areas of rolling arable land with a distinctively denuded character. The disused airbase of Upper Heyford is also noted as a dominant element within the landscape of this area. The site falls within the Reconstruction category of the assessment's strategy for landscape intervention, as a transition between the RAF airfield and the wider landscape. The Reconstruction landscapes are described as having a high capacity to accommodate change. 'They would gain very positive benefits from the introduction of new character and strong sense of place. Created new identities need to be distinctive, but also need to respond to the surrounding landscape context. A strong landscape framework can help to achieve successful integration of new development in these areas.' The characteristics of the local area associated with the site reflect those published within this character assessment, therefore this LCA is taken forward as a 'landscape receptor' for the purposes of this LVIA.

2.30 The site is also described within the at a district level within the Countryside Design Summary. Within this assessment the site lies within the 'Ploughley Limestone Plateau' which covers the central part of the District to the east of the Cherwell Valley. The site also exhibits several of the characteristics defined in the landscape character analysis within this assessment. The 'Ploughley Limestone Plateau' is also taken forward as a 'landscape receptor' for the purposes of this LVIA.

2.31 At a site-specific level, the site can be split into two separate 'character areas'; 1. Wet Corridor and 2. Grassland. The wet corridor exhibits a more formalised and managed landscape character, whereas the grassland performs a primarily agricultural function. Understanding the character of the site at a finer grain is important to ensure that the introduction of development which provides a new character and strong sense of place which is distinctive and responds to the local landscape context, as per the published landscape character guidelines.

2.32 The landscape features/elements of the site are summarised as follows:

- Sloping topography towards the watercourse to the west of the site.
- A rectangular field of rough grassland and a triangular shaped pasture field.
- Overgrown hedgerows which are gappy in places, comprising primarily of Hawthorn, Blackthorn, and Bramble alongside other native species.
- Watercourse with an associated linear 'wet corridor', featuring ponds small woodland copses, scattered trees and managed grassland.
- Influenced by the road network (Camp Road to the south of the site, and Chilgrove Drive along the eastern boundary); and
- Dispersed settlement pattern with clustered form within the adjacent Heyford Park settlement. The built context is added to by the presence of the former RAF Upper Heyford airbase to the north

Visual Context

2.33 In order to establish the degree of any change that may arise from future development on site and the extent to which such changes will affect identified local receptors (people), it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.

2.34 The visibility of the site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping **(Plan 2: Topography)** and Geographic Information System (GIS) first sieve analysis mapping **(Plan 3: Zone of Theoretical Visibility (ZTV))** and has been refined and verified through field assessment.

2.35 The software generated Theoretical Zone of Visual Influence (ZTV) illustrates the extent to which development of up to a maximum 13m ridge height on the site would be potentially visible within a 5km radius to a 1.6m high receptor. The calculation is based on Ordnance Survey Terrain 5 data only and does not take into account, built form or vegetation present within the landscape. The ZTV generated for the proposed development on the site development clearly identifies the influence of the topography in limiting views.

2.36 Given the presence of built form and vegetation (including woodland blocks) within the wider landscape surrounding the site, the ZTV indicates a considerably greater area than in reality. The influence of built form and vegetation, serve to limit intervisibility.

2.37 This first sieve exercise has been verified in the field to take into account any significant vegetation or built form which further restricts or limits the extent of visibility. Following the completion of a visit to the site, a number of representative viewpoints have been included that illustrate the approximate extent of areas from which the site is visible. These are illustrated by the Photosheets contained to the rear of this report. In accordance with GLVIA3, the visual analysis is based on

views from external spaces within the public domain excluding barely discernible views and not from inside buildings or private spaces. However, where notable views from private properties are possible, these have been considered where relevant.

2.38 Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). A total of 10 representative viewpoints have been chosen from locations surrounding the site to enable the implications of the development to be assessed from all directions. No key or important views were identified within adopted published documents for consideration within this LVIA. The locations of the photoviewpoints were scoped and agreed with the Councils' Landscape Officer following pre-application discussions. One additional location was added as a result of this scoping (see **Appendix 2** for details).

2.39 Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, where transient or fleeting views are possible, these will also be analysed as part of the report.

2.40 The viewpoint photographs which are presented in this LVIA were taken on 23rd November 2021 on an intermittently cloudy day with good visibility and 16th April 2021 on an overcast day with good visibility.

2.41 The photographs have been presented in the 'Type 1' format as per the 'Visual Representation of Development Proposals, Landscape Institute Technical Guidance Note (TGN) 06/19'. The photographs have been annotated to show the approximate extent of the site and features in each view, in line with the TGN 06/19.

2.42 Table 1 of the TGN identifies Type 1 visualisations as being appropriate for planning applications for non-EIA development where there are concerns about landscape and visual effects and effective mitigation is required.

2.43 Type 1 visualisations are defined at Table 2 of the TGN as being prepared: *"to represent context and outline or extent of development and of key features"* Given that the proposals are being submitted in outline, annotated views are considered appropriate to support this LVIA.

Extent of Visibility

2.44 The ZTV mapping indicates potential visibility of the site in patches across the landscape, focussed on the plateaus above the Cherwell Valley. This potential visibility extends as far north as Fritwell, as far east as Bucknell, as far south as Middleton Stoney and as far west as Kirtlington Road and Port Way, near Lower Heyford.

2.45 The fieldwork has determined that the visual envelope is contained further than indicated by the ZTV mapping and both public vantage points and private views from properties are limited. The presence woodland to the south east, the built form of the former RAF airfield to the north, static homes to the south and the settlement of Heyford Park to the south west restrict views in the wider landscape. Views of the site from the east are limited to a few bridleways only as there is a lack of public access within this area of the landscape. This provides a limited visual envelope in which the site is visible from. The site is also visually well-contained by boundary vegetation and the nature of the topography.

2.46 Direct views into the site are limited and occur close to the site boundary where gaps in the vegetation allow. Close range views are likely to be available from RAF Upper Heyford and Letchmere Farm, given their location which abut the northern site boundary. Views from the properties along Trenchard Circle to the west are also likely to be afforded into the site where gaps in vegetation allow, however once the consented development to the west of the site is under construction these views will be further restricted. There are also views from public bridleway 109/28/10 and 109/30/10 to the east of the site, beyond Chilgrove Drive and public bridleway 388/7/10 to the south east of the site. The sites location is also discernible from within residential development in Wellesley Close.

Viewpoint Study

Distant views (1km +)

2.47 Photoviewpoints 1-3 illustrate views of the site from the north, east and south, where the ZTV indicates potential visibility. Photoviewpoint 1 is taken from public footpath 219/9/10 near Fritwell which represents views from rising land to the north. Photoviewpoint 2 is taken from the rail bridge that connects public footpath 148/3/10 and 148/3/20 to the east. Photoviewpoint 3 is taken from Restricted Byway 289/1/10 along Aves Ditch to the south.

2.48 As demonstrated by these photographs, there is no visibility of the site due to the distance of the view and intervening vegetation and built form.

Middle distant views (250m – 1km)

2.49 Viewpoint locations 4 and 10 represent middle distant views of the site from the east which have been selected from the public bridleway network in this area. From public bridleway 109/28/10 (illustrated by viewpoint 4) the eastern boundary of the site is visible beyond Chilgrove Drive as well as vegetation within the western parcel of the site and beyond. The views from this bridleway are primarily across an arable landscape which is punctuated by tree belts and woodland blocks and the built form within RAF Upper Heyford to the north of the site. Viewpoint 10 is taken further to the east and demonstrates views from public bridleway 109/30/10. The site is also visible in this view, identified by the tree lined hedgerow along Chilgrove Drive and the vegetation forming the eastern site boundary. The built form and mounded landform of the former RAF airbase also provide landmark features in these views; however, the views are are filtered by tree belts in places. Overall middle distant views of the site from the east are limited by the lack of public access within this area of the landscape. It is also noted that public bridleway route 109/30/10 was not well signposted and did not appear to be well used. As demonstrated by viewpoints 4 and 10, the eastern boundary of the site is visible.

2.50 Viewpoint 5 illustrates middle distant views to the site from the south, taken from public bridleway 388/7/10. As demonstrated by the photograph, vegetation along the southern boundary of the site, beyond Camp Road is visible where gaps in the hedgerow allow. The built form located within RAF Upper Heyford beyond the site to the north is also visible. The southern boundary of the site is viewed in the context of the residential development of Heyford Park and the static homes park to the south west of the site from this location.

2.51 Middle distant views to the site from the west are restricted by the built form within the settlement of Heyford Park and former officers houses within RAF Upper Heyford. Viewpoint 6 illustrates views from the south west from the edge of the residential development in Wellesley Close. As

demonstrated by this photograph, the approximate location of the site is discernible from the edge of the static homes park to the south west of the site, the woodland block to the south east and trees along Chilgrove Drive in the distance. There are no views into the site, although its location can be identified by these surrounding features.

2.52 Middle distant views to the site from the north are limited to those from within the former RAF airbase grounds.

Close views (under 250m)

2.53 Viewpoint 7 illustrates close views to the site from the east and is taken from Chilgrove Drive at the north eastern corner of the site boundary. As demonstrated by the photograph, from a close range the site is enclosed by the hedgerow vegetation along this boundary.

2.54 Close views to the site from the south are afforded from along Camp Road where gaps in the vegetation allow. Viewpoint 8 is taken from the junction between Camp Road, Chilgrove Drive and the roads which connect to the B4030 and B430 to the south and east, close to the entrance to public bridleway 388/7/10. As demonstrated by the photograph, a gap in the south eastern corner of the boundary vegetation allows views into the eastern portion of the site. Hedgerows and mature trees within the western portion of the site are also visible and built form within RAF Upper Heyford is visible in the distance beyond the northern site boundary. The woodland to the south east of the site is also visible within this photograph.

2.55 Viewpoint 9 illustrates close views to the site from the west, taken from Camp Road adjacent to the static homes park. As demonstrated by the photograph, a small portion of the eastern field of the site and trees and hedgerows within the western edge of the site are visible from this location. The majority of the site is screened from view by the vegetation along Camp Road and Trenchard Circle. Once the consented development within the field to the west of the site is under construction, views to the site will be further restricted from this location.

2.56 Close views to the site from the north are limited to those from within the former RAF airbase grounds.

Visual Context: Conclusion

2.57 Direct views into the site are limited and occur close to the site boundary where gaps in boundary vegetation allow and where dwellings overlook. Close range views are likely from within RAF Upper Heyford and buildings at Letchmere Farm where they abut the site boundary from the north and north west. In addition, views are afforded into the site from the south east and south west of the site along Camp Road through breaks in vegetation. Middle distant views of the boundaries of the site are possible from the east and south from public bridleways.

2.58 The photographs included within this report are representative of individuals/groups of people who have the potential to experience visual change. In respect of the site, the key views and receptors are as follows:

- People walking along and horse riders using public bridleways in middle distant views east of the site. Viewpoints 4 and 10;

- People walking along and horse riders using public bridleways in middle distant views south of the site. Viewpoint 5;
- Residents and people using the roads and pavements in Wellesley Close. Viewpoint 6;
- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430. Viewpoint 7, 8 and 9;
- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield.

Section 3: The Proposals and Planning Context

Proposals

3.1 In order to identify and describe the effects that are likely to occur it is necessary to understand the changes that may potentially affect the landscape and visual resources specifically. The following text therefore describes the development in those terms.

3.2 For the purposes of this LVIA, the assessment is based upon the five Parameter Plans which accompany the outline planning application. This includes the Land Use Plan, Access and Movement Plan, Building Heights Plan, Density Plan and Landscape and Open Space Plan, contained within **Appendix 5**. An Illustrative Masterplan has also been prepared to accompany the outline application, which demonstrates how the potential development of the site could come forward within these set parameters, also contained within **Appendix 6**.

3.3 The following sets out changes (impacts) that are predicted to occur as a result of the proposals which relate to the landscape and visual context.

Construction Phase

3.4 There will be number of activities associated with the development of the site, and during the construction phase. Whilst this is a detailed matter for Reserved Matters, it is assumed that the following temporary impacts will occur as a result of the proposed development of the site, relevant to the LVIA:

- Excavation and storage of spoil material for the purposes of achieving FFL's and accommodating drainage/highways works;
- Lighting of the construction site, as necessary during the winter months. It is assumed that this element would be subject to a Construction Environmental Management Plan (CEMP) and compliance with appropriate conditions;
- Vehicles associated with the delivery of material and staff, and movements within the site necessary for moving building materials;
- Fencing of the site for health and safety purposes and to protect exiting vegetation from construction activities;
- Construction of infrastructure (including the new highway access off Camp Road and from the new development to the west), new buildings and engineering works; and
- Implementation of new landscape proposals incorporating boundary planting, tree and shrub planting, facilitation of cycle/pedestrian routes and footpaths through the site, construction of open spaces and play provision and surface water/attenuation features.

Development Phase

3.5 The completed development will result in a change of use within the site to replace the currently undeveloped grassland areas of the site with residential development and associated

infrastructure. The residential parcels are designed to be located within the eastern portion of the site and in the north west corner of the western portion of the site, with a small cluster of dwellings located between these two parcels. Green space is generally included within the western edge of the site and around the perimeter of the residential parcels, with an area of open space within the eastern development parcel. Existing trees and hedgerows are designed to be retained where possible in accordance with the parameter plans and accompanying Arboricultural Impact Assessment (AIA).

3.6 Whilst landscaping, layout, scale, appearance and access are Reserved Matters, it is assumed that the completed development will result in the following long term effects:

- A permanent change in land use from grassland to residential development within the development parcels;
- New highway access, internal streets, parking and associated pedestrian access;
- New potential pedestrian/cycle routes within public open space;
- Presence of street lighting associated with the development (if required);
- Retained and managed ponds, grassland, trees and vegetation;
- New tree and shrub planting within the development area;
- Water attenuation/drainage features; and
- New areas of open space, which have the potential to include tree, shrub and hedge planting.

Mitigation Measures

3.7 Mitigation Measures are those measures proposed to prevent/avoid, reduce and where possible offset or remedy (or compensate for) adverse landscape and visual effects.

Mitigation during Construction

3.8 Whilst details relating to construction are not available for the purposes of the outline planning application, it is considered that the following mitigation will be embedded:

- Measures will be implemented to ensure that the existing trees and hedgerows that are identified to be retained on the Parameter Plans and within the AIA are not damaged through operations on site or will suffer from indirect damage from spillages within the root zone or storage causing root compaction in accordance with BS 5837:2012 and the Habitat Regulations, 1997.
- New planting will be undertaken during the planting season (October to March) where possible. Planting will be implemented as early as possible in the life-span of the proposed development to provide landscape structure, however, ensure the most successful outcome for plant establishment.

- Lighting that is necessary during the winter months of construction will minimise sky glow, light spill and glare. This will be delivered through an appropriately worded condition which should seek to ensure:

  - Lighting will only focus on the area needed for construction activity, public amenity and safety;

  - Up lighting will be kept to a minimum. Lighting equipment will be chosen to minimise the upward spread of light where possible, minimising the use of lighting columns; and

  - To reduce the glare of lighting, the main beam angle will be adjusted so as not to be directed towards potential observers (including the private residents adjacent).

Mitigation Incorporated Within the Development

3.9 For the purposes of the outline planning application, the following mitigation measures have been embedded into the completed development at the outline stage:

- The parameter plans limit development to a maximum of three storeys within a central strip of the eastern development parcel, two and a half storeys where development is adjacent to the open space, where the topography dips and two storeys where development is adjacent to the northern and eastern site boundaries. This seeks to respond to the natural landform across the site and the sites context at the edge of the settlement.

- The mature trees, existing ponds and much of the managed grassland within the western parcel of the site (within the 'Wet Corridor' site-specific character area) are to be retained with infiltration basins to be added forming part of the SuDS strategy for the development. Retention of existing trees and hedgerows will afford some instant softening of the development upon completion. In addition, the introduction of public routes and access to the 'Wet Corridor' as a recreational open space is a benefit of the scheme, providing access to an area of the landscape which has limited public access.

- Development offsets are included within the parameter plans where proposed development backs onto the site boundaries to the north, east and south. These offsets are 5-6m wide and include the retention of the existing hedgerows on the site boundaries and allow for a minimum 1.5m wide strip for tree planting and a minimum 1m maintenance strip. These offsets feed into the landscape strategy and Landscape and Open Space Parameter Plan, which has been designed to tie into the published landscape character guidelines. Namely this includes:

  - Containing the development within a strong landscape framework;

  - Development interspersed with public open space to integrate it into the landscape;

  - Location of new planting in the dips and folds of the landscape and establishment of tree belts around airfields to reduce their visual impact using locally characteristic native tree and shrub species; and

  - Strengthening the field pattern by planting up gappy hedges.

3.10 In addition, whilst the detail is reserved, the following matters remain within the Councils control to secure following the outline consent which could be incorporated within the parameters above for the completed development:

- The open spaces provide the opportunity for new tree, shrub and hedge planting including a potential new area of mixed scrub along the existing watercourse as well as the management of the existing landscape features. This open space could assist in delivering amenity and ecological benefits and could integrate characteristic features and new habitat as a result of the completed development. The Landscape Strategy Plan which accompanies this report illustrates how this planting could come forward within the parameters.

- Development offsets to the north of the site could establish new locally characteristic native tree belts around the former airbase to reduce their visual impact. The boundary vegetation to the east and south of the site could be enhanced by planting up gaps in the hedgerow with appropriate native species and the addition of scattered clusters of native tree planting to give the impression of linear tree belts. These enhancements will strengthen the landscape structure, soften the built edge and filter views to the built form from the public rights of way to the east and south.

- Whilst a matter for detail, there is an opportunity for street tree planting within the residential area of the land use parameter plan. The Landscape Strategy Plan which accompanies this planning application identifies where opportunities exist for street tree planting within the current illustrative masterplan.

- Details relating to site access and highway design are reserved, however the access and movement parameter plan includes proposed cycle routes linking to Camp Road and Chilgrove Drive as well as proposed footpaths within the open space. This provides potential connectivity to the west, south and east.

- There is an opportunity for the proposed development to be designed to be consistent with the settlement edge context (I.e., pattern, grain, scale, density, layout) so that it will assimilate the buildings into the local area and be consistent with the local built character. In addition, the high quality design of properties and use of materials could be designed to be sympathetic to the local vernacular.

Planning Context

National Planning Policy Framework (NPPF)

3.11 The NPPF outlines the Government's planning policies for England, setting out how these are expected to be applied. The NPPF is a material consideration in planning decisions and any development would need to accord with the following planning provisions.

3.12 At the heart of the NPPF is a presumption in favour of sustainable development as set out at Paragraph 11. The NPPF sets out three overarching objectives to achieve sustainable development: economic, social, and environmental. For decision-taking, development that accords with a current development plan should be approved without delay; and, where the development plan is absent, silent, or relevant policies are out of date, permission should be granted unless:

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

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

3.13 Footnote 7 outlines the protected areas or assets of particular importance to the NPPF policies (rather than those in development plans) which relate to:

- Habitat sites (and those sites listed in paragraph 176); and/or
- Designated as Sites of Special Scientific Interest;
- Land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a
- National Park (or within the Broads Authority) or defined as Heritage Coast;
- Irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and
- Areas at risk of flooding or coastal change.

3.14 The site does not lie within any area designated for its landscape value.

3.15 At Paragraph 8, criterion 'c' describes to 'environmental objective' to "*protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy"*.

3.16 Paragraph 20 refers to strategic policies that should make sufficient provision for the conservation and enhancement of the natural, built and historic environment, including landscapes, and green infrastructure and planning measures to address climate change mitigation and adaptation.

3.17 Paragraph 130 relates to achieving well designed places. Whilst design standards are ultimately controlled in detail through the discharge of planning conditions (and scheme elements are not diminished at that stage, which is enforced at para. 134 of the NPPF), criterion 'b' requires developments to be '*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*.' Criterion 'c' also sets out to ensure that developments '*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities*).'

3.18 Para. 131 describes how trees make an *'important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change*.' It states how '*new streets [should be] tree-lined'*, and '*that opportunities area taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible'*. In respect to this matter, it is important to note that whilst this is an outline planning application, the requirements for tree lined streets has been considered at this stage and seeks to ensure that this can be provided within the outline scheme parameters.

3.19 Section 15: Conserving and Enhancing the Natural Environment specifies how planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 174 states that protection and enhancement of "*valued landscapes, sites of biodiversity or geological value and soils*" should be *"in a manner commensurate with their statutory status or identified quality in the development plan*". It also notes that the *'intrinsic character and beauty of*

the countryside, and the wider benefits from natural capital and ecosystem services' should be recognised. Paragraph 175 makes it clear that there is a hierarchy to the importance and value attributed to landscapes, and that the development plan should identify the quality of particular landscapes that are not subject to statutory protection. Para. 176 describes how the *'scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*. In respect to this matter, this LVIA has adopted the GLVIA3 Box 5.1 approach, guided by the LI TGN 02/21 approach and concludes low landscape value. The site is not considered to be 'valued' in relation to the NPPF.

3.20 Within Section 16: Conserving and Enhancing the Historic Environment, Paragraph 190 states how local authorities should take into account amongst other things, *'the desirability of new development making a positive contribution to local character and distinctiveness'.*

National Planning Practice Guidance (NPPG)

3.21 In respect to landscape specifically, the PPG makes reference to the National Planning Policy Framework, stating: *"it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes".*

3.22 Paragraph 037 (Reference ID: 8-037-20190721, Revision date: 21 July 2019) relates to the use of landscape character assessments and identifies that Landscape and Visual Impact Assessment can be used to demonstrate the likely effects of a proposed development on the landscape.

3.23 In relation to design, the PPG confirms well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. Good design is set out in the National Design Guide as comprising of 10 characteristic including context, identity, nature and public spaces (Paragraph: 001 Reference ID: 26-001-20191001, revision date 01 10 2019).

3.24 In confirming the role of parameter plans in achieving well designed places, the guidance confirms parameter plans can include information on the proposed land use, building heights, areas of potential built development, structure of landscape and green infrastructure, access and movement and other key structuring and placemaking components (Paragraph: 011 Reference ID: 26-011-20191001, revision date 01 10 2019).

National Design Guide (October 2019)

3.25 The National Design Guide addresses how to recognise well designed places by outlining the Governments priorities for well-designed places in the form of ten characteristics. It is based on national planning policy, practice guidance and objectives for good design set out in the NPPF.

Local Planning Policy

3.26 The following text summarises the planning policies relevant to landscape and visual matters, as well as adopted Supplementary Planning Documents (SPDs) and other published guidance and

studies that are of particular relevance. The landscape and visual relevant adopted policy context for the Cherwell District comprises saved policies from the Cherwell Local Plan (1996), The Cherwell Local Plan Part 1 (2011-2031) and made Neighbourhood Plans. An extract of the Cherwell Local Plan Adopted Policies Map is included at **Appendix 7** of this report.

Mid-Cherwell Neighbourhood Plan 2018-2031

3.27 A Neighbourhood Plan (NP) has been 'made' for Mid-Cherwell, which the site lies within. The NP includes important views and vistas, none of which include the site. The NP also includes a Heritage and Character Assessment within Appendix K of the plan. This assessment provides general landscape character and visual analysis, followed by a detailed analysis of settlements within the NP area. The site is not analysed in detail within the document. Those policies contained within the NP of relevance include:

Policy PD3 – Development Adjacent to Heyford Park

3.28 Any development which is proposed adjacent to the designated strategic area of Heyford Park (as defined by Local Plan policy Villages 5) should not give rise to coalescence with surrounding settlements, to ensure that their separate identity and character are maintained.

Policy PD5 – Building and Site Design

3.29 This policy requires new development to be designed to a high standard which responds to the distinctive character of the settlement and reflects the guidelines and principles set out within the Heritage and Character Assessment undertaken as part of the NP.

Cherwell Local Plan (November 1996) Saved Policies

3.30 Development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape in accordance with **Policy C7** (landscape conservation).

3.31 The council will seek opportunities to secure the enhancement of the urban fringe through tree and woodland planting on land within its ownership and on other land by negotiation or in connection with new development, in accordance with **Policy C17**.

3.32 Control will be exercised over all new development to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development, in accordance with **Policy C28**.

3.33 **Policy C30** relates to the design of new residential development. Design control will be exercised to ensure that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity and provides standards of amenity and privacy acceptable to the local planning authority.

Cherwell Local Plan 2011 – 2031 – Part 1 (Adopted 20th July 2015)

Policy ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment

3.34 This policy relates to the protection and enhancement of biodiversity and the natural environment. This includes the protection of trees, an aim to increase the number of trees in the District, the incorporation of features to encourage biodiversity and retention and enhancement of existing

features of nature conservation value. Ecological corridors are identified as an essential component of Green Infrastructure provision in association with new development.

Policy ESD13 – Local Landscape Protection and Enhancement

3.35 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 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.

Policy ESD15 – The Character of the Built and Historic Environment

3.36 This policy requires new development to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards and where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset is essential.

Policy ESD17 - Green Infrastructure

3.37 This policy states that Green Infrastructure (GI) network considerations are integral to the planning of new development. It requires proposals to maximise the opportunity to maintain and extend GI links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond.

Evidence Base/Supplementary Planning Documents

3.38 A number of evidence base and supplementary planning documents are available which support the Local Plan for the Cherwell District.

Upper Heyford Landscape Sensitivity and Capacity Assessment (2014)

3.39 This assessment sought to analyse the landscape sensitivity and capacity of the former RAF airbase and two areas to the south and south-east of the airbase for potential capacity for development. The site lies within an area named 'site 146'.

3.40 The capacity of site 146 for residential development has been summarised within this assessment as follows: *"the site has the potential for residential development up to the existing site boundaries defined by Camp Road to the south and Chilgrove Drive to the east and Larsen Road to the west as long as the existing site boundary vegetation is maintained. A suitable separation should also be maintained with Letchmere Farm to maintain the setting of the property. The site has a Medium to High capacity for residential development."*

3.41 Medium-High Capacity is defined as 'the site has capacity to accommodate development as long as recognition is given to protect the landscape character and visual resource of the site'.

3.42 In respect to future management and maintenance, the assessment notes that *"the site would benefit from improvements to existing site boundaries along Camp Road and Chilgrove Drive and the management of the drainage ditch/stream passing through the area."*

Countryside Design Summary (June 1998)

3.43 The purpose of this document is to guide development in the rural areas so that the distinctive character of the districts countryside and the settlements and buildings within it are maintained and enhanced. The document identified 'countryside character areas', of which the site lies within the 'Ploughley Limestone Plateau'. The landscape character analysis is contained within the published landscape character section of this report. Implications for new development are identified within the study, those of relevance include as follows:

- "*Development should avoid exposed and prominent locations. The protection given by a valley location, existing buildings or woodland, should be used where this does not undermine the character of these existing landscape features.*
- *Extensive areas of woodland may be appropriate in certain locations, e.g. in association with existing plantations and away from exposed plateau locations.*
- *New development proposals should reflect the character found in the immediate locality in terms of the relationship between buildings, open space and roads.*
- *In most locations it would be appropriate for small-scale development to be interspersed with public open space and woodland planting to integrate It into the landscape."*

RAF Upper Heyford Conservation Area

3.44 A Conservation Area abuts the site to the north and partially west – the RAF Upper Heyford Conservation Area. The associated Conservation Area Appraisal does not identify any key views which contain the site or identify any landscape matters which specifically relate to the site.

Designations

3.45 The site does not lie within any local designations or contain any local policy constraints, as demonstrated by the Cherwell Local Plan Adopted Policies Map (see **Appendix 7**). The Former RAF Upper Heyford is identified to the north of the site, with an 'area with potential for additional development identified under policy Villages 5' lying to the west, abutting the western site boundary. This additional area has been identified to accommodate approximately 1,600 dwellings (in addition to 761 dwellings already permitted).

Section 4: Assessment of Effects

4.1 GLVIA3 recognises the importance of the judgement of the professional undertaking the analysis to identify the nature of the change. These best practice guidelines stipulate that the level of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential effects can be described as: negligible, minor, moderate, and major.

4.2 To provide transparency as to the judgements made in this analysis, the following text describes how the existing landscape, views and visual amenity of the area may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated.

Sensitivity of Receptors

Landscape

4.3 Understanding the landscape's sensitivity to change associated with the proposed development is an important consideration when addressing the suitability of development in relation to a receiving landscape. For Reference, see **Appendix 1: Landscape and Visual Impact Assessment Methodology summary of Approach and Criteria Tables**.

4.4 The classification of sensitivity of landscape character and the landscape resources is related to:

- The susceptibility of the landscape; and
- The value placed on the landscape.

4.5 The assessment of the sensitivity of landscape receptors is set out within **Appendix 8**. The following summaries these findings:

Susceptibility (Landscape)

4.6 Landscape susceptibility relates to the ability of a receiving landscape to accommodate the development proposed without undue consequences for the maintenance of the baseline situation. This allows consideration of the specific scheme proposals, including the design, scale and character of buildings and Green Infrastructure, as well as the incorporation of embedded mitigation measures to allow the development to respect the landscape context.

4.7 The thresholds used to determine landscape susceptibility within this assessment are as follows:

- **Low** landscape susceptibility to be defined as: The development proposed is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

- **Medium** landscape susceptibility to be defined as: The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

- **High** landscape susceptibility to be defined as: The landscape is such that changes in terms of the development proposed would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.

4.8 In relation to the published landscape context, at a county level, the assessment recommends concentrating new development in and around existing settlements. At a district level, the site falls within the Reconstruction category of the landscape character assessment's strategy for landscape intervention, as a transition between the RAF airfield and the wider landscape. The Reconstruction landscapes are described as having a high capacity to accommodate change and are cited to gain very positive benefits from the introduction of new character and strong sense of place. Created new identities are required to be distinctive, but also need to respond to the surrounding landscape context. The assessment states that a strong landscape framework can help to achieve successful integration of new development in the Reconstruction landscape areas.

4.9 The development of the scheme parameters and subsequent illustrative masterplan has been informed by landscape character analysis and led by a landscape strategy which seeks to respond to both the published and site-specific context, providing a strong landscape framework. This includes incorporating the published guidelines such as ensuring that the proposed development is interspersed with public open space to integrate it into the landscape even at the outline application stage, locating new planting in the dips and folds of the landscape and establishment of tree belts around airfields to reduce their visual impact and strengthening the field pattern by planting up gappy hedges. This represents a **medium/low** susceptibility overall in relation to the published landscape character of the Farmland Plateau, Upper Heyford Plateau and Ploughley Limestone Plateau.

4.10 Considering the landscape character as verified relating to the site (site-specific landscape character), alongside the settlement context, the susceptibility of the receiving landscape to accommodate the development is **medium**. This reflects the scale of development (maximum three storeys) and the site's relationship to the built form within RAF Upper Heyford, buildings at Letchmere Farm to the north and north west, the built edge of Heyford Park and the static homes park to the south west. The retention of the landscape features of mature trees and ponds within the 'wet corridor' western portion of the site and the majority of hedgerow across the whole site is consistent with the local character. Development is offset from the site boundaries to the north, east and south and landscape buffers have been incorporated within these offset areas. Mitigation is required to enhance assimilation by enhanced boundary planting, introducing an appropriate mass, pattern and grain of development and use of appropriate materials.

Value (Landscape)

4.11 As described in Section 2 of this report, having 'value' and being a 'valued landscape' are not inter-changeable terms. A landscape may have a degree of value but that does not equate to possessing value sufficient to reach and surpass the necessary threshold to be valued by a particular community at either a local or national scale. **Table TG1** sets out a value assessment for the site and the surrounding landscape by TG, using the approach adopted within LI TGN 02/21.

4.12 The thresholds used to determine landscape value within this assessment are as follows:

- **Low** – No designation; features or elements that are uncharacteristic and detract from the landscape character of an area; Degraded landscape structure with fragmented pattern and poor legibility of character; detracting features notable within the landscape; opportunities for the restoration of landscape through mitigation measures associate with proposals;

- **Medium** – Locally important features contribute to the overall character of an area; features and elements protected by local policy;

- **High** – National or Regional Importance (e.g. AONB, National Parks, Registered Parks and Gardens; Features which are dominant within the landscape and are fundamental to defining the distinct landscape of an area; Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes; Distinct landscape structure with strong pattern and intact features; Few detractors or uncharacteristic features or elements present.

4.13 In relation to the published landscape character, it is considered that the Farmland Plateau, Upper Heyford Plateau and Ploughley Limestone Plateau have a **low** landscape value. The character assessments identify that this is a degraded landscape that has been affected by human intervention. The Upper Heyford Plateau district-level published assessment notes that these landscapes have a high capacity to accommodate change because they have already lost their intrinsic character and that they would gain very positive benefits from the introduction of new character and strong sense of place. Whilst the county-level published assessment recommends concentrating new development in and around existing settlements.

4.14 Having considered the elements related to value in Section 2, and given that the site is not designated for its landscape value at any level, the site is considered to have a **low** landscape value in relation to its landscape character and features. The landscape features within the site are of mixed quality and condition with degraded grassland to the north and east of the site and higher quality managed grassland, mature trees and ponds in the west. It is considered that the site contains locally important features that contribute to the overall character of the wider published character plateau landscapes, however there are opportunities for restoration of the landscape, for example through management of the existing characteristic hedgerow/trees. There is also opportunity to add recreational value to the site as it is currently not publicly accessible.

Overall Sensitivity (Landscape)

4.15 A site-specific assessment of the sensitivity of the site has been undertaken that considers the susceptibility and value of the landscape in order to determine its sensitivity to the proposed development. This is in line with the approach detailed in GLVIA3.

4.16 Combining the susceptibility and value of the published landscape character, the Farmland Plateau, Upper Heyford Plateau and Ploughley Limestone Plateau are considered to be of a **medium/low** sensitivity to change.

4.17 Combining the susceptibility and value of the landscape of the site, the site-specific landscape character and features/elements are considered to be of **medium/low** sensitivity to change.

Visual/Views

4.18 Visual sensitivity related to the sensitivity of the groups of people (visual receptors) identified within this assessment as having the potential to experience a change to views and/or impacts upon visual amenity arising from the proposed development. For reference, see **Appendix 1**.

4.19 The classification of sensitivity of the visual receptors is related to:

- The visual susceptibility of the receptors; and
- The value attached to the views.

4.20 The assessment of sensitivity of the visual receptors is set out in **Appendix 8**. The following summarises these findings:

Susceptibility (Visual)

4.21 Visual susceptibility relates to the ability of the visual receptor to view the proposed development without undue negative consequences. The thresholds used to determine visual susceptibility within this assessment are as follows:

- **Low** visual susceptibility to be defined as: People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Residents, users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.
- **Medium** visual susceptibility to be defined as: People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Residents, users of Public Rights of Way and Access Land with intermittent views towards the development.
- **High** visual susceptibility to be defined as: People visiting recognised viewpoints with views towards the development. Residents, people using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development.

4.22 When considering the visual receptors (identified within section 2) the visual susceptibility of these as related to the site and proposed development are considered as follows:

- People walking along and horse riders using public bridleways in middle distant views east of the site (Viewpoints 4 and 10) – **Medium**;
- People walking along and horse riders using public bridleways in middle distant views south of the site (Viewpoint 5) - **Medium**;
- Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6) - **Medium**;
- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9) - **Low**;

- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield - **Medium**.

Value (Visual)

4.23 Visual value relates to the value attached to views, takin account of any recognition ascribed to a particular view such as through defined viewpoints, identification within policy documentation, and users of nationally recognised routes and land with public access. The thresholds used to determine visual value within this assessment are as follows:

- **Low** – No designations present; not recognised by policy or maps; views from loal routes identified on maps that are not well used;

- **Medium** – Locally important views/vistas; views from within locally designated landscapes; views from local routes identified on maps and well used; views from permissive routes;

- **High** – Recognised nationally important viewpoints, including those identified and protected by policy; These viewpoints may be tourist destinations and marked on maps; Designed views, including from within historic landscapes; Users of nationally recognised routes e.g. National Cycle Network, National Trails; Land with public access (i.e. Open Access Land and National Trust Land).

4.24 As set out within Section 2 of this report, no key or important views were identified within adopted published documents.

4.25 When considering the visual receptors (identified within section 2) the visual value of these as related to the site and proposed development are considered as follows:

- People walking along public bridleways in middle distant views east of the site (Viewpoints 4 and 10) – **Medium/Low**;

- People walking along public bridleways in middle distant views south of the site (Viewpoint 5) - **Medium**;

- Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6) – **Medium/Low**;

- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9) - **Low**;

- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield - **Medium**.

Overall Sensitivity (Visual)

4.26 A site-specific assessment of the sensitivity of the views and visual experience of receptors has been undertaken that considers the susceptibility and value of these views in order to determine their sensitivity to the proposed development. This is in line with the approach detailed in GLVIA3.

4.27 Combining the susceptibility and value, the sensitivity of the visual receptors is considered to be as follows:

- People walking along public bridleways in middle distant views east of the site (Viewpoints 4 and 10) – **Medium/Low**;
- People walking along public bridleways in middle distant views south of the site (Viewpoint 5) - **Medium**;
- Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6) - **Medium/Low**;
- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9) - **Low**;
- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield - **Medium**.

Magnitude of Change

4.28 The sensitivity of the various receptors is set out above. This sub section now considers the magnitude of change, based on the scheme proposed. The magnitude of change lies along a continuum of low to high. Together the scale, geographical extent, and duration and reversibility of effect are all considered in understanding the overall magnitude of change. For Reference, see **Appendix 1.**

Landscape

4.29 As set out within Section 2, the site is described within the OWLS Landscape Character Assessment as lying within the Farmland Plateau, within the Cherwell Landscape Character Assessment as lying within the Upper Heyford Plateau Landscape Character Area and within the Ploughley Limestone Plateau Character Area with the Countryside Design Summary. The characteristics of the local area associated with the site reflect those published within these character assessments. It is also noted that this landscape is identified as having a high capacity to accommodate change because it has already lost its intrinsic character.

4.30 The assessment of magnitude of change on the landscape receptors is set out in **Appendix 9**, which is summarised as follows:

Construction Phase

4.31 In terms of the published landscape character, at a district level the site is identified within the Reconstruction category of the landscape character assessment's strategy for intervention. Reconstruction landscapes are described to have a high capacity to accommodate change and are cited to gain very positive benefits from the introduction of new character and strong sense of

place. At a county level, the published assessment recommends concentrating new development in and around existing settlements. Given the sites location on the edge of the settlement and immediately south of the RAF base, the development of the site would be well-related to the settlement. Whilst the construction phase will introduce machinery, people and moving elements, this phase is temporary in nature, perceived from a limited area and is not uncommon given the construction activity within the wider settlement and the published landscape character recommendations to reconstruct this landscape. It is also noted that the site forms a small part of these wider areas. Therefore, a **medium** magnitude of change has been identified.

4.32 At a site-specific level, the introduction of uncharacteristic and moving elements within the site results in a **high** magnitude of change. The change will be highly noticeable, however this change is localised and short-term and is not unusual given the wider context.

Permanent Development (Year 1 and 15)

4.33 As per the published landscape character guidelines, new development is required to respond to the surrounding landscape context and the implementation of a strong landscape framework can assist to successfully integrate new development into the landscape. At year 1, a **medium/low** magnitude of change has been identified overall. The development of the scheme parameters and subsequent illustrative masterplan has been informed by landscape character analysis and led by a landscape strategy to limit the effect of the proposed development within the landscape. The scale of the change is therefore considered to constitute a minor alteration to few elements, features qualities or characteristics and affects the site and immediate setting only. Although the change will be long-term and permanent, this part of the landscape is identified as having capacity to accommodate change and the proposed development has sought to provide a strong landscape framework. A **low** magnitude of change has been identified at year 15 where the addition of new planting will be established and assimilate the development into the wider plateau landscapes.

4.34 At a site-specific level, the site can be split into two 'character areas'; 1. Wet Corridor and 2. Grassland. The wet corridor exhibits a more formalised and managed landscape character, whereas the grassland performs a primarily agricultural function. At year 1, a **medium** magnitude of change has been identified. The Proposed Development will introduce built elements into the site where there are currently none, set within an existing strong landscape framework. The type of housing proposed is not uncommon within the existing landscape and will form a continuation of the settlement. The geographical extent of this change is localised, however it is long-term and permanent. At year 15, a **low** magnitude of change has been identified with a reduction in the scale of change resulting from the establishment of proposed mitigation planting and weathering of materials.

Visual/Views

4.35 The assessment of magnitude of change on the visual receptors is set out in **Appendix 10**, which is summarised as follows:

Construction Phase

4.36 During the construction phase, activity on the site, movement of materials and construction traffic will introduce movement and incongruous elements including scaffolding, fencing, machinery and

construction workers. Hoarding to site boundaries may serve to screen some construction activities, but would result in the loss of views across the site from roads and footpaths.

- People walking along and horse riders using public bridleways in middle distant views east of the site (Viewpoints 4 and 10) - **Medium/high** magnitude of change;
- People walking along and horse riders using public bridleways in middle distant views south of the site (Viewpoint 5) - **Medium** magnitude of change;
- Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6) - **Low** magnitude of change;
- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9) - **Medium** magnitude of change;
- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield – **Medium/high** magnitude of change.

Permanent Development (Year 1 and Year 15)

4.37 Upon completion, the development will introduce new residential development and associated infrastructure across the eastern and north eastern portions of the site. The proposed built form is limited to a maximum of three storeys within a central strip of the eastern development parcel, two and a half storeys where development is adjacent to the open space and two storeys where development is adjacent to the northern and eastern site boundaries. Existing trees, hedgerows and ponds are to be retained and open space provided within the western portion of the site and to the site peripheries with an additional area within the centre of the eastern development parcel. This retention of existing mature trees and hedgerow is designed to ensure that the proposed development retains a sense of maturity and softening in views, even at the outline stage. Whilst detailed matters such as proposed landscaping, layout and materials are reserved, the parameters seek to secure opportunities for a detailed scheme to come forward which aims to limit visual effects, this includes the provision of a Landscape Parameter Plan which seeks to secure some of the landscape mitigation.

4.38 A summary of the permanent development magnitude of change for each visual receptor is set out below:

- People walking along and horse riders using public bridleways in middle distant views east of the site (Viewpoints 4 and 10) – **Medium/high** magnitude of change at year 1, reducing to **Medium/low** at year 15;
- People walking along and horse riders using public bridleways in middle distant views south of the site (Viewpoint 5) - **Medium** magnitude of change at year 1, reducing to **Low** at year 15;
- Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6) - **Low** magnitude of change at years 1 and 15;

- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9) - **Medium** magnitude of change at year 1, reducing to **Low** at year 15;

- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield – **Medium/high** magnitude of change at year 1, reducing to **Medium** at year 15.

Level of Effect

4.39 The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As appropriate and in accordance with the published guidance professional judgement is used in the assessment of effects. The following narrative sets out the conclusions of the levels of effect based on the baseline analysis, the changes (impacts) that will occur and sensitivity of the receptors described above. For Reference, see **Appendix 1.**

Landscape Effects

Construction Phase

4.40 During the construction phase of the development programme there will be continuous change to the landscape of the site. It is generally recognised that this is the most disruptive phase of the development. In terms of the character of the site and its context within the wider Farmland Plateau, Upper Heyford Plateau and Ploughley Limestone Plateau landscapes, during the construction process, the site will experience localised and notable change with the introduction of elements and features associated with the construction process, however these are not uncharacteristic given the construction works being undertaken within the wider settlement and the published landscape character recommendations to locate new development adjacent to the settlement and reconstruct this landscape.

4.41 As identified earlier within this section and **Appendix 9**, the published landscape character is considered to be of a medium/low sensitivity and medium magnitude of change. When combining the sensitivity and magnitude of change, it is considered that the level of landscape effect during construction will be minor adverse overall in respect to the published Plateau landscapes. The construction phase will introduce machinery, people and moving elements into the landscape, but this phase is to be temporary in nature, perceived from a limited area and is not uncommon given the construction activity within the wider settlement and the published landscape character recommendations to reconstruct this landscape.

4.42 As identified earlier within this section and **Appendix 9**, the site-specific landscape character is considered to be of a medium/low sensitivity and high magnitude of change. When combining the sensitivity and magnitude of change, it is considered that the level of landscape effect during construction will be moderate adverse overall in respect to the site-specific landscape character. The construction phase of the development will result in the permanent loss of the grassland within the development area of the site and introduce prominent elements (such as machinery) into the site on a temporary basis. This would result in an overall adverse effect; however this effect would be temporary in nature and be contained to within the site boundaries and immediate road network. The construction phase will cause temporary loss or alteration to one or more key

elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape.

Permanent Development (Year 1 and Year 15)

4.43 It is recognised that the application is made in outline only at this stage. As a result, the effects are based on the assigning of suitable conditions and the Reserved Matters scheme proposals being developed with the involvement of a landscape architect. The changes will be permanent although the maturation of the landscape mitigation measures will assist with the assimilation of the development over time and reinforce the integration with the existing settlement. For the purposes of the assessment, it is considered that new vegetation will be effective in terms of landscape and visual contribution within 15 years of planting.

4.44 As identified earlier within this section and **Appendix 9**, the published landscape character is considered to be of a medium/low sensitivity and medium/low magnitude of change at year 1, reducing to a low magnitude of change both at year15. The Proposed Development will introduce built elements into the site where there are currently none but this is set within a strong landscape framework advised by the published landscape assessments and it is noted that this area of the landscape is identified as having capacity to accommodate change. The geographical extent of this change is localised, however it is long-term and permanent. **Minor adverse** effects are identified at year 1, where the development would cause minor permanent loss or alteration to one or more key elements or features of the landscape, however introducing elements that are not uncharacteristic of the plateau landscapes. At year 15, it is considered that the level of effect would be **Minor beneficial**, where the development would the development would complement the scale, landform and pattern of the wider plateau landscape whilst maintaining and/or enhancing this landscape character. This is due to the implementation of a strong landscape framework designed to respond to the published character guidelines.

4.45 As identified earlier within this section and **Appendix 9**, the site-specific landscape character is considered to be of a medium/low sensitivity and a medium magnitude of change at year 1, which reduces to a low magnitude of change at year 15. Overall at year 1, it is considered that the proposed development results in a **minor adverse** level of effect. At year 1, the development would cause minor permanent loss or alteration to one or more key elements or features of the landscape and includes the introduction of elements that are not uncharacteristic of the surrounding landscape. It is assumed that a **minor beneficial** effect would be afforded in the long term (year 15), where the development would complement the scale, landform and pattern of the landscape, whilst complementing the existing character of the adjacent settlement and wider plateau landscape.

Visual Effects

Construction Phase

4.46 During the construction phase of the development programme there will be continuous change to the site and the views experienced by residents and those moving around the area. It is generally recognised that this is the most disruptive phase of the development.

4.47 As identified within **Appendix 10**, the following conclusions are drawn in respect to the visual receptors:

- People walking along and horse riders using public bridleways in middle distant views east of the site (Viewpoints 4 and 10). It is considered when combining a medium/low sensitivity and medium/high magnitude of change, the level of effect is **moderate adverse** overall. During the construction phase, these views of the site will change to include construction works. This will provide a noticeable alteration to the views creating a medium scale of change over a medium geographical extent (middle distance view) with partial screening offered by boundary vegetation to the east. The construction period is temporary in duration, in place for 0-5 years

- People walking along and horse riders using public bridleways in middle distant views south of the site (Viewpoint 5). It is considered when combining a medium sensitivity and medium magnitude of change, the level of effect is **moderate adverse** overall. During the construction phase, views from this location will change to include the construction works visible in glimpses through the existing vegetation. The machinery and moving elements introduced into the view will create a medium scale of change over a medium geographical extent with partial screening offered by boundary vegetation along Camp Road to the south of the site. It is noted that visibility of construction work from this route is not uncommon, given the works being undertaken within the wider settlement and the construction period is temporary in duration.

- Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6). It is considered when combining a medium/low sensitivity and low magnitude of change, the level of effect is **negligible** overall. The construction phase will introduce temporary construction activity into the views over a limited area with only taller elements such as cranes likely to be visible. The construction activity will be observed set behind the existing built form and vegetation in the foreground limiting the scale of effect to low over a ow geographical extent.

- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9). It is considered when combining a low sensitivity and medium magnitude of change, the level of effect is **minor adverse** overall. The construction phase of development will cause a temporary loss or alteration in these views.

- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield. It is considered when combining a medium sensitivity and medium/high magnitude of change, the level of effect is **moderate adverse** overall. The effect of the construction phase will be moderate where there are more direct views into the site – from the buildings at Letchmere Farm and dwellings within the former RAF airfield – where elements will be introduced that are prominent and clearly visible. These effects are lessened for the static homes to the south west of the site where the construction phase of development will cause a temporary loss or alteration in the views.

Permanent Development (Year 1 and Year 15)

4.48 It is recognised that the application is made in outline only at this stage. As a result, the effects are based on the assigning of suitable conditions and the Reserved Matters scheme proposals being developed with the involvement of a landscape architect. The changes will be permanent although the maturation of the mitigation measures will assist with the assimilation of the development over time and the softening and filtering of views. For the purposes of the assessment, it is considered that new vegetation will be effective in terms of landscape and visual contribution within 15 years of planting.

4.49 In general terms whilst there will be direct changes to the site itself, such changes will be experienced in the context of the existing settlement edge in views from the south and south west and the enclosure afforded by the existing mature trees and hedgerow within the site. The assessment of effect seeks to place these changes into the local context rather than focusing on the specifics of the red line area.

4.50 As identified within **Appendix 10**, the following conclusions are drawn in respect to the visual receptors:

- People walking along public bridleways in middle distant views east of the site (Viewpoints 4 and 10). It is considered when combining a medium/low sensitivity, a medium/high magnitude of change at year 1 and a medium/low magnitude of change at year 15, the level of effect is **moderate adverse** at year 1, which reduces to **minor adverse** by year 15. At year 1, the development would cause a permanent loss or alteration to these views with development which will be visible although not substantially uncharacteristic. This would reduce at year 15, when planting has matured and building materials have weathered to ensure the development assimilates with its context and therefore causes limited visual intrusion.

- People walking along public bridleways in middle distant views south of the site (Viewpoint 5). It is considered when combining a medium sensitivity, a medium magnitude of change at year 1 and a low magnitude of change at year 15, the level of effect is **moderate adverse** at year 1, which reduces to **minor adverse** by year 15. At year 1, the development would cause a permanent loss or alteration to these views with development which will be visible although not substantially uncharacteristic. This would reduce at year 15, when planting has matured and building materials have weathered to ensure the development assimilates with its context and therefore causes limited visual intrusion.

- Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6). It is considered when combining a medium/low sensitivity, a low magnitude of change at year 1 and a low magnitude of change at year 15, the level of effect is **negligible** overall for both years 1 and 15. The development would cause very limited changes to these views and would not be uncharacteristic.

- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9). It is considered when combining a low sensitivity, a medium magnitude of change at year 1 and a low magnitude of change at year 15, the level of effect is **minor adverse** at year 1, which reduces to **negligible** by year 15. The completed development at year 1 would cause a minor permanent alteration to these views, however not uncharacteristic. At year 15, the development would cause very limited changes to the views. In addition, these views would be fleeting and experienced in transit, within an existing built context.

- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield. It is considered when combining a medium sensitivity, a medium/high magnitude of change at year 1 and a medium magnitude of change at year 15, the level of effect is **moderate adverse** at year 1, which reduces to **minor adverse** by year 15. At year 1, the development would cause a permanent loss or alteration to these views with development which will be visible although not substantially uncharacteristic. This would reduce at year 15, when planting has matured

and building materials have weathered to ensure the development assimilates with its context and therefore causes limited visual intrusion.

Cumulative Effects

4.51 As set out within Section 1 of this report, as a result of the pre-application scoping three planning applications for development within the local area were agreed to be considered within a cumulative assessment. These three planning applications are summarised as follows and their locations illustrated on the accompanying scoping plan contained within **Appendix 2**:

- Cumulative Site 1: Heyford Park, South of Camp Road (reference: 16/02446/F). Status: permitted (under construction).
- Cumulative Site 2: Land East of Larsen Road Heyford Park (reference: 15/01357/F). Status: under consultation (received resolution to grant permission subject to the signing of a S106).
- Cumulative Site 3: Heyford Park, Camp Road (reference: 18/00825/HYBRID). Status: under consultation (received resolution to grant permission subject to the signing of a S106).

4.52 In respect of cumulative site reference 1, having undertaken both a desk based analysis and field visit, it is considered that landscape and visual effects when considered cumulatively with the proposed development site are limited. The development proposals are currently under construction and therefore form the current baseline conditions. In addition, there are no viewpoint locations within this LVIA where the sites are observed in combination and the presence of the intervening settlement both north and south of Camp Road between Cumulative Site 1 and the site, ensures that the two sites are not considered in combination. In sequential views, built form within both sites will read as part of the settlement, with the existing built form within the settlement separating the two. Cumulative site reference 1 is therefore excluded from this assessment.

4.53 In respect of cumulative site references 2 and 3, the development of the scheme and this LVIA has been written understanding this context and the influence that the development of these cumulative sites will have in terms of the new built context within this part of the settlement. This is due to their status, in that they have received resolution to grant permission subject to the signing of a s106. In respect of cumulative site reference 3 specifically, as the site is currently brownfield, a degree of built context is already present. Notwithstanding this context, these two sites have been considered further within this cumulative assessment.

4.54 The principles of the cumulative methodology are similar to those of the assessment. The following terminology from the GLVIA3 has been used:

- Cumulative Effects – *"the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together" (GLVIA3 paragraph 7.3).*
- Cumulative Landscape Effect – *"effects that can impact on either the physical fabric or character of the landscape or any special values attached to it"* (GLVIA table 7.3)
- When considering potential Cumulative Visual Effects, there are two types of cumulative views that need to be considered; combined and sequential (GLVIA3 table 7.1);

- Combined Views – *"occur where the observer is able to see two or more developments from one viewpoint";* and

- Sequential Views – *"occur when the observer has to move to another viewpoint to see the same or different development. Sequential effects may be assessed for travel along regularly used routes such as major roads or popular paths."*

Site Reference 2

4.55 The proposals for Site Reference 2 seek to provide the erection of 89 dwellings, creation of new access arrangement from Camp Road, creation of open space, hard and soft landscaping and associated ancillary works and infrastructure. The submitted Site Plan is contained within **Appendix 11** of this report.

4.56 In relation to construction cumulative effects, as the application for site reference 2 is due a Decision in January 2021, should the application be approved at this point, it is likely that the construction works would commence ahead of the construction works for the site which is the subject of this application. Site Reference 2 is for a full planning application and therefore it is considered that subject to discharging any pre-commencement planning conditions, construction works could commence swiftly. The construction activities associated with both sites would therefore likely be undertaken at different times. This section therefore scopes out construction cumulative effects and focusses on operation cumulative effects.

4.57 Both the site and Site Reference 2 lie within the 'Upper Heyford Plateau' and 'Ploughley Limestone Plateau' at a district level, the 'Farmland Plateau' at a county level and '107 - Cotswolds' at a national level. It is considered that there would be no adverse cumulative landscape effects arising from these developments on the landscape character types and areas. In combination, both sites still form a relatively small part of these wider landscape character types and areas and the district-level published assessments note that this is a landscape that has capacity to absorb new development. In terms of the site-specific landscape character, there will be a change to this part of the landscape when considering both sites together, essentially placing built form on the fields which surround the 'wet corridor', on the rising topography above the watercourse. This will provide a change from a currently undeveloped context on the edge of the existing settlement edge to a developed context, essentially extending the built context eastwards from the settlement. In respect of the landscape features within the site, there will be no additional change as a result of both sites considered together given that there will be no direct effect on the site features as a result of Site Reference 2.

4.58 For combined views, there are a few locations where both developments would be visible together. The views in which they would be visible together include as follows:

- Residents in Wellesley Close (Viewpoint 6);

- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield.

4.59 Views for the residents in Wellesley Close would change to include the rooflines and potential upper storey windows of the proposed built form of the site and site reference 2. This change however is in the context of built form in the foreground and represents a minor alteration to these views. The combination of both developments visible together in these views represents a barely

discernible change in the context of the existing settlement. An overall negligible visual effect at year 15 remains as a result.

4.60 Views for the existing dwellings which surround the site would change to include both developments visible on the rising ground adjacent to the watercourse. This will provide a change from a currently undeveloped context to a developed context, essentially extending the built edge eastwards from the settlement and closer towards these people. This would introduce a built context closer in the view for these people, however not uncharacteristic given the existing proximity to the built edge. An overall minor adverse visual effect at year 15 remains as a result.

4.61 For sequential views,

- Users of the bridleways to the east of the site (viewpoints 4 and 10);
- Users of the bridleway to the south of the site (viewpoint 5);
- People using the roads and pavements in Wellesley Close (Viewpoint 6);
- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9); and

4.62 For those people using the bridleway network to the east of the site, it is possible that the rooflines of the built form within site reference 2 will be visible beyond the built form within the site. There would be no material cumulative effect as a result on this receptor group given the location of the site in the foreground. In addition, new tree planting is proposed within both developments between the proposed built form and these routes which will further filter these views. An overall minor adverse visual effect at year 15 remains as a result.

4.63 For those people using the bridleway network to the south of the site, it is possible that built form within both sites would be visible beyond the existing field boundary vegetation. There would be no material cumulative effect as a result of the development of both sites given the intervening vegetation, proposed vegetation located along the southern and eastern edges of both development sites and the existing built context to the west of these routes. An overall minor adverse visual effect at year 15 remains as a result.

4.64 For people using the roads and pavements in Wellesley Close, views would change to include the rooflines of the proposed built form of the site and site reference 2. This change however is in the context of built form in the foreground and is experienced in fleeting views. This represents a minor alteration to these views. The combination of both developments visible together in these views represents a barely discernible change in the context of the existing settlement and the fleeting nature of the views. An overall negligible visual effect at year 15 remains as a result.

4.65 For people using the local road network, views will change to include the built form within both sites viewed in combination along a short distance of Camp Road. This would introduce a built context for a longer period along Camp Road for these people, however this is not uncharacteristic given the existing proximity to the settlement. An overall negligible effect at year 15 remains as a result.

4.66 To conclude there will be no major landscape and visual effects arising as a result of the cumulative assessment.

Site Reference 3

4.67 The composite parameter plan for Site Reference 3 (see **Appendix 11**) seeks to provide 2.3ha commercial development immediately to the north of the site, and 11.1ha 'creative city' beyond (parcel 22 (up to 18m height)) with residential development to the north-west of the site (parcel 21 (up to 13m height)) and west (parcel 12 (up to 10.5m height)). This would provide an enhanced built context to the site to the north and west. In addition, it is noted that a new primary HGV access, bus route, vehicle access and footways are provided to the east (beyond Chilgrove Drive) within a strategic landscape buffer. The existing Chilgrove Drive route is identified as a footpath/bridleway route.

4.68 In terms of construction cumulative effects, information regarding proposed timings of construction works is limited. Construction works for both sites could therefore be undertaken in tandem. It is considered that the construction works of the site, if undertaken at the same time as site reference 3, would essentially read as part of these wider works. The landscape and visual effects are therefore increased, than if the site were to be constructed in isolation, however would not represent a material change to the LVIA assessment given the existing context of construction work underway within the settlement.

4.69 The site and site reference 3, both lie within the Upper Heyford Plateau' and 'Ploughley Limestone Plateau' at a district level, the 'Farmland Plateau' at a county level and the '107 - Cotswolds' at a national level. It is considered that there would be no adverse cumulative landscape effects arising from these developments on the landscape character types and areas. In combination, both sites still form a relatively small part of these wider landscape character types and areas and the published assessment notes that this is a landscape that has capacity to absorb new development. In terms of the site-specific landscape character, there will be a change to this part of the landscape when considering both developments together, however the RAF base is currently brownfield and therefore there will not be a change in terms of loss of additional undeveloped land to developed land. In respect of the landscape features within the site, there will be no additional change as a result of both sites considered together given that there will be no direct effect on the site features as a result of Site Reference 3.

4.70 For combined views, there are various locations where both developments would be visible together. The views in which they would be visible together include as follows:

- Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield.

4.71 Views for the existing dwellings which surround the site would change to include both developments visible within and adjacent to the RAF base. Detail is not yet available on the location or design of development parcels within Site Reference 3, however building heights and parameters are available. This would introduce an enhanced built context for these people, however it is noted that the RAF base is currently developed and therefore this change does not fundamentally alter the context and is not uncharacteristic given the existing proximity to the built edge. It is considered that a Moderate Adverse visual effect would result given these changes in the view close to these people.

4.72 For sequential views,

- Users of the bridleways to the east of the site (viewpoints 4 and 10);

- Users of the bridleway to the south of the site (viewpoint 5);

- People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9); and

4.73 For those people using the bridleway network to the east of the site, there will be a change in these views to include a stronger built context closer to these people and the location of the proposed HGV access and vehicular route adjacent to Chilgrove Drive will bring traffic closer in views. New tree planting is proposed within the eastern edge of the site and a strategic landscape buffer is proposed adjacent to the new route which will assist in filtering views over time. This will introduce a more apparent built edge to the views for people using these routes, however it is noted that the routes do not appear to be well used at the moment. It is considered that a Moderate Adverse visual effect would result given these changes in the view close to these people.

4.74 For those people using the bridleway network to the south of the site, it is possible that built form within both sites would be visible beyond the existing field boundary vegetation. There would be no material cumulative effect as a result of the development of both sites given the intervening vegetation, proposed vegetation located along the southern edge of the site and the existing built context visible. An overall minor adverse visual effect remains as a result.

4.75 For people using the local road network, views will change to include the built form within both sites viewed in combination along a short distance of Camp Road and new views from along the revised route adjacent to Chilgrove Drive. This would introduce a built context for a longer period along Camp Road and the new Chilgrove Drive route for these people, however this is not uncharacteristic given the existing proximity to the settlement. An overall negligible effect remains as a result.

4.76 To conclude there will be no major landscape and visual effects arising as a result of the cumulative assessment.

Policy Compliance

The following text identifies relevant policies with respect to the development proposals and considers compliance or conflict.

Mid-Cherwell Neighbourhood Plan 2018-2031

4.77 **Policy PD3 – Development Adjacent to Heyford Park.** This policy requires new development to not give rise to coalescence with surrounding settlements, to ensure that their separate identity and character are maintained. The location of the site and the opportunity to assimilate the proposals to the character of Heyford Park ensures compliance with this policy.

4.78 **Policy PD5 – Building and Site Design.** This policy requires new development to be designed to a high standard which responds to the distinctive character of the settlement and reflects the guidelines and principles set out within the Heritage and Character Assessment undertaken as part of the Neighbourhood plan. Whilst landscaping, layout and appearance are Reserved Matters, there is an opportunity for the proposed development to be designed to be consistent with the surrounding existing built form to respond to the context. The parameter plans also seek to work with the existing landscape structure by retaining existing trees, hedgerows and ponds.

Cherwell Local Plan (November 1996) Saved Policies

4.79 **Policy C7 – Landscape conservation.** This policy requires new development to not cause demonstrable harm to the topography and character of the landscape. This LVIA has analysed the proposed development in relation to the published Plateau landscapes and concluded an overall minor adverse effect during construction and at year 1, and a minor beneficial effect at year 15. The parameter plans site the development parcels within the east and north east of the site in order to retain the landscape features within the west of the site and along the boundaries.

4.80 **Policy C17 - Enhancement of the urban fringe through tree and woodland planting.** This policy seeks opportunities to enhance the urban fringe through tree and woodland planting on land in connection with new development. The parameter plans seek to retain the existing vegetation along the site boundaries to the south and east and propose new vegetation within the existing gap in the south east corner. In addition, a framework of new tree, hedge and tree belt planting is proposed as per the parameter plan and Landscape Strategy Plan to enhance the settlement edge. Whilst landscaping is a Reserved Matter, space has been provided within the parameter plans to include additional tree planting which will soften views to the built form from the south and east and enhance the urban fringe. As demonstrated within the Landscape Strategy Plan produced alongside this report, there is opportunity for additional native, locally characteristic tree planting to be included in tree belts to the northern boundary and in clusters along the eastern boundary. There is also new hedgerow planting proposed to the gaps in the existing boundary vegetation.

4.81 **Policy C28 – Layout, design and external appearance of new development.** This policy seeks to ensure that the layout, design and external appearance, including the choice of external-finish materials, of all new development are sympathetic to the character of the urban or rural context. Whilst layout and appearance are Reserved Matters, there is an opportunity for the proposed development to reflect the character of the adjoining built form in terms of pattern, grain, scale, density and layout allowing the buildings to assimilate into the local area.

4.82 **Policy C30 – Design of new residential development.** This policy relates to ensuring that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity and provides acceptable standards of amenity and privacy. As above, there is opportunity for the proposed development to be designed to be consistent with the surrounding existing built form to respond to the context.

Cherwell Local Plan 2011 – 2031 – Part 1 (Adopted 20th July 2015)

4.83 **Policy ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment.** This policy includes seeking the protection of trees, an aim to increase the number of trees in the District, the incorporation of features to encourage biodiversity and retention and enhancement of existing features of nature conservation value. Existing trees, hedgerows and ponds are identified to be retained within the parameter plans and AIA. These features are incorporated into open space which is proposed in the western portion of the site, along the eastern, northern and southern edges of the site. Additional tree planting is proposed along a primary tree lined street and new vegetation is proposed in the north west corner of the site and in a gap in the existing hedgerow in the south east corner of the site. There is also opportunity for further enhancements to be made through management of the existing landscape structure with ecological intervention for the benefit of people and wildlife as well as new tree, hedge and shrub planting.

4.84 **Policy ESD13 – Local Landscape Protection and Enhancement.** This policy seeks 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 planting of woodlands, trees and hedgerows. Existing trees, hedgerows and ponds are identified to be retained within the parameter plans – with the character of the west portion of the site to be maintained and incorporated into a managed open space. The development of the scheme parameters and subsequent illustrative masterplan has been informed by landscape character analysis and led by a landscape strategy which seeks to respond to both the published and site-specific context, providing a strong landscape framework. This includes locating development within the 'grassland' areas of the site and ensuring that the 'wet corridor' is primarily retained as new public open space, ensuring that the proposed development is interspersed with public open space, tree-lined streets and tree belt planting to integrate it into the landscape even at the outline application stage, locating new planting in the dips and folds of the landscape and establishment of tree belts around airfields to reduce their visual impact and strengthening the field pattern by planting up gappy hedges. In addition, careful consideration has been given to the proposed building heights to respond to the site's topography.

4.85 **Policy ESD15 – The Character of the Built and Historic Environment.** This policy requires new development to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards and where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset is essential. Whilst a matter for detail, there is an opportunity to incorporate sensitive design in the layout and appearance of the design.

4.86 **Policy ESD17 - Green Infrastructure.** This policy states that Green Infrastructure (GI) network considerations are integral to the planning of new development. It requires proposals to maximise the opportunity to maintain and extend GI links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond. Retained features including the mature trees, hedgerows and ponds can be managed within the proposals and the provision of proposed new footpaths within the open space as well as proposed cycle route connections will assist in delivering GI connectivity. Enhancements to GI can also be provided to the proposed open space with new tree, hedge and shrub planting. The development of the scheme parameters and subsequent illustrative masterplan has been informed by landscape character analysis and led by a landscape strategy which seeks to respond to both the published and site-specific context, providing a strong landscape framework and connected GI scheme.

Upper Heyford Landscape Sensitivity and Capacity Assessment (2014)

4.87 The site has been defined within this assessment (Site 146) as having a medium-high capacity for residential development. In line with the requirements of the assessment the proposals as set out within the parameter plans have retained the existing site boundary vegetation and provided separation to Letchmere Farm with a new area of proposed mixed scrub. The retention and enhancement of the western strip and existing trees and hedgerows across the site within the emerging scheme is in line with future management and maintenance suggestions noted within the assessment which state that "the site would benefit from improvements to existing site boundaries along Camp Road and Chilgrove Drive and the management of the drainage ditch/stream passing through the area."

Section 5: Conclusion

5.1 When considering the landscape and visual effects of development it is important to recognise that any change to a greenfield site will result in landscape and visual effects. The extent of these effects should be considered within the local context and the proposals degree of conformance with their surroundings. In addition, the effects need to be put in the planning balance with all other economic, social and environmental effects of the development.

5.2 The site is not the subject of any statutory landscape designation which indicates that it is part of a valued landscape as described within footnote 7 of the NPPF. In order to determine whether the landscape of the site itself and its immediate surroundings are valued, the GLVIA3 and LI TGN 02/21 approach has been adopted within this LVIA. Having considered the key elements related to value in Section 2, and given that the site is not designated for its landscape value at any level, the site is considered to have a medium/low landscape value overall.

5.3 The site abuts built form within the former RAF airbase to the north, Letchmere Farm to the north west and a field which has currently undetermined planning applications for totalling up to 120 dwellings to the west. Whilst detail on layout, scale, appearance and access are reserved matters, the parameter plans limit development to a maximum of three storeys within a central strip of the development parcel, two and a half storeys where development is adjacent to the open space and two storeys where development is adjacent to the northern and eastern site boundaries. This reflects the variation in scale within the context of built form within RAF Upper Heyford and the existing settlement edge of Heyford Park. This will help to ensure that the proposals are not uncharacteristic of the surrounding built context.

5.4 As set out in Section 4, the overall landscape effects on the published landscape character Plateau landscapes have been assessed as minor adverse during the construction phase and at year 1 and a minor beneficial effect at year 15 for the resulting permanent development. At a site-specific level the landscape effects have been assessed as moderate adverse during the construction phase and minor adverse at year 1, with a minor beneficial effect at year 15. The nature of the development proposed is not uncharacteristic within the receiving landscape given its relationship with, and its position on the edge of, the settlement and adjacent to the former airbase. The proposals are in line with the published landscape assessments which identify the site within the Reconstruction landscape category which has a high capacity to accommodate change and requires created new identities to respond to the landscape context and provide a strong landscape framework to successfully integrate new development. The development would not result in the loss of any rare or unique features and affects only a very limited geographical area. The perception or distinctiveness of the wider Landscape Character Areas would not be altered following the development of the site. Limiting the tallest building heights and highest density development to the centre of the proposed development parcels, on the lower sloping land, the retention of the landscape features within the west of the site and locating the built form the east of the site, offset from the site boundaries as included within the parameter plans is consistent with the local character and assists in creating a new strong settlement edge. Mitigation is required to enhance assimilation by enhanced boundary planting, introducing an appropriate mass, pattern and grain of development and use of appropriate materials.

5.5 The site is visually well contained with the presence of mature trees and hedgerows within the site in combination with tree belts and woodland blocks within the surrounding landscape. Adjacent

built form to the north and west, and a lack of public access to the east effectively restricts views of the site from the wider landscape. There are no distant views of the site. The most noticeable visual effects will be experienced by those people walking along public bridleways in middle distant views east of the site and local residents. A summary of these findings is included below:

a. During the construction phase, moderate adverse effects are afforded to those using public bridleways to the east and south of the site (viewpoints 4, 5 and 10) and existing residents of Letchmere Farm, the static home park and new dwellings within the former RAF airfield. Minor adverse effects are afforded to those using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (viewpoint 7, 8 and 9). Negligible effects are afforded to residents and people using the roads and pavements in Wellesley Close (viewpoint 6).

b. At occupation, moderate adverse visual effects have been identified from middle distant views on the public bridleways to the east and south of the site and existing residents of Letchmere Farm, the static home park and new dwellings within the former RAF airfield at year 1, reducing to minor adverse at year 15. Minor adverse effects have been identified for people using the local road network at year 1, which reduces to negligible by year 15. Negligible effects at both years 1 and 15 have been identified for residents and people using the roads and pavements in Wellesley Close.

5.6 Having undertaken a high-level analysis of landscape and visual related policy compliance, this LVIA finds that the proposals are in compliance with the landscape and visual aspects of planning policy.

Appendix 1:

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Landscape and Visual Impact Assessment Methodology summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – Which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change; and
- Level of Effect – a judgement of the level of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development "without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies." (GLVIA, 3rd edition, para 5.40) and identifies "the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations." (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following tables below A and B for both landscape and visual receptors.

Landscape **Value** is "the relative value that is attached to different landscapes by society" (GLVIA, 3rd version, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual

terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the *Scale, Geographical Extent, and Duration and* Reversibility of effect are all considered in understanding the overall Magnitude of change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Level of Effect

Best practice guidelines stipulate that the level of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in table.5

The following terms will be used to define residual landscape/townscape effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation;

Neutral: The development would cause very limited changes to the landscape; the development would create neither an adverse or beneficial change to the landscape receptor; and

Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:

Adverse: the proposed development reduces visual amenity;

Neutral: The development would cause very limited changes to the visual context/views; the development would create neither an adverse or beneficial change to the visual receptor; and

Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

	Designations and Conservation Interests/Associations Landscapes recognised and valued for their quality and / or cultural associations / recreational value	**Landscape Value** **Key Characteristics and Features** As recognised in published Landscape Character Assessments or policy	**Landscape Condition** Degree to which the landscape is intact and legible & its scenic quality	**Landscape Susceptibility** The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences
High 	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Low	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

	Value (attached to views)	**Visual Susceptibility (the ability of the receptor to view the proposed development without undue negative consequences)**
High 	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land).	People visiting recognised viewpoints with views towards the development. Residents, people using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development.
	Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps.	People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Residents, users of Public Rights of Way and Access Land with intermittent views towards the development.

Low	No designations present	People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Residents, users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.

e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.

Table.3 Magnitude of Change: Landscape/Townscape Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale identifies the degree of change which would arise from the development	**Geographical Extent** of effect indicates the geographic area over which the effects will be felt	**Duration and Reversibility** of effect identifies the time period over which the change to the receptor would arise as a result of the development.
High 	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Low	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.

Table.4 Magnitude of Change: Visual Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale identifies the degree of change which would arise from the development	**Geographical Extent** Wide, and/or within close proximity, and/or open views.	**Duration and Reversibility** identifies the time period over which the change to the receptor would arise as a result of the development.
High  **Low**	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Medium – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

Table.5 Level of Effect

Major beneficial:	The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;
Moderate beneficial:	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
Minor beneficial:	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
Negligible:	The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
Minor adverse:	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
Moderate adverse:	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
Major adverse:	The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Appendix 2:

=

Re: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Anneliese Walker <a.walker@tylergrange.co.uk>
Tue 02/11/2021 16:50
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>

That is much appreciated Tim, many thanks.

Kind Regards,
Anneliese

Tyler Grange

Anneliese Walker
Associate

m 07796 305 463
e a.walker@tylergrange.co.uk

Marsden Estate, Rendcomb
Cirencester, GL7 7EX

tylergrange.co.uk
Arboriculture · Ecology · Landscape Planning + Design

Our team work flexibly, so please do not rush to respond to this email if it's not convenient.

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 02 November 2021 15:29
To: Anneliese Walker <a.walker@tylergrange.co.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: RE: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Hi Anneliese

Sorry I missed your email of the 14th October. I am happy with your methodology and cumulative site selection.

The methodology is a clear and uncomplicated way forward, in accordance with GLVIA3.

I am happy for you to proceed on this basis.

Kind regards

Tim

Tim Screen CMLI
Landscape Architect
Environmental Services
Environment & Place
Cherwell District Council
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www.cherwell.gov.uk
Follow us:
Facebook: www.facebook.com/cherwelldistrictcouncil
Twitter: @Cherwellcouncil

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

From: Anneliese Walker <a.walker@tylergrange.co.uk>
Sent: 02 November 2021 11:02
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: Re: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Hi Tim,

I realise that you have been away on annual leave so may have missed my email dated the 14th October. I wondered if you would be able to review and advise in relation to the cumulative site selection and approach to the methodology?

Kind Regards,
Anneliese

Tyler Grange

Anneliese Walker
Associate

m 07796 305 463
e a.walker@tylergrange.co.uk

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Cirencester, GL7 7EX

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From: Anneliese Walker <a.walker@tylergrange.co.uk>
Sent: 14 October 2021 15:09
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: Re: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Dear Tim,

Many thanks for your feedback, it is much appreciated.

I have discussed this with the client and project team and can confirm that we will provide a full Landscape and Visual Impact Assessment (LVIA) to accompany the planning application, rather than a Landscape and Visual Appraisal. This will be undertaken in accordance with the GLVIA3 and I attach a copy of our standard LVIA methodology and criteria tables, for your review.

The additional viewpoint location is noted, and we will add this to the photoviewpoint location plan for the purposes of the submission.

In relation to cumulative effects, I propose that this is limited to the following planning applications:

1. Heyford Park, South of Camp Road (reference: 16/02446/F). Status: permitted (under construction)
2. Land East Of Larsen Road Heyford Park (reference: 15/01357/F). Status: under consultation (received resolution to grant permission subject to the signing of a S106)
3. Heyford Park, Camp Road (reference: 18/00825/HYBRID). Status: under consultation (received resolution to grant permission subject to the signing of a S106)

The landscape character area feedback is also noted.

I would be grateful if you could confirm whether you are happy with the approach identified above.

Kind Regards,
Anneliese

Tyler Grange

Anneliese Walker
Associate

m 07796 305 463
e a.walker@tylergrange.co.uk

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Cirencester, GL7 7EX

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Our team work flexibly, so please do not rush to respond to this email if it's not convenient.

From: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Sent: 07 October 2021 12:22
To: Anneliese Walker <a.walker@tylergrange.co.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: RE: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Dear Anneliese

Thank you for this. I think the development warrants a full LVIA in accordance with GLVIA3 and current LI guidance. An additional representative viewpoint location is indicated on the enclosed plan.

Please note my original response under the PREAPP:

From the Landscape section of the D&AS:
'The 'Wet Corridor' relates to the linear strip of land which contains small woodland copses, scattered trees (including mature oaks), ponds and comprises managed grassland with an access track to its western edge. Given the topography, landscape features and character, this area is likely to be more sensitive to development than the 'grassland'.'

This indicates that this characterful area is a sensitive landscape receptor which must be methodically tested in relation to its level of sensitivity, and its level of capacity to accept the type development. The residual effects also to be assessed subject the landscape mitigation proposals, which have been influenced by the analysis and judgement.

Cumulative landscape and visual impacts and effects are to be considered: the combination of this development and other similar developments in the locality.

A full LVIA is required to be implemented in accordance with GLVIA3. Evidence of the masterplan development through the LVIA process is required.

In respect of limiting the focus on that the area covered by the 'Farmed Plateau' and the 'Upper Heyford I would also consider a written-only narrative of the landscape effects to the attractive Cherwell Valley.

Let me know if you have any questions.

Best regards

Tim

Tim Screen CMLI
Landscape Architect
Environmental Services
Environment & Place
Cherwell District Council
Direct Dial 01295 221862 Mobile 07854 219751
www.cherwell.gov.uk
Follow us:
Facebook: www.facebook.com/cherwelldistrictcouncil
Twitter: @Cherwellcouncil

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

From: Anneliese Walker <a.walker@tylergrange.co.uk>
Sent: 07 October 2021 07:32
To: Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>
Cc: Kat Cookes <kat.cookes@tylergrange.co.uk>
Subject: Land to the North of Camp Road, Heyford Park - Landscape and Visual Scoping

Dear Tim,

Proposed residential development with associated access, parking and landscaping; Land to the North of Camp Road, Heyford Park

Tyler Grange Group Limited have been instructed to provide a Landscape and Visual Appraisal (LVA) with associated Landscape Strategy Plan for the proposed residential development with access, parking and landscaping of land north of Camp Road at Heyford Park. I would like to confirm photoviewpoint locations and the study area for inclusion within the LVA with yourself before proceeding if possible.

The site boundary is outlined on the attached plan in red.

I have attached a plan to this email which shows the proposed photoviewpoint locations (drawing no: 13464/P10) for the LVA. These locations have been chosen following the production of Zone of Theoretical Visibility (ZTV) (underlaid on drawing 13464/P10), a review of local planning policy and designations, two initial site visits and aerial mapping. I propose that the study area for the LVA is defined by the map extents of the photoviewpoint location plan.

The photoviewpoint locations have been chosen to be representative of a number of visual receptors including the local residents, users of public rights of way and local roads. The viewpoints also allow for views from a range of orientations and distances to be considered, to allow for a balanced assessment to be made of the likely landscape and visual effects arising from the proposed development.

I would also ask that you confirm that when considering the extent of likely effects on landscape character, that the LVA may limit its focus to that area covered by the 'Farmed Plateau' Landscape Type within the Oxfordshire Wildlife and Landscape Study and the 'Upper Heyford Plateau' landscape character area within the Cherwell Landscape Character Assessment (1995).

I would be grateful if you could kindly confirm that you are happy with the proposed photoviewpoint locations and approach to the LVA as detailed above, and whether you have any further matters we need to consider.

If you have any queries, please do not hesitate to contact me. I look forward to hearing from you.

Kind Regards,
Anneliese

Tyler Grange

Anneliese Walker
Associate

m 07796 305 463

e a.walker@tylergrange.co.uk

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Cirencester, GL7 7EX

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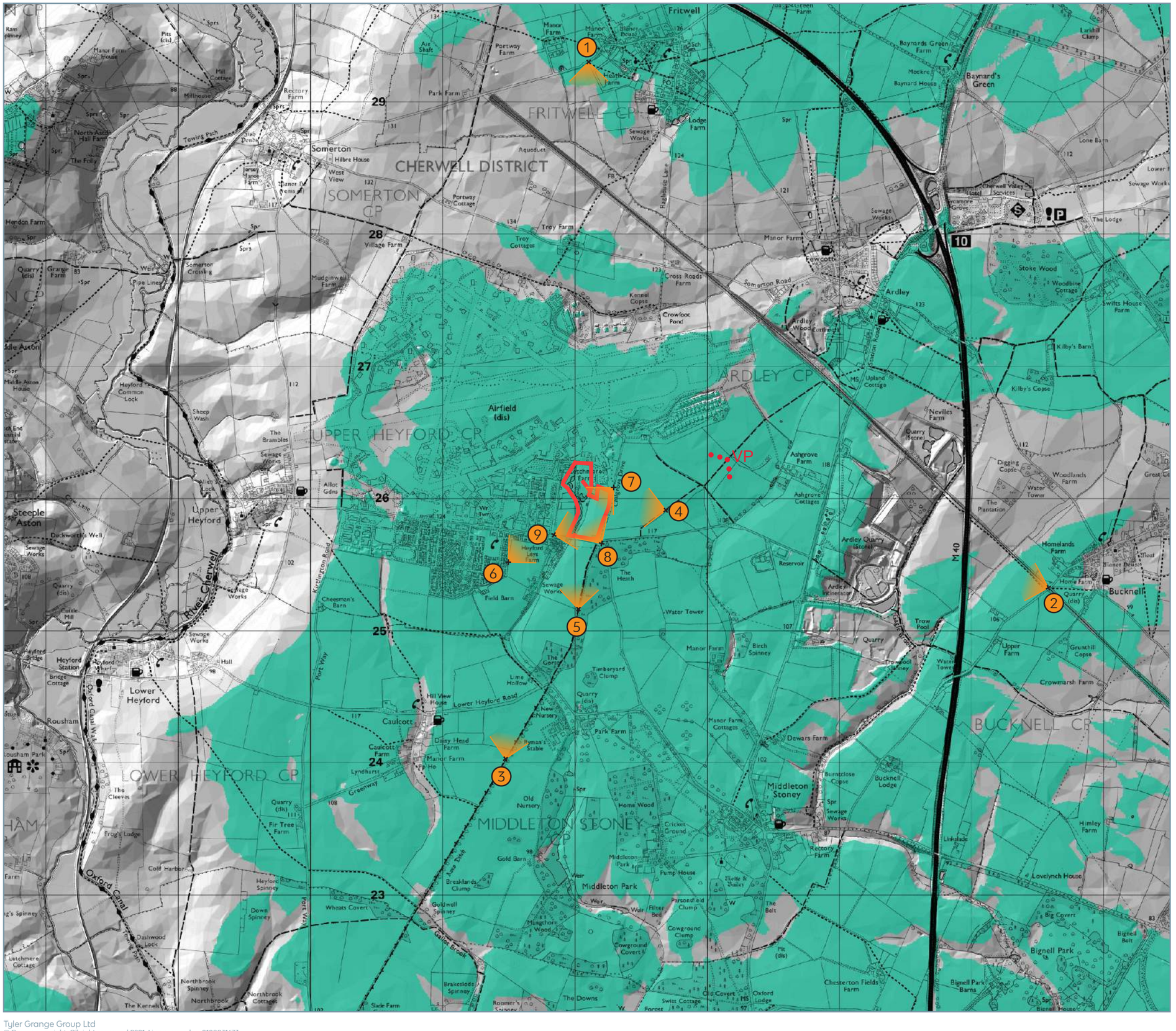


Site Boundary

Viewpoints

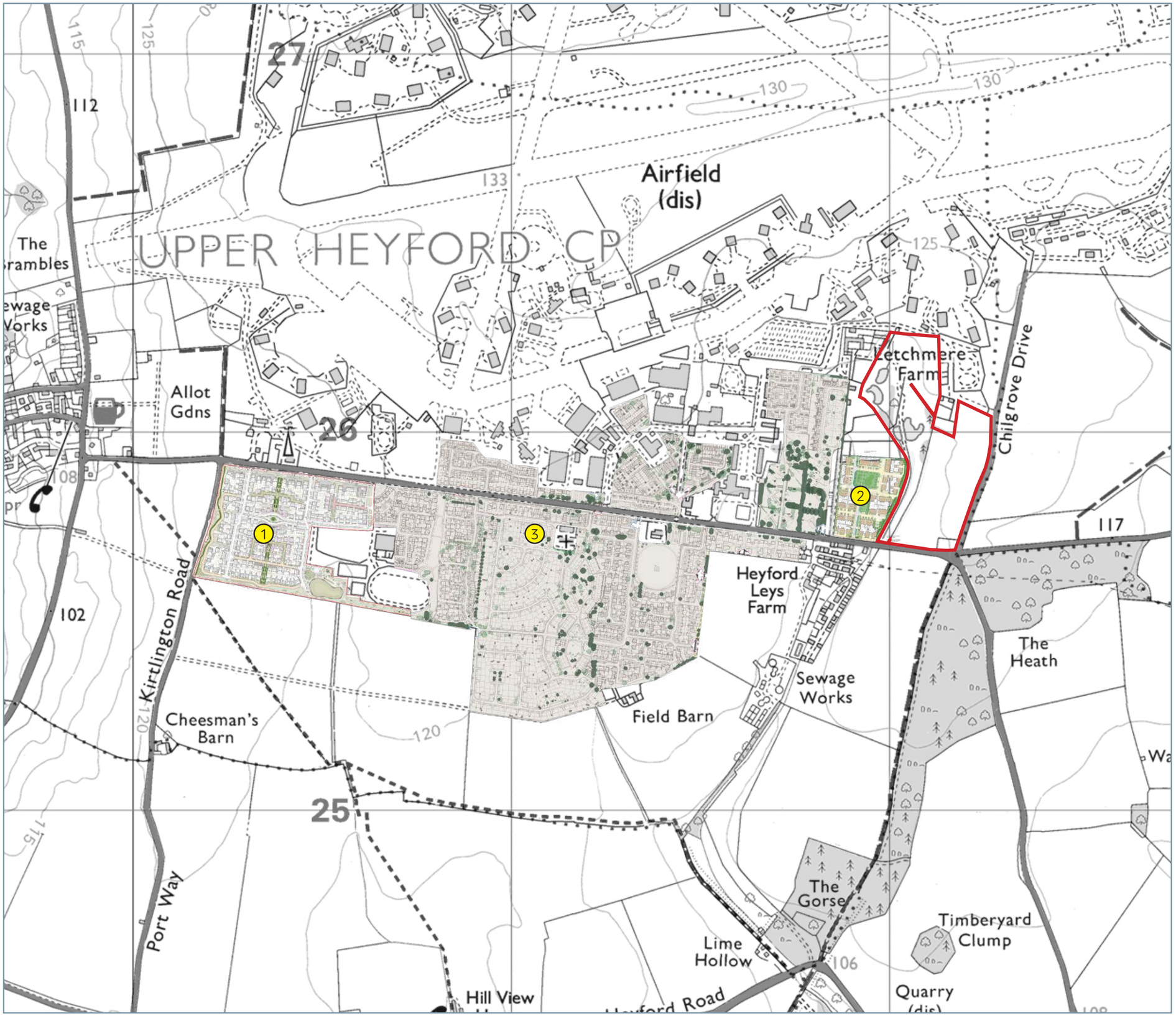
Potential Visibility (10m ridge height)
Based on landform data alone

N

Project	Land to the north of Camp Road, Heyford Park
Drawing Title	**Viewpoint Location Plan**
Scale	Not to Scale @ A3
Drawing No.	13464/P10
Date	October 2021
Checked	KC/AW

Tyler Grange

Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0128 583 1804 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk



Site Boundary

1 Heyford Park, South of Camp Road (Reference: 16/02446/F)

2 Land East Of Larsen Road Heyford Park (Reference: 15/01357/F)

3 Heyford Park, Camp Road (Reference: 18/00825/HYBRID)

N

Project	Land to the north of Camp Road, Heyford Park
Drawing Title	**Proposed Cumulative Sites**
Scale	Not to Scale @ A3
Drawing No.	13464/P12
Date	October 2021
Checked	KC/AW

Tyler Grange

Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0128 583 1804 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

Appendix 3:

DOCUMENT 40

CHERWELL DISTRICT LANDSCAPE ASSESSMENT

FOR

CHERWELL DISTRICT COUNCIL

BY

COBHAM RESOURCE CONSULTANTS
AVALON HOUSE
MARCHAM ROAD
ABINGON
OXON
OX14 1UG

NOVEMBER 1995

7292

Figure 5

LANDSCAPE CHARACTER AREAS

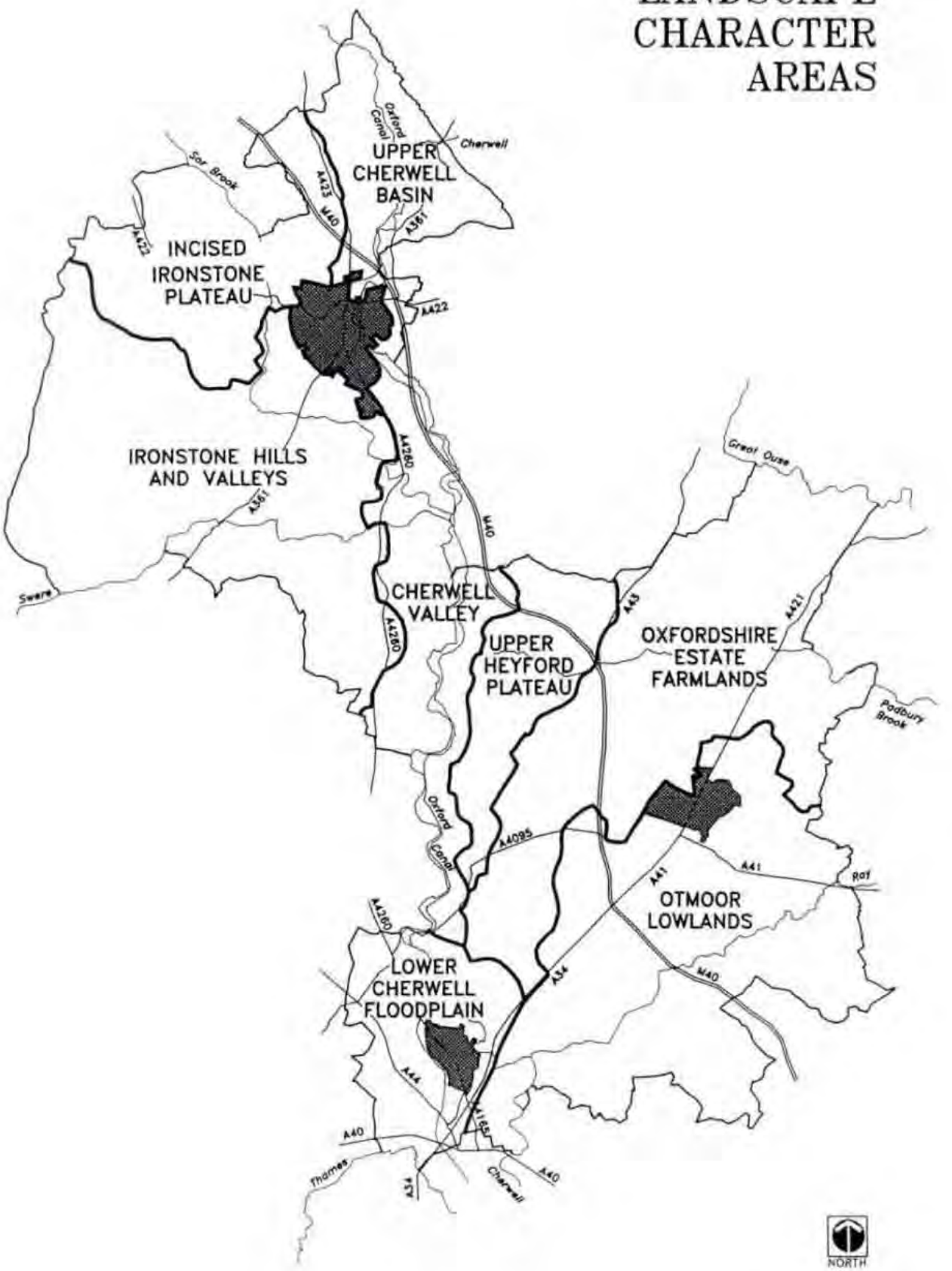
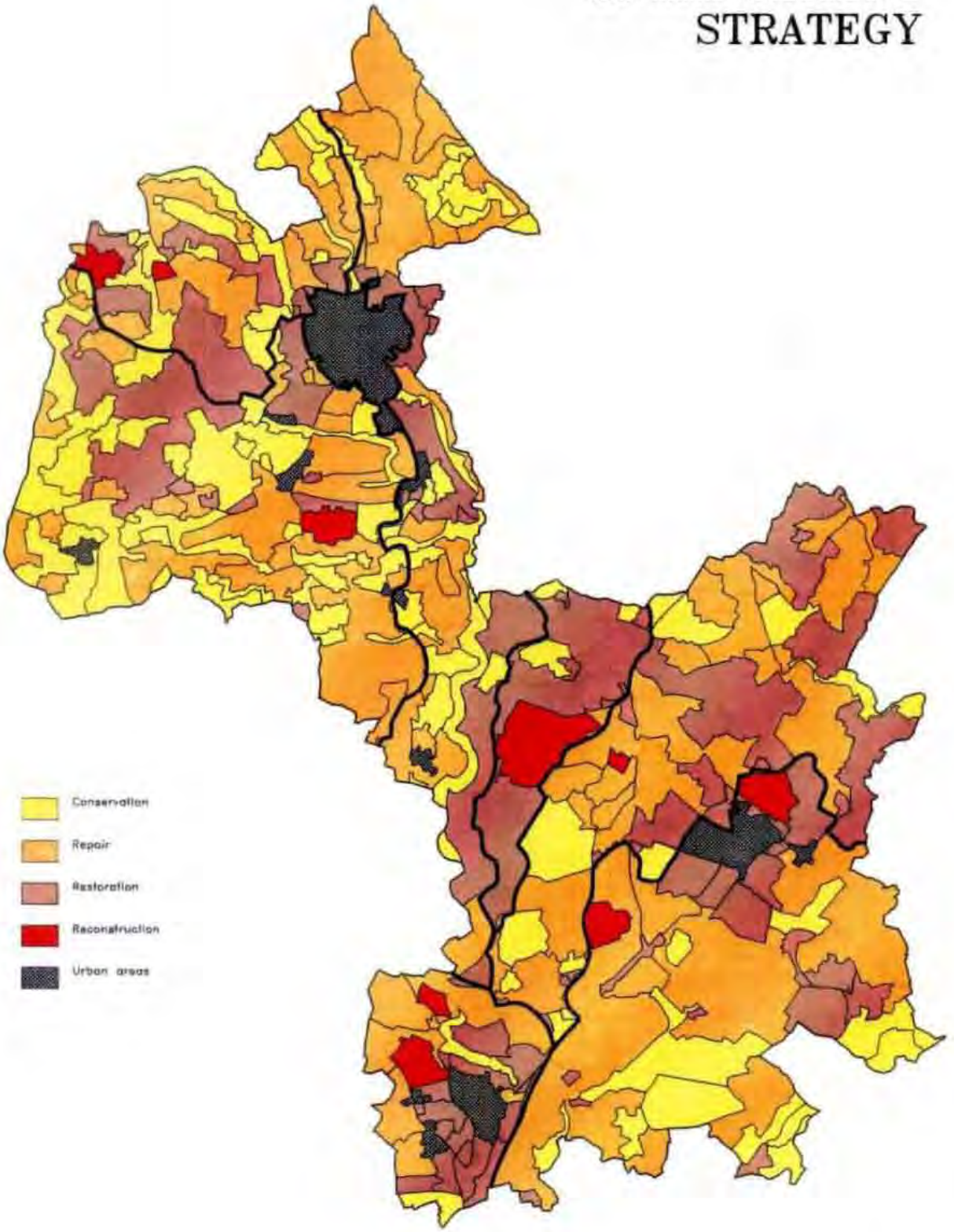


Figure 15

ENHANCEMENT STRATEGY



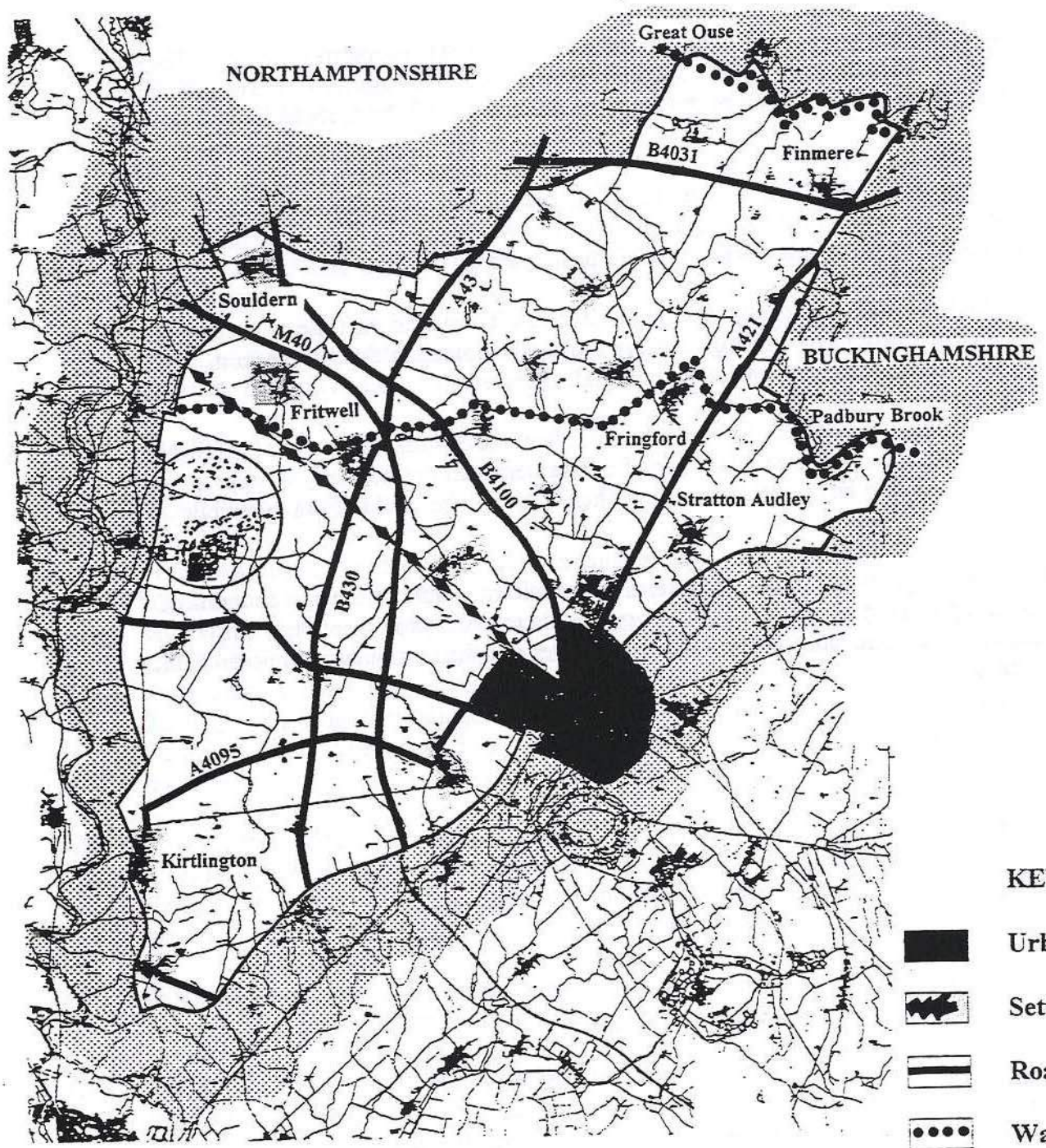
Countryside Design Summary

DEVELOPMENT AND PROPERTY SERVICES

JUNE 1998

Cherwell District Council
North Oxfordshire

PLOUGHLEY LIMESTONE PLATEAU



Appendix 4:

Field Survey Sheet – Landscape Character

Project Number & Name: 13464 Heyford Park

Date 23.11.2021

Landscape Factors

Landscape Elements:

Circle / list the dominant landscape elements that are present in the landscape.

Landform	*Flat, Plain, Dry valley, Undulating, Rolling lowland, Deep gorge, Rolling, Plateau, Broad valley, Steep, Scarp/cliffs, Narrow valley, Vertical, Hills...* Gently slop.ng
Buildings	*Farmsteads, Masts/Poles, Pylons, Industry, (Settlement) Urban, Follies, (Military...)*
Heritage	*Vernacular buildings, Country house, Field systems, Prehistoric ritual, Hill top enclosure / fort, Ecclesiastic, Monuments of war, Coppice...* RAF Airbase
Farming	*Walls, Fences, Hedges, Fields, Arable, Improved pasture, (Rough grazing) Hedge banks, Orchard...* ↳ Alpaca graz.ng
Land cover	*Designed parkland, Scrub Marsh, Peat bog, Moor/heath, (Rough grassland,) Water meadows, Grassland, Species rich grassland...* managed grassland & scrub
Woodland/Trees	*Deciduous woodland, Coniferous plantation, Mixed woodland, Shelter belt, (Hedge trees,) Orchard, Clumps, (Isolated trees).* → in the west
Hydrology	*River, Stream, Reservoir, Dry valley, Winterbourne, (Pond,) Lake, (Drainage ditch.)*
Human Influence	*(Road,) (Track,) Footpaths, Lane, Railway, (Military,) Pylons, (Communication masts.)*
Other	Industrial influence, woodland is common in the local landscape

Landscape Character:

Describe the main elements and features on site and in the views out from it, noting any key characteristics of the landscape.

Western parcel: topography sloping west to drainage ditch with ponds, mature trees and managed grassland. Enclosed with limited views, vegetation to the north east restricts views to the air base, glimpsed views of settlement to the west

Eastern parcel: topography gently slopes towards western parcel, singular managed field of rough grassland and an area split into grazing pasture for alpacas. Contained parcel with limited views out to the wider landscape, influenced by RAF buildings to the north & glimpses of settlement to the west

Landscape Condition:

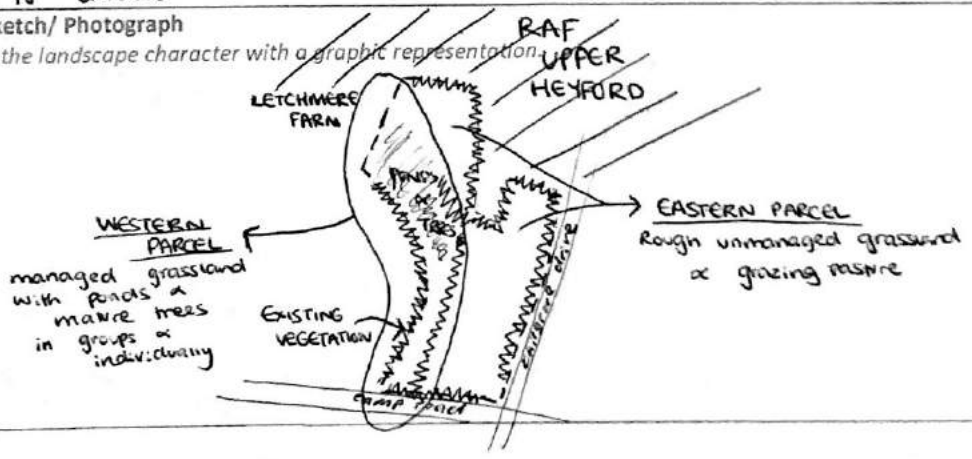
Describe the landscape condition of the site and its immediate surroundings and note any potential enhancement measures that might be appropriate to improve landscape character.

Western parcel: grassland is managed, mature trees are features in the landscape alongside ponds

Eastern parcel: rough unmanaged grassland of degraded condition, enhancements could be made to vegetation along the northern boundary to the RAF airbase to enhance visual amenity

Annotated Sketch/ Photograph

Demonstrate the landscape character with a graphic representation.



Aesthetic Factors:

Circle / list any special aesthetic factors to describe the landscape of the site and immediate surroundings

Pattern	Random	(Organised)	Regular	Formal
Scale	*Intimate*	(*Small*)	*Large*	*Vast*
Texture	*Smooth*	(*Textured*)	*Rough*	*Very Rough*
Colour	*Monochrome*	(*Muted*)	*Colourful*	*Garish*
Diversity	*Uniform*	*Simple*	(*Diverse*) → between east of west	*Complex*
Balance	*Harmonious*	(*Balanced*)	*Discordant*	*Chaotic*
Form	*Vertical*	(*Sloping*)	*Rolling*	*Horizontal*
Enclosure	*Confined*	(*Enclosed*)	*Open*	*Exposed*
Other				

Perceptual Factors:

Circle / list any perceptual factors to describe the landscape of the site and immediate surroundings

Security	*Intimate*	(*Comfortable*)	*Safe*	*Unsettling*	*Threatening*
Stimulus	*Monotonous*	(*Bland*) → east	(*Interesting*) → west	*Challenging*	*Inspiring*
Tranquillity	*Inaccessible*	*Remote*	(*Vacant*)	*Peaceful*	*Busy*
Pleasure	*Unpleasant*	(*Pleasant*)	*Attractive*	*Beautiful*	
Other	Consistent traffic noise from local network and MS				

Architecture:

Describe the nearby architecture noting vernacular style, settlement pattern, building materials and condition.

varied styles in an evolving local landscape. military buildings to the north and associated houses to the west represent older styles and an industrial presence. Newer housing is of ~~that~~ varying styles with regency typologies, from the site a mix of red brick and light render housing can be seen with dark tiled roofines.

Additional Comments:

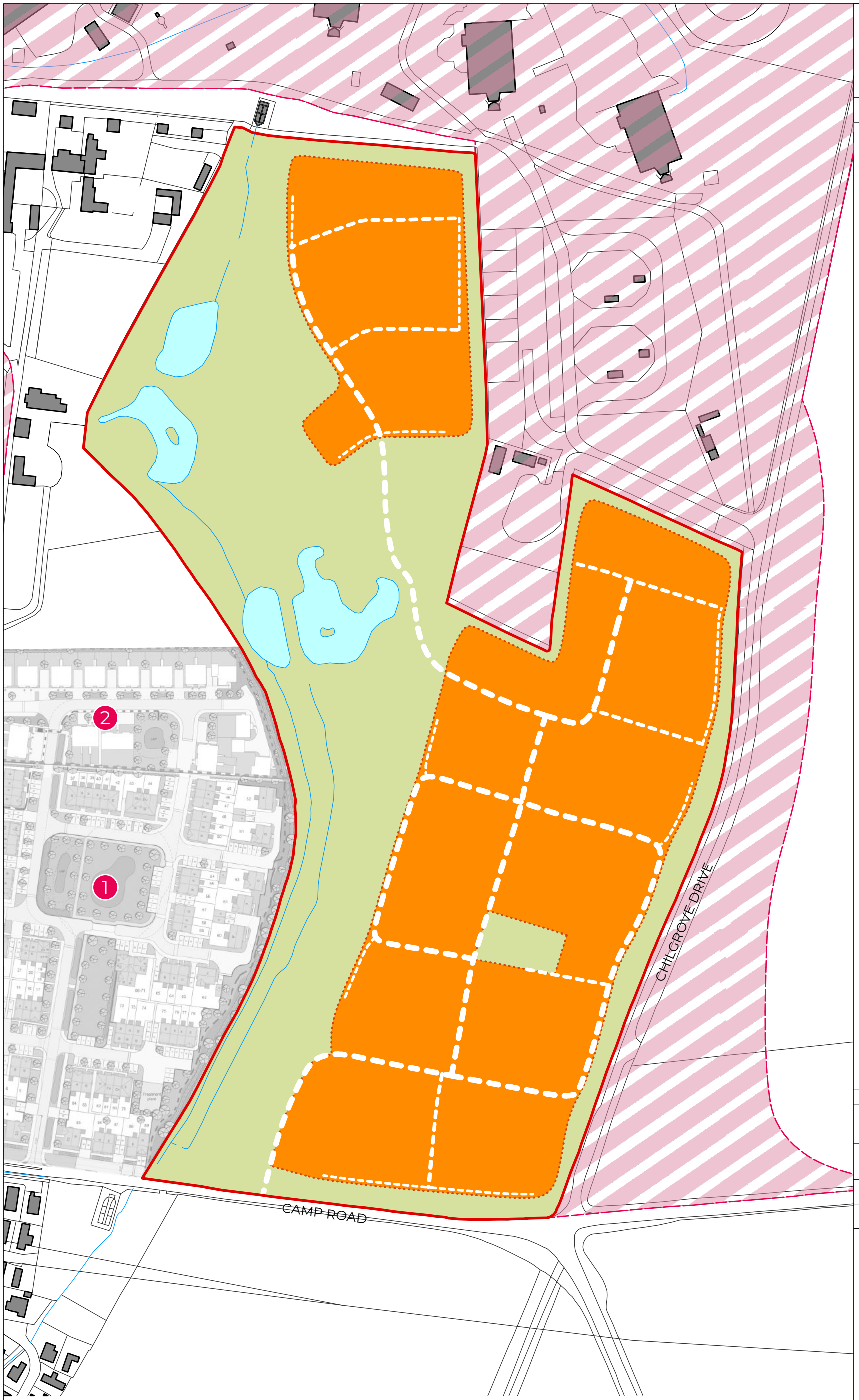
Note any other information that may be useful or that may influence the development on site.

Noise from Camp Road is perceived throughout the site from the well - used route. Aircraft noise is also present as well as the M40 in the distance. The nature of the evolving landscape also mean construction is heavily present in the area. There is no public access to the site but the footpath to the south of the site is well used and there is a potential to connect the route to the north.

Box 5.1 valued landscapes

1. **LANDSCAPE QUALITY** – typical character represented? (Y)/N, intactness? Y/(N) good condition? Y/N → west better condition than east
2. **SCENIC QUALITY** – visually attractive? Y/N → elements within the west are
3. **RARITY** – presence of rare landscape elements? Y/(N)
4. **REPRESENTATIVENESS** – are landscape characteristics/features particularly important examples? Y/(N)
5. **CONSERVATION INTERESTS** – presence of heritage/wildlife/cultural interest? Y/(N)
6. **RECREATION VALUE** – landscape valued for recreation? Y/(N)
7. **PERCEPTUAL ASPECTS** – landscape valued for wildness or tranquillity? Y/(N)
8. **ASSOCIATIONS** – artists/cultural events/writers etc? Y/(N)

Appendix 5:



PLANNING

- Site boundary *(11.68ha)*
- Residential development
- Green space
- Existing pond
- Existing watercourse
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
  (18/00825/HYBRID)
  Status: Outline Approval
- 1 Full application for 89 dwellings
  (15/01357/F)
  Status: Undetermined
- 2 Outline application application for up to 31 dwellings
  (21/03523/OUT)
  Status: Undetermined

Rev.	Date	Description

Land north of Camp Road
HEYFORD PARK

Land Use Parameter Plan

Job ref:	Drawing number:	Revision:
374	P01	-

Scale:	Date:
1:2,000 @ A3	December 2021

part of
edge Placemaking Group Ltd
Company Reg No: 11447550 VAT No: 299072069

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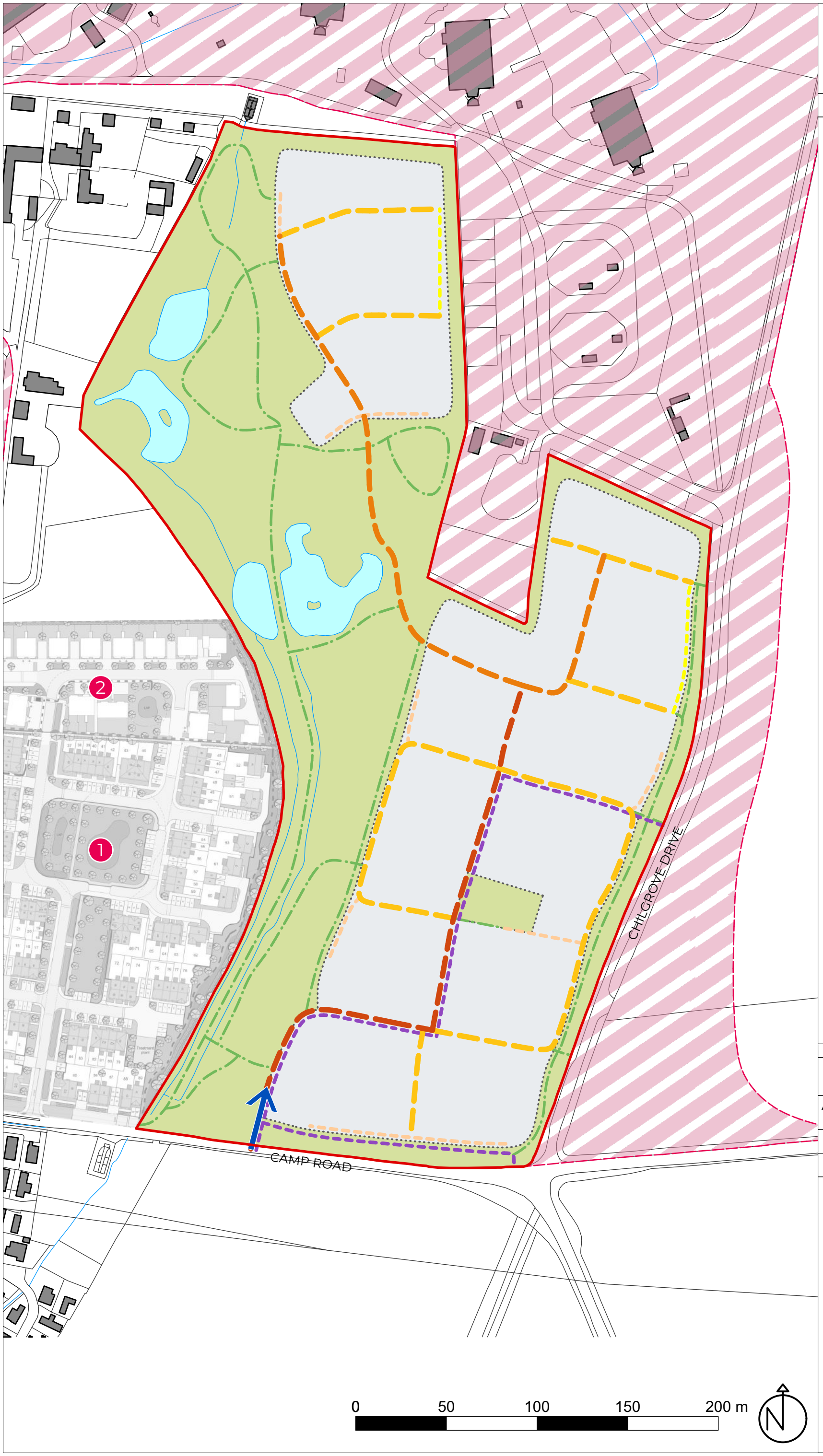

PLANNING

- Site boundary *(11.68ha)*
- Residential development
- Green space
- Existing pond
- Existing watercourse
- Primary street with foot/cycleway (main tree lined street)
- Secondary street
- Shared surfaces
- Linked private drive
- Private drive/lane
- Proposed footpaths
- Proposed cycle route
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road **(18/00825/HYBRID)** Status: Outline Approval

1. Full application for 89 dwellings **(15/01357/F)** Status: Undetermined
2. Outline application application for up to 31 dwellings **(21/03523/OUT)** Status: Undetermined

Rev.	Date	Description

Land north of Camp Road
HEYFORD PARK

Access & Movement Parameter Plan

Job ref:	Drawing number:	Revision:
374	P02	-

Scale:	Date:
1:2,000 @ A3	December 2021

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www.edgeUD.co.uk

PLANNING

- Site boundary *(11.68ha)*
- Up to 2 storeys
- Up to 2.5 storeys
- Up to 3 storeys
- Green space
- Existing pond
- Existing watercourse
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
  (18/00825/HYBRID)
  Status: Outline Approval
- 1 Full application for 89 dwellings
  (15/01357/F)
  Status: Undetermined
- 2 Outline application application for up to 31 dwellings
  (21/03523/OUT)
  Status: Undetermined

CAMP ROAD

CHILGROVE DRIVE

0 50 100 150 200 m

Rev.	Date	Description

Land north of Camp Road
HEYFORD PARK

Building Heights Parameter Plan

Job ref:	Drawing number:	Revision:
374	P03	-

Scale:	Date:
1:2,000 @ A3	December 2021

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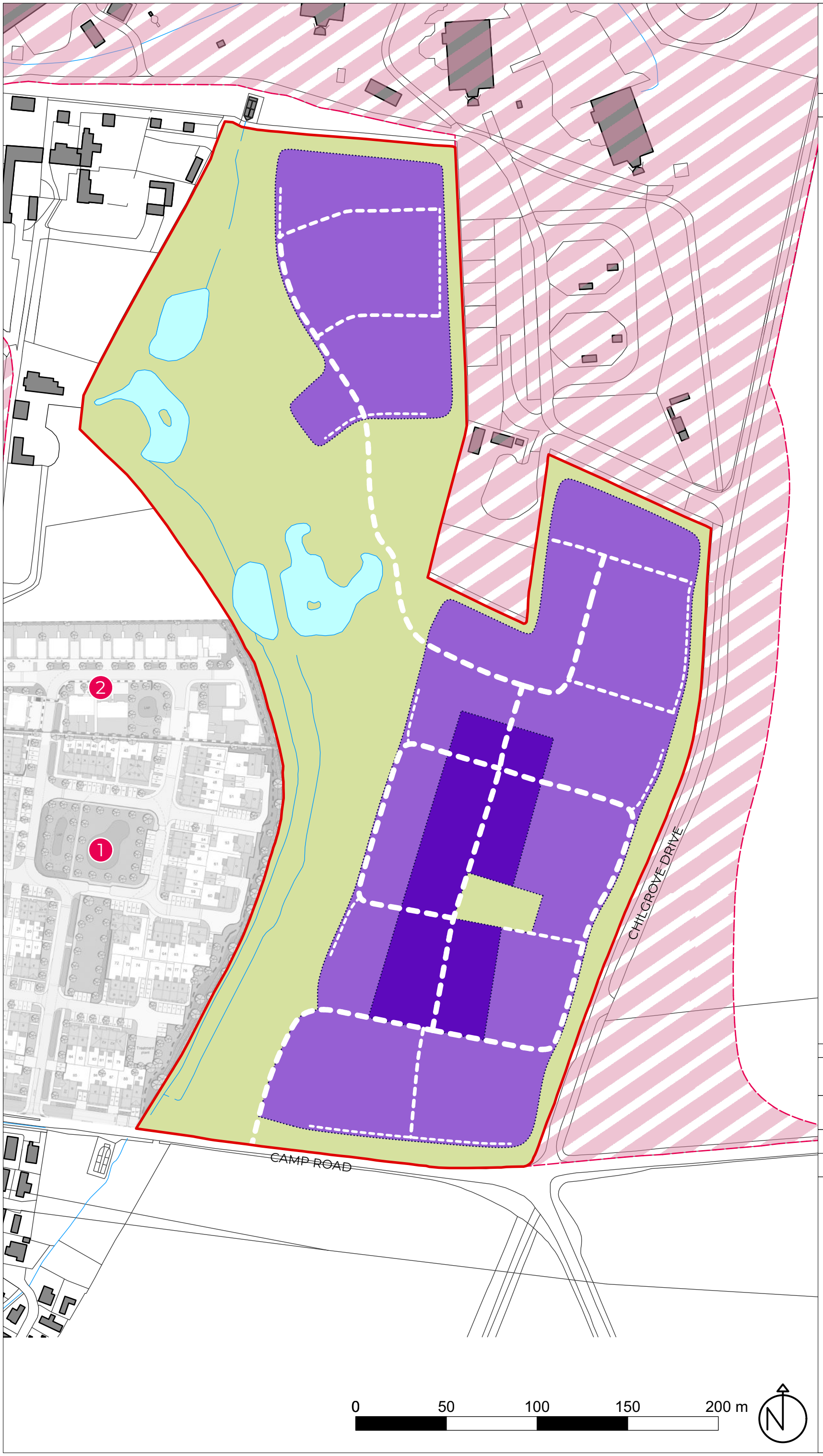

PLANNING

- Site boundary *(11.68ha)*
- Up to 45dph
- Up to 40dph
- Green space
- Existing pond
- Existing watercourse
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
  (18/00825/HYBRID)
  Status: Outline Approval
- 1 Full application for 89 dwellings
  (15/01357/F)
  Status: Undetermined
- 2 Outline application application for up to 31 dwellings
  (21/03523/OUT)
  Status: Undetermined

Rev.	Date	Description

Land north of Camp Road
HEYFORD PARK

Density Parameter Plan

Job ref:	Drawing number:	Revision:
374	P04	-

Scale:	Date:
1:2,000 @ A3	December 2021

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PLANNING

- Site boundary *(11.68ha)*
- Residential development
- Green space
- Existing pond
- Existing watercourse
- SuDS feature
- Existing vegetation to be retained
- Proposed vegetation
- Proposed footpaths
- Proposed cycle route
- Main tree lined street
- Proposed play space - 400m² LEAP (20m buffer to buildings)
- Proposed play space - 100m² LAP (5m buffer to buildings)
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
Status: Outline Approval

1 Full application for 89 dwellings
(15/01357/F)
Status: Undetermined

2 Outline application application for up to 31 dwellings
(21/03523/OUT)
Status: Undetermined

Rev.	Date	Description

Land north of Camp Road
HEYFORD PARK

Landscape & Open Space Parameter Plan

Job ref:	Drawing number:	Revision:
374	P05	-

Scale:	Date:
1:2,000 @ A3	December 2021

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Appendix 6:

PLANNING

Site boundary *(11.68ha)*

Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
Status: Outline Approval

1. Full application for 89 dwellings
(15/01357/F)
Status: Undetermined

2. Outline application application for up to 31 dwellings
(21/03523/OUT)
Status: Undetermined

1. Proposed vehicular and pedestrian access via Camp Road
2. Proposed pedestrian/cycle connection to Camp Road
3. Proposed pedstrian/cycle connection to Chilgrove Drive
4. Primary tree lined street with foot/cycleway
5. Secondary street
6. Shared surface
7. Linked private drive
8. Private drive/lane
9. Proposed footpaths/recreational routes
10. Central green space to act as focal point with playspace (LAP)
11. Playspace (LEAP)
12. 'Wet corridor' public open space to provide ecological enhancement and recreation benefits
13. Attenuation basins
14. Existing ponds
15. Existing vegetation retained and enhanced as necessary with locally characteristic and native species
16. Proposed hedgerow strengthening the field pattern by planting up gappy existing hedges
17. Proposed native wet woodland
18. Proposed native tree belts around airfield to enhance urban fringe and reduce the the visual impact using locally characteristic and native species
19. Proposed scattered clusters of native tree planting to give impression of linear tree belt to enhance urban fringe and softening of built form

Rev.	Date	Description

Land north of Camp Road
HEYFORD PARK

Illustrative Masterplan

Job ref:	Drawing number:	Revision:
374	P06	-

Scale:	Date:
1:2,000 @ A3	December 2021

0 50 100 150 200 m

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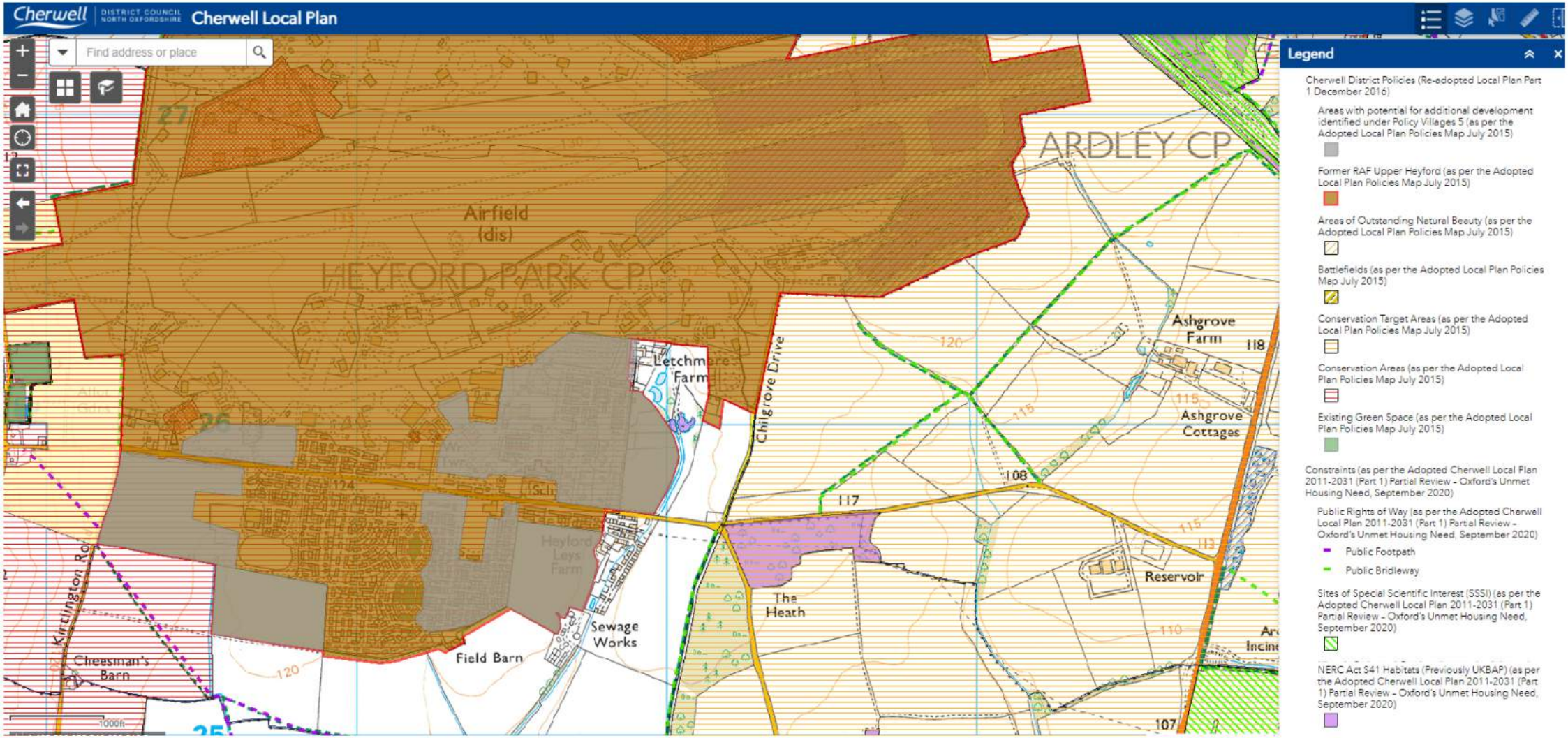
Appendix 7:


Cherwell
DISTRICT COUNCIL NORTH OXFORDSHIRE
Cherwell Local Plan
Find address or place
Airfield (dis)
HEYFORD PARK CP
ARDLEY CP
Letchmere Farm
Chilgrove Drive
Ashgrove Farm
Ashgrove Cottages
Heyford Leys Farm
Sewage Works
Field Barn
Cheesman's Barn
Kirtlington Rd
The Heath
Reservoir
Legend
Cherwell District Policies (Re-adopted Local Plan Part 1 December 2016)
Areas with potential for additional development identified under Policy Villages 5 (as per the Adopted Local Plan Policies Map July 2015)
Former RAF Upper Heyford (as per the Adopted Local Plan Policies Map July 2015)
Areas of Outstanding Natural Beauty (as per the Adopted Local Plan Policies Map July 2015)
Battlefields (as per the Adopted Local Plan Policies Map July 2015)
Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
Constraints (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
Public Rights of Way (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
Public Footpath
Public Bridleway
Sites of Special Scientific Interest (SSSI) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)

Appendix 8:

Sensitivity and Value of Landscape Receptors

Receptor	Susceptibility of the Receptor	Value of the Receptor	Sensitivity of the Receptor
Published Landscape Character (Farmland Plateau, Upper Heyford Plateau and Ploughley Limestone Plateau)	At a county level, the assessment recommends concentrating new development in and around existing settlements. At a district level, the site is identified within the reconstruction landscape category which have a high capacity to accommodate change. **Medium/Low**	The character assessments identify that the landscape is degraded and has capacity to accommodate development. **Low**	**Medium/Low**
Site-Specific Landscape Character	The scale of the proposed development is consistent with the character of the built form within the site's context. The retention of the existing landscape features is also consistent with the local character. Mitigation is required to enhance assimilation. **Medium**	The landscape features within the site are of mixed quality and condition. The site contains locally important features which contribute to the overall character, however there are opportunities for restoration of the landscape, such as through management of hedgerow/trees. **Low**	**Medium/Low**

1.1.

Sensitivity and Value of Visual Receptors

Receptor (Representative Photoviewpoint Number)	Susceptibility of the Receptor	Value of the Receptor	Sensitivity of the Receptor
People walking along and horse riders using public bridleways in middle distant views east of the site (Viewpoints 4 and 10)	Receptors are those using a PRoW which look towards the site although views are filtered by boundary vegetation along Chilgrove Drive. **Medium**	The views are undesignated but are from a PRoW. However public bridleway route 109/30/10 was not well signposted and did not appear to be well used. **Medium/Low**	**Medium/Low**

People walking along and horse riders using public bridleways in middle distant views south of the site (Viewpoint 5)	Receptors are those using a PRoW which look towards the site although views are filtered by boundary vegetation along Camp Road. **Medium**	The views are undesignated but are from a PRoW which is well used. **Medium**	**Medium**
Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6)	The location of the site is discernible from this location, rooflines of the proposed development may be visible in views from within homes. **Medium**	Residents will value their views as a context to their daily activities. Users of the road network however will value these views less. **Medium/Low**	**Medium/Low**
People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9)	The roads besides Chilgrove Drive are fast moving and views will be generally focused on the route. The site is visible in glimpses through gaps in boundary vegetation. **Low**	The views are undesignated but this area does form part of the approach to Heyford Park from the east. **Low**	**Low**
Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield	Intermittent views of the site are possible from dwellings around the site. **Medium**	Residents will value their views as a context to their daily activities. **Medium**	**Medium**

Appendix 9:

Magnitude and Level of Landscape Effects

		Predicted Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor	**Sensitivity of landscape receptor (see Section 4)**		**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**
Published Landscape Character (Farmland Plateau, Upper Heyford Plateau and Ploughley Limestone Plateau)	Medium/Low	At a county level, the published assessment recommends maintaining the sparsely settled rural character of the landscape by concentrating new development in and around existing settlements. In respect to landscape guidelines, it recommends locating new planting in the dips and folds of the landscape and establishing tree belts around airfields, strengthening of the field pattern by planting up gappy hedges, promoting environmentally-sensitive maintenance of hedgerows and protection of stone walls. These guidelines have assisted in informing the Landscape Strategy and development of the scheme for the site. At a district level, the site falls within the Reconstruction category of the landscape character assessment's strategy for landscape intervention, as a transition between the RAF airfield and the wider landscape. The Reconstruction landscapes are described as having a high capacity to accommodate change and are cited to gain very positive benefits from the introduction of new character and strong sense of place. Created new identities are required to be distinctive, but also need to respond to the surrounding landscape context. The published landscape character assessment states that a strong landscape framework can help to achieve successful integration of new development in the Reconstruction landscape areas. The development of the scheme parameters and subsequent illustrative masterplan has been informed by the landscape character analysis to respond to the published context, providing a landscape-led approach and the formulation of a strong landscape framework. This includes, ensuring that the proposed development is interspersed with public open space and tree planting to integrate it into the landscape at the outline application stage, locating new planting in the dips and folds of the landscape, establishment of tree belts around airfields to reduce their visual impact and strengthening the field pattern by planting up gappy hedges. The construction phase will introduce machinery, people and moving elements into the landscape, but this phase is temporary in nature, perceived from a limited area and is not uncommon given the construction activity within the wider settlement and the published landscape character recommendations to locate new development adjacent to existing settlements and reconstruct this landscape. The Proposed Development will introduce built elements into the site where there are currently none but this is set within a strong landscape framework advised by the published landscape assessments and it is noted that this area of the landscape is identified as having capacity to accommodate change. The geographical extent of this change is localised, however it is long-term and permanent. The addition of new tree and hedgerow planting in open spaces and in and around development blocks is designed to incorporate the published character guidelines where development interspersed with open space and vegetation to integrate it into the landscape is welcomed. This results in an overall beneficial effect in respect of the published landscape character in the long term, where the development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhancing the published landscape character.	Medium	Minor Adverse	Medium/Low	Minor Adverse	Low	Minor Beneficial
Site-Specific Landscape Character	Medium/Low	At a site-specific level, the site can be split into two separate 'character areas'; 1. Wet Corridor and 2. Grassland. The wet corridor exhibits a more formalised and managed landscape character, whereas the grassland performs a primarily agricultural function. Understanding the character of the site at a finer grain is important to ensure that the introduction of development which provides a new character and strong sense of place which is	High	Moderate Adverse	Medium	Minor Adverse	Low	Minor Beneficial

		distinctive, responds to the local landscape context, as per the published landscape character guidelines. The existing landscape framework within the site will be retained where possible, including the mature trees, ponds and hedgerows and a landscape strategy which seeks to enhance this framework has been adopted within the development of the parameters and layout. The grassland within the development area will be lost to proposed built form, associated infrastructure and open space. It is expected that there will be some alteration to the landform to accommodate FFL's and attenuation features and there will likely be some vegetation loss to accommodate the proposals. However, existing trees and hedgerows will be retained where possible and opportunities for improvement to these existing features have been utilised. The construction phase will introduce machinery, people and moving elements into the landscape, but this phase is be temporary in nature, perceived from a limited area and is not uncommon given the construction activity within the wider settlement. The Proposed Development will introduce built elements into the site where there are currently none but this is set within a strong landscape framework and it is noted that this landscape is identified as having a high capacity to accommodate change. The type of housing proposed is not uncommon within the existing landscape and published landscape character will form a continuation of the existing settlement, set within a considered landscape framework. The geographical extent of this change is localised, however it is long-term and permanent. Development offsets to the boundaries of the proposed development which are designed to include the retention of and enhancements to the existing boundary vegetation enclosing the site and new considered tree planting seeks to ensure a sensitive transition between the new settlement edge and the wider landscape. Improved management of the landscape features within the western portion of the site has been considered as part of Biodiversity Net Gain analysis to improve biodiversity, as well as providing opportunities for access and recreational value. Once mitigation planting has had a chance to mature, there will be a beneficial effect to this part of the landscape, where a strong landscape framework has been designed to the settlement edge. The geographical extent will affect the site and immediate setting only, although will be long-term and permanent.						

Appendix 10:

Magnitude and Level of Visual Effects

		Visual Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor (Representative Photoviewpoint Number)	**Sensitivity of visual receptor (see Appendix 8)**		**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**
People walking along and horse riders using public bridleways in middle distant views east of the site (Viewpoints 4 and 10)	**Medium/Low**	Currently views of the site from the public bridleways to the east comprise the boundary vegetation along Chilgrove Drive and the eastern site boundary with the undeveloped eastern field of the site beyond. Views to the western and north-eastern portions of the site and beyond are screened by layers of vegetation. Built form within the former RAF airbase is visible abutting the site to the north. During the construction phase, these views of the site will change to include construction works. This will provide a noticeable alteration to the view creating a high scale of change over a medium geographical extent (middle distance view) with partial screening offered by boundary vegetation to the east. The construction period is temporary in duration, in place for 0-5 years. Once construction is completed, the new development set between the existing trees along Chilgrove Drive to the east of the site will be visible from this route. These views will be partially screened and available over a medium distance, although the duration of change is long-term and permanent. The building heights have been carefully considered to ensure that built form along the edge closest to this route is limited to a maximum of 2 storeys in height, with 2.5 and 3 storey built form located on the lower lying topography within the site. In addition, development within the north-eastern land parcel of the site is contained to the rear of the RAF base in views from these routes. Additional tree planting to the eastern boundary of the site and within development blocks will further break up the massing of the houses in this view, aiding its integration into the surrounding landscape framework. This reduces the level of effect over time, as mitigation planting along the eastern edge matures.	Medium/High	Moderate adverse	Medium/High	Moderate adverse	Medium/Low	Minor adverse

		Visual Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor (Representative Photoviewpoint Number)	**Sensitivity of visual receptor (see Appendix 8)**		**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**
People walking along and horse riders using public bridleways in middle distant views south of the site (Viewpoint 5)	**Medium**	Views from this bridleway are filtered by the intervening hedgerow, where there are gaps in the vegetation, the southern boundary of the site is visible beyond. Built form within RAF Upper Heyford is also visible within the view beyond the site to the north. Rooflines of the static homes in the park to the south west of the site are visible in the view, partially screened by the topography. Recent residential development within the settlement is also visible, partially screened by a linear tree belt. During the construction phase, these views of the site will change to include the construction works visible in glimpses through the existing vegetation. The machinery and moving elements introduced into the view will create a high scale of change over a medium geographical extent with partial screening offered by boundary vegetation along Camp Road to the south of the site. It is noted that visibility of construction work from this route is not uncommon, given the works being undertaken within the wider settlement and the construction period is temporary in duration. At year 1, the proposed development will be partially screened by the existing vegetation along Camp Road to the south of the site from this location. The site is observed in the context of the existing residential development to the south of Camp Road including the static homes which limits the scale of change to the views to medium where the introduction of built form into these views is not uncharacteristic. Views to the proposed development will be afforded over a medium distance and will be long-term and permanent. The introduction of further planting within the development blocks and along the existing hedgerow at the southern boundary of the site will soften the appearance of the development in the views and aid its integration into the surrounding landscape.	Medium	Moderate adverse	Medium	Moderate adverse	Low	Minor adverse
Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6)	**Medium/Low**	Views towards the southern portion of the site are possible from this location with vegetation along Chilgrove Drive and Camp Road visible. The site comprises a small portion of this view with an arable field, the static homes park and development along Camp Road featuring in the foreground. The construction phase will introduce temporary construction activity into the views over a limited area with only taller elements such as cranes likely to be visible. The construction activity will be observed set behind the existing built form and vegetation in the foreground limiting the scale of effect to low over a low geographical extent. Once the proposed development is completed, rooflines are likely to be visible within the site although they will be viewed against the context of the exiting developed character along this portion of Camp Road in the foreground. The scale of the change will be low with minor alterations to the view, over a low narrow geographical extent. The change will be long-term and permanent. Planting within the development blocks and the enhancement of the existing landscape framework to the south and west of the site break up the rooflines as they appear in views from this location.	Low	Negligible	Low	Negligible	Low	Negligible

		Visual Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor (Representative Photoviewpoint Number)	**Sensitivity of visual receptor (see Appendix 8)**		**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**
People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9)	**Low**	The eastern part of the site is visible from the local road network, with the remainder of the site mainly screened behind the mature trees and hedgerows within the west of the site. The east of the site is intermittently visible through gaps in the hedgerow from Chilgrove Drive (Viewpoint 7). There are more extensive views across the east of the site from a large gap in the hedgerow at the junction between Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 8). From Camp Road to the west of the site, some of the vegetation within the western portion of the site is a small portion of the eastern field beyond is visible through a gap in the hedgerow at the access road to Letchmere Farm (Viewpoint 9). It is noted however though that this is a busy route and therefore the views experienced are fleeting. During the construction phase, construction activity, including machinery and movement, will be visible set back from the road. This will be visible intermittently through gaps in boundary vegetation and will be experienced mainly on busy roads so will therefore be perceived briefly. The change will be medium in scale over a low geographical extent and has a temporary duration. Once construction is completed, the built form of the proposed development will be visible within gaps in the existing boundary vegetation and rooflines and upper floors of the houses will be visible above the existing hedgerows. This development will be set back from the main road, behind the retained hedgerow and areas of open space. The scale of the change will be medium with noticeable alterations to the view, over a low partially screened and fleeting geographical extent. The change will be long-term and permanent. Planting hedgerow trees along the site boundaries and planting up gaps in the existing hedgerows will reduce the appearance of the proposed development within views, filtering these views and integrating it with the surrounding landscape.	Medium	Minor adverse	Medium	Minor adverse	Low	Negligible

		Visual Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor (Representative Photoviewpoint Number)	**Sensitivity of visual receptor (see Appendix 8)**		**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**	**Magnitude of Change**	**Level of Effect**
Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield.	**Medium**	The Letchmere Farm buildings and new houses within the former RAF airfield currently benefit from partially screened views across the west of the site. There are also likely to be views from the static homes park to the south west of the site which are partially screened by the falling topography over the park and boundary vegetation to the south and west of the site. Construction activity will be experienced in the middle to short distance, introducing machinery and movement into the view. This will create a medium/high scale of change over a medium geographical extent with partial screening offered by boundary vegetation along the southern and western boundaries of the site and mature trees within the site. The construction period is temporary in duration and is not uncharacteristic within the wider settlement context. The area of retained open space within the west of the site will retain an undeveloped context to views from the west and south west. However, longer distance views beyond the current grassland parcels of the site will be obstructed in part by the proposed residential development. The changes will be medium scale over a low geographical extent and will be long-term and permanent. Mitigation planting to the site peripheries and within open space will filter views of the proposed development, and additional planting within the development blocks will break up the rooflines in views for these people	Medium/High	Moderate adverse	Medium/High	Moderate adverse	Medium	Minor adverse

Appendix 11: