

PROPOSED RESIDENTIAL DEVELOPMENT,  
LAND AT STRATFIELD FARM, OXFORD ROAD,  
KIDLINGTON

**Landscape & Visual Impact Assessment**

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## **1. INTRODUCTION**

- 1.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes to undertake a landscape and visual impact assessment relating to the application seeking the development of 120 residential units on land at Stratfield Farm, Oxford Road, Kidlington. The location and context of the application site is illustrated on Plan ASP1 Site Location and Plan ASP2 Site and Setting.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.3. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.
- 1.4. This assessment should be read alongside the other supporting material which accompanies this application.

## 2. LANDSCAPE RELATED POLICY

- 2.1. The application site lies on land at Stratfield Farm, Oxford Road, and is located adjacent to the southern built-up edge of Kidlington which is made up of a number of residential areas. The application site is covered by the Adopted Cherwell District Local Plan 2011-2031 (Part 1) and is partially located within the Oxford Green Belt, however, it is not covered by any qualitative landscape designations.

### National Planning Policy Framework

- 2.2. The revised National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.3. Paragraph 7 states that: ***“The purpose of the planning system is to contribute to the achievement of sustainable development.”***
- 2.4. Paragraph 8 states that: ***“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)”*** including ***an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”***
- 2.5. Paragraph 11 states that: ***“Plans and decisions should apply a presumption in favour of sustainable development.***

### ***For plan-making this means that:***

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;***

***b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless:***

***i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or***

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

***For decision-taking this means:***

***c) approving development proposals that accord with an up-to-date development plan without delay; or***

***d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***

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

***ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”***

2.6. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Para 127 states that: “***Planning policies and decisions should ensure that developments:***

***a) 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;***

***b) are visually attractive as a result of good architecture, layout and effective landscaping;***

***c) respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

2.7. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular para 174 states that: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

- a) protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality);**
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;**
- c) maintaining the character of the undeveloped coast, while improving public access to it;**
- d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;**
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality; and**
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”**

- 2.8. The framework sets out the importance and fundamental aims of the Green Belt policy in Chapter 13 to ensure the overarching objectives are met by preventing urban sprawl and keeping land permanently open. Paragraph 145 states that **“local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”** Paragraph 147 goes on to state that **“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”**

National Planning Practice Guidance (NPPG)

- 2.9. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

*Design: Process and Tools*

- 2.10. The NPPG states that well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.
- 2.11. As set out in paragraph 130 of the NPPF, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

*National Design Guide*

- 2.12. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

*Green Infrastructure*

- 2.13. The NPPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.



### *Landscape*

- 2.14. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided and mitigation measures employed where necessary.
- 2.15. The NPPF has been of material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.
- 2.16. The policy aims and objectives of the NPPF and local plans have informed the emerging development proposals.

### **Local Planning Policy**

#### Cherwell District Adopted Local Plan 2011-2031 (Part 1)

- 2.17. The Adopted Local Plan (part 1, adopted July 2015, re-adopted December 2016) sets out objectives and spatial strategy to guide development in the district. It includes a number of spatial and district-wide policies ensuring that the planned growth of the district is sustainable.
- 2.18. As it is subject to new residential development, the following policies are considered to be of some relevance to the site and its setting in terms of landscape character:

#### *Adopted Local Plan 2011-2031 (Part 1) Policies:*

- Policy BSC 10 – Open Space, Outdoor Sport and Recreation Provision
- Policy ESD 10 – Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD 14 – Oxford Green Belt
- Policy ESD 17 – Green Infrastructure
- Policy Village 1 – Village Categorisation
- Policy Village 3 – Rural Exception Sites

- 2.19. Policy ESD 14, Policy Village 1 and Policy Village 3 are considered of particular relevance as the site is partially located within the Oxford Green Belt. The policy states:

**“The Oxford Green Belt boundaries within the Cherwell District will be maintained in order to:**

- **Preserve the special character and landscape setting of Oxford**
- **Check the growth of Oxford and prevent ribbon development and urban sprawl**
- **Prevent the coalescence of settlements**
- **Assist in safeguarding the countryside from encroachment**
- **Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

**Development proposals within the Green Belt will be assessed in accordance with government guidance contained in the NPPF and NPPG. Development within the Green Belt will only be permitted if it maintains the Green Belt’s openness and does not conflict with the purposes of the Green Belt or harm its visual amenities. Proposals for residential development will also be assessed against Policies Villages 1 and Villages 3.**

**A small scale local review of the Green Belt boundary in the vicinity of Langford Lane, Kidlington and Begbroke Science Park will be undertaken as part of the Local Plan Part 2, in order to accommodate employment needs (see Policy Kidlington 1). Further small scale local review of the Green Belt boundary will only be undertaken where exceptional circumstances can be demonstrated.”**

- 2.20. Policy Village 1 – Village Categorisation identifies Kidlington as a Category A Village (Service Village) and associates it with the following types of development: **“minor development; infilling; conversions”**.

- 2.21. Policy Village 3 – Rural Exception Sites states that:

**“The Council will support the identification of suitable opportunities for small scale affordable housing schemes within or immediately adjacent**

**to villages to meet specific, identified local housing needs that cannot be met through the development of sites allocated for housing development (...).”**

Partial Review of the Cherwell Local Plan 2011-2031: Oxford’s Unmet Housing Needs (Submitted March 2018)

- 2.22. A partial review of the Adopted Cherwell Local Plan 2011-2031 (Part 1) is in preparation to meet to unmet housing needs as the Oxfordshire councils have all recognised that the county may not be able to accommodate the whole of its new housing requirement for the 2011-2031 period within its administrative boundaries.
- 2.23. Cherwell District Council submitted the Local Plan Partial Review (Oxford’s Unmet Housing Need) to the Secretary of State for Housing, Communities and Local Government for formal examination on Monday 5 March 2018.
- 2.24. The Submitted Local Plan Partial Review include several strategic policies which supplement those in the existing Local Plan (2015) and which are provided for meeting the vision and objectives in a way that achieves sustainable development including strategic development sites to provide the required homes.
- 2.25. The Submitted Local Plan Partial Review identifies the application site as the draft allocated development site ‘Land at Stratfield Farm, Kidlington’. The Draft Policies PR3 and PR7b are considered to be of particular relevance for the application site.
- 2.26. Draft Policy PR3 – The Oxford Green Belt states:

**“(...) within the allocated strategic development sites, the areas of land removed from the Green Belt are as follow:**

**(...) Policy PR7b: removal of 4.3 hectares of land as shown on inset Policies Map PR7b (...)**

**In order to compensate the loss of Green Belt land, development proposals on land to be removed from the Green Belt will be required to contribute to improvements to the environmental quality and accessibility of land remaining in the Green Belt, as detailed in the strategic site allocation policies.”**

2.27. Draft Policy PR7b – Land at Stratfield Farm states:

**“An extension to Kidlington will be developed within 10.5 hectares of land at Stratfield Farm as shown on the inset Policies Map PR7b. Development proposals will be permitted if they meet the following requirements:**

**Key delivery requirements**

- 1. Construction of 100 homes (net) on 4 hectares of land (the residential area). The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare.**
- 2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework**
- 3. Land and proportionate financial contributions to secure a foot, cycle and wheel chair accessible bridge over the Oxford Canal to enable the site to be connected to the allocated site to the east of the A44 (policy PR8)**
- 4. Provision for required emergency services infrastructure.**
- 5. The provision of facilities for play areas and allotments to adopted standards within the developable area and contributions for off-site formal sports provision**
- 6. The improvement, extension and protection of the existing orchard marked on the inset Policies Map for community benefit**

- 7. Creation of a nature conservation area on 6.3 hectares of land as shown on the inset Policies Map, incorporating the community orchard and with the opportunity to connect to and extend Stratfield Brake District Wildlife Site**
- 8. A new public bridleway/green link suitable for all-weather cycling and connecting Land at Stratfield farm with Land East of the A44 (PR9) across the Oxford Canal, and key facilities on the A4165 including proposed sporting facilities at Land at South East Kidlington (PR7a) and Oxford Parkway.**

#### **Planning Application Requirements**

- 9. The application(s) shall be supported by, and prepared in accordance with a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.**
- 10. The Development Brief shall include:**
  - a. A scheme and outline layout for delivery of the required land uses and associated infrastructure**
  - b. Points of vehicular access and egress from and to existing highways with at least two separate points: first, from the Kidlington Roundabout junction, and second, from Croxford Gardens.**
  - c. An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Kidlington to the allocated site to the east of the A44 (Policy PR8) enabling accessibility over the Oxford Canal and to existing or new points of connection off-site and to existing or potential public transport services. The scheme shall include an access road from the Kidlington Roundabout to the easternmost**

- development parcels and the Stratfield Farm building complex only as shown on the inset Policies Map.**
- d. An outline scheme for pedestrian and cycle access to the surrounding countryside**
  - e. Design principles which seek to deliver a connected and integrated extension to Kidlington and a high quality landscape setting which responds to the historic environment of the farm and the Oxford Canal**
  - f. Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (x) below**
  - g. The maintenance and enhancement of the protected trees, existing tree lines and hedgerows**
  - h. An outline scheme for vehicular access by the emergency services**
- 11. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council**
- 12. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and submitted Tree Survey and be agreed before development commences. The BIMP shall include:**
- a. measures for securing net biodiversity gain within the site and for the protection of wildlife during construction**
  - b. measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development**
  - c. the re-creation and restoration of hedgerows reflecting the historic field pattern and enhancement of existing grassland habitats**
  - d. demonstration that designated environmental assets will not be harmed, including no detrimental impacts on down-canal Sites of Special Scientific Interest and Local Wildlife Sites through hydrological, hydro chemical or sedimentation impacts**

- e. measures for the protection and enhancement of wildlife corridors and existing water habitats**
  - f. measures for enhancing existing designated and non-designated environmental assets**
  - g. A scheme for the provision of in-built bird and bat boxes, wildlife connectivity between gardens and the viable provision of designated green walls and roofs**
  - h. the creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including within the Lower Cherwell Conservation Target Area and to the Meadows West of the Oxford Canal Local Wildlife Site**
  - i. Measures to minimise light spillage and noise levels on habitats and wildlife corridors including to maintain connectivity for nocturnal species in an east-west direction**
  - j. Measures for the protection and enhancement of the Oxford Canal corridor and towpath including the creation and restoration of water vole habitat in the canal corridor through the minimisation of light pollution**
  - k. Farmland bird compensation**
  - l. Proposals for wildlife management in conjunction with conservation organisations**
  - m. The protection and enhancement of the part of the site within the Lower Cherwell Conservation Target Area. There shall be no building in the CTA other than for a fenced footpath/cycle/wheelchair path and for the construction of the canal bridge**
- 13. The application(s) shall be supported by phase 1 habitat surveys including an habitat suitability index (HSI) survey for great crested newts, great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, water vole, otter, invertebrate, dormouse, breeding birds and reptiles, an internal building assessment for roosting barn owl, and an assessment of water bodies**

- 14. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development**
- 15. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 SFRA.**
- 16. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.**
- 17. The application shall be supported by a Heritage Impact Assessment which will include measures to avoid or minimise conflict with the identified heritage assets within the site, particularly Stratfield Farmhouse.**
- 18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**
- 19. The application(s) shall include proposals for the securing the long-term use, management and maintenance of public open green space and play area/public open green space**
- 20. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement.**



- 21. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year**
- 22. The application shall include an Employment, Skills and Training Plan to be agreed with the Council**
- 23. The nature conservation area shall be kept free from built development and the application for planning permission shall include proposals for securing the area for that use in perpetuity**

#### **Place Shaping Principles**

- 24. A layout, design and appearance for an extension to Kidlington that seeks to improve the appearance of, and is fully integrated and connected with, the existing built environment, which maximises the opportunity for walking, cycling and wheelchair use, which provides for a development that is integrated with high quality, publicly accessible and well connected green infrastructure and which provides a transitional interface with Stratfield Brake Sports Ground and Stratfield Brake District Wildlife Site and protects and enhances the Oxford Canal Conservation Area**
- 25. The establishment of a connecting pedestrian, cycle and wheelchair route from the site's junction with Kidlington Roundabout to the allocated site to the East of the A44 (policy PR8)**
- 26. The maintenance and enhancement of native landscaping to emphasise the Green Belt location of the land outside of the residential area and to provide for the potential accommodation of that land within the Stratfield Brake District Wildlife Site**

**27. The character and appearance of the Grade II Listed Stratfield Farmhouse and its setting is to be enhanced through appropriate building restoration and landscaping**

**28. Layout and design that encourages the sustainable and safe management of waste by individual households while minimising the visual and pollution impacts”**

2.28. Appendix 3 which includes the Inset Policies Map PR7b produced as part of the Partial Review of the Cherwell Local Plan 2011-2031: Oxford’s Unmet Housing Needs (Cherwell District Council, 2018).

### **3. BASELINE ASSESSMENT**

- 3.1. The application site is located on the southern edge of Kidlington built-up area with residential areas located to directly the north and a retail area to the north-east, beyond Oxford Road. The site's eastern boundary is adjacent to the road corridor and roundabout associated with Oxford Road. The Oxford Canal runs along the site's western boundary and forms a significant physical boundary to the west of the site, whilst the site's southern boundary is adjacent to Stratfield Brake Sports Ground and to an existing green space which is partially designated as a Conservation Target Area.
- 3.2. The application site consists of several small-scale agricultural parcels mainly used as pastures and comprises Stratfield Farmhouse (Grade II Listed Building) and its associated traditional orchards (ref. OXON0265 and 0266) which are located in the centre of the site. The boundaries of the application site and its internal parcels are enclosed by established mixed native hedgerows and tree belts. This mature vegetation structure creates a strong degree visual and physical separation from the adjacent road corridor and immediate landscape setting. It should, however, be noted that a few gaps are present within the existing vegetation associated the site's boundaries. These gaps allow for some glimpsed views into the site from Oxford Road and from some sections of Oxford Green Belt Way Recreational Route which runs along the western side of the Oxford Canal.
- 3.3. The immediate context to the west of the application site is made up of low-lying agricultural fields and a solar farm which are bound by established hedgerows or mature treebelts affording a strong degree of visual containment to the site in views from the wider landscape setting to the west.
- 3.4. To the east and south-east, the immediate setting of the site is made up of large scale agricultural fields, a railway line and the built form of Oxford Parkway Train Station which are located beyond the busy road corridors of Oxford Road and the A34.
- 3.5. Directly to the south of the site, the woodland area associated with Stratfield Brake affords a strong degree of visual containment to the site in views from the wider setting to the south and south-east.

- 3.6. The residential areas adjacent to the site's northern boundary and associated with Croxford Gardens, South Avenue and the wider settlement of Kidlington extend to the north and form an urban backdrop to the site in views from the south-west, south and south-east. The presence of these built-up areas in the immediate northern setting of the site affords a strong degree of visual containment to the site in views from the wider landscape setting to the north.
- 3.7. Other than the two traditional orchards and the Grade II listed building, the internal components of the site offer little in the way of landscape value. However, the more established vegetation structure including established trees and mature hedgerows provides a strong degree of containment and visual separation from the wider landscape setting.
- 3.8. A detailed Arboricultural Survey and Assessment has been undertaken by Aspect Arboriculture and is submitted alongside the information to support the application which fully details the quality of the treescape within the site and identifies the better-quality specimens that have formed constraints as part of the development of the layout.

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

- 3.9. The site does not comprise any PRoWs and is not publicly accessible due to being currently under private ownership.
- 3.10. The Oxford Green Belt Way Recreation Route (Public Footpath 265/33/60) runs along the western side of the Oxford Canal which is adjacent to the application site's western boundary. The Oxford Green Belt Way runs in a broad north-south direction and provide access to the wider public right of way network which extends further to the west and east towards the settlements of Kidlington, Yarnton and Cutteslowe.
- 3.11. To the north of the site, the nearby public footpaths PF 265/31/10 and 265/30/10 run within the built-up area associated with Kidlington and have no intervisibility with the site due to the intervening built form associated with the settlement.
- 3.12. To the east, PF 265/30/10 runs in a broad northeast-southwest from the settlement of Gosford towards the Oxford Railway. Other public rights of way are

located within the wider site setting. Refer to Plans ASP1 Site Location Plan and ASP2 Site & Setting Plan.

### **Topography**

- 3.13. The site's topography is relatively level sloping down from 68m AOD along the site's eastern boundary to 61m AOD along the site's western boundary. At a larger scale, the context of the site is located on a gently sloping and low-lying landscape running towards the Oxford Canal to the west of the site.

### **Historic Assets**

- 3.14. As mentioned above, the site comprises Stratfield Farmhouse (Grade II Listed Building) which is located in the centre of the site. It should also be noted that a number of listed buildings are located in the site setting, including the Oxford Canal Kidlington Green Lock (Grade II) which is located approximately 280m north-northwest of the site. The site is separated from the historic assets located in its setting by intervening vegetation structure and urban elements, ensuring that there is no physical or visual relationship between the site and the listed buildings.
- 3.15. There are no conservation areas located within the vicinity of the application site. However, it is acknowledged that a Conservation Area is located approximately 1.2km to the north of the site and within the northern area of Kidlington.

### **National Landscape Character**

- 3.16. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The application site lies within the Upper Thames Clay Vales NCA 108.
- 3.17. The key characteristics of the Upper Thames Clay Vales NCA 108 are listed as being:

- **“Low-lying clay-based flood plains encircle the Midvale Ridge. Superficial deposits, including alluvium and gravel terraces, spread over 40 per cent of the area, creating gently undulating topography. The Upper Jurassic and Cretaceous clays and the wet valley bottoms give rise to enclosed pasture, contrasting with the more settled, open, arable lands of the gravel.**
- **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. Where mineral extraction takes place, pits naturally fill with water, and limestone gravels from the Cotswolds give rise to marl formation. There are a high number of nationally important geological sites.**
- **Woodland cover is low at only about 3 per cent, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale and Cotswold Water Park, native black poplar.**
- **Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and hedged, except near the Cotswolds, where there can be stone walls. The Vale of White Horse is made distinct by large arable fields, and there are relict orchards on the Greensand.**
- **In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. There are two areas of flood meadow designated for their importance at a European level as Special Areas of Conservation (SAC). There are also rich and extensive ditch systems.**
- **Gravel extraction has left a legacy of geological exposures, numerous waterbodies and, at the Cotswold Water Park, a nationally important complex of marl lakes.**
- **Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. Snake’s head fritillary thrives in the internationally important meadows. The area also supports**

**typical farmland wildlife such as brown hare, bats, barn owl, tree sparrow and skylark.**

- **Blenheim Palace World Heritage Site, including its Capability Brown landscape, is the finest of many examples of historic parkland in this NCA. There are many heritage features, including nationally important survivals of ridge and furrow, Roman roads, deserted medieval villages**
- **and historic bridges.**
- **Brick and tile from local clays, timber and thatch are traditional building materials across the area, combined with limestone near the Cotswolds and occasional clunch and wichest near the Chilterns.**
- **Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns, such as Abingdon. Aylesbury and Bicester are major urban centres, and the outer suburbs of Oxford and Swindon spread into this NCA. Market towns and villages are strung along the springlines of the Chilterns and Downs. Major routes include mainline rail, canals, a network of roads including the M40 and M4 and The Ridgeway and Thames Path National Trails.”**

### **Regional Landscape Character**

#### OWLS (Oxfordshire Wildlife & Landscape Study, 2004)

3.18. In addition to the NCA, Oxford County Council have produced a regional character assessment. The application site is identified within the regional character area of the Upper Thames Vale and is located within two different areas associated with the landscape character types LCT 1 ‘Alluvial Lowland’ and LCT 17 ‘Vale Farmland’.

3.19. The key characteristics of the LCT 1 ‘Alluvial Lowland’ include:

- **“Broad alluvial plains**
- **Mixed farming pattern with regular fields with both arable cropping and pasture.**
- **Densely scattered hedgerow trees of ash and willow.**
- **Dense willow corridors bordering large number of ditches.**

- **Sparsely settled.”**

3.20. The key characteristics of the LCT 17 ‘Vale Farmland’ include:

- **“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.**
- **Nucleated pattern of small, compact villages.”**

### **Aspect Landscape Character Assessment**

3.21. While the NCA and the Oxfordshire Wildlife & Landscape Study Landscape provide a good assessment and overview of the quality and character of the landscape within which the site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the qualities of the application site itself and its immediate localised setting. As such, Aspect has undertaken a more localised landscape character assessment of the application site, the southern built-up edge of Kidlington and the immediate surrounding landscape.

3.22. It is considered that the site has a strong relationship with the urban built edge of Kidlington and Oxford Road which form respectively its northern and eastern boundaries. The transport corridors of Oxford Road and the Oxford Canal form notable components in the localised vicinity and create defensible edges to the west and east of the application site. The established vegetation associated with these transport corridors afford a strong degree of visual containment to the site in views from the west and east. The application site is further enclosed and contained with established hedgerows, trees and shrubs along its boundaries, creating a degree of separation from the adjoining areas, nearby transport corridors and wider landscape. However, it is acknowledged that some gaps are present within the existing boundary vegetation, allowing for some glimpsed views into the site from the transport corridors.



- 3.23. The site can therefore be perceived through some glimpsed views from the west and east due to some gaps in the vegetation structure associated with the site's boundaries. It is also noted that glimpsed views of the site are available from a section of the Public Footpath 265/33/60 which is located along the western side of the Oxford Canal.
- 3.24. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity. In addition, the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designation" also assists.
- Landscape Susceptibility: *"the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences"*;
  - Landscape Value: *"the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons"*; and
  - Landscape Sensitivity: *"a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor."*
- 3.25. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

#### Landscape Susceptibility

- 3.26. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the transport corridors adjacent to the site's boundaries and presence of the adjacent built edge of Kidlington to the north reduce the susceptibility of the site to change resulting from residential development. The established vegetation structure located along most of the site's boundaries and adjacent road corridors creates a robust external edge to

the application site and form a defensible boundary between the site and the wider rural setting to the south. It is therefore considered that the landscape character of the site has capacity to successfully accommodate sensitively designed employment development. The susceptibility of the landscape resource to change of the type proposed is considered to be **low**.

### Landscape Value

3.27. The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:

- Landscape quality (condition);
- Scenic ;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

3.28. In terms of landscape quality, the site reflects that of its locality, comprising some established boundary hedgerows and trees. Internally, there are few landscape features of note, as the site comprises several agricultural parcels. Besides the existing vegetation, the site is enclosed by adjacent transport corridors and residential areas associated with Kidlington. Due to the relatively contained nature of the site, the internal landscape quality of the site is not readily appreciated from much of the surrounding. It is considered that the landscape quality of the site is **low / medium**.

3.29. In terms of the scenic quality of the site and its immediate setting, as demonstrated by the visual assessment (Refer to Appendix 2), there is some intervisibility between the site and its immediate setting to the east and west, albeit largely limited to a few sections of the adjacent road corridor and nearby Public Footpath 265/33/60 and Brickhill Street. However, localised vegetation cover and relatively level topography reduces the extent of this visibility and therefore views of the site are highly localised and diminish rapidly with distance. Where the application site is visible, there are few landscape features of note that

contribute to the scenic quality of the area. The scenic quality of the site is reduced by the presence of the built form associated with Kidlington and the adjacent transport corridors which form notable components in views of the site from the west and east. It is considered that the scenic quality of the site and its setting is **low**.

- 3.30. With regard to rarity and representativeness, the site currently comprises agricultural land. It is therefore considered to be consistent with the land use of much the surrounding landscape to the south, south-west and east. This is commonplace within the localised and wider setting and as such is not considered particularly rare. There are no internal landscape features of note within the site that do not exist elsewhere within the immediate and wider setting. It is considered that the site does not contribute substantially to the representativeness of the wider LCT1 'Alluvial Lowland' and LCT17 'Vale Farmland'. It is considered that the rarity and representativeness of the site is **low**.
- 3.31. In terms of conservation interests, the majority of the site is of limited ecological interest as it mainly comprises of agricultural land. It is acknowledged that the vegetation structure associated with the site contributes to the existing green infrastructure and form a localised ecological resource for birds, foraging mammals and ecological connectivity on-site and within the surrounding area. However, there are no features which are considered to be significant or unique as to significantly elevate the conservation value of the site or its immediate setting. The site is not located within or nearby a Conservation Area, however, it is acknowledged that the site comprises a Grade II Listed Building and two traditional orchards. It is therefore considered that the conservation value of the site is **medium**.
- 3.32. With regard to the recreational value, it is considered that the site has no specific recreational value as it is currently under private ownership. It is also acknowledged that the established treebelts and hedgerows associated with the boundaries of the site reduce the relationship between the site and the surrounding Public Rights of Way network. As the site is not publicly accessible, it is considered that the value of the site's recreational value is **none**.

- 3.33. In terms of the perceptual aspects of the site, the presence of adjacent transport corridors and residential areas associated with Kidlington significantly affect the perceived tranquillity of the site and mean the site is perceived as part of the settlement fringe rather than wider rural landscape. The perceived tranquillity increases with distance from the transport corridors and it is considered that the wider landscape setting to the south, west and east of the site will have a greater perceptual value. It is considered that the perceptual value of the site itself is **low**.
- 3.34. With regard to literary, artistic and historic associations, there are no known links with regard to the site or its immediate setting. It is therefore considered that the value of the site's cultural associations is **none**.
- 3.35. Given the above assessment it is considered that the overall landscape value of the site is **low**.

#### Landscape Sensitivity

- 3.36. Considering the assessment of the various factors above, it is considered that the site is consistent in terms of its land use, features and elements with that of the immediate surrounding area and is not remarkable. The site does not include any features which elevate it above ordinary landscape, however, it is acknowledged that the site comprises a Listed Building and two traditional orchards.
- 3.37. The site is not considered to represent a "valued landscape" in relation to the NPPF 2018. When both value and susceptibility of the landscape resource are considered together, it is considered that the application site would typically be of **low** landscape sensitivity.
- 3.38. Within the site's localised setting, it is considered that the presence of residential built-up areas and several transport corridors is a significant factor, detracting from the remoteness and tranquillity of the localised landscape, resulting in a **low** landscape sensitivity. It is however acknowledged that the sensitivity increases to **medium** within the wider setting as the distance from the existing settlement edge increases.

## Visual Baseline Assessment

- 3.39. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.
- 3.40. The Photographic Record is included within Appendix 2 and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition (GLVIA3) published in April 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment, and the Landscape Institute Advice Note 01/11.
- 3.41. The photographs were taken in winter 2021 by Chartered Landscape Architects using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI Advice Note 01/11. The weather was bright with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 5 of this report.
- 3.42. As an overview, the visibility of the site is highly localised as a result of the established boundary vegetation and adjoining built edge. Some views into the site are available from the adjacent transport corridors of Oxford Road and the Oxford Canal, along which runs the Public Footpath 265/33/60. Due to the low-lying landscape, middle and longer distance views are generally restricted and contained by the extent of intervening vegetation structure, built form associated with Kidlington and urban elements associated with the train station of Oxford Parkway.

## 4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the proposals are provided within the supporting material which accompanies this application. The Proposed Site Layout produced by RG+P Architects is for up to 120 dwellings alongside access roads, footpaths, open space and landscaping and is illustrated within Appendix 4.
- 4.2. The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset, the proposals have sought to respond to the opportunities and constraints identified by the various technical assessments undertaken as part of the application. The layout has been carefully developed to complement the receiving landscape setting. It is intended that any built form on the site would incorporate a simple palette of materials that have been informed by the local setting and vernacular.
- 4.3. The proposals do not extend within the site's western parcels and incorporate generous landscape buffers with structural planting along the site's boundaries, whilst retaining the traditional orchards located in the centre of the site. The POS and the landscape buffers are designed to minimise visual impacts upon the setting to the west and south and ensure that the landscape context has been appropriately considered.

### **Landscape Strategy**

- 4.4. The landscape strategy plan ASP4 has been developed with the follow;
- The existing hedgerows and hedgerow trees the will be largely retained as part of the proposals, with additional native planting providing a substantial verdant vegetation structure within the site, from Day One, in accordance with the landscape management/development considerations specific to the district character assessment.
  - The boundaries will be reinforced with native tree, shrub and hedgerow planting, which will assist in integrating the proposals and the existing settlement edge into the localised landscape fabric. The proposed planting strategy will consist of native species typical of the wider character area, and enhance connective link.
  - The majority of the mature hedgerow and established tree planting along Stratfield Road will be retained to protect the verdant setting along the adjacent highway.

- Pedestrian footpath links and accessibility through public open spaces within the landscape buffers designed with native shrub, scrub and mixed species native woodland planting to assist with achieving biodiversity net gain on site.
  - Tree lined road network.
  - Inclusion of a Locally Equipped Area of Play (LEAP) within the southern landscape buffer.
  - Inclusion of enhanced SUDS attenuation basins within the areas of POS to the west, which will form areas of wetland habitat enhanced by native planting species suited to wet habitats. These features will act as natural features and focal points within the areas of POS provided.
  - A central area of POS will act as a natural focal point and breathing space within the heart of the development.
  - Provision of high quality hard and soft landscape scheme.
- 4.5. The landscape design principles have been designed to reflect the local design character and help provide a high-quality development appropriate to its built setting as well as tying in with the existing vegetation boundary structure to the east of the site. The areas of open space will create biodiverse wildlife corridors providing opportunities for a range of habitats and recreational experiences which will also incorporate an areas of formal play.
- 4.6. The proposed planting strategy will predominantly consist of native species that will include the ecological and biodiversity enhancements. The planting species will be of local provenance and reflect the typical characteristics of the wider character area. The landscape enhancements will provide both enhanced links between the existing vegetation structure that defines the Site boundaries and the local setting and an enhanced degree of amenity to the surroundings, ensuring the proposals can be successfully integrated into the setting without harm.
- 4.7. New tree planting is proposed as an integral part of the layout to ensure a high-quality residential scheme. Larger specimen species are included where space allows, providing mitigation for the tree removals and enhanced street scenes. Feature tree species such as Liquidambar will highlight pedestrian routes and variations such as the flowering Cherry species provide further seasonal interest in key locations.

- 4.8. The western area of the Site will consist of Public Open Space (POS) with further POS located along the northern and central areas of the Site. These areas will include additional landscape structural that will bolster the Site boundaries, integrate new woodland that is characteristic of the localised setting and further biodiversity enhancements in the form of wild meadow and wet habitats SuDS enhancements.
- 4.9. The Public Open Space (POS) will incorporate the following;
- A Locally Equipped Area of Play (LEAP) is proposed within the POS to the south, positioned to ensure a 20m offset is achieved. The play space design provides a high quality and useable space with a meandering hoggin footpath flanked with areas of ornamental shrub planting and flowering tree species to create a pleasant biodiverse environment.
  - A mix of native shrub and scrub planting is used within the open space to add seasonal enjoyment for users throughout the seasons and a hoggin surfaced walkway runs around the open space allowing those not using the play facilities to sit back and enjoy the surrounding ornamental shrub and tree planting. Seating is deliberately positioned to look out across the green space in key areas. This is to provide opportunities for both a social and individual enjoyment
  - Large canopy focal native tree planting are incorporated within the central open space to provide a wide variety of tree canopy coverage.
  - Enhanced SuDS attenuation basins within the areas of POS, will form diverse wetland habitats enhanced by native planting species suited to wetland conditions. These features will act as natural features and focal points within the POS areas.
  - A LAP area will also be provided for younger children within a central location. This will incorporate natural play features to encourage exploration of the natural environment.
  - Informal formal seating will be located along the POS footpath located around large canopy trees underplanted with seasonal shrub and wildflower planting to create a focal points that can be appreciated from these resting places.
  - In addition a surfaced footpath / circle way will also link to the canal to the west.
- 4.10. Proposed hard surface finishes seek to provide variety and interest whilst also aiding in identifying character areas and private driveways, parking courts and key nodal points within the development. This includes shared surface road /



parking courts being block paved whilst the main primary road structure includes a more standard Tarmac road and kerbed footway approach.

- 4.11. Overall, the proposals seek to incorporate a robust landscape strategy that will provide structure to the proposed residential development and tie in with the existing vegetation structure to the Site's boundaries and within the immediate context and wider setting. This green strategy will not only contribute to the sustainability of the Site, but also assists in creating a high quality development which sits well within its landscaped context and is conducive to happy and healthy family life.

## **5. ASSESSMENT OF EFFECTS**

- 5.1. To assess the nature of the change as a result of the proposals, it is appropriate to evaluate the impact of the proposed development upon the existing landscape character and visual environment within which the site is located.
- 5.2. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 2 of this document.

### **Effect upon Landscape Character**

- 5.3. Having regard to the effect of the proposals upon the immediate localised landscape character, it is considered that the proposals represent a sustainable and appropriate high-quality development that can be integrated without significant harm to the 'Alluvial Lowland' (LCT1) and the 'Vale Farmland' (LCT17) landscape types associated with the regional character area of the Upper Thames Clay Vale.
- 5.4. The site is adjacent to the built edge of Kidlington, with built form characterising the setting directly to the north of the site and transport corridors defining the site's western and eastern boundaries. The proposals will introduce a high-quality residential development into a localised context comprising existing residential areas and transport corridors which currently does little to contribute positively to the localised or wider landscape character. The proposals include enhanced and robust boundaries, and it is considered that this will not materially affect the character of the area, as the development will not extend beyond the existing boundary vegetation and adjacent transport corridors to the west and east. Residential development characterises the immediate setting of the site and the proposals will therefore not introduce new or alien features which do not already exist within the localised context.

### Wider Landscape Setting

- 5.5. In terms of the wider landscape character, the proposals will not materially affect the key characteristics of the national and regional landscapes. The existing low-lying topography associated with the wider setting, and extent of established vegetation associated with the site boundaries and field boundaries within the site's wider context affords a strong degree of containment and separation to the application site. It is therefore considered that the proposals will result in a negligible magnitude of change, acting upon a medium sensitivity receptor. As such, it is considered that the significance of effect within the sites wider setting will be minor / none.

### Localised Landscape Setting

- 5.6. Considering the sensitively designed proposals, the robust landscape strategy and the existing influence of built form and transport infrastructure, the proposed residential development will have a minor effect on the character of the localised landscape context of Kidlington. The retention and enhancement of existing vegetation running along the site's boundaries will provide an immediate mature setting for the development and will ensure that the proposals are appropriately integrated within the context of Kidlington and its wider setting.
- 5.7. It is considered that the localised landscape context of the site is of low sensitivity. The proposals will not result in significant vegetation loss nor will they introduce elements which do not already exist within the settlement fringe context, and it is therefore considered that this can be achieved without significant harm to the localised landscape character. The site is closely related to urbanising features and residential areas associated with the southern limits of Kidlington and is clearly defined to the west and east by the adjacent transport corridors. Therefore, the proposals will not introduce elements which are significantly at odds with the wider prevailing character of the site's setting. Furthermore, the site itself is identified as a draft allocation development site as part of the Submitted Partial Review of the Cherwell Local Plan 2011-2031 (*Oxford's Unmet Housing Needs*, Cherwell District Council, 2018) and the principle of development within the localised context has therefore already been considered by the Local Planning Authority.

- 5.8. The proposed landscape treatments will ensure that a robust green edge to the development is achieved, which along with the adjacent transport corridors will form an appropriate transition between the built-up areas and the wider low-lying landscape. It is therefore considered that the proposed residential development will result in a low magnitude of change within the context of the site's localised setting. As such, it is considered that the significance of effect within the sites localised setting will be minor /none.

### Site

- 5.9. The character assessment identifies that the application site is heavily influenced by the proximity of urbanising features such as the nearby residential areas associated with Kidlington and adjacent transport corridors which clearly define the site's western and eastern boundaries. The application site is relatively enclosed by the established vegetation on most of its boundaries which will largely be retained as part of the proposals. Additional planting is to be implemented along the site's boundaries and internally to assist in the integration of the site into the receiving landscape.
- 5.10. The development has been designed to minimise impacts to existing vegetation structure, including the two traditional orchards, and the vegetated character of the site's boundaries will not be compromised by the proposals. Proposed native tree and hedgerow planting will mitigate the potential vegetation removal and will provide a robust landscape structure to the site boundaries.
- 5.11. The proposed development of the site will be seen within the context of the existing settlement edge and transport corridors, which forms significant features within the landscape setting, defining the receiving landscape character. It is therefore considered that the proposed residential development will result in a low magnitude of change, resulting in a minor significance of effect on the site's landscape character.

## Effect upon the Visual Environment

5.12. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. These views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change as a result of the proposals.

Viewpoint	Location	Receptor	Sensitivity	Magnitude of Change	Significance of Effect
<b>1</b>	Oxford Road, 50m north-east of the site	Users of the road network	Low	Negligible	<b>Negligible</b>
NOTES: At Year 1, although the vegetation associated with the eastern site boundary will be reinforced with additional planting, it is considered that the glimpsed views of the proposals will be available resulting in a low magnitude of change upon a low sensitivity receptor. However, as the proposed landscape features mature, the proposed built edge will be softened and the scheme will become an integrated part of the view and built edge of Kidlington. As such, the magnitude of change will reduce to negligible resulting in an effect of <b>negligible</b> significance.					
<b>2</b>	Oxford Road Roundabout, 15m east of the site	Users of the road network	Low	Medium	<b>Moderate / minor</b>
NOTES: During the early stages of development, due to the partial removal of vegetation structure associated with the eastern site boundary to allow for the creation of a vehicular access off Oxford Road, it is considered that the proposed built form will be visible from Viewpoint 2, resulting in a high magnitude of change upon a low sensitivity receptor. It is noted that a landscape buffer is proposed along the eastern site boundary, which will afford a degree of containment to the proposed proposals from this location. As the proposed landscape features mature, the proposed built edge will be softened and the magnitude of change will reduce to medium, resulting in an effect of <b>moderate / minor</b> significance.					
<b>3</b>	Oxford Road Roundabout, 5m east of the site	Users of the road network	Low	Negligible	<b>Negligible</b>

	<p>NOTES: At Year 1, due to the strong degree of visual containment afforded to the site by the intervening vegetation structure associated with the eastern site boundary, it is considered that the proposed residential units will not be visible. However, the partial removal of existing vegetation to allow for the creation of the vehicular access off Oxford Road will be noticeable during the early stages of development, resulting in a low magnitude of change upon a low sensitivity receptor. As the proposed landscape features mature, the proposed built edge will be softened and the magnitude of change will reduce to negligible, resulting in an effect of <b>negligible</b> significance.</p>				
<b>4</b>	Oxford Road Roundabout, 60m south-east of the site	Users of the road network	Low	Negligible	<b>Negligible</b>
	<p>NOTES: At Year 1, due to the strong degree of visual containment afforded to the site by the intervening vegetation structure associated with the eastern site boundary, it is considered that the proposed residential units will not be visible. However, the partial removal of existing vegetation to allow for the creation of the vehicular access off Oxford Road will be noticeable during the early stages of development, resulting in a low magnitude of change upon a low sensitivity receptor. As the proposed landscape features mature, the proposed built edge will be softened and the magnitude of change will reduce to negligible, resulting in an effect of <b>negligible</b> significance.</p>				
<b>5</b>	Stratfield Brake Sports Ground, 6m south-east of the site	Users engaged in outdoor activities	Medium	Low	<b>Moderate / minor</b>
	<p>NOTES: From Viewpoint 5, the site is afforded a degree of visual containment by intervening vegetation structure associated with its immediate setting and it should be noted that the residential areas associated with the settlement of Killington form a noticeable backdrop. During the early stages of development, it is considered that the proposals will be visible beyond the existing vegetation and landscape features associated with the landscape buffer proposed along the eastern site boundary. Glimpsed views of the proposals would be perceived and seen within the context of the existing built edge of Kidlington. At Year 1, it is therefore considered that the proposals will result in a medium magnitude of change upon a medium sensitivity receptor. As the landscape features proposed within the landscape buffer mature, the proposed built edge will be softened and the scheme will become an integrated part of the view perceived from Viewpoint 5. At Year 10, it is considered that the magnitude of change will reduce to low resulting in an effect of <b>moderate / minor</b> significance.</p>				
<b>6</b>	Stratfield Brake Sports Ground, 105m south of the site	Users engaged in outdoor activities	Medium	Negligible	<b>Minor</b>
	<p>NOTES: At Year 1, it is considered that the proposals will be afforded a strong degree of visual containment by the treebelt associated with the southern site boundary and the Sport Ground. However, it is acknowledged that occasional glimpsed views may be available through the treescape during winter months, resulting in a low magnitude of change upon a medium sensitivity receptor. As the proposed landscape features mature along the southern site boundary, the proposed built edge will be softened, resulting in a negligible magnitude of change. At Year 10, it is considered that the proposals will result in an effect of <b>minor</b> significance.</p>				

<b>7</b>	Stratfield Brake, 320m south of the site	Users engaged in outdoor activities	Medium	Negligible	<b>Minor</b>
	NOTES: It is considered that the site is afforded a very strong degree of visual containment from Viewpoint 7 due to the intervening vegetation structure associated with the southern site setting. It should be noted that the existing residential areas associated with Kidlington are visible on this view and that the proposals will be perceived as part of the existing settlement edge. It is therefore considered that the proposals will result in a negligible magnitude of change against a medium sensitivity receptor, resulting in an effect of <b>minor</b> significance.				
<b>8</b>	South Avenue, 45m north of the site	Users of the road network	Low	Negligible	<b>Negligible</b>
	NOTES: At Year 1, it is considered that glimpsed views of the proposals will be available through the gaps present in the intervening vegetation structure associated with the northern site boundary, resulting in a low magnitude of change upon a low sensitivity receptor. As the proposed landscape features mature along the site boundaries, the proposed built edge will be softened. At Year 10, it is therefore considered that the proposals will result in a negligible magnitude of change, resulting in an effect of <b>minor</b> significance.				
<b>9</b>	Croxford Gardens residential area, 20m to the north of the site	Users of the road network and residents with oblique views	Medium	Low	<b>Moderate / minor</b>
	NOTES: At Year 1, the proposals will be partially visible beyond the landscape proposals from Viewpoint 9 due to the presence of gaps in the established vegetation structure associated with the northern site boundary. It is therefore considered that the proposals will result in a medium magnitude of change upon a medium sensitivity receptor. As the proposed landscape features mature along the site boundaries, the proposed built edge will be softened. At Year 10, it therefore is considered that the proposals will result in a negligible magnitude of change, resulting in an effect of <b>minor</b> significance.				
<b>10</b>	Croxford Gardens residential area, 30m to the north of the site	Users of the road network and residents with oblique views	Medium	Negligible	<b>Minor</b>
	NOTES: Due to the presence of established vegetation structure associated with the northern site setting, it is considered that that only glimpsed views of the proposals will be available from Viewpoint 10, resulting in a low magnitude of change upon a medium sensitivity receptor. As the proposed landscape features mature along the site boundaries, the proposed built edge will be softened. At Year 10, it is therefore considered that the proposals will result in a negligible magnitude of change, resulting in an effect of <b>minor</b> significance.				
<b>11</b>	Oxford Greenbelt Way Recreational Route, 40m to the north-west of the site	Users of the Public Rights of Way (PRoW) Network	High	None	<b>None</b>

	NOTES: It is considered that a very strong degree of visual containment is afforded to the site from Viewpoint 11 and associated section of the Oxford Green Belt Way. From the early stages of development, it is considered that the proposals will not be visible and that there will be no change perceived from Viewpoint 11 which would be associated with the proposals. Therefore, the proposals will result in a significance of effects of <b>none</b> .				
<b>12</b>	Oxford Greenbelt Way Recreational Route, 40m to the south-west of the site	Users of the Public Rights of Way (PRoW) Network	High	Negligible	<b>Moderate / minor</b>
	NOTES: During the early stages of development, it is considered that only the proposed roofscape will be visible from Viewpoint 12, beyond the intervening vegetation structure associated with the western site boundary and the Oxford Canal which affords a strong degree of visual containment to the application site. At Year 1, it is considered that the proposals will result in a low magnitude of change upon a high sensitivity receptor. As the proposed landscape features mature, the proposed built edge will be softened. At Year 10, it is therefore considered that the proposals will result in a negligible magnitude of change, resulting in an effect of <b>moderate / minor</b> significance.				
<b>13</b>	Public Footpath 420/4/10, 500m to the north-west of the site	Users of the Public Rights of Way (PRoW) Network	High	None	<b>None</b>
	NOTES: The vegetation associated with the site's north-western setting and treebelts running along the Oxford Canal afford a very strong degree of visual containment to the site in views from the north-west. Due to this intervening vegetation, it is considered that the proposals will not be visible from Viewpoint 13 and that there will be no change perceived from Viewpoint 13 which would be associated with the proposals. Therefore, the proposals will result in a significance of effects of <b>none</b> .				
<b>14</b>	Public Footpath 229/10/10, 1km to the south of the site	Users of the Public Rights of Way (PRoW) Network	High	Negligible	<b>Moderate / minor</b>
	NOTES: During the early stages of development, it is considered that the proposals will be partially visible from this location. However, as the existing built edge of Kidlington forms a noticeable backdrop to the site, it is considered that the proposals will not introduce new or alien features to this view and will be perceived as part of the existing built-up area, resulting in a low magnitude of change upon a high sensitivity receptor. As the proposed landscape features mature along the southern site boundary, the proposed built edge will be softened and the magnitude of change will reduce to negligible, resulting in an effect of <b>moderate / minor</b> significance.				

5.13. As an overview, views of the application site are relatively well contained through a combination of the low-lying topography, established vegetation cover and intervening built form associated with the immediate setting to the south and south-east of Kidlington. Where they are available, the proposals will be successfully integrated into the surrounding landscape when considering the existing built form, urbanising components and adjacent transport corridors. While the proposals will represent a degree of change within localised views, they



will not harm the context of these views and it is considered that the proposals can be accommodated.

- 5.14. Proposed landscape proposals to the site boundaries will create a robust and defensible green buffer to the development, softening the perceived built edge. It is acknowledged that in the short term the proposals will give rise to some adverse effects upon those views within the immediate setting, however, as the proposed landscaping matures it will integrate the proposals within the existing landscape structure.
- 5.15. Within the context of views from the wider rural landscape, the development would be well contained and, where glimpsed views through vegetation are available, the small proportion of the development visible would be seen in the context of the existing built-up area of Kidlington. Overall, it is considered that the proposed development can be integrated without significant harm to the receiving visual environment.

#### **Effect upon Landscape Related Policy**

- 5.16. Both national and local policy guidance seeks to ensure that proposed development should promote good design which responds to the character of the setting ensuring that the proposals are integrated within their context. It is considered that the proposals are fully in line with policy objectives and can be accommodated within the localised landscape setting which forms the context of the site. Furthermore, the site is covered by the Draft Policy PR7b - Land at Stratfield Farm (Submitted Local Plan Partial Review - Oxford's Unmet Housing Need) and, as such, the principle of residential development proposed on the site has already been acknowledged.
- 5.17. The site is not covered by any qualitative landscape designations and is not considered to be located within a valued landscape in the context of the NPPF. It is acknowledged that the proposed residential development will result in a degree of change within the immediate context of the site itself, however, this is not considered so great as to significantly or demonstrably outweigh the benefits of the scheme. It is therefore considered that the proposals can be integrated without significant harm to the character or visual amenities of the receiving landscape.

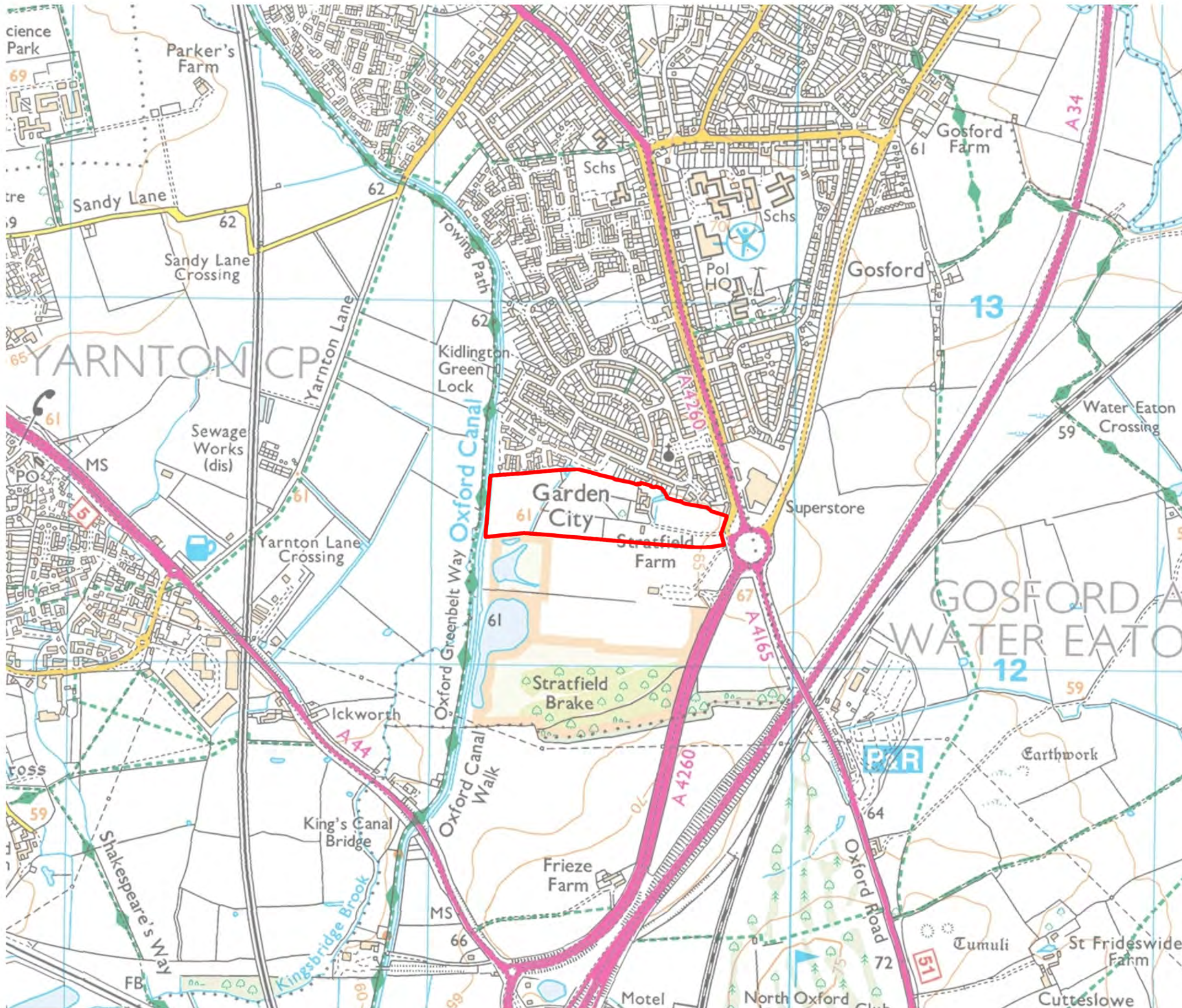
## 6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes to undertake a landscape and visual impact assessment relating to the application seeking the development of 120 residential units on land at Stratfield Farm, Oxford Road, Kidlington.
- 6.2. The application site is located on the southern edge of Kidlington built-up area with residential areas located to directly the north and a retail area to the north-east, beyond Oxford Road which is adjacent to the eastern site boundary. The Oxford Canal runs along the site's western boundary and forms a significant physical boundary to the west, while the site's southern boundary is adjacent to Stratfield Brake Sports Ground and to an existing green space which is partially designated as a Conservation Target Area.
- 6.3. In terms of the effect of the proposals upon the receiving landscape character, it is concluded that while the loss of the agricultural parcels represents a degree of harm, the site, in its current form does not contribute particularly positively to the localised or wider landscape or townscape setting. The character assessment identifies that the application site is heavily influenced by the proximity of urbanising features such as the adjacent transport corridors which form clearly defined boundaries to the site. The application site is relatively enclosed by the adjoining established vegetation which will largely be retained as part of the proposals. Additional planting and landscape buffers are to be implemented along the site boundaries and internally. This will ensure an enhanced and robust edge to the proposals and will contribute to the local green infrastructure. It is therefore concluded that the proposals will not give rise to significant effects in terms of landscape character and the site has the capacity to accommodate the proposals.
- 6.4. In terms of the effect of the proposals upon the receiving visual environment, views of the application site are well contained through a combination of the low-lying flat topography, established vegetation cover and intervening built form associated with the immediate setting. As such, views of the proposals will be highly localised. Where they are available, the proposals will integrate successfully into the surrounding landscape when considering the existing built form, urbanising components and adjacent road corridors. Whilst the proposals

will represent a degree of change within localised views, they will not harm the context of these views and it is considered that the proposals can be accommodated.

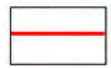
- 6.5. Within the context of views from the wider rural landscape to the south and east, the development would be well contained and, where glimpsed views through vegetation are available, the proportion of the development visible would be seen in the context of the existing built-up area of Kidlington. Overall, it is considered that the proposed development can be integrated without significant harm to the receiving visual environment.
- 6.6. Furthermore, the site is covered by the Draft Policy PR7b - Land at Stratfield Farm (Submitted Local Plan Partial Review - Oxford's Unmet Housing Need) and, as such, the principle of residential development proposed on the site has already been acknowledged.
- 6.7. It is considered that the application site and receiving environment have the capacity to accommodate the proposed 120 dwellings, as such, it is considered that the proposed development can be successfully integrated in this location and is supportable from a landscape and visual perspective.

## **ASPECT PLANS**



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0m 100m 200m 400m

Key:  
 Site Boundary

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

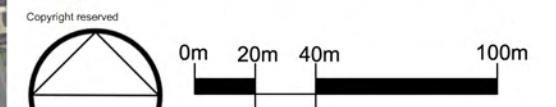
TITLE  
Stratfield Farm, Kidlington  
Site Location Plan

CLIENT  
Manor Oak Homes

SCALE	DATE	DRAWN	CHK'D
1:10,000 @ A3	OCT 2017	SLB	CJ
DRAWING NUMBER		REVISION	
6078 / ASP1			



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- Key:
- Application Site Boundary
  - Oxford Greenbelt Way

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

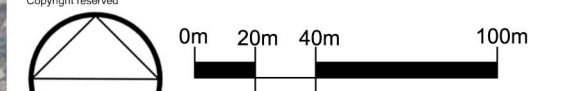
**aspect** landscape planning

TITLE  
Stratfield Farm, Kidlington  
Site and Setting Plan

CLIENT  
Manor Oak Homes

SCALE 1:2,500 @ A3	DATE OCT 2017	DRAWN SLB	CHK'D CJ
DRAWING NUMBER 6078 / ASP2		REVISION A	

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- Key:
- Site Boundary
  - Existing Category A trees on site
  - Existing Category B trees on site
  - Existing Category U trees on site
  - Existing Vegetation
  - Traditional Orchard (Cited from Magic Maps)
  - Retention and enhancement of existing vegetation
  - Key views towards the site
  - Oxford Greenbelt Way
  - Green Belt
  - Conservation Target Area (Covered by Policy ESD11 of the Cherwell District Council Local Plan 2011-2031)
  - Existing Contours
  - Main road corridors
  - Oxford Canal corridor
  - Listed Building
  - Potential Pedestrian and cycle access
  - Proposed vehicular access

B	29.10.21	Amended constraints	EL	SB
A	5.10.17	Amended constraints	SLB	CJ
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** arboriculture  
landscape planning

TITLE  
Stratfield Farm, Kidlington  
Landscape Opportunities and  
Constraints Plan  
CLIENT  
Manor Oak Homes

SCALE	DATE	DRAWN	CHK'D
1:2,500 @ A3	JUL 2017	SLB	BW
DRAWING NUMBER	REVISION		
6078 / ASP3	B		

Established Category B tree belt which bisects the site identified as being of moderate amenity value.

Opportunities to retain and enhance existing vegetation along the site's boundaries, creating a robust and defensible green edge to the site.

Established Category B tree belt to the west of the site identified as being of moderate amenity value.

High Quality English Oak identified as a Category A specimen. Principal tree on site.

Established Category B tree belt to the north of the site identified as being of moderate amenity value.

Views towards the application site from the site's immediate context to the north.

Opportunities to retain and enhance areas of Traditional Orchard within the centre of the site within areas of open space.

Pocket of Category B, predominantly self set trees identified as being of moderate amenity value.

Opportunities to fell Category U tree to allow for access and circulation into the western site parcel

Retention and enhancement of the southern site boundary, assisting to integrate the site and existing settlement edge of Kidlington into the receiving landscape fabric.

Modern Orchard

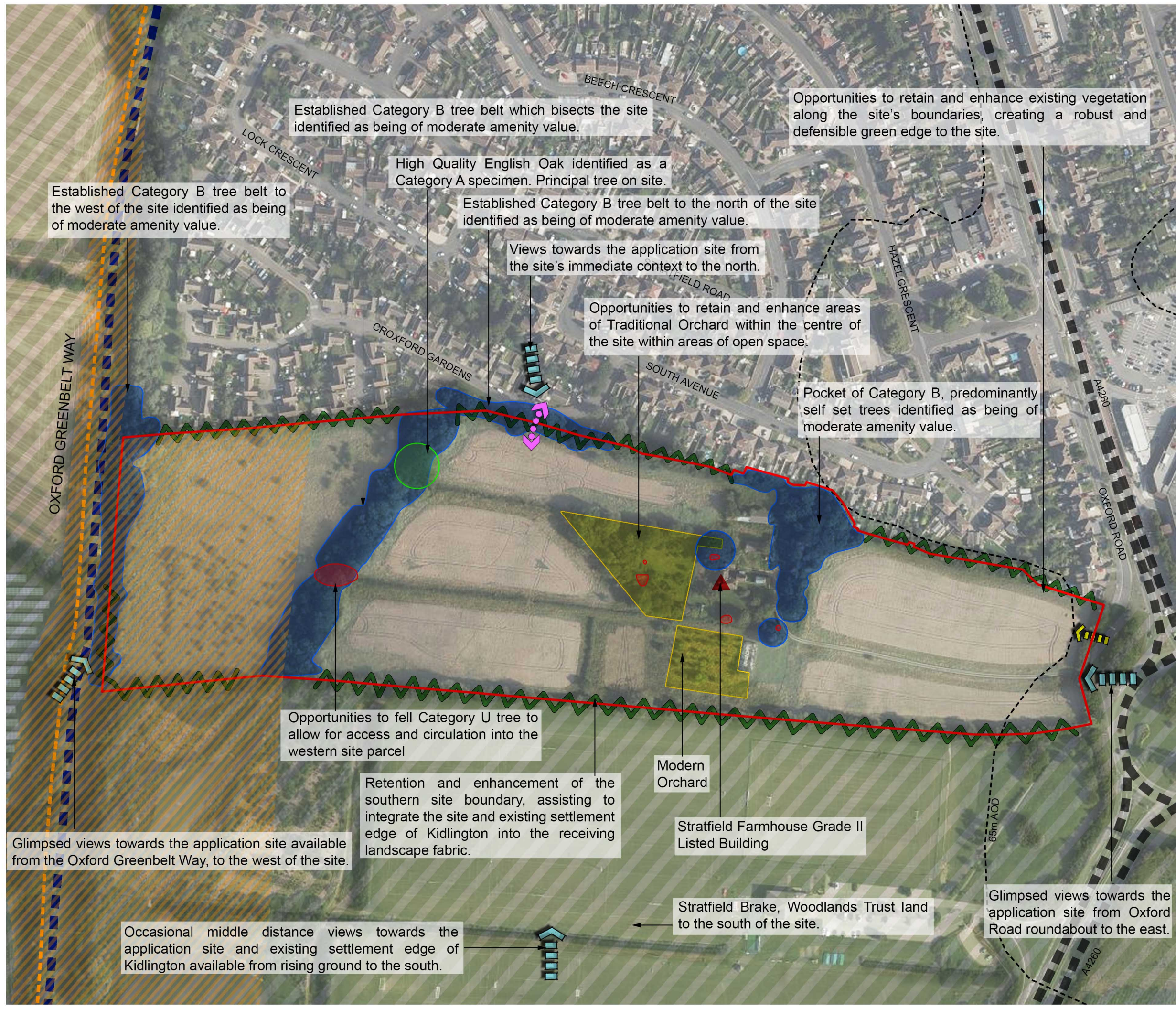
Stratfield Farmhouse Grade II Listed Building

Stratfield Brake, Woodlands Trust land to the south of the site.

Glimpsed views towards the application site available from the Oxford Greenbelt Way, to the west of the site.

Glimpsed views towards the application site from Oxford Road roundabout to the east.

Occasional middle distance views towards the application site and existing settlement edge of Kidlington available from rising ground to the south.



## **APPENDIX 1**

### ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY



## **LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY**

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

### 1. Baseline study

#### Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

#### Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

## 2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

## 3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

#### 4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

#### Assessing effects

#### ***Landscape Sensitivity***

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

**Table 1: Landscape Sensitivity Thresholds**

<b>Sensitivity</b>	<b>Definition</b>
<b>Very High</b>	Landscape resource where there is a very high susceptibility to change. Landscapes would be considered of very high value, have a high degree of intimacy, strong landscape structure, a high sense of intactness and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be Nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
<b>High</b>	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
<b>Medium</b>	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
<b>Low</b>	Landscape resource where there is a low susceptibility to

	change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
<b>Negligible</b>	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

### ***Visual Sensitivity***

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as very high, high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

**Table 2: Visual Sensitivity Thresholds**

<b>Sensitivity</b>	<b>Definition</b>
<b>Very High</b>	Viewers on public rights of way whose prime focus is on the high quality of the landscape around, and are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's.
<b>High</b>	Viewers on public rights of way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of National Trails, Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
<b>Medium</b>	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
<b>Low</b>	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
<b>Negligible</b>	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

### ***Effect Magnitude***

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

**Table 3: Magnitude of Change**

<b>Magnitude</b>	<b>Effect Definition</b>
<b>High</b>	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
<b>Low</b>	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
<b>No Change</b>	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

### ***Significance Threshold***

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Substantial, Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

**Table 4: Significance of Effect**

<b>Significance</b>	<b>Threshold Definition</b>
<b>Substantial</b>	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
<b>Major</b>	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
<b>Moderate</b>	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
<b>Minor</b>	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
<b>Negligible</b>	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
<b>None</b>	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
  
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate.

**Table 5: Measuring Significance of Effect**

		Sensitivity of Receptors				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate	Moderate/ Minor	Minor	Negligible	Negligible/ None

- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

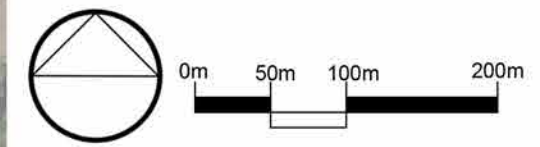
- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

## **APPENDIX 2**

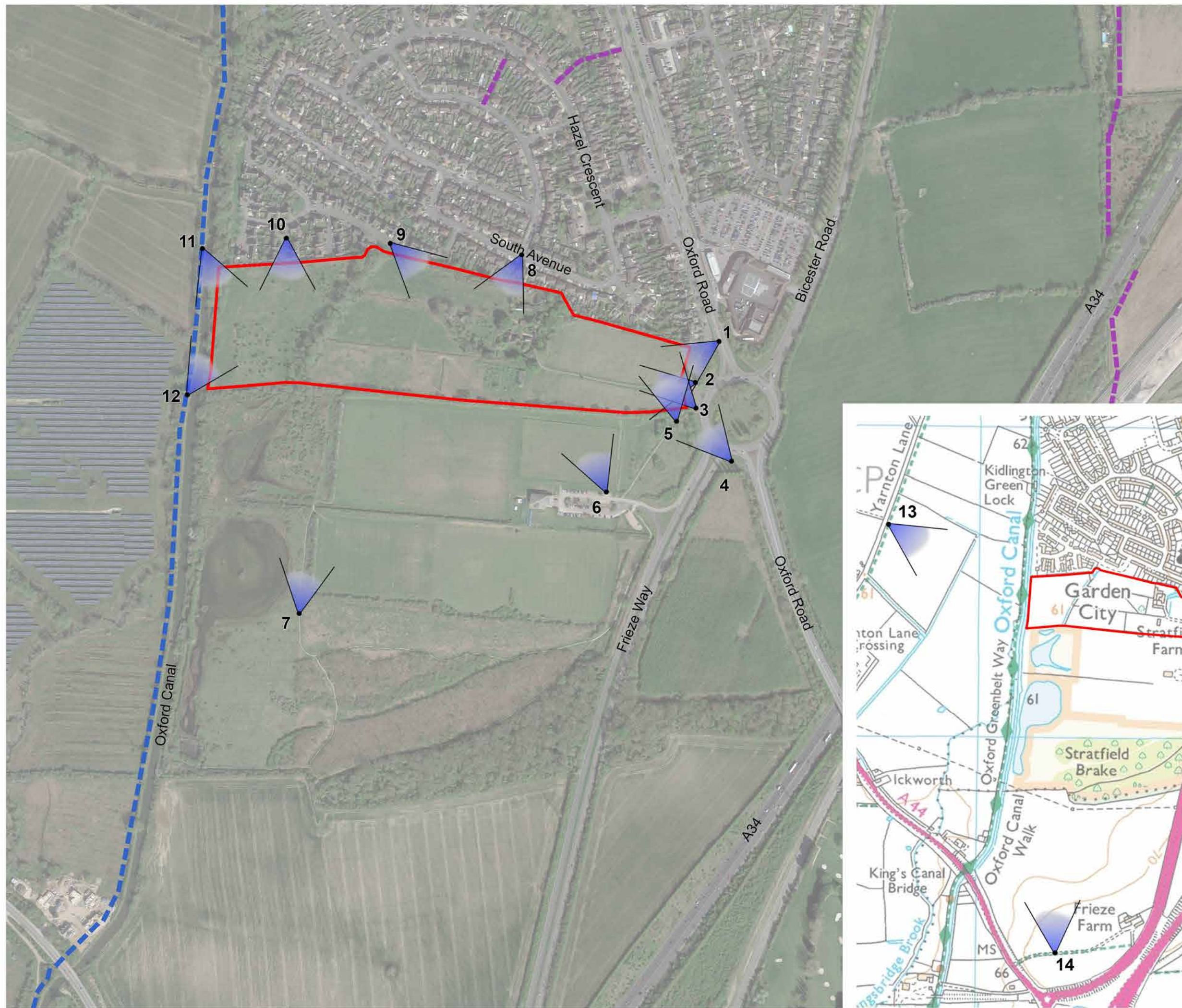
### VISUAL ASSESSMENT



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- Key:
- Site Boundary
  - Public Rights of Way (PROW)
  - National Trail / Long Distance Route
  - Viewpoint Location



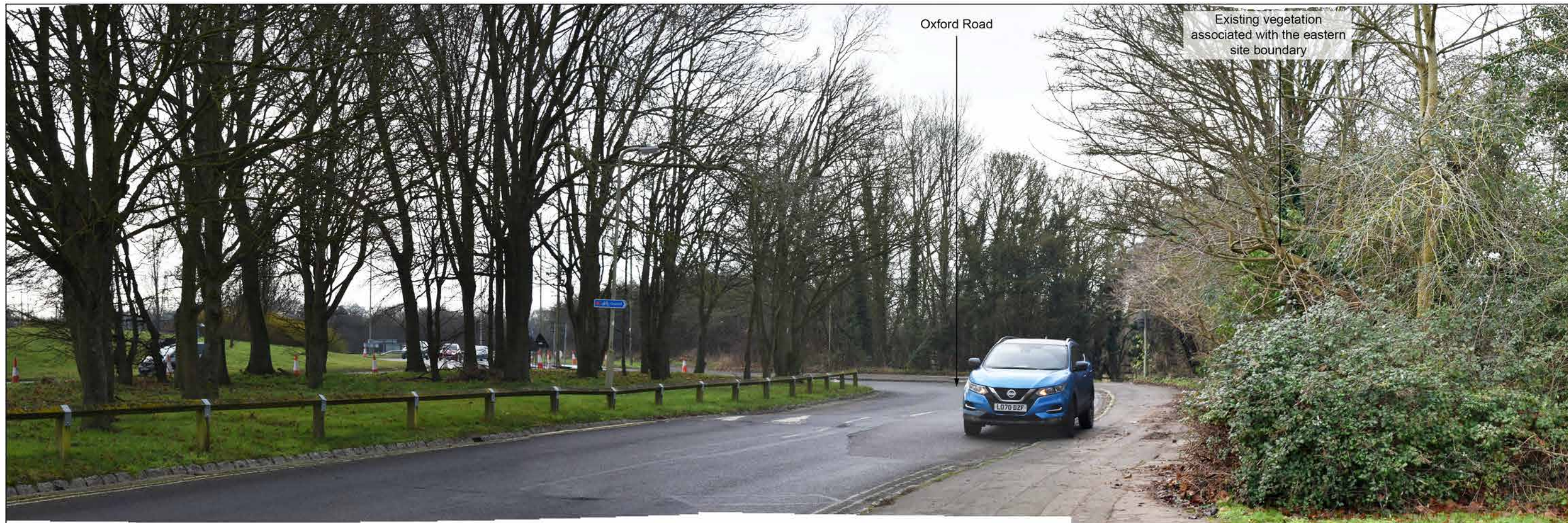
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

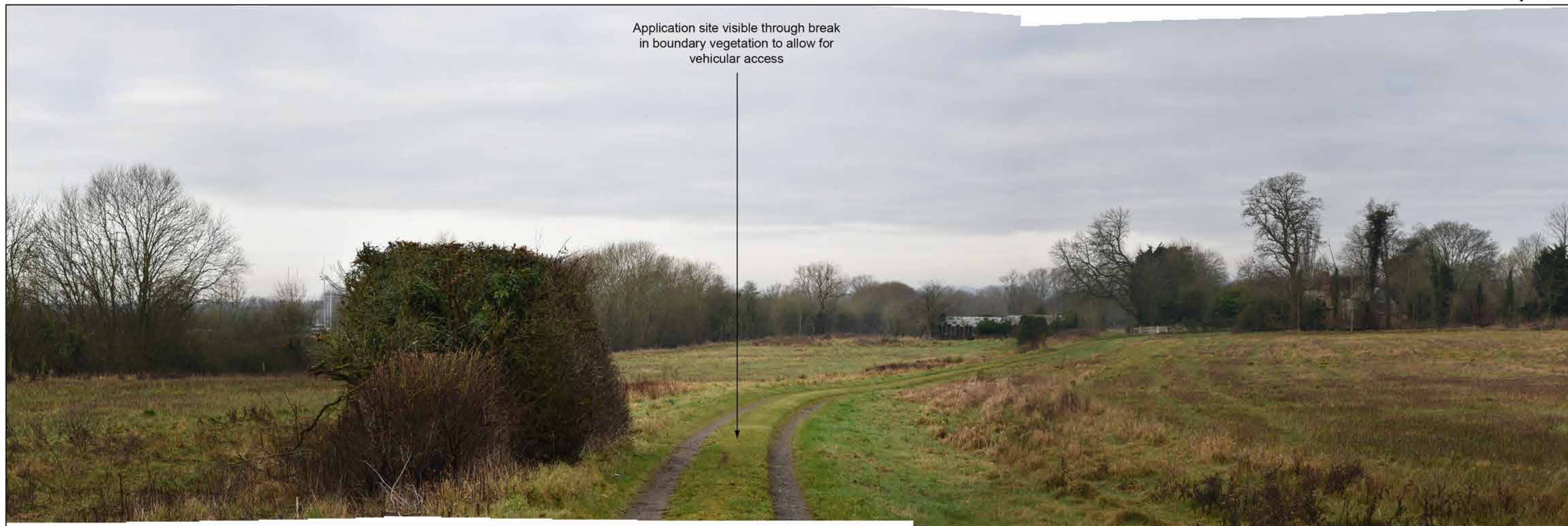
TITLE  
 Stratfield Farm, Kidlington  
 Viewpoint Location Plan

CLIENT  
 Manor Oak Homes

SCALE 1:5,000 @ A3	DATE JUN 2017	DRAWN SLB	CHK'D CJ
DRAWING NUMBER 6078 / VLP		REVISION	



**Viewpoint 1**



**Viewpoint 2**



Application site located beyond intervening vegetation structure associated with the eastern site boundary

Oxford Road

**Viewpoint 3**



Application site located beyond intervening vegetation structure associated with the eastern site boundary

Oxford Road / Bicester Road roundabout junction

**Viewpoint 4**



Existing residential development associated with the southern settlement edge of Kidlington, to the north of the site

Application site

**Viewpoint 5**



Application site located beyond intervening vegetation associated with the southern site boundary

Glimpsed views of existing residential development associated with the southern settlement edge of Kidlington, to the north of the site

**Viewpoint 6**



Existing residential development associated with the southern settlement edge of Kidlington, to the north of the site

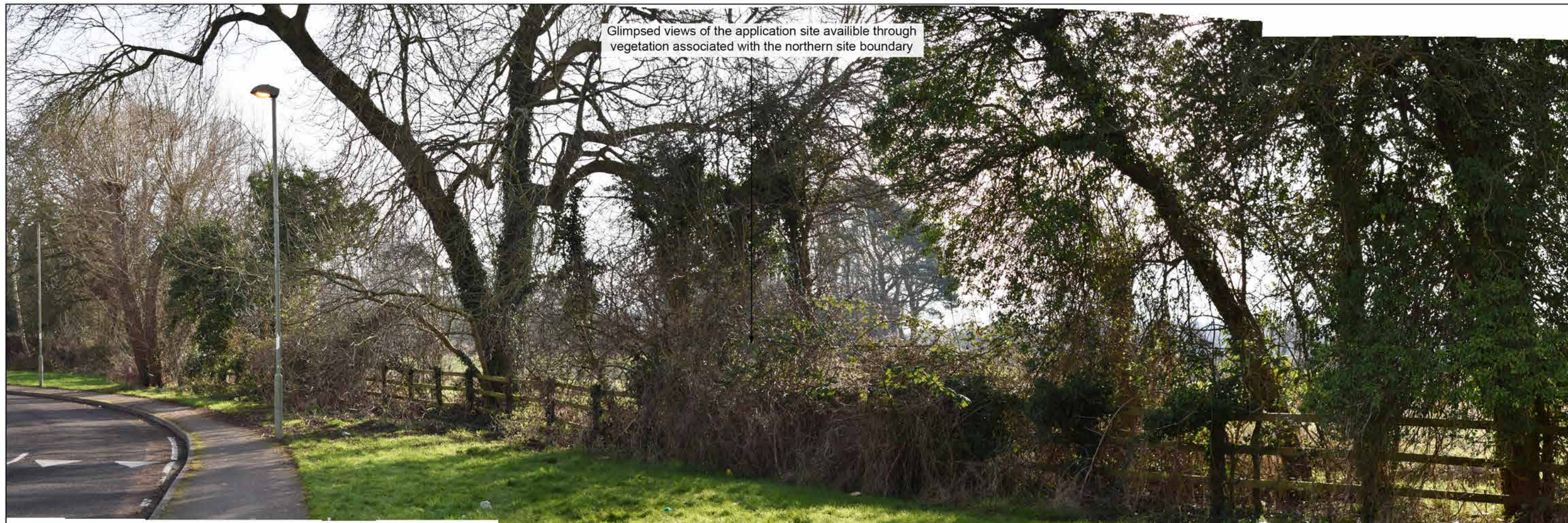
Application site located beyond intervening vegetation associated with the southern site boundary and the localised Stratfield Blake setting

**Viewpoint 7**



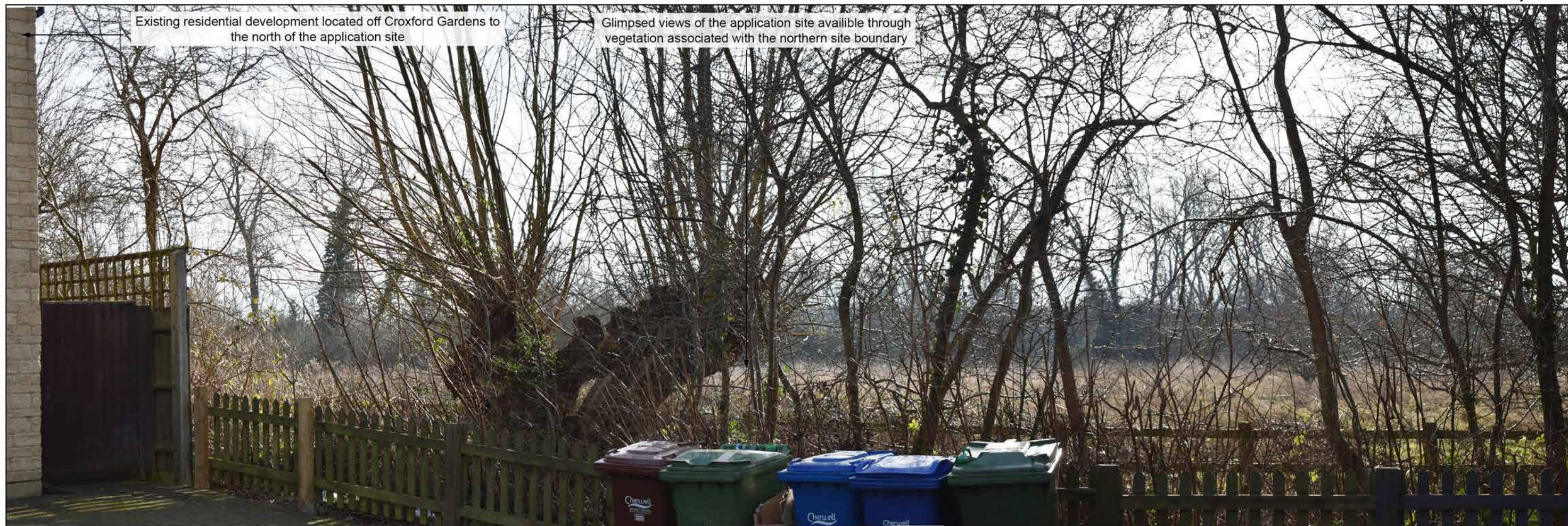
Application site beyond existing vegetation and residential area

**Viewpoint 8**



Glimpsed views of the application site available through vegetation associated with the northern site boundary

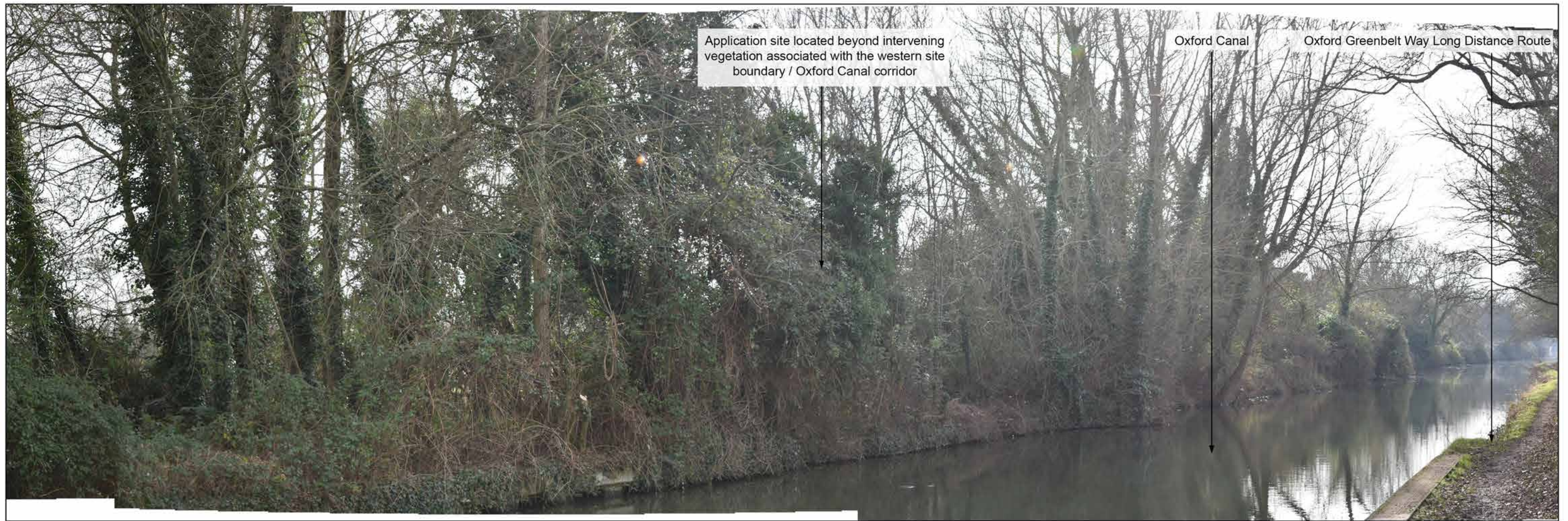
**Viewpoint 9**



Existing residential development located off Croxford Gardens to the north of the application site

Glimpsed views of the application site available through vegetation associated with the northern site boundary

**Viewpoint 10**



**Viewpoint 11**



**Viewpoint 12**



Application site located beyond intervening vegetation associated with localised field boundaries and the Oxford Canal corridor



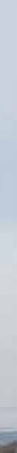
**Viewpoint 13**



Existing residential development associated with the southern settlement edge of Kidlington, to the north of the site



Glimpsed views of the application site



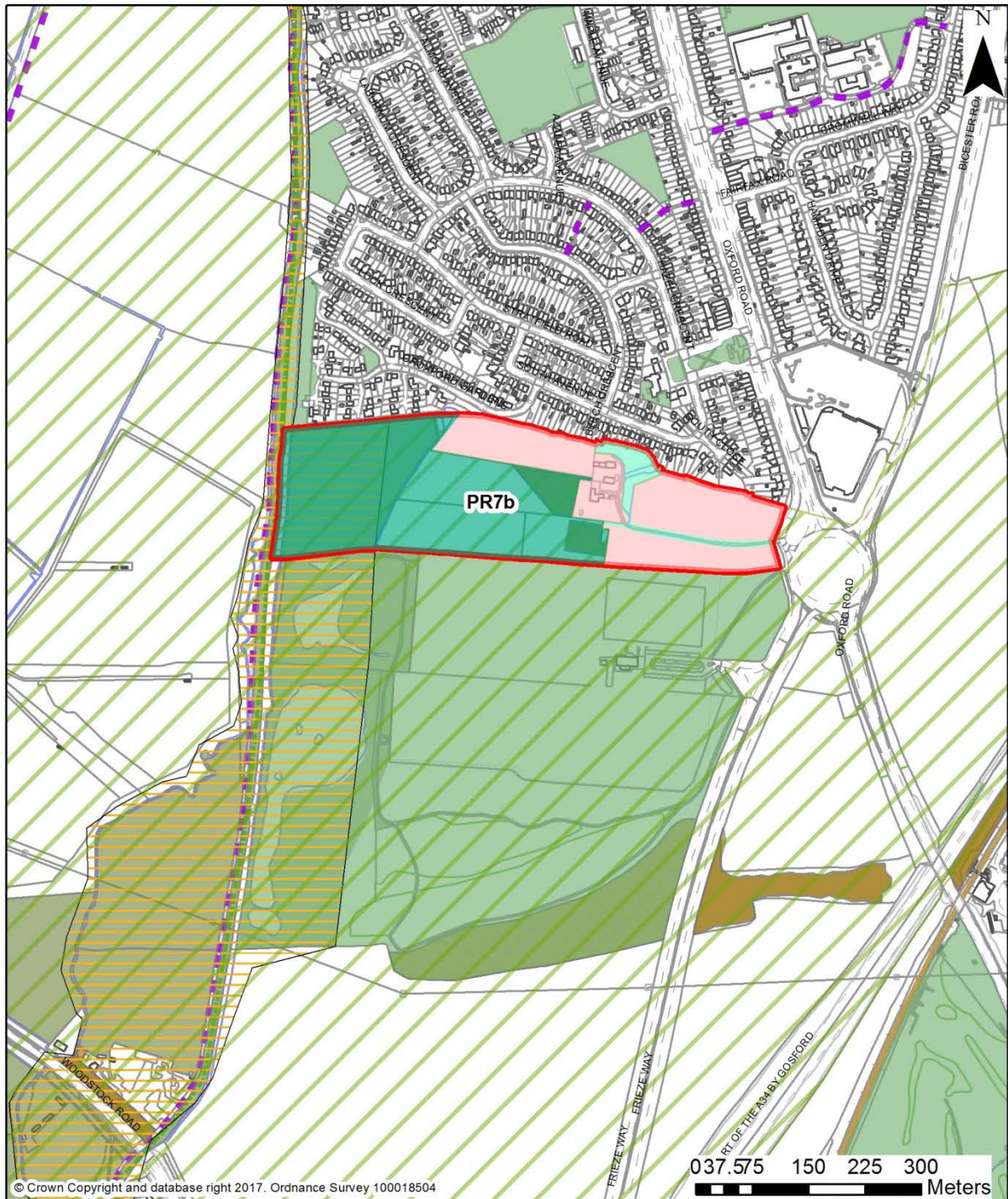
**Viewpoint 14**



### **APPENDIX 3**

INSET POLICIES MAP PR7b – PARTIAL REVIEW OF THE CHERWELL LOCAL  
PLAN 2011-2031: OXFORD'S UNMET HOUSING NEEDS (CHERWELL DISTRICT  
COUNCIL 2018)

### Policy PR7b – Policies Map – Land at Stratfield Farm



Key			
	Land at Stratfield Farm		Revised Green Belt
	Residential		Conservation Target Areas
	Green Space		Oxford Canal Trail
	Nature Conservation Area		Existing Green Space
	Ancient Woodland		BAP Habitat
	Public Bridleway		Public Footpath
	Restricted Byways		Byway Open to all Traffic
	Cherwell District		

**APPENDIX 4**

PROPOSED SITE LAYOUT

**Internal Street Trees**

- Tillia rancho
- Ulmus new horizon
- Acer campestre 'Streetwise'
- Tillia tomentosa Brabant
- Carpinus betulus 'Lucas'
- Corylus columna
- Malus trilobata
- Malus tschonoskii
- Pyrus calleryana Chanticleer



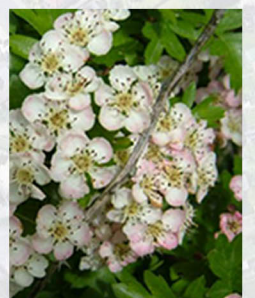
**Open Space Trees**

- Quercus robur
- Tillia cordata
- Tillia x euchlora
- Fagus sylvatica
- Corpinus betula
- Sorbus acucuparia
- Sorbus aria 'Whitebeam'
- Corylus avallana 'Hazel'
- Acer campestre
- Turkey oak
- Pine sylvestris



**Native Shrub Planting**

- Cornus sanguinea
- Corylus avellana
- Ligustrum vulgare
- Prunus spinosa
- Rhamnus cathartica
- viburnum lanata
- Viburnum opulus
- Acer campestre
- Alnus glutinosa
- Betula pendula
- Prunus avium

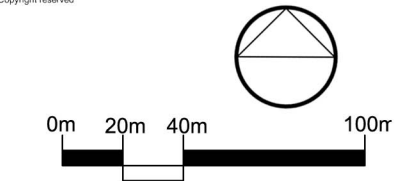


**Species Rich Wildflower**

- Emorsgate EM2,
- General Purpose Meadow Mix,
- EH1 Hedgerow Mix &
- EM10 Tussock Mix



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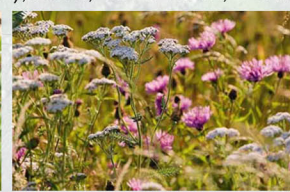


- Key:
- Site Boundary
  - Oxford Greenbelt Way
  - Existing/Retained Vegetation
  - Proposed Open Space Tree Planting
  - Proposed Street Tree Planting
  - Proposed Garden Tree Planting
  - Proposed Feature Tree Planting
  - Proposed Native Hedge Planting
  - Proposed Native Shrub Planting
  - Proposed Ornamental Hedge Planting
  - Proposed Ornamental Shrub Planting
  - Attenuation Basin
  - Marginal Planting
  - Attenuation Wet Grass Mix
  - Proposed Species Rich Wildflower Grass Mix
  - Mown Grass Footpath
  - Hoggin Footpath
  - Proposed Tarmac Road & Path
  - Proposed Residential Parking



**Attenuation planting and wetland meadow**

- Emorsgate Wet Grass Mix EM8, Cornus sanguinea, Coppiced willow (Salix alba), Alder, Silver Birch, Osier.



**Ornamental Shrubs**

- Azalea 'Pleasant White', Cistus corbariensis, Cornus sanguinea, Euonymus fortunei 'Silver Queen', Fatsia japonica, Hebe 'Nicola's Blush', Hebe rakaiensis, Viburnum davidii



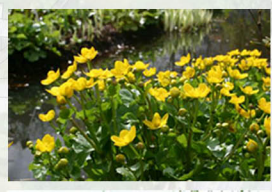
**Native Hedge Planting**

- Acer campestre, Crataegus monogyna, Ilex aquifolium, Corylus avellana, Ligustrum vulgare, Prunus spinosa, Viburnum lanata, Viburnum opulus

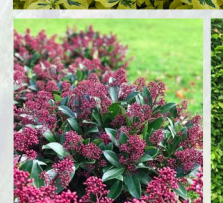
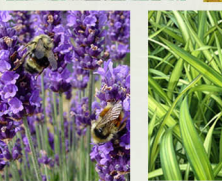
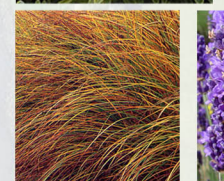


**Marginal Planting Mix**

- Caltha palustris
- Filipendula ulmaria
- Iris pseudacorus
- Juncus effusus
- Potentilla palustris
- Sagittaria sagittifolia



**Ornamental Hedge Planting:**



REV	DATE	NOTE	DRAWN	CHK'D



TITLE  
Stratfield Farm, Kidlington  
Landscape Masterplan

CLIENT  
Manor Oak Homes

SCALE  
1:2500 @ A3

DATE  
MAR 2022

DRAWN  
BS

CHK'D  
BW

DRAWING NUMBER  
6078/ ASP3

REVISION

landscape planning • ecology • arboriculture

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