



Land at Gosford

Landscape and Visual Impact Assessment

Prepared by
CSA Environmental

on behalf of
Barwood Development
Securities Limited

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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Barwood Development Securities Limited to undertake a landscape and visual impact assessment of Land at Gosford (the 'Site'). The proposal is for a residential development of approximately 370 dwellings and associated infrastructure, including new sports pitches, allotments and play facilities.
- 1.2 The Site is in the jurisdiction of Cherwell District Council, and is allocated for development within the adopted Cherwell Local Plan (Part 1) Partial Review – Oxford's Unmet Housing Need. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Methodology

- 1.4 This assessment is based on site visits undertaken by a suitably qualified and experienced Landscape Architect in February 2022, March 2020 and October 2019. The weather conditions at the time of these visits were good and visibility was very good.
- 1.5 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix J**.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix J**.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 174 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance most relevant to this assessment covers landscape and the natural environment and the design of new developments.
- 2.3 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to *illustrate '... how well-designed places that are beautiful, enduring and successful can be achieved in practice.'* The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.4 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

Local Policy Context

- 2.5 Planning policy for Cherwell District is set out in the Development Plan and comprises the following documents:
- Cherwell Local Plan 2011-2031 (Part 1);
 - Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need; and
 - Interactive Policies Map.
- 2.6 The Site (together with the field to its immediate north) is allocated for residential development under '**Policy PR7a – Land South East of Kidlington**' of the Local Plan (Part 1) Partial Review - Oxford's Unmet

Housing Need, and shown on the accompanying inset Policy Map. The policy lists the key delivery requirements for the site which include; 430 dwellings on 21 hectares of land; a 0.7 hectare extension to Kidlington Cemetery; 11 hectares of formal sports facilities and green infrastructure within the Green Belt; and facilities for play areas and allotments to adoptable standards.

2.7 The policy also sets out a number of Place Shaping Principles which include; the layout, design and appearance of the scheme that fully integrates with the existing built environment, providing high quality, publically accessible green infrastructure and well-designed interface between the residential area and sports facilities; a connecting pedestrian, cycle and wheelchair route from the site across Bicester Road and from the sports pitches and residential area to Water Eaton Lane and the existing public right of way on site; protection of the residential amenity of properties on Water Eaton Lane; and provision and maintenance of enhanced native landscaping to emphasise the Green Belt location of the sports facilities, to minimise their urbanising influence, maintain openness and to enhance the distinction between the site and land south of the A34.

2.8 Further District-wide policies of relevance to the Site and the landscape are listed below and set out in detail where of particular relevance:

- **Policy PR5: Green Infrastructure;**
- **Policy PR3: The Oxford Green Belt**, which sets out the land within strategic development sites to be removed from the Green Belt, including 21 hectares of land to the south east of Kidlington.
- **Policy BSC11: Local Standards of Provision – Outdoor Recreation**, which states that development should provide (on site unless not possible or appropriate) open space in accordance with the minimum standards set out;
- **Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment;**
- **Policy ESD13: Local Landscape Protection and Enhancement;**
- **Policy ESD14: Oxford Green Belt**, which states that development within the Green Belt will only be permitted if it maintains openness and does not conflict with the Green Belt or harm its visual amenities;
- **Policy ESD15: The Character of the Built and Historic Environment;** and

- **Policy ESD17: Green Infrastructure.**

PR7a Land South East of Kidlington Development Brief

- 2.9 A draft Development Brief was published for consultation by Cherwell District Council in January 2022. The document sets out an appraisal of site PR7a, and sets out an overall vision, development principles and delivery and monitoring requirements.
- 2.10 The site wide Character and Layout development principles relevant to this assessment include; to prioritise walking and cycling; to retain and integrate the existing public footpath; to retain where possible existing hedgerow, trees and drainage corridors within green infrastructure corridors; and to provide a range of green infrastructure including informal open space, habitat enhancement, native woodland planting and sports provision.
- 2.11 The document goes on to set out more detailed principles for various character areas of the development. Those of relevance to this assessment include:
- A new public park fronting Bicester Road, bound by retained hedgerows and incorporating the retained pond and a NEAP/MUGA play space.
 - The noise bund adjacent to the A34 to be landscaped with native planting to minimise its visual impact, retaining or re-routing the existing public footpath.
 - 4 hectares of sports pitches, with the remaining southern parkland comprising publically accessible informal parkland, with walking, cycling, woodland planting, informal kickabout areas, relaxation and natural play.
 - Play provision (across the whole PR7a site) to include a LAP, combined LAP/LEAP and combined LEAP/NEAP/MUGA.
 - The new Green Belt boundary will be clearly defined, protecting the existing hedgerow and replanting the historic hedge line along the northern edge of the southern parkland.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site lies on the south eastern edge of Kidlington and extends to around 27.75 hectares. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A and B**, and on the photographs contained within **Appendix C**.
- 3.2 To the north of the Site is a single arable field, which forms the northern part of the 'Land South East of Kidlington' allocation. The field is bound by tree lined field boundaries to the east and west, which separate the field from Water Eaton Lane and Bicester Road respectively. Beyond this to the north is a triangular cluster of dwellings on Beagles Close and fronting Water Eaton Lane. The built up eastern part of Kidlington continues northwards, predominantly to the west of Bicester Road, with a small cluster of properties on the eastern edge of the road. Bicester Road continues north east, joining the A34.
- 3.3 To the west of the northern part of the Site is Bicester Road, with the Kidlington Cemetery and an area of former allotments indenting the north western corner of the Site. Residential development lies west of Bicester Road, with a large Sainsbury's supermarket located at the roundabout junction with Oxford Road and Frieze Way. The southernmost part of the Site is bound by Oxford Road, which continues south over the A34 and towards Oxford. A sports ground also lies to the immediate south west of the roundabout junction.
- 3.4 To the south, the Site is bound by the point at which Oxford Road crosses the A34 and the railway line. The Oxford Parkway train station and park & ride, lie immediately to the south east. Due south is the North Oxford Golf Course, which forms part of the strategic allocation for growth at North Oxford.
- 3.5 The southern part of the Site is bound to the east by the A34, with the mainline railway line lying just beyond, running roughly parallel to the A34 at this point. The northern part of the Site is bound by the rear gardens of properties along Water Eaton Lane and a small triangular shaped field which is largely overgrown with scrub. Beyond the properties is an arable field and then the A34. Beyond the A34 and the railway line, the landscape comprises large arable field with scattered farmsteads. The villages of Islip and Woodeaton lie roughly 2km to the north east of the Site, and 3km due east of the Site respectively.

National Landscape Character

- 3.6 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 108, Upper Thames Clay Vales. A wide swathe of country stretching from "Wiltshire and Gloucestershire... through to Aylesbury", the NCA also contains within it NCA 109, the Midvale Ridge. The NCA is bounded to the north and south by three AONBs, and the majority of urban development, namely the cities of Swindon and Oxford, falls within the Midvale Ridge.
- 3.7 In landscape terms, the NCA is described as "open, gently undulating lowland farmland", with a great deal of variation. Mixed land uses and much historic parkland (including a World Heritage Site at Blenheim Palace) in the area has resulted in both formally enclosed, pastoral spaces and more open arable fields. Though there is little woodland, hedgerows, hedgerow trees, and field trees are often good quality and mature. Watercourses and wetland habitats are famously prominent and of especial ecological value, with willow and poplar trees often associated in the area.

Regional Landscape Character

- 3.8 Oxfordshire Wildlife and Landscape Study ('OWLS'), is the current Landscape Character Assessment for the county, and divides Oxfordshire into 24 separate Landscape Character Types ('LCT'). The Site falls within LCT 17: Vale Farmland. The LCT is widely spread across Oxfordshire, and is typified by "*clay vale landscapes adjacent to river systems*". Key characteristics include:
- Gently rolling landscape;
 - Larger arable fields with some smaller pastoral areas also present;
 - Well defined hedgerow pattern and characteristic hedgerow trees;
 - Willows and ash trees associated with minor watercourses; and
 - Small, compact villages.
- 3.9 The LCT is described as being typical of the NCA, with "intensive" arable farming as the prominent use of the land, with smaller fields laid to grass, and small woodland plantations making up the only notable areas of tree cover. Hawthorn and elm hedges enclose the majority of these

fields with well-defined boundaries. Hedgerow trees of various species, combined with the watercourse trees, filter distant views. Settlement is sparse, with the majority of the area occupied only by small villages and scattered farms.

- 3.10 Forces for change in the LCT include, among others, the loss of the hedgerow network, the concentration of transport infrastructure (particularly between Kidlington and Oxford), and development on settlement edges in the county, which are described as being particularly vulnerable to change. The overall strategy for the LCT is to conserve and enhance the pattern of hedgerows and trees, and minimise the impact of development through sensitive siting and by utilising locally characteristic trees and shrubs.
- 3.11 The study then goes on to identify a number of Local Character Areas, with the Site lying within Landscape Character Area F - Peartree Hill (UT/34). This area comprises land between Kidlington and Oxford, with the Site forming its northerly extension. The assessment describes the area as comprising largely medium to large arable and pastoral fields, with hedgerows of generally poor and fragmented condition. The key structural landscape elements are thinly distributed hedgerow trees of oak, elm and ash, and tree belts.

District Landscape Character

- 3.12 The Cherwell Landscape Character Sensitivity and Capacity Assessment (extracts at **Appendix I**) was carried out by WYG on behalf of Cherwell District Council in 2017, as part of the evidence base to inform the Local Plan Part 1 Partial Review. The study focuses on specific sites around the key settlements within the District including Kidlington.
- 3.13 The Site is identified as site LSCA178 and was assessed as part of the study in 2016. The key features of the site are stated as being the mature hedgerows and shelter belt planting, as well as the public footpath which crosses it. Overhead utilities were noted. The overall landscape sensitivity is stated to be medium, with the field pattern having been dissected in the past by the A34 construction. The pasture and field boundaries are stated as being in generally good condition. Views are restricted by the boundary vegetation, although the high sensitivity properties along Water Eaton Lane are noted. The overall visual sensitivity is stated as being medium. Landscape value is stated as being low, given the absence of designations, lack of public access and impact of busy adjoining roads.
- 3.14 The study concludes that the site has a medium to high capacity to accommodate residential development, and would form a natural

extension to the existing residential area, within well-defined physical boundaries.

Statutory and Non-Statutory Designations

- 3.15 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the adopted Policies Map indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Heritage Plan in **Appendix D**).

Green Belt

- 3.16 The southern part of the Site falls within the Green Belt, the extent of which is shown in **Appendix D**. The remainder of the Site was released from the Green Belt as part of Local Plan adoption and allocation of the Site for residential development.

Conservation Area and Listed Buildings

- 3.17 Kidlington Church Street Conservation Area lies approximately 1km to the north of the Site beyond built development within Kidlington. The nearest Listed Building is the Kings Arms Public House, approximately 450m to the north of Site (please refer to **Appendix D**).

Public Rights of Way

- 3.18 Public footpath 229/4/30 runs from Oxford Road in the south, northwards along the inside of the south eastern Site boundary, before leaving the Site roughly the midpoint of the eastern boundary and continuing north up to Water Eaton Lane.
- 3.19 There are no other public rights of way crossing or adjoining the Site. Those within the wider landscape are shown on the base mapping of the Site Location Plan at **Appendix A**.

Tree Preservation Orders

- 3.20 There are no trees within the Site or along its boundaries that are covered by a Tree Preservation Order ('TPO'). This was confirmed by studying the Cherwell District Council online mapping service on 1st February 2022.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site occupies three pastoral fields, which are separated by vegetated field boundaries. There are no built structures on the Site although two lines of post mounted overhead wires cross the Site's southern field, and the south eastern corner of the central field. A public footpath runs along the eastern edge of the southern field, and a short section of the central field.
- 4.2 The northern field is irregular in shape, indented to the north west by the Kidlington Cemetery and former allotments, and indented to the east by the rear gardens of properties along Water Eaton Lane. Field boundaries comprise a mixture of established tree belts to the eastern, western and southern boundaries. The northern boundary is more scrubby and overgrown, whilst the boundary to the cemetery / former allotments comprises a recently planted hedgerow. A field gate in the south western corner of the field, provides farm access from Bicester Road. Post and wire fencing also lines the northern, eastern and southern field boundaries, whilst post and rail fencing lines the western field boundary and the edge of the cemetery / former allotments.
- 4.3 The central field is rectangular in shape with established tree belts to its boundaries. A field gate in the north western corner of the field provides farm access from the adjacent fields. Post and wire fencing lines the southern, western and northern field boundaries, whilst post and rail fencing lines the eastern field boundary. Two stiles are located in the south eastern corner of the field, allowing public footpath access across the south eastern corner of the field.
- 4.4 The southern field is irregular in shape, and the southernmost part of the field is fenced off with post and wire fencing, with a field gate at roughly the midpoint. The field boundaries are defined by established tree belts and a combination of post & rail and post & wire fencing. A gap in the north western corner of the field provides farm access to the adjacent field, whilst a stile in the north eastern and south eastern corners allows public footpath access along the eastern edge of the field.

Topography

- 4.5 The Site is predominantly flat, with a very gradual east facing slope across the Site. There is a low point of approximately 60m Above Ordnance Datum ('AOD') on the eastern Site boundary and a highpoint of approximately 65m AOD on the western Site boundary.

- 4.6 The built up area of Kidlington is similarly flat, lying at between 60m and 65m AOD, as is land to the south of the Site, with much of the northern part of Oxford lying between 60m and 70m AOD. Land to the east of the Site is predominantly flat up until the River Cherwell, beyond which it rises more steeply towards Noke and Woodeaton and a localised highpoint of 102m AOD.

Visibility

- 4.7 An assessment of the visibility of the Site was undertaken, informed by the ZTV (contained within **Appendix F**) and a series of photographs taken from public vantage points, rights of way and public highways. Viewpoints were agreed with the council's Landscape Officer at the pre-application stage. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained **Appendices A and B** and on the photographs in **Appendix C**.
- 4.8 From our assessment, it is apparent that the Site is generally well contained by established boundary vegetation which limits views of the Site from its surroundings. The ZTV identified potential for views of the Site from the north east, however these views were discounted following the Site visit, on account of the intervening built form and vegetation which screen views. Open views across the Site are however possible from the footpath that crosses the south eastern part of the Site. The key views of the Site are described in the tables contained in **Appendix J** and are summarised below.
- 4.9 Views from public footpath 229/4/30 as it cross the south eastern part of the Site look across the Site's southern and central field, with the northern field screened from view. The Sainsbury's supermarket building is visible beyond the Site's boundary vegetation in these views (**photographs 06-10**). As the route continues northwards, views become partially screened by vegetation (**photographs 23 & 24**).
- 4.10 Views from Bicester Road and Oxford Road to the immediate west are generally screened by the Site's boundary vegetation, although occasional fleeting and heavily filtered views into the Site are possible (**photographs 12-16, 18 & 19**). Views on both approaches beyond the immediate Site are fully screened by intervening vegetation.
- 4.11 Partial views of the Site's northern field are possible from the adjacent Kidlington Cemetery and former allotments, seen above the boundary hedgerow, with the remainder of the Site screened from view (**photographs 20 & 21**).
- 4.12 Partial views of the Site's northern field are possible from several properties along Water Eaton Lane, where gaps in the intervening

vegetation allow (reciprocal view at **photograph 03**). Views from the road itself are screened by intervening vegetation and properties (**photograph 22**). Glimpsed views of the Site's northern field are possible from several properties at Beagles Close, looking across the intervening field (**photograph 25** and reciprocal view at **photograph 03**).

- 4.13 Views from the A34 and railway line to the east are well screened by the Site's boundary vegetation.
- 4.14 The Site is generally screened in views from public vantage points and properties within the wider landscape, although the poplar trees running along Bicester Road to the immediate west of the Site are often visible and identifiable within the landscape (**photographs 26, 28 & 29**). The roof of the Sainsbury's building is also visible in views from public rights of way east of the A34 (**photographs 32-34**).

Landscape Quality, Value and Sensitivity

- 4.15 The Site comprises three pastoral fields with structural vegetation confined to the Site boundaries and internal field boundaries and comprising established hedgerows and tree belts. A tree survey has been undertaken by Barton Hyett Associates, which grades all of the Site's vegetation as being of either medium or low arboricultural quality. None of the trees lying within or immediately adjacent to the Site are covered by Tree Preservation Orders.
- 4.16 The Site is pleasant in character but not out of the ordinary. It is well contained from its surroundings by the established field boundaries, although the presence of the adjacent A34, Bicester Road and Oxford Road are apparent and impact on the tranquillity of the Site. The adjacent Sainsbury's supermarket is also visible from much of the Site, above the boundary vegetation. Overall the Site is assessed as being of medium landscape quality.
- 4.17 In terms of landscape value, the Site is not covered by any statutory or non-statutory designations for landscape character or quality. It is not publically accessible except for the south eastern edge which is crossed by a public footpath. It is largely screened from its surroundings by the established field boundaries, and the busy adjacent roads detract from the tranquillity of the Site. Overall the Site is assessed as being of medium to low landscape value, and is not considered to be, or form part of, a Valued Landscape for the purposes of paragraph 174 of the NPPF.
- 4.18 The Site is visually well contained by the dense vegetation to its boundaries and physically separated from the wider countryside by the A34 and Oxford Road. Development at the Site would be well connected to the existing settlement to the west and north and would

form a logical extension to the south eastern edge of Kidlington. The Site is assessed as having a reasonable ability to accommodate the proposed development and is assessed as being of medium landscape sensitivity.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 5.1 In the following section, the ability of the Site to accommodate the proposed development is considered, as well as the potential impacts on the character of the landscape and visual amenity.
- 5.2 The proposal is for an outline application for residential development of approximately 370 dwellings, together with allotments, sports pitches and associated infrastructure. Proposed access is to be taken off Bicester Road to the west. A Development Framework Plan is contained within **Appendix G**.
- 5.3 The key landscape principles used in developing the proposals are shown on the Illustrative Landscape Strategy Plan contained within **Appendix H**, and are as follows:
- Provision of new community sports pitches and a pavilion within the south western part of the Site, serving both new and existing residents;
 - The south easternmost part of the Site to be semi-natural parkland, with new native woodland, tree and thicket planting together with areas of wildflower meadow and mown pedestrian paths;
 - Creation of a new pedestrian and cycleway (The Greenway) running between Bicester Road and Oxford Road, providing direct access between Oxford Parkway Station and The Parade;
 - Retention of the majority of the Site's structural vegetation, including the Site boundaries and internal field boundaries, providing an established landscape framework within which the proposed development can sit;
 - Provision of new community allotments in the south west of the Site, serving the new and existing residents;
 - Retention of the existing public footpath along its current alignment, with new pedestrian routes throughout the Site providing improved connectivity to this route; and
 - Provision of a variety of play facilities within the Site including a neighbourhood play space (combined NEAP/LEAP) and a locally equipped area of play (combined LEAP/LAP) within the developed part of the Site and a trim trail within the southern parkland.

Landscape Features

- 5.4 The vast majority of the Site's trees and hedgerows will be retained and enhanced as part of the development proposals. Several short sections of the boundary vegetation along Bicester Road will require removal in order to facilitate the proposed vehicular and pedestrian/cycle access points. A short section of the boundary vegetation along Oxford Road will also require removal to facilitate The Greenway access point. Several short sections of internal hedgerows will also require removal to facilitate the internal road layout, although these have been carefully designed to avoid the existing trees.
- 5.5 Substantial new planting is proposed throughout the Site, including new native woodland, thicket and tree planting within the southern parkland, and to enhance the existing field boundaries. New tree planting is also proposed throughout the development areas, along key streets and to areas of open space, providing a diverse range of landscape features on the Site. The historic internal field boundary to the east of Sainsbury's will also be reinstated, and will form the new Green Belt boundary between the developed and open space parts of the Site.

Relationship to Settlement

- 5.6 The Site adjoins the south eastern edge of Kidlington and is contained to the east by the A34 and well vegetated field boundaries. The proposals would form a logical and sustainable extension to Kidlington, with the southern edge of the new housing aligning with the adjacent Sainsbury's supermarket and the existing southern edge of the settlement.
- 5.7 The southern part of the Site lies within the Green Belt and is proposed as open space in order to maintain a separation between Kidlington and the planned growth at north Oxford.

Public Rights of Way

- 5.8 The existing public footpath that runs along the southern eastern edge of the Site will be retained along its current alignment. There would be no direct effects on this public right of way, although the route may require temporary diversion / closure during construction of the noise bund. Indirect effects in the views experienced from this route are discussed below.

Visibility

- 5.9 As discussed in Section 4, the Site is generally well screened from its surroundings by the mature vegetation along its boundaries. Where views of the Site are possible, they are limited to the immediate vicinity,

including open views from the public footpath running along the eastern Site boundary, and partial views from the former allotments, cemetery, adjoining properties on Water Eaton Lane and fleeting views from Oxford Road and Bicester Road. The key views and the visual effects of development at the Site are summarised in the tables in **Appendix J** and briefly discussed below.

- 5.10 Views from public footpath 229/4/30 as it crosses the Site's southern field will look towards the new parkland and sports pitches, with new woodland planting filtering views. The noise bund and associated planting will also be visible from the northern section of footpath. As the route continues east beyond the Site, views will look towards the noise bund and housing in the east of the Site, with views becoming increasingly filtered as new boundary planting matures.
- 5.11 Views of the new houses will be largely screened from Bicester Road by the retained boundary vegetation, although the two vehicular access junctions and The Greenway will be visible, allowing framed views of the new housing at these points.
- 5.12 Views from Oxford Road will remain largely screened, although a framed view of the sports pitches and parkland will be possible at the junction of The Greenway.
- 5.13 Views from the former allotments and cemetery to the immediate north west of the Site will look towards the new houses, with structural landscaping to the boundary of the Site filtering these views as it matures.
- 5.14 Views from properties along Water Eaton Lane which adjoin the Site to the east, will look towards the new houses, with retained and enhanced boundary vegetation filtering views.
- 5.15 Partial framed views of the new houses will be possible from properties on Beagles Close, through the gap in the boundary vegetation which will be created to facilitate access. These views will become screened by the planned development within the field to the immediate north of the Site.
- 5.16 The proposed development will not be visible from the A34, with dense vegetation along the road screening views. Views from vantage points to the east of the A34 will be limited to views of the rooftops of the new houses in the southern part of the Site, from locations where views of the roof of the adjacent Sainsbury's building are currently experienced.

Landscape Change and Effects

- 5.17 The Site is not covered by any statutory or non-statutory designations for landscape character or quality and is assessed as being of medium landscape quality, sensitivity and value. It is allocated for residential development within the adopted Local Plan.
- 5.18 The Site will change from pastoral land to a new residential area with associated parkland and sports pitches in the south. The vast majority of important landscape features of the Site, including the boundary and internal hedgerows and trees will be retained and enhanced, with substantial new planting proposed throughout the scheme.
- 5.19 The impact on the surrounding landscape character will be extremely limited due to the Site's containment by mature vegetation, with very few views of the proposed development possible. New open space is also proposed including sports pitches and parkland within the south of the Site, as well as play spaces, walking and cycling routes and new allotments, all of which will enhance the recreational value of the Site.
- 5.20 Overall, the new development will be well related to the existing built up area of Kidlington and will form part of a planned extension to the settlement, identified in its allocation within the adopted Local Plan.

6.0 CONCLUSION

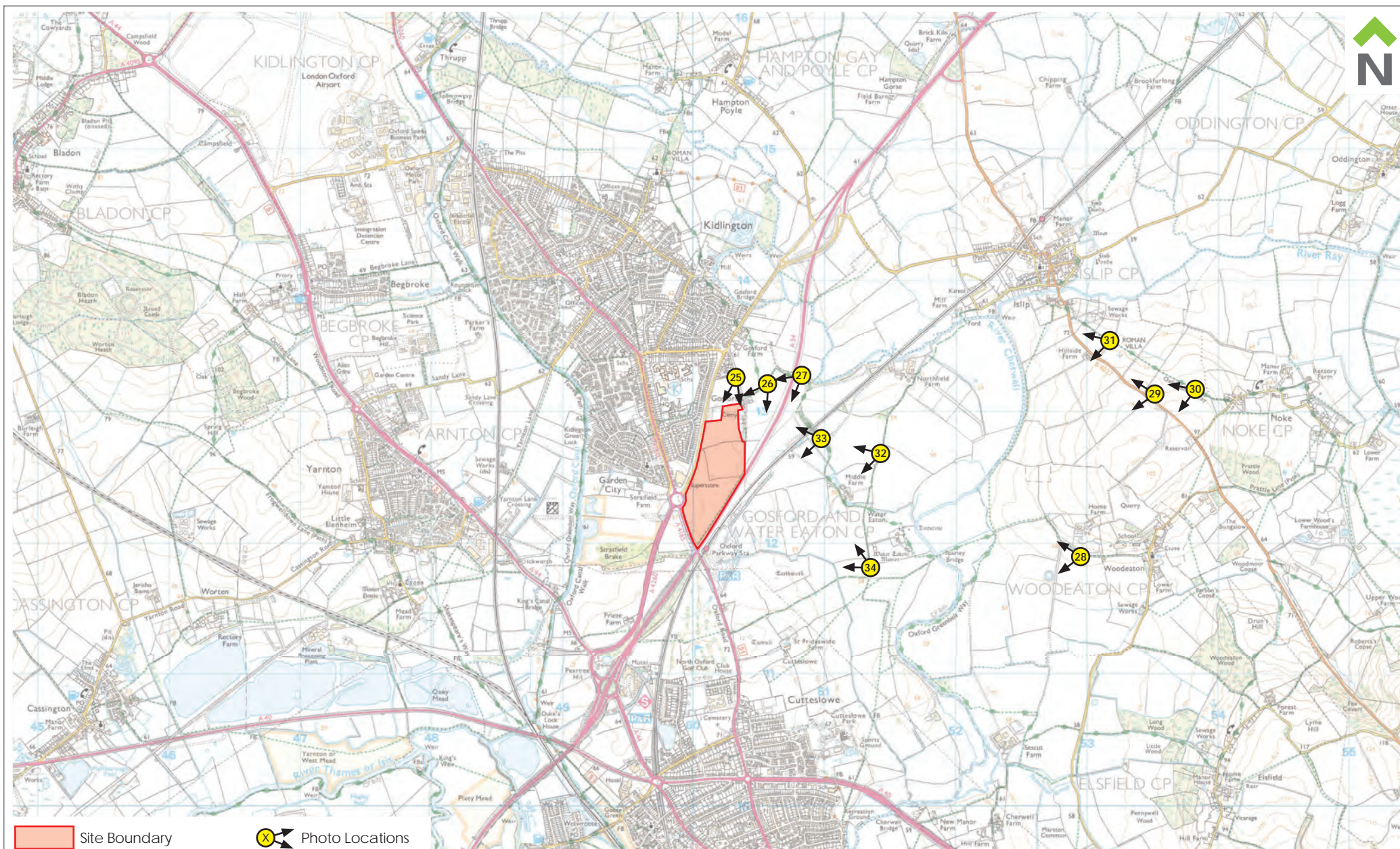
- 6.1 The Site lies to the immediate south east of Kidlington, between Bicester Road, Oxford Road and the A34, within the District of Cherwell. The Site, together with the field to the immediate north, is allocated within the adopted Cherwell Local Plan Part 1 Partial Review for 430 dwellings, together with an extension to the Kidlington Cemetery, allotments, sports pitches and associated infrastructure.
- 6.2 The Site's structural vegetation is confined to the internal field boundaries and the boundaries of the Site and comprises tree belts and hedgerows, ranging between medium and low landscape quality. There are no landscape designations for character or quality covering the Site, and no TPOs covering any tree on Site. The southern part of the Site lies within the Green Belt. The Site is assessed as being of medium landscape quality and sensitivity and medium to low landscape value, with a reasonable ability to accommodate the proposed development.
- 6.3 The Site is very well contained in views from its surroundings by the established field boundary tree belts. Views from the surrounding roads are typically screened or heavily filtered by this vegetation, with very limited views into the Site. Open views across the Site are possible from the public footpath which crosses its eastern edge, with partial views of the Site's northern field also possible from the cemetery and former allotments, seen above the boundary hedgerow. Partial views of the northern field are also possible from several properties along Water Eaton Lane to the north east.
- 6.4 The proposed development comprises approximately 370 new dwellings, together with allotments, sports pitches and associated infrastructure. Proposed vehicular access is to be taken off Bicester Road to the west, with an additional pedestrian and cycleway (The Greenway) running between Bicester Road and Oxford Road.
- 6.5 The vast majority of the Site's existing structural vegetation will be retained, although sections of the Bicester Road and Oxford Road boundary vegetation, together with several sections of the internal hedgerows, will require removal to facilitate access into and through the Site. These losses will be compensated for by the substantial new tree, thicket and woodland planting proposed throughout the Site.
- 6.6 The character of the Site will clearly undergo considerable change as the existing pastoral fields are replaced with residential development and associated open space. However the proposals have been designed in accordance with the Site's allocation policy and subsequent draft Development Brief, to include substantial landscape

enhancements, which will in part mitigate the impact of the proposed housing. The contained nature of the Site and its strong relationship to the existing settlement edge, will mean that the effects on the wider landscape character will be extremely limited. The Site's recreational value will also be substantially enhanced with the provision of sports pitches, allotments, parkland, play spaces and walking / cycling routes.

- 6.7 Views of the new housing will be limited to framed and heavily filtered views from Bicester Road to the west, filtered views from the adjacent former allotments and cemetery to the north west and adjoining properties on Water Eaton Lane to the north east. The roofs of the new housing will also be partially visible in middle distance views from public rights of way to the east of the A34. These views will become further filtered and screened over time, as the proposed mitigation planting to the Site boundaries and areas of open space matures.
- 6.8 Overall, the new development will be well related to the existing settlement of Kidlington and form part of a planned extension to the settlement, identified within the adopted Local Plan.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Gosford

Drawing Title Site Location Plan

Client Barwood Development Securities Limited

Date Jan 2022

Drawing No. CSA/3263/120

Scale @ A4 NTS

Rev A

Drawn HG

Checked BS

Appendix B

Aerial Photograph
(Showing near distance photo locations)



Site Boundary



Photo Locations

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Gosford

Drawing Title Aerial Photograph

Client Barwood Development Securities Limited

Drawing No.
CSA/3263/121

Scale @ A4
NTS

Date
Jan 2022

Rev
-

Drawn
HG

Checked
BS

Appendix C

Photosheets



Photograph 01 View from within the northern part of the Site's southern field, looking south west.



Photograph 02 View from within the western part of the Site, looking north east.

<div> <div>CSA</div> <div>environmental</div> </div>		<div> <div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div> <div>t</div> <div>01462 743647</div> </div> <div> <div>e</div> <div>ashwell@csaenvironmental.co.uk</div> </div> <div> <div>w</div> <div>csaenvironmental.co.uk</div> </div> </div>		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Housing on
Water Eaton Lane



Photograph 03 View from within the northern part of the Site looking east.

Housing on
Water Eaton Lane



Photograph 04 View from within the northern part of the Site looking south east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 05 View from within the north eastern corner of the Site's central field, looking south west.

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 06 View from public footpath 229/4/30 within the eastern part of the Site looking north west.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:06
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: North west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 07 View from public footpath 229/4/30 within the eastern part of the Site looking south west.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:06
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: West

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

← Approximate extent of Site →



Photograph 08 View from public footpath 229/4/30 within the south eastern part of the Site looking north west.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:15
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: North

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

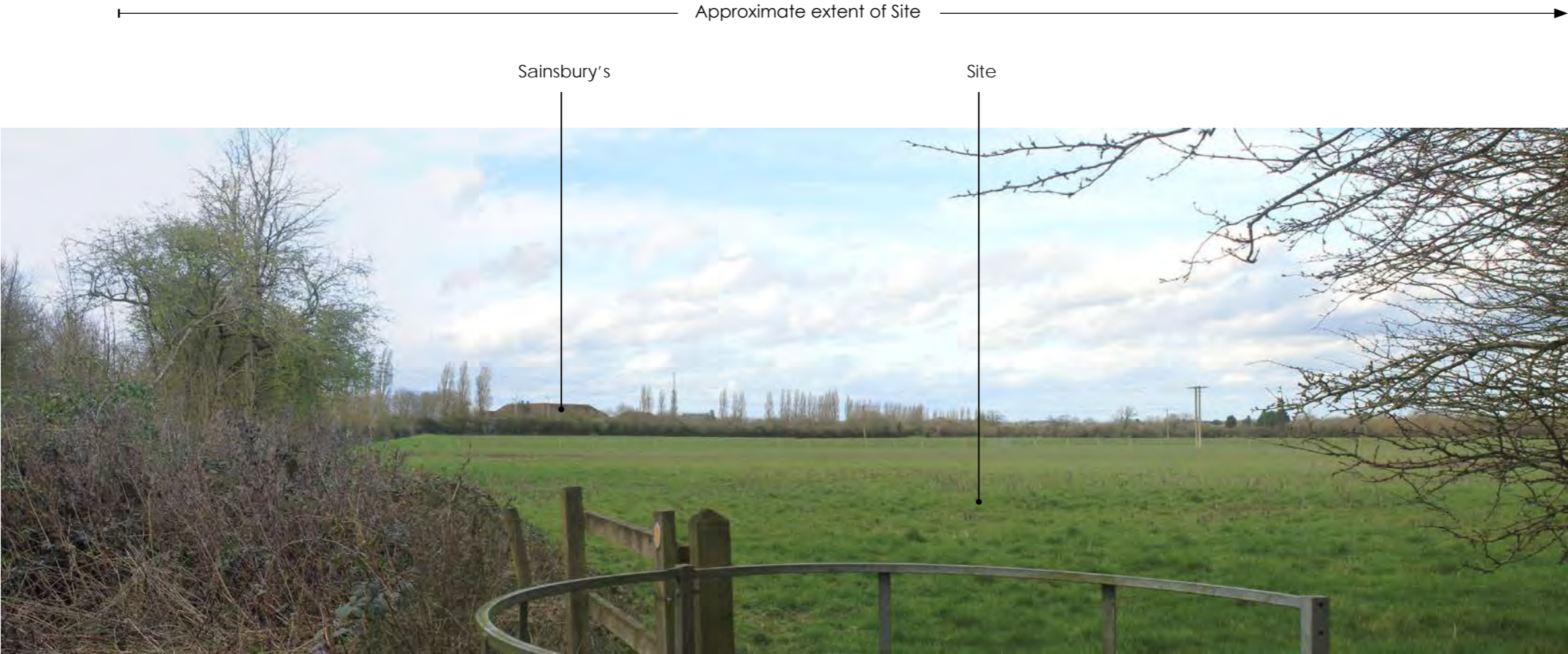
Public footpath 229/4/30



Photograph 09 View from public footpath 229/4/30 within the south eastern part of the Site looking south west.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:18
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: North west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 10 View from public footpath 229/4/30 to the immediate south of the Site looking north

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:21
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 65°
Looking direction: North

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Oxford Parkway
train station



Photograph 11 View from Oxford Parkway train station, looking north west.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.10.2019, 15:39
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: North west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 12 View from the junction of Oxford Road and the A34, looking north towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:26
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: North

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 13 View from Oxford Road A4165, looking north east towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:28
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: North east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

← Site extends full width →



Photograph 14 View from Oxford Road A4165, looking east towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:31
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: East

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
---	--	---

← Site extends full width →

Oxford Road



Photograph 15 View from the Oxford Road / Bicester Road roundabout, looking east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:33
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: North east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
---	--	---



Photograph 16 View from Bicester Road, looking east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:37
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: East

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
---	--	---



Photograph 17 View from Sainsbury's car park, looking east.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:38
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: East

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Bicester Road

Site



Photograph 18 View from Bicester Road, looking north east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:42
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: North east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 19 View from Bicester Road adjacent to the cemetery entrance, looking east towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:46
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: East

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 20 View from Kidlington Cemetery, looking south towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:47
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: South east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 21 View from Kidlington Cemetery, looking east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 16:47
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: East

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 22 View from Water Eaton Lane, looking south west.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 18:05
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 65°
Looking direction: South west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Photograph 23 View from public footpath 229/4/30, looking south west towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 18:08
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: South west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Site extends full width

Sainsbury's Site



Photograph 24 View from public footpath 229/4/30 adjacent to the eastern Site boundary, looking west.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
11.03.2020, 17:05
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 65°
Looking direction: West

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -


Approximate extent of Site

Northern Site boundary



Photograph 25
View from Beagles Close, looking south towards the Site.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
11.03.2020, 17:55
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Approximate extent of Site

Housing on
Water Eaton Lane

Public bridleway
229/5/10



Panorama 26 For context only

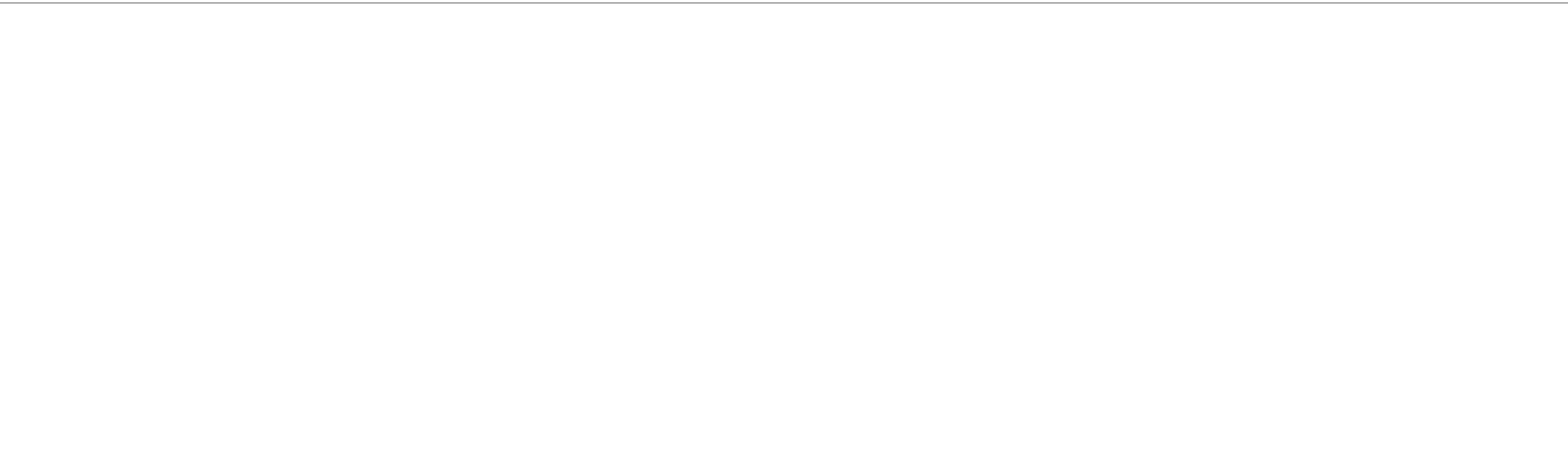


Photograph 26

View from public bridleway 229/5/10, looking south west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
03.10.2019, 15:03
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -



Approximate extent of Site

A34

Housing on
Water Eaton Lane



Photograph 27
View from public bridleway 229/5/40, looking south west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
11.03.2020, 18:00
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Approximate extent of Site



Panorama 28 For context only



Photograph 28

View from public footpath 412/3/10, looking west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
03.10.2019, 16:22
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Approximate extent of Site

B4027



Panorama 29 For context only



Photograph 29

View from the B4027, looking west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
03.10.2019, 16:01
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Approximate extent of Site



Panorama 30 For context only



Photograph 30

View from the Oxfordshire Way public footpath 260/6/10 (west of Soke), looking west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
08.02.2022, 11:57
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Hillside Farm

Approximate extent of Site



Panorama 31 For context only



Photograph 31

View from the Oxfordshire Way public footpath 260/6/10 (south east of Islip), looking west.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
08.02.2022, 12:23
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Approximate extent of Site

Photograph 32
View from public bridleway 229/9/10, north of Middle Farm, looking west.

Sainsbury's



Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
08.02.2022, 13:30
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

← Approximate extent of Site →

Photograph 33
View from public bridleway 229/5/40, north of Middle Farm, looking west.

Sainsbury's



Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
08.02.2022, 13:08
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Approximate extent of Site


Photograph 34
View from public bridleway 229/9/20, south of Middle Farm, looking west.

Oxford Parkway Park & Ride

Sainsbury's

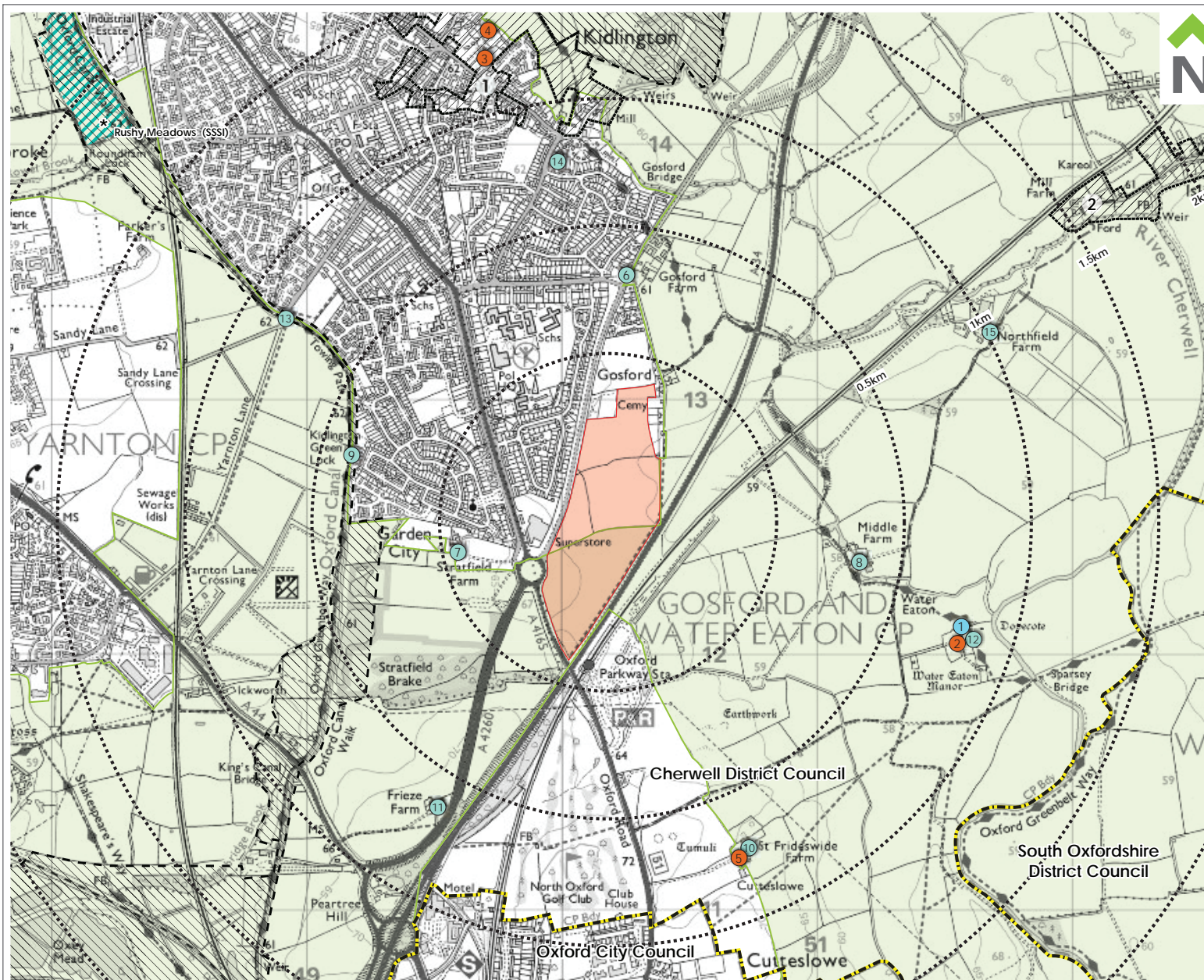


Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
08.02.2022, 13:48
Canon EOS 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Gosford	Drawing No. CSA/3263/122		
Drawing Title	LVIA Photosheets	Date Feb 2022		
Client	Barwood Development Securities Limited	Drawn HG	Checked BS	Rev -

Appendix D

MAGIC Map and Local Plan Extract



- Site Boundary**
- District Boundary**
- Green Belt**
- Site of Special Scientific Interest (SSSI)**
- Conservation Areas**
- Kidlington - Church Street
 - Islip
- Conservation Target Areas**
(Cherwell Adopted Local Plan 2015)
- Grade I Listed Buildings & Structures within 1.5km**
- Chapel at Water Eaton Manor House
- Grade II* Listed Buildings & Structures within 1.5km**
- Manor House
 - The Vicarage
 - Dovecote NE of The Old Rectory & Dovecote End
 - St Frideswides Farmhouse
- Grade II Listed Buildings & Structures within 1km**
(Outside Conservation Areas)
- Kings Arms Public House & Attached Mounting Block
 - Stratfield Farmhouse
 - Middle Farmhouse
 - Oxford Canal Kidlington Green Lock
 - Frieze Farmhouse
 - Group of 4: Dovecote, Garden Pavilions & Gateway at Water Eaton Manor
 - Bridge 228, Oxford Canal
 - 21, Evans Lane
 - Group of 2: Northfield Farmhouse, & Barn & Stable

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Gosford

Drawing Title MAGIC Map Extract & Heritage Plan

Client Barwood Development Securities Limited

Date February 2022

Drawing No. CSA/3263/103

Scale @ A4 NTS

Rev A

Drawn MM

Checked BS

Appendix E

National Landscape Policy Context

1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (July 2021)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for, among other elements, the '*(d) 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.*'
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 127 states that '*... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.*' Paragraph 128 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 130 states that planning policies and decisions, should ensure that developments, amongst others:
- '*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - '*are visually attractive as a result of good architecture, layout and effective landscaping;*
 - '*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*'
- 1.6 Paragraph 131 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 132 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 134 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 174 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

- 1.9 Paragraph 175 highlights that plans should:

'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

- 1.10 Paragraph 180 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

Planning Practice Guidance

- 1.11 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.12 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 [134] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are

identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

1.13 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.14 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

1.16 The final paragraph (008) in the green infrastructure sub-section notes that:

'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'

1.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.*'

1.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 [174] of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

National Design Guide

1.19 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

1.20 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character

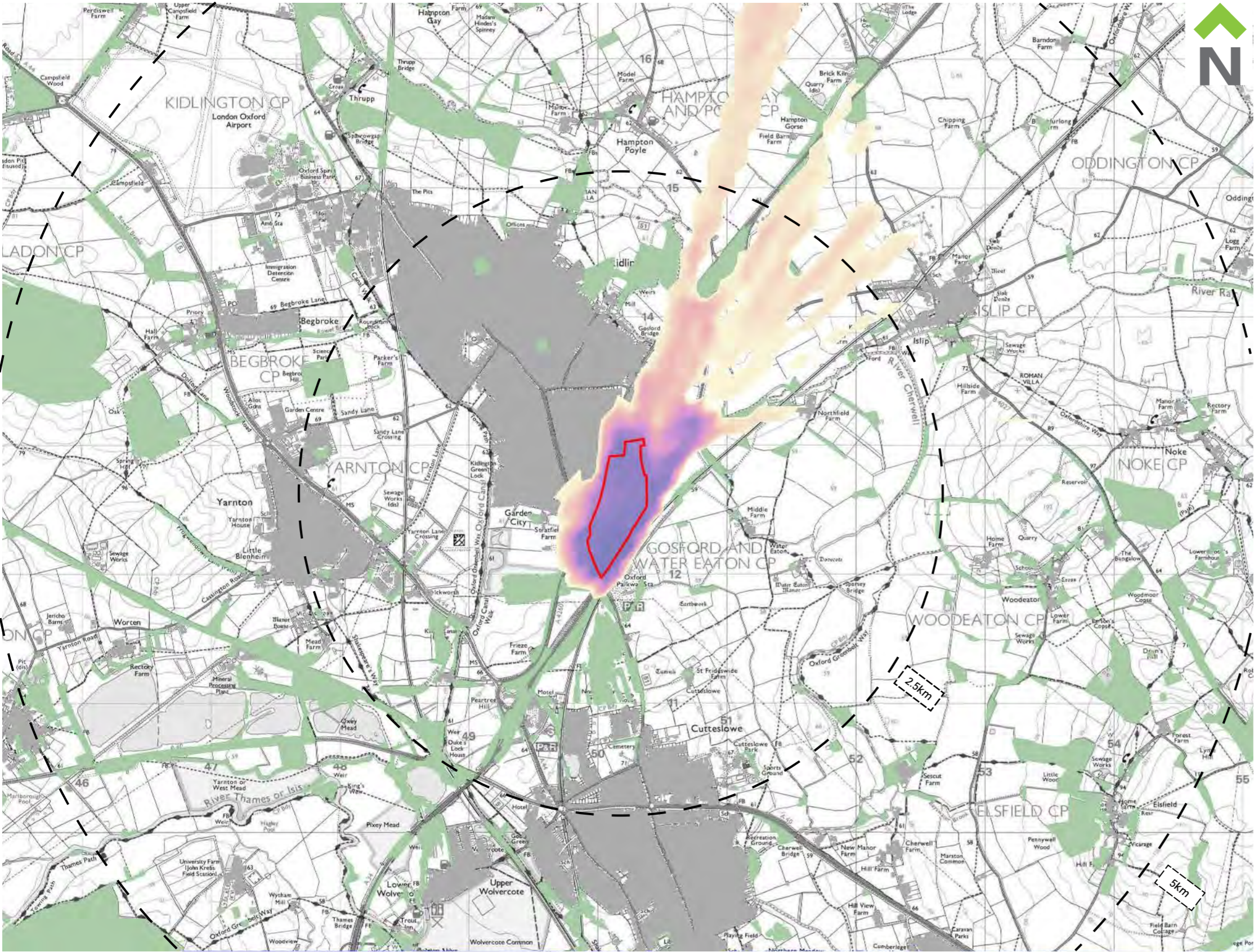
makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

- *Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

1.21 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

Appendix F

Zone of Theoretical Visibility (ZTV)



LEGEND



Site Boundary



High potential for visibility

Low potential for visibility

Obstructions shown:



Existing Buildings: 9m high



Existing Woodland: 12m high

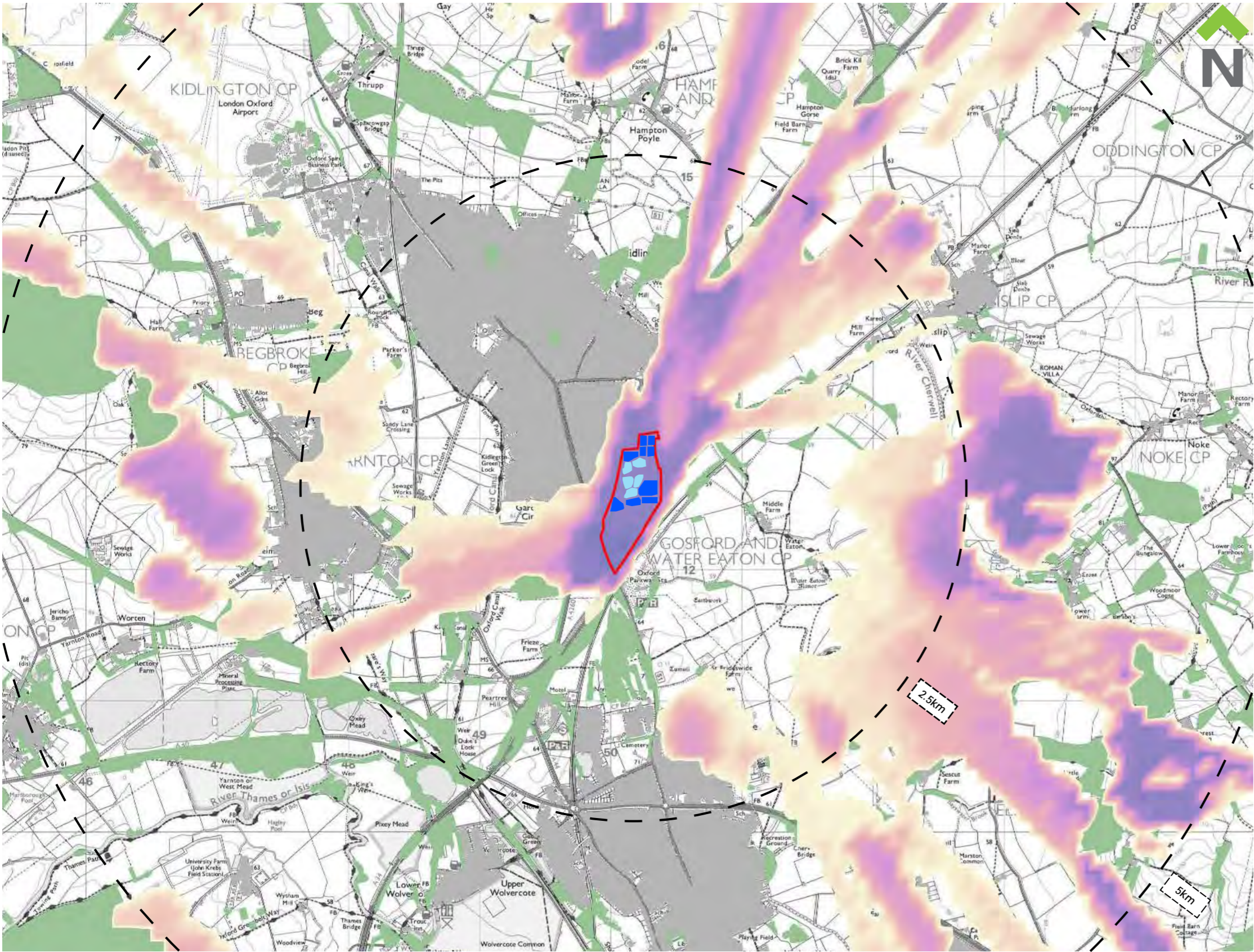
NOTE:

The Zone of Theoretical Visibility Map is based on 1:50,000 OS Data. This includes areas of woodland and existing buildings but excludes localised vegetation and anomalies in landform. The viewer height of 1.7m has been used to develop this plan.



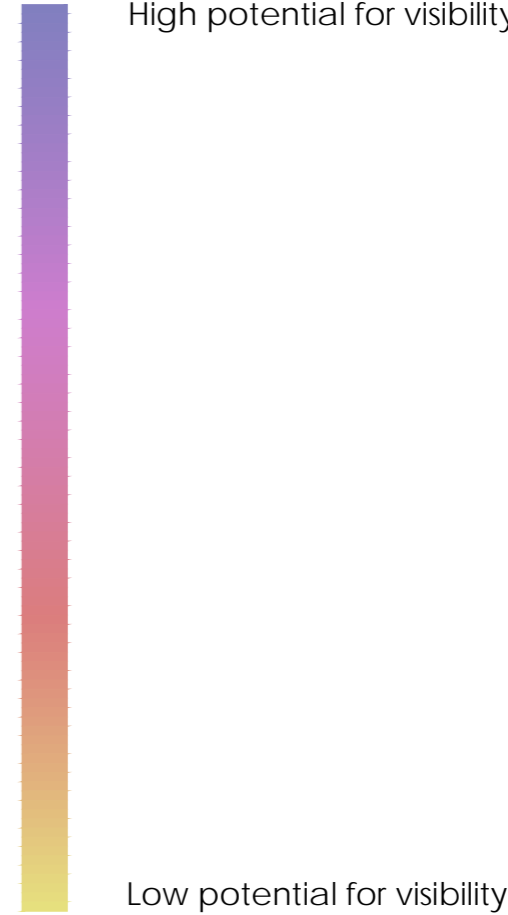
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Project	Land at Gosford	Date	February 2022	Drawing No.	CSA/3263/125
Drawing Title	Existing Zone of Theoretical Visibility (ZTV) with obstructions	Scale @ A3	RTS	Rev	-
Client	Barwood Development Securities Limited	Drawn	AJ	Checked	BS



LEGEND

- Site Boundary
- Development blocks @ maximum height of 12.5m / 3 storeys
- Development blocks @ maximum height of 11m / 2.5 storeys
- High potential for visibility



Low potential for visibility

Obstructions shown:

- Existing Buildings: 9m high
- Existing Woodland: 12m high

NOTE:

The Zone of Theoretical Visibility Map is based on 1:50,000 OS Data. This includes areas of woodland and existing buildings but excludes localised vegetation and anomalies in landform. The viewer height of 1.7m has been used to develop this plan.



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Project	Land at Gosford	Date	February 2022	Drawing No.	CSA/3263/125
Drawing Title	Proposed Zone of Theoretical Visibility (ZTV) with obstructions	Scale @ A3	RTS	Rev	-
Client	Barwood Development Securities Limited	Drawn	AJ	Checked	BS

Appendix G

Development Framework Plan



- 0 50 100 metres
- Balance of PR7a site being brought forward with Hill Residential Ltd**
- Site Boundary: 27.75ha**
- Proposed residential development: Approx. 9.89ha Approx. 370 dwellings @ 37.5 dph**
- Green Belt boundary
- Proposed vehicular access points
- Emergency vehicular/pedestrian access point
- Main transport links & existing bus stops
- Oxford Parkway Station - Oxfordshire Rapid Transit
- A34 dual carriageway
- Proposed primary street through the development (tree lined LNI/20 compliant corridor)
- Proposed secondary streets
- Proposed private lanes/drives
- Proposed shared street space
- Public Footpath
- Bridleway
- National cycle route (Sustrans 51)
- Proposed combined cycleway/footways
- Proposed pedestrian routes
- The Greenway - providing a direct route between Oxford Parkway Station, Water Eaton Park & Ride, and The Parade
- Existing vegetation to be retained where appropriate
- Proposed public open space (to include new amenity landscaping, wildflower margins, tree planting, play areas and SuDS features)
- Proposed woodland planting
- Proposed wildflower planting
- New allotments
- Proposed play provision for children and young adults
- Proposed sports pitches (4 hectares, inc. sports pavilion and car park)
- Potential location for Community sports pavilion and car park
- Existing watercourses & water bodies
- Proposed sustainable drainage basins (SuDS)
- Proposed swale
- Proposed 3m high acoustic bund and 3m high fence
- Potential location for foul pump station

* LAP - Local Area for Play
LEAP - Local Equipped Area for Play
NEAP - Neighbourhood Equipped Area for Play
MUGA - Multi Use Games Area

B	13.01.21	SM	Updated to reflect client's comments
A	11.01.21	SM	Updated to reflect client's comments

Rev	Date	By	Description
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Project	Kidlington East, Oxfordshire
Title	Development Framework Plan
Client	Barwood Development Securities Ltd
Scale	1:2500 @ A2
Drawn	SM
Date	Dec 2021
Checked	RR
Drawing No.	CSA/3263/123
Rev	B

Appendix H

Illustrative Landscape Strategy Plan

1. The Greenway and new recreation routes

A new pedestrian and cycle route between Oxford Road and Bicester Road will provide a traffic-free, active travel option between Oxford Parkway station and The Parade, bypassing the large roundabout junction to the west of the Site. The Greenway will be demarcated for both pedestrians and cyclists, and will include low level lighting that minimises light spill into the adjacent parkland.

A variety of recreation routes will be provided across the Site connecting the scheme's public open spaces. There will be pedestrian only routes, which will be surfaced to provide accessible recreation for all. In addition, in more naturalistic areas of open space, there will be mown-grass routes for pedestrians through area of wildflower meadow and grassland. Where some of the routes cross over the SuDS features (basins and swales), short sections of boardwalk will provide access as well as variety in the user experience of the open spaces helping to enhance the sense of place.



6. New Sports and Play Provision

A four hectare area in the southwestern part of the Site will be set aside for sports provision. This area will provide a variety of community use pitches and will also include a community sports pavilion and car park. The perimeters of the pitches will be made accessible via a network of pedestrian recreation routes so that spectators can be accommodated. The periphery areas will be planted with areas of wildflower meadow and tree planting to boost biodiversity and habitat benefits as well as providing an attractive area for new residents to walk through and visit. The area will be bound on the eastern side by the new Greenway, separating it from the wider, more naturalistic parkland in the southeast of the Site.

The scheme will deliver two main areas of play. One in the northern part of the Site which will be a combined Local Area of Play (LAP) and Local Equipped Area of Play (LEAP) which will be more tailored to younger children and provide a variety of equipment. The other will be in the southwestern part of the new residential area. This will be larger and will combine a LEAP, a Neighbourhood Area of Play (NEAP) and a Multi-Use Games Area (MUGA). This will be the main hub for play within the new development and will provide a very wide range of equipment for both younger children, teenagers and young adults. A natural timber trim trail will also be provided within the southern parkland area.



2. New Southern Parkland

A new parkland is proposed in the southeastern area of the Site. This area will be more naturalistic in character, providing a suitable transition from the urban area to the wider countryside east of the Site and the A34. It will also incorporate tree and thicket planting and areas of wildflower meadow to enhance biodiversity and habitat benefits at the Site. These will also provide opportunities for ecological education for local schools in the area. Planting within the amenity will be informed by the ecological strategy to provide high quality wildlife habitat together with an amenity benefits. A natural timber trim trail linked to the ecological theme of the parkland will also be provided, as well as an informal kickabout space. An indicative planting palette for this area is set out below:

Trees	
Hornbeam	<i>Carpinus betulus</i>
Beech	<i>Fagus sylvatica</i>
Rowan	<i>Sorbus aucuparia</i>
Hazel	<i>Corylus avellana</i>
Wayfaring tree	<i>Viburnum lantana</i>
Gelder Rose	<i>Viburnum opulus</i>
Whitebeam	<i>Sorbus aria</i>
Thicket mix	
Blackthorn	<i>Prunus spinosa</i>
Hawthorn	<i>Crataegus monogyna</i>
Alder buckthorn	<i>Frangula alnus</i>
Holly	<i>Ilex aquifolium</i>
Elder	<i>Sambucus nigra</i>
Dog rose	<i>Rosa canina</i>



3. New Allotment Provision

The new scheme will provide 0.4 hectares of new allotments which will be bound by native hedgerow and will have its own car park. It will be located north of the area of sports provision, adjacent to the new residential area and a short distance from the new parkland. The allotments will be divided into half plots of 5 poles or 125m² and will benefit the wellbeing of local residents, providing opportunities for local food production and the establishment of new local communities. A watering point will also be provided.



4. New Native Vegetation

The existing landscape framework on the Site has been retained as far as is practicable and will be enhanced through new planting and the extension of existing habitats. A former hedgerow field boundary will also be re-instated, providing a separation between the southern parkland and the residential area. The Site's retained hedgerow boundaries will be bolstered by additional structural planting, especially along the southeastern and eastern boundaries of the Site adjacent to the A34 where new native woodland planting is proposed. This new planting will help to soften the edge of the development, filtering views from the surrounding countryside. New native vegetation will also be planting throughout the new development in between the blocks of built form and within the new public open spaces in order to break up views of the Site from the wider landscape. Typical species for trees and structural planting will include:

Alder	<i>Alnus glutinosa</i>
Blackthorn	<i>Prunus spinosa</i>
Common Oak	<i>Quercus robur</i>
Dogwood	<i>Cornus sanguinea</i>
Elder	<i>Sambucus nigra</i>
Field maple	<i>Acer campestre</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Hornbeam	<i>Carpinus betulus</i>
Midland Hawthorn	<i>Crataegus laevigata</i>
Sweet Chestnut	<i>Castanea sativa</i>
Willow	<i>Salix caprea</i>



LEGEND

	Application Boundary
	Existing/retained trees / vegetation
	Existing trees / vegetation removed
	Green Belt boundary
	Public Footpath
	Bridleway
	Existing watercourses & water bodies
	Woodland Mix
	Thicket Mix
	Proposed Street / POS Tree
	Ornamental / orchard tree
	Multi-stem tree
	Native hedge planting
	Amenity grass
	Wildflower meadow
	Mown grass footpath
	Proposed combined cycleway/footways
	Proposed pedestrian routes
	The Greenway - providing a direct route between Oxford Parkway Station, Water Eaton Park & Ride, and The Parade
	New allotments
	Proposed play provision for children and young adults
	Proposed trim trail
	Community Hall/Changing Rooms Pavilion
	Proposed sustainable drainage basins (SuDS)
	Proposed swale
	Proposed 3m high acoustic bund and 3m high fence

5. Sustainable Drainage

Sustainable Drainage Systems are incorporated into the strategy in order to retain run-off water on site temporarily in attenuation basins before being released slowly into the existing watercourses. To maximise their ecological interest basins will be excavated to expose low-nutrient substrata on banks and bed, with no new topsoil added. These basins will then be sown with a wildflower / grass mix which is tolerant of periodic wet conditions and planted with appropriate wetland species for the benefit of local wildlife as well as to create visual interest. The seasonally wet areas will be sown with wet grassland seed to establish species-rich wet grassland (Emorsgate's "EM8" &/or "EM8F"). Those parts of the basins which will remain dry for much of the year will be sown with a wildflower seed appropriate to clayey and/or loamy soils (Emorsgate's "EM4" &/or "EM5").

In addition, a shallow permanently wet area within the base of the basins will be allowed a reed bed to be created, creating a more diverse habitat for local wildlife.

In association with wetland features, native wetland tree species will also be planted, such as grey willow *Salix cinerea*, goat willow *Salix caprea*, osier *Salix viminalis*, alder *Alnus glutinosa*, downy birch *Betula pubescens* and guelder rose *Viburnum opulus*. Swales will be planted with a mix of wetland meadow mix and marginal planting.



Rev Date By Description

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Project Land at Gosford

Title Illustrative Landscape Strategy Plan

Client Barwood Development Securities Ltd

Scale 1:2500 @ A1

Drawn PH

Date February 2022

Checked BS

Drawing No: CSA/3263/124

Rev

Appendix I

Extract from Cherwell Landscape Character Sensitivity
and Capacity Assessment



Cherwell District Council

Local Plan Part 1 Partial Review

Landscape Character Sensitivity and Capacity
Assessment

June 2017

Prepared by WYG Environment Planning Transport
Limited. Registered in England & Wales Number:
03050297

38. LSCA178 Land East of Kidlington and West of the A34

38.1 Site Overview

38.1.1 The site is located on the south east edge of Kidlington between Bicester Road and the A34. The site area comprises approximately 27.76 ha of land used as pasture, at the time of the visit used for grazing cattle. Beyond the A34 to the east of the site and to the south the land use is predominantly arable extending towards the edge of Summertown. To the west and north-west is the southern edge of Kidlington.

38.1.2 The site is located within National Character Area 108: Upper Thames Clay Vales. At a regional level, OWLS identifies the site as being located within the Upper Thames Vale character area and the Vale Farmland landscape type. At a local level the site is identified in the Cherwell District Landscape Assessment as being within the Lower Cherwell Floodplain character area and Transitional landscape type T1 Rural Fringe Farmland and Transitional landscape type T5 Urban Fringe.

38.2 Key Features and Site Visit Information

38.2.1 A site walkover was carried out on 8th September 2016; a copy of the site record sheet is contained within Appendix B of this report. Refer to Figure LSCA178-L for the landscape context and Figure LSCA178-L-P1 for site record photographs.

38.2.2 The site area comprises three fields of pasture which are bound by mature hedgerows and a belt of structure planting located along the south-east boundary with the A34. Both the internal site hedgerows and boundary hedgerows contain a large number of trees which forms a sense of enclosure despite the large size of the southernmost field; views into and out of the area are generally confined due to the mature hedgerows. There is a public footpath passing along the east site boundary extending from the south end of Water Eaton Lane however this was impassable at the time of survey due to the density of vegetation. The site area is crossed by overhead utilities carried on low level timber poles which are not overly intrusive within the area.

38.3 Landscape Sensitivity

38.3.1 The site comprises three fields of poor semi-improved grassland used for grazing. The field boundary hedgerows are dominated by hawthorn. Hedgerows within the site area generally appear unmanaged and are growing out in places; hedgerows within the site contain a number of mature trees including ash, willow and poplar. The sensitivity of natural factors is medium to low.

38.3.2 The site has previously and continues to be used for agricultural purposes and therefore there is a low potential for previously unrecorded archaeological remains. The hedgerow boundaries within the site reflect the historic field pattern and therefore the hedgerows are of value. The sensitivity of cultural factors is low.

38.3.3 The landscape pattern has been partially dissected in the past by the construction of the A34 which passes to the south-east of the site cutting through the field pattern of the local area; the scale of the southern field is also at odds with the smaller scale of the northern fields. Views across the area are contained by the shelterbelt along the A34, Bicester Road, and the hedgerows boundaries within the site. The sensitivity of aesthetic factors is considered medium.

38.3.4 The shelter belt planting along the A34 and hedgerows within the site and on the site boundaries are generally in good condition and common features within the local area. The pasture within the site is also in reasonably good condition however there are signs of overgrazing in some isolated areas. Overall, the sensitivity of the landscape quality and condition is considered as medium.

38.3.5 The combined landscape sensitivity of the site is medium.

38.4 Visual Sensitivity

38.4.1 The general visibility of the site is restricted by the dense mature site boundaries and shelterbelt planting located along the A34. There are likely to be filtered views available from the rear of residential properties which face onto Water Eaton Lane into the site area although this cannot be confirmed as the site is not accessible. There are also glimpsed views into the site through field gates located along Bicester Road. Given the restricted visibility into the area the general visibility sensitivity is medium to low.

38.4.2 Views from traffic passing along Bicester Road have very short duration, filtered views into the site area and are considered of lesser sensitivity as their focus is not on the surrounding landscape. Residents of properties located on Water Eaton Lane are high sensitivity although the extent of view cannot be confirmed. Overall therefore the sensitivity of surrounding population is considered medium.

38.4.3 There is potential for mitigation within the site on the boundaries with the adjacent properties as these are already well enclosed by vegetation; this would not alter the context of the properties or the wider landscape context. There is limited opportunity for mitigation on other boundaries as these are already well defined and as a result the sensitivity to mitigation is considered to be medium.

38.4.4 The combined visual sensitivity of the site is considered to be medium.

38.5 Landscape Character Sensitivity

38.5.1 The landscape character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out within Section 3 Scope and Methodology.

38.5.2 The landscape sensitivity has been assessed as medium and the visual sensitivity assessed as medium. Using the matrix in Table 3 this results in a medium landscape character sensitivity for site LSCA178.

38.6 Landscape Value

38.6.1 No landscape, ecological or heritage designations are present within the site area or in close proximity to the site. There are a number of heritage assets located to the south beyond the A34 road corridor however these are disassociated from the site area. The sensitivity of designations is low.

38.6.2 The visual context of the site is generally contained within the site area with limited intervisibility to the landscape beyond as a result of the mature boundary vegetation. There are no key views within the surrounding landscape that are notable. The tranquillity of the site is affected primarily by the A34 road corridor on the south-east boundary of the site and by Bicester Road on the north-west boundary. These are busy roads and the volume of traffic greatly influences the site. The scenic value and tranquillity sensitivity is considered to be low.

38.6.3 The site area is inaccessible to the public and therefore of low perceived value in that respect. There is a public footpath passing along the north-east boundary of the site and the site area provides the landscape context for the route. Overall, the perceived value sensitivity is considered to be medium to low.

38.6.4 The combined landscape value of the site is considered to be low.

38.7 Landscape Capacity

38.7.1 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of LSCA178 is medium to high for some types of development. The potential for each considered development type is discussed further below.

38.8 Capacity for Residential Development

38.8.1 The site has a medium to high capacity to accommodate residential development as it is located immediately adjacent to the existing residential edge of Kidlington, is well screened on the site

boundaries and forms a natural extension of the existing residential area up to the well defined physical boundary of the A34.

38.9 Capacity for Employment Development

38.9.1 The site has a medium capacity to accommodate employment development. The location adjacent to the A34 provides good transport link however consideration would need to be given to the existing adjacent residential area on the south edge of Kidlington. It is considered that commercial use may be more appropriate than industrial.

38.10 Capacity for Recreational Development

38.10.1 The capacity for recreational development is medium to high. Formal recreation could be easily accommodated as the topography of the land is flat. Past aerial mapping shows what may have been recreational use in the north west corner of the site, although now removed. This has potential to be incorporated alongside residential use.

38.11 Capacity for Woodland Development

38.11.1 Whilst the site has capacity to accommodate woodland, such an extensive area of woodland would appear out of context within the landscape in this location and the site therefore has a low capacity for woodland development. There is however medium to high capacity to accommodate woodland on areas of the site in conjunction with other uses should they be taken forwards.

38.12 Future Management and Maintenance

38.12.1 The existing perimeter field boundaries should be maintained alongside the reinstatement and introduction of a management regime for the internal field boundary hedgerows which are outgrown and in poor condition in places. There are also areas of bare ground within the fields which would benefit from reinstatement.

A088250-2 CDC LPP1 Partial Review

Landscape Sensitivity & Capacity Assessment

Site Area Ref: LSCA178 Date: 08/09/2016



Landscape Sensitivity	
<p><u>National Character Area 108: Upper Thames Clay Vales</u></p> <p>Key Characteristics</p> <ul style="list-style-type: none"> • Low-lying clay-based flood plains encircle the Midvale Ridge. • The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. • Woodland cover is low at only about 3 per cent. • Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. • In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. • Gravel extraction has left a legacy of geological exposures. • Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. • Blenheim Palace World Heritage Site, including its Capability Brown landscape, is the finest of many examples of historic parkland in this NCA. • Brick and tile from local clays, timber and thatch are traditional building materials across the area. • Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns. 	
<p><u>(OWLS) Regional Character Areas:</u></p> <ul style="list-style-type: none"> • Upper Thames Vale <p><u>(OWLS) Landscape Type: Vale Farmland</u></p> <p>Key Characteristics</p> <ul style="list-style-type: none"> • A gently rolling landscape associated with clay soils. • Medium to large regularly shaped arable fields and more localised smaller grass fields. • A well defined hedgerow pattern with characteristic hedgerow trees. • Occasional ditches and minor streams bordered by crack willows and ash. • A nucleated pattern of small, compact villages. 	
Cherwell District Landscape Assessment	
<p><u>Character Area: Lower Cherwell Floodplain</u></p> <p>Key Characteristics</p> <ul style="list-style-type: none"> • Fringe landscapes associated with Kidlington. • Surface geology of terrace gravels and alluvial deposits associated with the River Cherwell and River Thames. • Arable Farming facilitated by improvements in drainage resulting in large flat fields used for cereal crops. • Influence of Oxford is substantial. • Pylons and overhead cables radiate from a substation at Yarnton which dominate the skyline. • Major roads are dominant features including the A40, A44, A4260 and the A34. • Around Kidlington the visual influence of the urban edge extends over considerable distances resulting in an urbanised effect. 	<p><u>Landscape Type: Transition Type T1 Rural Fringe Farmland</u></p> <ul style="list-style-type: none"> • Farmland which is intruded upon by other uses which alters its essentially rural character. Rural fringe types include farmland which is compromised by adjacent urban development, including housing, and non-agricultural uses, such as horse grazing. <p><u>Landscape Type: Transition Type T5 Urban Fringe</u></p> <ul style="list-style-type: none"> • Degraded landscapes of the urban fringe, where the main character is given by the influence of urban, industrial or commercial development and where a former rural, agricultural character has been lost. This includes transport corridors where ribbon development is a significant feature.

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Natural Factors				
Physical Influences: geology hydrology climate/microclimate landform/landscape pattern Landform: flat undulating rolling mountainous steep vertical plateau lowland upland hills scarp/cliff plain coast estuary dome broad ridge narrow ridge broad valley narrow valley shallow valley gorge Routes: footpath track road railway traffic	Land uses: farmland arable/pasture field pattern allotments/orchards gardens parkland amenity open space playing fields industry mineral workings power line, utilities masts, poles, pylons wind turbines/wind farm Land cover: woodland plantation isolated/groups of trees hedgerow trees shelterbelts scrub marsh heath rough ground Boundaries: Walls fences hedges banks Water: River stream ditches ponds lakes sea	Settlement: built up settlement pattern distinctive building /landmark vernacular buildings ruins Townscape/built form: street/block pattern public/private realms 3-dimensional massing street proportions density of buildings roofscape /skyline building materials fenestration/doorway pattern public open space Streetscape: boundaries/edges paving materials paving patterns street furniture lighting vegetation Views: fine attractive unexceptional unattractive distant near confined framed intermittent panoramic	Tree Cover: dense cover structure/screen planting copse scattered clumps isolated trees coniferous broad leaf Enclosure Pattern: regular random broken historic Historical Indicators:	
Cultural Factors – See Heritage Assessment Survey Sheet				
Aesthetic Factors				
Pattern:	Random	Organised	Regular	Formal
Movement:	Dead	Still	Calm	Busy
Balance:	Harmonious	Balanced	Discordant	Chaotic
Scale:	Intimate	Medium	Small	Large
Enclosure:	Confined	Enclosed	Open	Exposed
Texture:	Smooth	Textured	Rough	Very Rough/Coarse
Colour:	Monochrome	Muted	Colourful	Garish
Diversity:	Uniform	Simple	Diverse	Complex
Unity:	Unified	Interrupted	Fragmented	Chaotic
2D Form:	Linear	Angular	Curved	Sinuous
Sensory Perception				
Pleasure:	Offensive	Unpleasant	Pleasant	Beautiful
Tranquillity:	Tranquil	Moderately Tranquil	Disturbed	Very Disturbed
Intrusion:	No Intrusion	Little Intrusion	Moderate Intrusion	Great Intrusion
Security:	Comfortable	Safe	Unsettling	Threatening
Mystery:	Revealed	Part Revealed	Some Mystery	Mysterious

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Visual Sensitivity					
General Visibility					
Views into the site: <ul style="list-style-type: none"> Views are restricted by the structure planting located along the A34 A4165 and Bicester Road on the west boundary. 			Views out of the site: <ul style="list-style-type: none"> Views to the east, south and west are screened by the mature structure planting located along the adjacent roads. North site boundary defined by a mature hedgerow. 		
Is the site part of a panoramic view and if so what view: <ul style="list-style-type: none"> N/A 			Are landmark features visible within the area: <ul style="list-style-type: none"> N/A 		
Population					
Types of Viewers: <ul style="list-style-type: none"> Filtered views for road users. 			Levels of use by viewers: <ul style="list-style-type: none"> High road use but low sensitivity and very limited views/duration of views. 		
Visual perception of viewers: <ul style="list-style-type: none"> Land does not stand out within views when passing due to screening. 					
Mitigation Potential					
Opportunities for landscape mitigation: <ul style="list-style-type: none"> Improvement of grazing land where is has been overgrazed resulting in bare ground. Protection and enhancement of degraded hedgerows. 					
Opportunities for visual mitigation: <ul style="list-style-type: none"> Increase the degree of structural planting along the north boundary. 					
Landscape Value					
Designations: <ul style="list-style-type: none"> No landscape designations within the site area. 					
Scenic Value and tranquillity within local context: <ul style="list-style-type: none"> The site is not tranquil due to the high volume of traffic on adjacent roads. The site is heavily screened and therefore is of limited scenic value within the local context. 					
Perceived value e.g. by local groups: <ul style="list-style-type: none"> Low value as the site is publically inaccessible. The site provides the landscape setting to the urban edge. 					
Photographic Record					
Photograph Number	Easting	Northing	Photograph Number	Easting	Northing
1	450066	212723	5	450066	212706
2	450066	212723	6	450066	212706
3	450066	212723			
4	450066	212706			

Appendix J

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of

making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables

which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'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.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).

- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.				
		Neutral/Negligible/Slight		Moderate	Substantial	
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.				
		Neutral/Negligible/Slight/Moderate			Substantial	

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p>Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/or have pleasant views out, or be visible in public views.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p> <p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p> <p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p> <p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>			

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
		Partial loss of or impact on key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	
					No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"> • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated. 				
		<p>The proposals:</p> <ul style="list-style-type: none"> • noticeably change the character, scale and pattern of the landscape/townscape; • may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticeable element in key views; • not possible to fully mitigate. 			
			<p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain. 		
				<p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation. 	
					<p>The proposals:</p> <ul style="list-style-type: none"> • maintain existing landscape/townscape character; • has no impact on landscape features, such as trees, hedgerows, watercourses, etc.; • utilises a highly degraded landscape or brownfield site.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

		High	Medium	Low
Description of the Receptor		<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>		
			<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	
				<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees, tree groups and hedgerows	Medium – low	A variety of trees, tree groups and hedgerows exist along the field boundaries of the Site, all of which are Category B or C quality.	<p>The majority of boundary trees, tree belts and hedgerows will be retained within the proposals, with development set back from the field boundaries. Several sections of tree belts will however require removal to facilitate access into the Site from Bicester Road, and between the Site's fields, as well as for the new Greenway access points.</p> <p>Substantial new tree planning is proposed within the areas of open space, along the streets and within the gardens of properties, resulting in an overall net increase in the tree cover on Site.</p>	Slight	Slight adverse	Slight beneficial
Public footpaths and public access	High	Public footpath 229/4/30 runs along the eastern edge of the Site's southern field and along a short section of the central field.	The footpath will be retained on its current alignment although may require temporary diversion during construction of the noise bund. Indirect effects on the views experienced from this footpath are set out below. Substantial new areas of publically accessible park will be created as part of the proposals.	Moderate	Moderate beneficial	Moderate beneficial
Pastoral fields	Medium	The Site comprises three pastoral fields, which are grazed by cattle.	The fields will be converted from pasture to residential development and new areas of public open space.	Substantial	Moderate adverse	Moderate adverse

Indirect effects on landscape / townscape character	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
The Site	Medium	The Site does not carry any statutory or non-statutory designations for landscape character or quality. It comprises three relatively ordinary pastoral fields, with established field boundaries. It is pleasant but not out of the ordinary, and is influenced by its proximity to the A34, Oxford Road and Bicester Road, as well as by the adjacent built up area including Sainsbury's supermarket which is visible from the Site.	The character of the Site will alter from pastoral fields to a residential scheme and associated open space, including parkland and sports pitches. The new housing will not however appear out of character in this location.	Substantial	Substantial – moderate adverse	Moderate adverse
Wider Landscape Character	Medium	The wider landscape beyond the A34 comprises irregular shaped agricultural fields, bisected by the River Cherwell, with well-defined hedgerow and tree lined boundaries and occasional scattered farmsteads.	The development will be well contained from the wider landscape by virtue of the retained boundary vegetation and the A34 dual carriageway, and will form a modest extension to the edge of Kidlington. There will be a minimal impact on the wider landscape character.	Negligible	Negligible adverse	Negligible adverse
Other Effects						
Cumulative impacts	The field to the immediate north of the Site forms the remainder of the PR7a allocation of the adopted Local Plan. The character of the field is similar to that of the Site, although it is influenced to a greater extent by existing housing to the north. In the absence of any proposals for this land, a full assessment of the cumulative effects cannot be made. However, this site is likely to be accessed via Bicester Road, and therefore the entrances into the two schemes will be seen sequentially by users of Bicester Road. In combination visual effects will also be likely from properties along Water Eaton Lane to the east. By retaining existing boundary vegetation and providing new green infrastructure in accordance with policy PR7a, the cumulative effects of the two developments will be minimised.					

	<p>Land to the west of the Bicester Road / Oxford Road roundabout, is allocated within the adopted Local Plan under policy PR7b – Land at Stratfield Farm, for 120 dwellings as well as a nature conservation area. There is no intervisibility between this land and the Site and therefore there are unlikely to be cumulative visual effects. In the absence of any proposals for this land, a full assessment of the cumulative effects cannot be made, although there will undoubtedly be a cumulative effect on the local landscape as the built up area of Kidlington extends further southwards. The proposed nature conservation area and other green infrastructure enhancements will bring some landscape benefits and go some way to mitigating the harm.</p> <p>Land to the south of the A34 and railway line is allocated within the adopted Local Plan under policies PR6a and PR6b for a combined total of 1,360 dwellings, together with a new primary school, local centre and open space. No proposals are currently available for this land to inform a full assessment of the cumulative effects, although given the scale of development proposed, there will clearly be a substantial impact on the local landscape as the built up area of Oxford expands northwards, and Kidlington expands southwards. There is no intervisibility between the two sites and therefore cumulative visual effects are unlikely. The new green infrastructure and open space requirements set out in the allocation policy, will deliver some landscape improvements and go some way in mitigating the impact on the local landscape.</p>
Lighting	<p>The Site is currently in pastoral use and is unlit. Bicester Road and Oxford Road to the west both have street lighting, and there is background lighting from properties on Water Eaton Lane. The farmland to the east, beyond the A34, is unlit.</p> <p>The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a moderate increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.</p>
Construction Phase	<p>There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. Public footpath 229/4/30 may require temporary diversion / stopping up during construction of the adjacent noise bund. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.</p>

VISUAL EFFECTS						
Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
Public footpath 229/4/30 (photographs 06-10, 23 & 24)	High	<p>Open views across the Site's southern and central fields are possible from the section of footpath which runs along their eastern edge. The Sainsbury's supermarket building is visible beyond the Site's boundary vegetation in these views.</p> <p>As the route continues north eastwards beyond the Site, views become restricted by overgrown vegetation, with only partial, heavily filtered views of the Site's central field possible.</p>	<p>Views from the southern section of footpath will look across the new parkland in the south of the Site, with the sports pitches and pavilion visible beyond. New woodland and tree planting will filter views increasingly as it matures.</p> <p>Views from the central section of footpath will look towards the adjacent noise bund and acoustic fence which will screen views looking west towards the housing. These views will become softened as new planting to the bund matures.</p> <p>Views of the new houses from the northern section of footpath between the bund and Water Eaton Lane will be heavily filtered by intervening vegetation, becoming increasingly screened as new structural planting matures.</p>	High	Moderate adverse	Moderate – slight adverse
Kidlington cemetery & former allotments (photographs 20 & 21)	Medium	<p>Partial views of the Site's northern field are possible looking south and east, seen above the boundary hedgerow and fencing. These views will be increasingly screened during summer months.</p>	<p>Views will look both south and east towards the new housing in the north of the Site, with new structural planting to the Site boundary filtering views as it matures.</p>	Substantial	Substantial adverse	Substantial - moderate adverse

Bicester Road (photographs 16, 18 & 19)	Low	Views of the Site are generally well screened by the western boundary vegetation, although occasional glimpsed and heavily filtered views into the Site are possible, where gaps in the vegetation allow.	Views of the new houses will be largely screened by the retained boundary vegetation. The new vehicular access road, secondary access and Greenway junctions will all however be visible, opening up framed views into the Site.	Slight	Slight adverse	Slight adverse
Oxford Road (photographs 12-15)	Low	Filtered views into the southern part of the Site are possible from the section of adjacent road. As the road continues southwards, views of the Site become screened.	Views will be largely screened by retained boundary vegetation although the new Greenway junction will be visible, together with a narrow framed view of the southern parkland.	Negligible	Negligible adverse	Negligible adverse
Water Eaton Lane (photograph 22)	Medium	The Site is well screened in views from the road, by intervening vegetation and properties.	Views of the new houses will generally be well screened by the intervening properties and vegetation, although occasional views of the roofs of new houses in the north east of the Site may be possible.	Negligible	Negligible adverse	Negligible adverse
A34 dual carriageway	Low	Views from the dual carriageway are generally screened by the roadside tree belt, although heavily filtered and fleeting views into the Site are possible during winter months. Given the speed that vehicles travel along this road, views of the Site are highly unlikely to be noticeable.	Views from the adjacent section of dual carriageway will be largely screened, with any fleeting views looking towards the southern parkland and noise bund. There is unlikely to be any noticeable change to the views currently experienced.	Neutral	Neutral	Neutral
Public bridleway 229/9/10, 229/5/40 and 229/9/20 in the vicinity of Middle Farm (photographs 32-34)	High	Views looking west across the intervening fields are possible where gaps in the field boundary vegetation allow. The roof of the Sainsbury's building and the row of Poplar trees along Bicester Road to the west of the Site are partially visible, but the interior	Partial views of the roofs of the new houses in the centre of the Site will occasionally be possible, above the intervening vegetation, where views of the Sainsbury's building roof are currently possible. The remainder of the development will be screened by vegetation. New structural planting to the	Slight	Slight adverse	Negligible adverse

		of the Site is screened by vegetation.	bund and areas of open space will further filter these views as is matures.			
Oxfordshire Way (photographs 30 & 31)	High	Views looking west from this long distance footpath (between Islip and Soke) are restricted by landform and vegetation, which screen the Site and its surroundings from view.	The proposals would not be visible from this route, with intervening landform and vegetation screening views.	Neutral	Neutral	Neutral
Oxford Parkway Station and Park & Ride (photograph 11)	Low	Views from the station and park & ride area are well screened by dense vegetation between the railway line and the A34.	The proposals will not be visible on account of the dense intervening vegetation.	Neutral	Neutral	Neutral
Residential Views						
Properties on Water Eaton Lane (reciprocal views at photograph 03)	Medium - high	Views of the Site's northern field are possible from several properties, where gaps in the boundary vegetation allow. These are from predominantly first floor and occasional ground floor windows.	Views from adjoining properties will look towards the new houses in the north of the Site, with retained boundary vegetation, together with new structural planting providing some filtering of views, increasing as new planting matures.	Substantial	Substantial adverse	Substantial – moderate adverse
Properties on Beagles Close (reciprocal views at photograph 03)	Medium	Views from several properties on the southern edge of this estate, look across the intervening field towards the Site's northern field, which is partially visible, where gaps in the northern boundary vegetation allow.	Filtered views of the new houses will be possible through (and above) the retained northern boundary vegetation, with framed views also possible where a gap in the vegetation will be created to allow future access to the planned development on the intervening field.	Moderate	Moderate – slight adverse	Moderate – slight adverse
Seasonal Variation						
The above assessment is based upon an appraisal of winter views, with summer views likely to be further screened by vegetation in leaf. Given the density of the Site's boundary vegetation there is unlikely to be significant seasonal variation in the views experienced.						



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