Ploughley Road, Ambrosden

Landscape and Visual Appraisal

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On behalf of:
Archstone Ambrosden Ltd and Bellway Homes Ltd

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Contents

Section 1 Introduction, Purpose and Methodology 4
Section 2 The Site 7
Section 3 Findings of EDP Data Trawl 11
Section 4 Existing (Baseline) Conditions: Landscape Character 15
Section 5 Existing (Baseline) Conditions: Visual Amenity 21
Section 6 The Proposed Development and Mitigation 28
Section 7 Assessment of Effects 30
Section 8 Conclusions 35

APPENDICES

Appendix EDP 1 Framework Plan

Appendix EDP 2 Methodology: Thresholds and Definitions of Terminology used in this Appraisal/Assessment

Appendix EDP 3 Findings of EDP Data Trawl

Appendix EDP 4 Site Photographs/Representative Photoviewpoints (edp4579_d023a 22 August 2022 DJ/LTi)

PLANS

Plan EDP 1: Landscape Designations Plan
(edp4579_d004a 24 August 2022 DJ/LTi)

Plan EDP 2: Published Landscape Character Assessments
(edp4579_d020a 24 August 2022 DJ/LTi)

Plan EDP 3: Site Character
(edp4579_d021a 24 August 2022 DJ/LTi)

Plan EDP 4: Findings of Visual Appraisal
(edp4579_d003c 25 August 2022 DJ/LTi)

Plan EDP 5: Illustrative Landscape Strategy Plan
(edp4579_d025c 06 September 2022 LTi/BC)

Section 1
Introduction, Purpose and Methodology

INTRODUCTION

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Archstone Ambrosden Ltd and Bellway Homes Ltd to undertake a Landscape and Visual Appraisal (LVA) of proposals to develop land at Ploughley Road, Ambrosden ('the site'). The site falls within Cherwell District Local Planning Authority (LPA) area, extends to approximately 9.4 hectares (ha), and is briefly described in **Section 2** of this LVA. Full site details are given in the Design and Access Statement (DAS) accompanying the planning application.

1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute(1) specialising in the assessment of the effects of proposed development on the landscape.

1.3 This LVA is part of a suite of documents accompanying a full planning application for the proposed development summarised in **Section 6** of this LVA. The proposed development is for approximately 120 dwellings with associated access and proposed recreational space and open green space. The proposals are illustrated on the Framework Plan at **Appendix EDP 1**.

PURPOSE AND STRUCTURE OF THIS LVA

1.4 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.

1.5 In undertaking the assessment described in this LVA, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
- Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
- Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**). The establishment of baseline landscape and visual conditions,

[1] LI Practice Number 1010

when evaluated against the proposed development, allow the identification and evaluation of landscape effects later in the LVA at **Section 7**;

- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 6**);
- In **Section 7**, assessed the landscape and visual effects in accordance with the approach described below;
- Reached overall conclusions in **Section 8**; and
- Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

METHODOLOGY ADOPTED FOR THE ASSESSMENT

1.6 This LVA has been undertaken in accordance with the principles embodied in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) and other best practice guidance.

1.7 **Familiarisation**: EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and gardens and parks listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG).

1.8 **Field Assessment**: EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in overcast weather conditions in spring 2022. Overall, visibility was good. Long-distance views experience a slight haze effect, however professional judgement is used to assess the site's visibility in consideration of this effect.

1.9 **Acknowledgement of any Shortcomings**: Site survey and photography was undertaken during the summer months when vegetation was in leaf. Winter visibility is considered and assessed using professional judgement.

1.10 **Design Inputs**: EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6**.

1.11 **Assessment Methodology**: Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 7** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach:

- Likely effects on landscape character and visual amenity are dealt with separately;
- The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance, which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;
- As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
- Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.
- Consultation with the LPA was initiated in early 2022 to sign off proposed viewpoint locations. This was unsuccessful due to high workloads within the landscape department of the LPA. Commentary by the LPA on the proposed site layout received on 11th July 2022 suggests concerns with regards to the approach to Ambrosden from the west along Ploughley Road. Therefore, a series of Photoviewpoints (PVPs) has been considered from this direction.

STUDY AREA

1.12 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' was adopted, the extent of which is illustrated on **Plan EDP 1**. Based mainly on desk-based study, this broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate.

Section 2
The Site

2.1 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site is located approximately 1.4km to the south-east of Bicester and is within Cherwell LPA.

2.2 The site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**.

EDP SITE ASSESSMENT

2.3 A site visit was undertaken in May 2022 in clear weather conditions. The visit was complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and public rights of way (PRoW)).

2.4 The following is an evaluation of the site's character and context, which is illustrated on **Plan EDP 2**. The PVPs at the rear of this report illustrate the character of the landscape across the site and its wider context.

Physical Landscape

2.5 The site lies on a local ridgeline to the north-west of Ambrosden and slopes from its highest point in the east to its lowest point in the north-west. The eastern side of the site lies at 76m Above Ordnance Datum (aOD) and falls to 64m aOD at the western site boundary.

2.6 This continues to fall to 63m aOD before rising slightly to meet the confluence of Ploughley Road and the A41. Land continues to rise to 78m aOD to the north-east of the site.

2.7 Within the wider context, Arncott hill, a local high point, is located to the south-east of the site, reaching 111m aOD along PRoW ON/110/10/10. From the hill there are expansive views, but the site isn't discernible due to the relative distance from the site and the intervening landform around Ambrosden. Another local high point visible from within the site in the surrounding area is Graven Hill to the west, reaching 124m aOD. While there is a visual connection between Graven Hill and the site, this area on the south-eastern part of Graven Hill is not publicly accessible.

2.8 The site contains no areas of permanent standing water. The River Ray is located within the study area, 1.5km south of the site. An unnamed watercourse is located 1.7km to the north- east of the site.

Landscape Fabric and Habitats

2.9 The site extends to approximately 9.6ha. It comprises three field parcels of poor semi-improved grassland and is currently used as arable land. The site is bound by hedgerows with intermittent tree planting of varying size and quality. To the north, the

boundary contains a series of mature trees. To the east, the boundary is formed of dense tree planting along bridleway 105/2/10 on the local ridgeline. Bridleway 105/2/10 and 10/6/20 follow the eastern boundary of the site before meeting the B4011 to the north- east of the site. To the south and west, the boundary consists of hedgerows which are gappy towards the west, which reduces the value of these boundary features in landscape terms. Overall, the site's boundary vegetation is typical of the local landscape character.

2.10 Within the wider context, the adjacent field boundaries are of varying quality. To the north and north-east, boundaries are intact and predominantly well treed. Field boundaries to the north-west are intact but not as well treed.

The Site's Visual and Sensory Character

2.11 The boundary features along the north-eastern and eastern site boundaries restrict views from bridleway 105/2/10 and create a sense of partial enclosure within the eastern area of the site (see **Image EDP 2.1**). Looking north-west from within the site, there are views across the local landscape towards Graven Hill in the west, commercial development to the north and Bicester to the north-west. Typical field boundaries with scattered trees and intermittent hedgerows are characteristic landscape features within and surrounding the site.

Image EDP 2.1: The eastern boundary is well-treed and creates an extensive visual buffer to the site.

2.12 A hedgerow lines Ploughley Road which forms the southern boundary of the site. Generally, the hedgerow is well-managed and views towards the site and across the landscape are

possible from along the road. There are some trees present within the hedgerow which filter views across the local area. The vegetation pattern and local landform are shown in **Image EDP 2.2**.

Image EDP 2.2: View looking across the site towards the hedgerow along Ploughley Road showing the local undulations within the landform and typical vegetation patterns surrounding the site. Graven Hill is visible in the background.

2.13 Due to the site's location in proximity to a road and on the settlement edge, there are several detractors present within local views. Furthermore, noise from nearby roads is also audible on site. Commercial development is visually prominent to the north of the site. This has an urbanising influence on the area of undeveloped land between Ambrosden and the commercial development on the A41 and the landscape surrounding the site. Existing field boundaries within this area of undeveloped land tend to be diminished and in poor condition, with several gaps and reduced hedgerow cover between field parcels.

Historical and Cultural Connections

2.14 Bridleway ON/105/6/20 follows the eastern boundary of the site before continuing on and connecting to the wider network of footpaths within the countryside. This provides recreational and amenity benefits to local residents within Ambrosden.

2.15 The existing field boundaries and irregularly shaped field patterns are consistent with the historic context of the local countryside. A landscape feature of note is a veteran and ancient Oak (*Quercus robur*) located along the northern boundary of the site. This appears to be a remnant of historic land use and boundary treatment within the local landscape. Beyond the current settlement extents of Ambrosden, the field patterns within the site and its immediate context remain largely unchanged, however, several have declined in condition over time (see **Image EDP 2.3**)

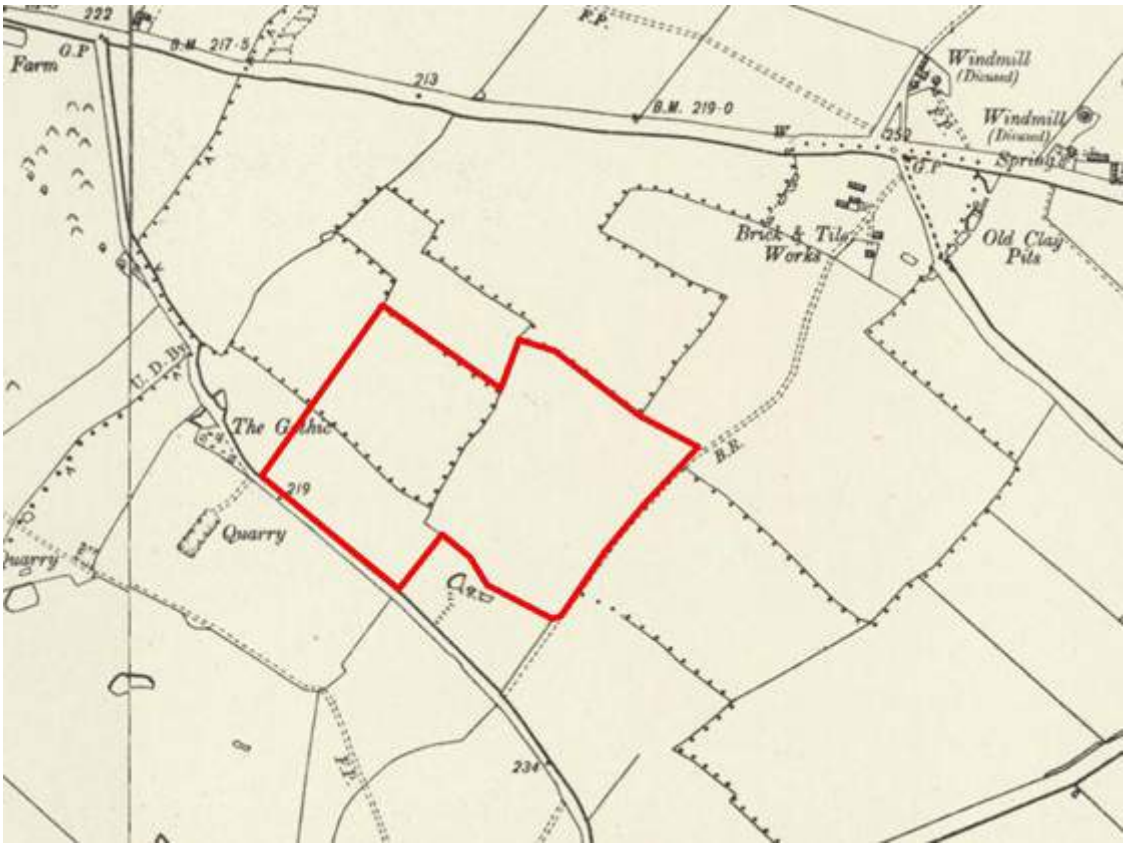

Image EDP 2.3: Historic map of the site from 1888 (Accessed here: https://maps.nls.uk/geo/explore/side-by-side/#zoom=16&lat=51.87727&lon=1.12028&layers=6&right=ESRIWorld––;the site boundary has been added by EDP which is illustrated by the red line.)

Section 3
Findings of EDP Data Trawl

3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 1** and summarised in this section.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

3.2 The following documents are relevant and will be discussed as appropriate later in this report:

- Cherwell Local Plan 2011-2031 Part 1 (adopted July 2015);
- Countryside Design Summary Supplementary Planning Guidance (SPG) (1998);
- Cherwell Residential Design Guide Supplementary Planning Document (SPD) (July 2018)
- National Character Area (NCA): 108 Upper Thames Clay Vales (2014);
- Oxfordshire Wildlife and Landscape Study (OWLS) (2004); and
- Cherwell district Landscape Assessment (1995).

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

3.3 Landscape-related designations and policy considerations are summarised as follows:

- National landscape designations: The site does not lie within a nationally designated landscape;
- Local landscape designations: The site does not lie within a locally designated landscape; and
- Other landscape-related designations: The site does not lie within Green Belt, the closest is the Oxford Green Belt, 3.8km to the south-west of the site.

Ecology Matters

3.4 A separate Ecology Assessment (prepared by EDP) considers the ecological assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- There are no ecological designations such as Sites of Special Scientific Interest (SSSI) or Special Areas for Conservation (SAC) on the site;

- Arncott Bridge Meadows SSSI is located 1.2km to the south-east of the site; and
- Several areas of priority habitat in the form of deciduous woodland, lowland meadows, good quality semi-improved grassland and traditional orchards lie within the 2km study area.

Arboricultural Matters

3.5 A separate Arboricultural Assessment (prepared by EDP,) considers the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- Within the 2km study area Ancient Woodland (Gravenhill Wood) is present, it is located 1.2km to the north-west of the site;
- A veteran tree is located to the north of the site; and
- The site is not subject to any Tree Preservation Orders (TPO's)

Heritage Matters

3.6 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Heritage assessment (prepared by EDP).

3.7 Within the wider study area, the following heritage assets are components of the contemporary landscape:

- Within the wider study area, the majority of listed buildings within Ambrosden are located to the south-west of the settlement and are predominately Grade II listed. Within the cluster one Grade II* can be found, the Church of St Mary the Virgin is 510m south of the site. A linear cluster can be found approx. 1.4km to the east of the site along Lower Road in Blackthorn. Several individual and paired listed buildings can be found within the 2km study area, most notably Blackthorn Hill Windmill 593m to the north-east of the site;
- Wretchwick deserted medieval settlement (a scheduled monument) is located 1.25km to the north-west of the site and Alchester Roman site 2.2km to the west of the site; and
- The closest conservation area is located 2.5km away in Bicester. Due to being outside the study area and therefore resulting in a spatial separation no adverse direct or indirect impacts are considered likely as a result of the development proposal.

Public Access and Rights of Way

3.8 The local network of PRoW is shown on **Plan EDP 4**. A review of the Oxfordshire County Council Countryside Access Map[1] reveals the following PRoWs within the Study Area:

- Bridleway 105/2/10 and 10/6/20 follow the eastern boundary of the site before meeting the B4011 to the north-east of the site. The bridleway 131/9/10 then continues north of the A41 over the railway to Blackthorn Road;
- PRoW 131/7/20 runs along Blackthorn Road to the south-east of the site before heading off south-east in parallel with the B4011 and connecting to bridleway 131/10/20. PRoW 131/8/10 runs off the bridleway south-west into Arncott;
- To the north-west of the PRoW 105/1/10, 105/4/40, 105/1/20 and 105/4/10 form routes north off of the A41 of the A41, connecting to a wider network in and around Bicester;
- To the south-west of the site in Merton, PRoW 295/1/10 and 295/5/10 can be found. Both routes run parallel to the M40 before connecting to the wider route and forming crossing points along the M40; and
- To the south-east PRoW 110/10/10 is located along Arncott Hill to the south-east.

Adopted Local Plan (Published)

3.9 The adopted Cherwell Local Plan Part 1 (CLP) (2011-2031) includes over-arching general development policies, to which the development proposals will be tested. Policies that are relevant to the site in landscape and visual terms are:

- Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment;
- Policy ESD 13: Local Landscape Protection and Enhancement;
- Policy ESD 15: The character of the Built and Historic Environment; and
- Policy ESD 17: Green infrastructure.

Countryside Design Summary (June 1998)

3.10 The intention of the SPG document is that it will "*encourage creative and imaginative approaches to new development, which reflects the existing distinctive character of the villages and countryside of Cherwell District*" rather than being prescriptive. The following is considered relevant to the site with regards to landscape character and development in Ambrosden:

- *"Loss of hedgerows should be avoided, as this will damage landscape character by creating monotonous exposed plains."*

Cherwell Residential Development Design Guide SPD (July 2019)

3.11 The intention of the SPD is to outline principles of residential development within the CDC area. It highlights that new residential development should be "*located appropriately in response to landscape and topography".* Cherwell's special character is described within the document, highlighting the following in relation to landscape character – which is described in further detail in Section 4 of this report:

- *" A low lying clay vale which rises gently to the north and west, and sharply to the south to form the Oxford Heights".*
- *"The land is waterlogged, although extensive drainage has enabled more than half of the land to become arable farmland".*
- *"Otmoor is an important grassland habitat designated a Site of Special Scientific Interest (SSSI)".*

Section 4
Existing (Baseline) Conditions: Landscape Character

4.1 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself which is included in this section.

NATIONAL CHARACTER ASSESSMENT

4.2 At the national level, the character of England has been described and classified in the NCA profiles published by Natural England[2]. The site and its surroundings fall within NCA 108 Upper Thames Clay Vales, which broadly describes the landscape in the vicinity of the site. Key characteristics of the NCA 108 Upper Thames Clay Vale relevant to the site and its context, include:

- Woodland cover is low*, "but hedges, hedgerow trees and field trees are frequent";*
- *"rich and extensive ditch systems";*
- *"The area supports mainly arable farming with some pasture"; and*
- *"distinctive hillocks form low, isolated features."*

4.3 While the NCA provides an overview of the wider landscape character, it is quite high level in relation to the site and its context. Due to the scale of the site and the proposed development, it is considered unlikely that the development would impact upon the character of NCA 108 due to the limited viewing opportunities of the site in the wider landscape context. NCA 108 has been used to inform this LVA and will not be carried forward to detailed assessment of effects, with the focus being on local landscape character areas.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

4.4 Published landscape character is shown on **Plan EDP 2**. There are two published documents relating to the landscape character which are relevant to the site and its context:

- OWLS (2004); and
- Cherwell District Landscape Assessment (1995).

[2]https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles

Oxford Wildlife and Landscape Study

4.5 The site lies within two Landscape Character Types (LCT) 'Clay Vale' and 'Pasture Hills'. The Wooded Hills LCT lies to the west of the site within the detailed study area and is also included below. While the Alluvial Lowland LCT is present in the detailed study area, it is considered to not be significantly affected by the proposed development due to its overall size in comparison to the site and is therefore excluded from further assessment. The following is a description of the LCTs:

Clay Vale LCT

4.6 The geology and landform for the Clay Vale LCT is described as clay beds that "*gives rise to a low-lying, almost completely flat landform with heavy, poorly drained soils*". Key characteristics of the clay vale LCT relevant to the site and its context, include:

- *"low-lying vale landscape associated with small pasture fields, many watercourses and hedgerow trees and well defined nucleated villages."*
- *"Mixed land uses, dominated by pastureland, with small to medium-sized hedged fields."*
- *"Many mature oak, ash and willow hedgerow trees."*
- *"Dense, tree-lined streams and ditches."*
- *"Small to medium-sized nucleated villages."*

4.7 The description of the cultural patterns within the Clay Vale LCT observes several features that reflect the local character of the site. Relevant aspects include:

- *"Small to medium sized fields enclosed by a well-defined network of intact hedges dominated by hawthorn and elm.*
- *Significant drainage ditches adjacent to hedges.*
- *Densely scattered hedgerows of oak, ash with some willow and field maple.*
- *The tree cover associated with hedgerows and watercourses imparts a wooded appearance to the landscape, filters views and creates a sense of enclosure."*

Management Guidelines

- *"Strengthen the small-scale field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak.*
- *Promote environmentally sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.*
- *Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.*

- *Minimise the visual impact of intrusive land uses at the fringes of towns, villages and farms with the judicious planting of tree and shrub species characteristic to the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.*

- *Maintain the nucleated pattern of settlements, and promote the use of building materials and a scale of development and that are appropriate to this landscape type."*

Pasture Hills LCT

4.8 The geology and landform for the Pasture Hills LCT is described as having "*prominent hills*" that stand out from the surrounding landscape. Key characteristics of the pasture hills LCT relevant to the site and its context, include:

- *"A landscape dominated by remote hills that are mainly pastureland enclosed by prominent hedges with small copses and patches of gorse scrub."*

- *"Prominent hills standing out from the surrounding landscape."*

4.9 The description of the cultural patterns within the pasture hills LCT observes several features that reflect the local character of the site. Relevant aspects include:

- *"Small, regularly shaped fields, enclosed by tall hedges of hawthorn, blackthorn and occasionally elm.*

- *A strong network of hedges linked to small woods adding structure to the landscape.*

- *Many oak and ash hedgerow trees, particularly along roads."*

Management Guidelines

- *"Strengthen the small-scale field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak.*

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

- *Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as oak and ash.*

- *Conserve permanent pastures and all remnants of semi-natural vegetation including the distinctive patches of gorse scrub."*

Wooded Hills LCT

4.10 The Wooded Hills LCT is described as displaying the following landscape characteristics:

- *"Steep sided, isolated hills in an otherwise low-lying landscape.*

- *Large, interlocking blocks of ancient woodland.*

- *Mixed land uses, but dominated by pastureland."*

4.11 Where relevant to the site, the management guidelines of the LCTs present within the site are addressed as part of the landscape strategy for the proposed development as shown on **Plan EDP 5** and discussed in **Section 6**.

Cherwell District Landscape Assessment (1995)

4.12 The Cherwell District Landscape Assessment refers to the landscape south and east of Bicester as the 'Otmoor Lowlands' Landscape Character Area. This landscape is described as "*essentially flat, wet, low-lying landscape, but it displays considerable variation owning to particular landform features and built development. It stretches northwards to include Bicester's urban fringes, and to the south includes the edge of the Oxford Heights."*

4.13 It is considered that the Cherwell District Landscape Assessment (1995) is somewhat out of date, having been carried out more than 20 years ago. The two landscape character assessments referenced above cover very similar areas, albeit with slightly different names. Therefore, the assessment of the effects below will consider the most recent assessment carried out by the OWLS (2004), and Cherwell District Landscape Assessment will be discounted from further assessment.

REVIEW OF SITE CIRCUMSTANCES AGAINST PUBLISHED DOCUMENTATION

4.14 As shown on **Plan EDP 2**, the site is contained within both LCTs and displays characteristics that are typical of either character type. The eastern extent of the site, located on elevated ground, is representative of the Pasture Hills LCT, while the western part of the site is representative of the Clay Vale LCT. The site is considered to be representative of landscape character features that are typical of these LCTs:

- The landscape character of the site is generally representative of the Clay Vale LCT described above. The site currently has a pastoral land use and fits with the description of pastureland being the predominant land use. The field patterns fit with the description of small to medium hedged fields with hedgerow trees comprising of oak, ash with some willow and field maple. The presence of tree cover associated with hedgerows filters views especially along the eastern boundary of the site. However, there are a number of more urban elements present including existing development and a road network in close proximity; and

- The eastern extent of the site is also considered to be representative of the Pasture Hills LCT. Much like the Clay Vale LCT, the Pasture Hills LCT highlights the predominant pastureland use with prominent hedges. The field patterns fit with the LCT due to being small and regularly shaped, and the presence of hawthorn and blackthorn further reflects the LCT characteristics. within the 1km study area of the site small woods can be found, adding structure to the landscape.

INTERIM CONCLUSIONS: LANDSCAPE CHARACTER

Overall Sensitivity of the Clay Vale LCT

4.15 The susceptibility of the landscape and townscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. On the basis of the above consideration of susceptibility factors for the Clay Vale LCT within the study area, while there are some higher quality landscape elements within the context of the site, such as hedgerows and hedgerow trees, the landscape is somewhat influenced by the urban character of Ambrosden. Ploughley Road and commercial units to the north-west are detracting features in the local landscape. Given the presence of high-quality landscape features being counterbalanced by the presence of detractors, the Clay Vale LCT is considered to be able to accommodate some change. The LCT is considered to have an overall medium sensitivity.

Overall Sensitivity of the Pasture Hills LCT

4.16 Similar to the Clay Vale LCT, the Pasture Hills LCT within the study area is balanced between the higher quality landscape elements such as a strong network of hedgerows comprising of blackthorn and hawthorn along with hedgerow trees, and urbanising influences such as Ploughley Road and residential properties of Ambrosden. Therefore, the Pasture Hills LCT is considered to be able to accommodate some change and is considered an overall medium sensitivity.

Overall Sensitivity of the Wooded Hills LCT

4.17 The Wooded Hills LCT displays varying land uses. The area contained in the detailed study area to the west of the site is covered by military development and ongoing residential development, as well as woodland blocks. Due to this inconsistent mix of land uses and landscape character features, the LCT is generally considered to be of low value and susceptibility to proposed development. However, due to the expansive views from these locations and the visual connection with the surrounding landscape, the sensitivity is considered to be elevated slightly. The LCT is therefore considered to be of medium sensitivity.

Overall Sensitivity of the Site Character

4.18 The site contains some characteristics that are representative of the local landscape character, including established hedgerows and hedgerow trees as well as current land use. However, there are a number of features which detract from the site's rural appearance, namely the adjacent residential developments along Hawthorn Road and Ploughley Road, commercial units to the north-west and both Ploughley Road and the A41. Visual connections can be made with the existing settlement of Ambrosden from all areas of the site and views towards Bicester (which will evolve further over time as site allocations are built out) are possible from high points within the site. The site is not designated at any level and ecological and historic interest is consistent with the land use. There are no obvious

cultural associations within the site. Therefore, the site's overall character is considered to be of medium sensitivity.

4.19 The landscape character receptors to be assessed within this LVA have been summarised here for convenience:

Table EDP 4.1: Landscape Character Receptor Summary

Receptor	Overall Value
The Site and its Context	Medium
Clay Vale LCT	Medium
Pasture Hills LCT	Medium
Wooded Hills LCT	Medium

Section 5
Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

5.1 Visual amenity (as opposed to 'visual character' described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from, or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.

5.2 This section describes the existing views; changes to views brought by the proposed development are analysed in **Section 6**. An analysis of existing views and the 'receptors' likely to experience visual change is conducted in three steps described in turn below:

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

5.3 The starting point for an assessment of visual amenity is a computer-generated 'zone of theoretical visibility' (ZTV). The ZTV is derived using digital landform height data only and therefore it does not account for the screening effects of intervening buildings, structures, or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.

5.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, 'field-tested' zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken in May 2022 in clear weather conditions and therefore predicts the extent of summertime views of the proposed development. Professional judgement is used to consider visibility of the site during the winter months, when trees are not in leaf. 12 No. representative PVPs were identified by EDP to undertake the visual assessment of local receptors anticipated to experience effects as a result of the proposed development.

5.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.

5.6 **Plan EDP 4** illustrates the findings of the visual appraisal, from which it can be seen that the ZPV extends as follows:

- To the north, the ZPV extends across agricultural land, but does not reach the A41 due to the existing established vegetation. The north-eastern area of the ZPV follows the site boundary due to well established vegetation along field boundaries and formal planting within private gardens as well as existing built form;

- To the south, the ZPV follows the site boundary along Ploughley Road. Views are limited due to the topography of the surrounding context and existing vegetation;

- To the west, the ZPV extends to follow Ploughley Road towards the A41. The site is visible from the fields between the site and the confluence of Ploughley Road and the A41; and

- To the east, the dense vegetation along the bridleway/field boundary restricts views in and out of the site, only glimpsed views can be had, therefore the ZPV follows the site's boundary.

STEP TWO: DEFINING RECEPTOR GROUPS

5.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups. Visual receptors anticipated to experience effects as a result of the proposed development are listed below:

- Users of PRoW;

- Road users; and

- Residents on Ploughley Road and on West Hawthorn Road.

Rights of Way Users

5.8 As outlined in **Section 3**, there is a limited network of PRoW within the study area. PRoW are generally given high sensitivity due to their use as recreational routes for experience and enjoyment of their landscape context. However, very few PRoW within the study area afford views into the site due to existing vegetation and built form:

- Bridleways 105/2/10 and 10/6/20 follow the eastern boundary of the site before meeting the B4011 to the north-east of the site. The bridleway 131/9/10 then continues north of the A41 over the railway to Blackthorn Road. Views are generally channelled along the bridleway in the direction of travel. Expansive views across the local landscape are afforded from the PRoW where there are gaps in the vegetation. Commercial Development along the A41 and Bicester are visible in the backdrop of views, detracting from the otherwise rural appearance. Whilst travelling along the bridleway, visibility of the site is limited with only glimpsed views due to existing vegetation largely filtering views (**PVPs EDP 1** and **2**). During the winter months, when trees are not in leaf, visibility of the site would increase;

- PRoW 131/7/20 runs east along Blackthorn Road to the south-east of the site before heading off east in parallel with the B4011 and connecting to bridleway 131/10/20. PRoW 131/8/10 runs off the bridleway south-west into Arncott. The site is not visible due to existing built form located within Ambrosden and intervening boundary vegetation (**PVP EDP 7**);

- To the north-west of the site, PRoW 105/1/10, 105/4/40, 105/1/20 and 105/4/10 form routes north off of the A41, connecting to a wider network in and around Bicester.

Views of the site are limited due to screening vegetation along the A41 and the route is heavily influenced by the recent erection of commercial buildings adjacent to the route (**PVP EDP 9**);

- PRoW 295/1/10 and 295/5/10 are located to the south-west of the site in Merton. Views of the site from this location are screened by the well-established hedgerow and tree planting along field boundaries (**PVPs EDP 10** and **EDP 11**); and

- To the south-east, PRoW 110/10/10 is located on Arncott Hill, which is a local high point. Generally, there are expansive views of the local countryside from Arncott Hill. However, the site is not visible due to the local landform and intervening built form and vegetation (as shown in **PVP EDP 12**).

5.9 Overall, PRoW within the study area provide views across the local countryside. While these are influenced by urbanising features such as electricity pylons and commercial development, they generally have a visual connection with the local landscape. PRoW is therefore considered to have **high sensitivity**.

Road Users

5.10 There are several roads within the study area. However, very few afford views of the site due to a combination of existing vegetation and built form.

A41

5.11 The A41 runs east-west to the north of the site. Drivers and cyclists along this road would be travelling to or from a certain destination and would be travelling at considerable speed. Views would generally be channelled along the road. Receptors travelling along this road have limited to no views of the site due to well established vegetation bordering both sides of the road.

Ploughley Road

5.12 Ploughley Road is the main approach into Ambrosden from the west. Receptors travelling along this road have open views towards the site. The landscape between the A41 and the settlement edge is a noticeable area of undeveloped land which forms a contrast between commercial development near Bicester, Ministry of Defence (MoD) development at Graven Hill and residential development at Ambrosden. Due to the undulating landform and rise in topography towards the east of the site, parts of the site and the settlement edge are easily discernible. There are some hedgerows and boundary trees which intervene in views towards the site. While the site is visible, it is seen in the context of the existing settlement of Ambrosden which introduces urbanising elements into views. (**PVP3**, **4** and **5**).

5.13 Road users within an undesignated landscape are typically afforded a reduced sensitivity, as receptors are likely to be using the roads for the primary purpose of reaching their destination. Receptors along Ploughley Road are therefore considered to have **low sensitivity**.

Residential Dwellings/Groups

5.14 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below:

Ploughley Road

5.15 Along the southern boundary of the site there are approximately 30 dwellings. These are well contained due to a well vegetated boundary between the properties and the site, limiting their visual connection with the site.

West Hawthorn Road

5.16 Along West Hawthorn Road there are approximately 18 dwellings, with circa. two thirds of them backing directly onto the bridleway along the eastern boundary of the site. Views from these properties are limited due to the existing vegetation and boundary treatments along both sides of the bridleway.

5.17 The identified residential receptors are considered to be within a settlement context which has urbanising influence on these receptors. They are therefore considered to have **high sensitivity.**

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

5.18 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints at 3km and more from the site; and
- Viewpoints from all the above receptor groups.

5.19 The representation of views is supported by 12 PVPs. Their location is illustrated on **Plan EDP 4**. Photographs from the selected viewpoints are contained in **Appendix EDP 4**. The purpose of these viewpoints is to aid assessment of the identified visual receptor(s). These viewpoints are not assessed separately.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Receptor and assigned sensitivity	Rationale
1	View from bridleway 105/2/10	460652, 219980	On eastern site boundary	Users of PRoW – high sensitivity; Residents – high sensitivity	Close-range view of the site boundary and site from publicly accessible footpath near residential properties.
2	View from bridleway 105/2/10 looking towards north-east corner of site	460749, 220080	Approx. 15m east	Users of PRoW – high sensitivity	Close-range view from publicly accessible footpath towards the site's northern boundary, showing its location within the local landscape.
3	View from Ploughley Road	460163, 220155	Approx. 100m west	Road users – low sensitivity	Mid-range view looking towards the site on the approach to Ambrosden. Showing the site in the context of the wider landscape and the settlement.
4	View from field gate on site	460390, 219921	On southern site boundary	Road Users – Low Sensitivity	Close-range view from footpath on Ploughley Road looking over a field gate across the site.
5	View from Ploughley Road	460390, 219921	Approx. 30m west	Road users – Low sensitivity	Close-range view looking along Ploughley Road showing the site in context of the approach to Ambrosden.

PVP No.	Location	Grid Reference	Distance and Direction of View	Receptor and assigned sensitivity	Rationale
6	View from bridleway 105/2/10	460864, 220219	Approx. 200m north-east	Users of PRoW – High sensitivity	Mid-range view from local footpath looking south-west towards the site. Showing the site in its context within the local undulating landscape.
7	View from bridleway 131/10/1	461702, 219293	Approx. 1.2km south-east	Users of PRoW – High sensitivity	Long-distance view from the south-east looking towards Ambrosden, showing the site in its context within the wider landscape and in relation to the settlement.
8	View from drive off Merton Road	459341, 218681	Approx. 1.6km south-west	Road Users – low sensitivity	Long-distance view towards Ambrosden, showing the settlement within the wider landscape.
9	View from A4421 at entrance to Jubilee Lake	459611, 221457	Approx. 1.5km north-west	Road Users – low sensitivity; Residents – High Sensitivity; Users of Jubilee Lake – Medium Sensitivity	Long-distance view from the edge of Bicester looking south-east. Representative of views from Jubilee Lake and for residents.
10	View from bridleway 295/4/30	458911, 218372	Approx. 2.1km south-west	Users of PRoW – high sensitivity	Long-distance view from footpath looking towards Ambrosden and the site.
11	View from bridleway 295/4/50	458977, 218287	Approx. 2.2km south-west	Users of PRoW – High sensitivity	Long-distance view looking towards Ambrosden and the site.

PVP No.	Location	Grid Reference	Distance and Direction of View	Receptor and assigned sensitivity	Rationale
12	View from footpath 110/10/10	461709, 217216	Approx. 2.9km south-east	Users of PRoW – High Sensitivity	Long distance view from Arncott Hill, giving expansive views of the local countryside.

Section 6
The Proposed Development and Mitigation

6.1 Having defined the baseline conditions in the previous two sections, this report now reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

6.2 The proposed development is illustrated in **Appendix EDP 1**. The DAS supporting this application provides full details of the development proposals. To summarise, these comprise:

- Approximately 120 residential dwellings with associated infrastructure and access;
- A main access road off Ploughley Road with smaller routes connecting to the proposed built form;
- An area of amenity space in the centre of the site to the north of the access road; and
- Elements of GI within the site.

OVERALL LANDSCAPE STRATEGY

6.3 The Landscape Strategy Plan is contained as **Plan EDP 5**.

6.4 The proposed Landscape Strategy is coordinated with the ecological requirements for the site and incorporates varying areas of proposed planting to enhance biodiversity within the site. Key components of the proposed strategy are summarised below:

- The existing boundary vegetation is retained and enhanced where appropriate;
- Existing hedgerows are retained and enhanced as per the management guidelines of Pasture Hills and Clay Vale LCTs;
- Proposed roads are tree lined in accordance with national planning policy;
- Linear tree planting is proposed alongside built form to break up the roof scape in views towards the site. This ensures the quantum of built form is broken up into smaller scale elements and integrates better into the existing landscape;
- An extensive buffer of species rich meadow is proposed on the northern and western edge of the site. This area is intended to enhance the biodiversity within the site and incorporates proposed tree planting to add structure and visual screening in views from the west;

- An avenue of trees is proposed alongside the amenity space to create a soft transition between this area and the proposed area of meadow planting; and
- A species rich hedgerow is proposed along the boundary of the site.

PROPOSED LANDSCAPE MITIGATION

6.5 The following landscape elements which mitigate potential effects of the proposed scheme are considered inherent within the design of the proposed development:

- Existing boundary vegetation is retained and enhanced where appropriate; and
- Additional tree planting is proposed to increase visual screening effects in views towards the site from the west.

PROPOSED LANDSCAPE ENHANCEMENT

6.6 The following landscape elements would enhance the landscape within the site:

- The proposed scheme would create publicly accessible space within the site;
- Amenity space including a play area would be provided as part of the proposals;
- Additional tree planting would enhance tree cover within the site; and
- Areas of meadow grass and proposed hedgerows would enhance biodiversity within the site.

Section 7
Assessment of Effects

INTRODUCTION

7.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

CONSTRUCTION EFFECTS

7.2 Construction activities, movement of site traffic, lighting, noise and sounds will be \ever-present during the construction process. This is not unusual and will be carefully controlled by a conditioned construction method statement. Recommendations for protection of retained trees and hedgerows, in accordance with relevant British Standards such as BS 5837, will ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process. The magnitude of change would, however, be very high on the site level and when combined with the medium sensitivity of the site, would result in a **major/moderate** adverse level of effect. The effect would, however, be temporary and extend only for the duration of the construction process.

7.3 Beyond the site level, construction effects are considered to diminish and have a reduced magnitude of change. This would be dependent on the distance of the site and the overall size of the LCT in relation to the site.

7.4 Clay Vale LCT would experience a low magnitude of change, since the effects on a site level would be highly localised in comparison to the overall LCT. This would constitute a **minor adverse effect** during the construction phase.

7.5 Pasture Hills LCT would experience a medium magnitude of change. The effects on a site level would be highly localised within the LCT. However, due to the overall small size of the LCT, construction activity would be noticeable across the LCT and would have effect on the integrity of the landscape character. This would constitute a **moderate adverse effect** during the construction phase.

7.6 Graven Hill LCT is considered to experience a very low magnitude of change during the construction phase due to the relative distance to the site. This would constitute a **minor/negligible effect** for the LCT.

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE (YEAR 1 AND OPERATION)

7.7 Following construction/implementation of the landscape strategy (whichever is sooner), the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape management plan or similar.

7.8 The effect of the completed works would persist during the operational life of the development. For the purpose of this LVA, operation is taken to be year 15 of the completed development to account for the maturation of proposed vegetation including landscape mitigation and enhancement contained within the scheme.

7.9 It is a consequence of the nature of the development proposed that visual and sensory character of the site would change substantially as a result of implementation. The magnitude of change is not an indication of bad design but is to be expected as the result of the change of use of any green field site to residential development.

7.10 The changes predicted to occur on the dimensions that contribute to the character of the site are described below and evaluated overall:

- The proposed development would introduce built form into the site, which would alter its land use and visual and sensory character. Proposed dwellings would be proposed in the east of the site, where it abuts existing residential development on the settlement edge. The western and north-western extent of the site would be developed as amenity space and for GI elements which would retain parts of the site as open areas of landscape;

- The site's terrain and undulating landform within the site would be retained as part of the development. Existing landscape features of note – namely the site's boundary vegetation, particularly to the east – would be retained as part of the proposed scheme; and

- The proposed scheme incorporates areas of landscape and biodiversity enhancement. The added areas of planting would increase habitat within the site. Furthermore, added tree cover in the west of the site and the introduction of a proposed hedgerow on the site's boundary would reinstate historic field boundaries.

7.11 While the site's land use is altered form the baseline condition, key landscape features on the site's boundary are retained and enhanced as part of the scheme. Typical character features, such as hedgerows, are retained and enhanced. Additional tree planting is provided throughout the site which has positive effect on the proposed street scape. On balance, therefore, the landscape character of the site is considered to experience a high magnitude of change. This paired with the medium sensitivity of the site would constitute a **moderate adverse effect** on the site character.

PREDICTED EFFECTS ON THE CLAY VALE LCT

7.12 The area immediately surrounding the site would be subject to the greatest change to the defined LCT and this is predicted to diminish due to distance and intervening landform and features. Effects on the immediate surroundings and the wider area are described below. The overall sensitivity of the LCT examined in the baseline was judged to be medium.

7.13 The Clay Vale LCT covers the western extent of the site. This part of the site would be developed primarily as open land. Existing hedgerows would be enhanced through planting, which would reinstate typical field boundaries within the LCT. Within the immediate context of the site, the visual connection with the proposed development would affect the LCT. The settlement edge would be extended towards the north-east and would introduce urbanising influences into the site and its immediate context. This would have a medium magnitude of change on the site's context, which paired with the host LCT's medium sensitivity would constitute a **moderate adverse effect**.

7.14 Further afield, beyond the immediate context of the site, the proposed development would read as an extension to the existing settlement. The proposed landscape strategy would create a buffer between the undeveloped land to the west of Ambrosden and would create a permanent, vegetated settlement boundary. Due to the overall size of the LCT in relation to the site, the Clay Vale LCT is considered to experience a low magnitude of change beyond the site level. This would constitute a **minor adverse effect** on the wider LCT.

PREDICTED EFFECTS ON PASTURE HILLS LCT

7.15 The Pasture Hills LCT covers the eastern extent of the site. This area contains the majority of built form proposed as part of the scheme. The area immediately surrounding the site would be subject to the greatest change to the defined LCT and this is predicted to diminish as the distance to the site increases. Effects on the immediate surroundings and the wider area are described below. The overall sensitivity of the LCT examined in the baseline was judged to be medium.

7.16 The immediate context of the site would experience the most considerable magnitude of change due to the proposed development. Proposed built form would alter the condition of the site and its context. However, existing hedgerows would be enhanced through planting, which would reinstate typical field boundaries within the LCT. The settlement edge would be extended towards the north-east and would introduce urbanising influences into the site and its immediate context. This would have a medium magnitude of change on the site's immediate context contained within the LCT, which paired with the Pasture Hills LCT's medium sensitivity would constitute a **moderate adverse effect**.

7.17 The proposed built form would generally be in accordance with the patterns of development in Ambrosden, it would be in discordance with the wider landscape character contained within the LCT which is not developed. The introduction of built form on the local high point in the eastern part of the site would therefore constitute a noticeable change to the LCT. However, existing vegetation patterns would be retained and enhanced as part of the scheme. The extensive boundary vegetation to the north and east of the site would create a visual buffer towards the wider LCT. This would result in a low magnitude of change beyond

the site's immediate context. This in combination with the medium sensitivity would constitute a **minor adverse effect**.

PREDICTED EFFECTS ON WOODED HILLS LCT

7.18 The Wooded Hills LCT is located in varying locations surrounding the site. Graven Hill is a local high point to the west of the site and has a visual connection with the site. The proposed development would introduce residential dwellings on the edge of Ambrosden which would be noticeable from this area contained in the Wooded Hills LCT. While this would introduce new built form on the settlement edge, it would not be unusual in the local context where areas of settlement are frequently visible form local high points. The proposed development would read as an extension to the existing settlement. This would therefore constitute a low magnitude of change, which in combination with the medium sensitivity would constitute a **minor adverse effect**.

PREDICTED EFFECTS ON VISUAL AMENITY

7.19 The following is a description of the anticipated effects on visual amenity. This takes into account the proposed built form and landscape strategy contained in the site.

Rights of Way Users

7.20 There is a limited number of footpaths present in the context of the site. PRoW were identified as having high sensitivity in the baseline of this report.

7.21 Bridleway 105/2/10 and 10/6/20 is located on the eastern edge of the site. The vegetation along the site's eastern boundary, which provides extensive screening to the site, would be retained as part of the proposed scheme. Proposed built form would be set back from the existing vegetation, with a proposed hedgerow and scattered tree planting adding to the visual buffer. The site is visible (as shown in **PVP EDP 1**) and proposed built form would be visible through gaps in the vegetation – particularly in winter when trees are not in leaf. The bridleway lies next to existing residential development and views from here (as shown in **PVP EDP 1a**) would be within a context of residential development. Views along the bridleway would generally be channelled along the path, with occasional views out across the site and towards the wider countryside. While these views would be disrupted, the foreground would be dominated by intervening vegetation similar to the existing vegetation and proposed built form would be set back from the bridleway. As shown in **PVP EDP 2**, the boundary vegetation is particularly dense on the north-east corner of the site and restricts views into the site. Views from PRoW 10/5/2/10 and 10/6/20, where it is directly next to the site, are therefore considered to experience a high to medium magnitude of change depending on the orientation of the view. This combined with the high sensitivity of the receptor would constitute a **major/moderate adverse** to **moderate adverse effect**.

7.22 From the east, the site is not visible in views due to the intervening landform and the existing pattern of vegetation. PRoW further away to the north-east and east (as shown in **PVPs EDP 6** and **EDP 7**) would therefore not be affected by the proposed development.

7.23 There are few footpaths located to the south and south-west of the site. Due to the intervening landform and buildings at Ambrosden, the site would not be visible from PRoW in this direction (as shown in **PVPs EDP 8**, **EDP 10**, **EDP 11** and **EDP 12**).

7.24 To the north-west, views of the site are limited due to screening vegetation along the A41 (as shown in **EDP PVP 9**). Commercial development to the north of the site creates a strong context of built form which has urbanising influence on local views. Views from the north-west would therefore experience low magnitude of change where the site is visible. This would result in a **moderate/minor adverse** effect.

Road Users

7.25 The following summarises the likely effects on views from the local road network. Road users were identified as having low sensitivity in the baseline.

Ploughley Road

7.26 Ploughley Road forms part of the southern boundary of the site and is the main approach towards Ambrosden from the west (as shown in **PVPs EDP 3**, **EDP 4** and **EDP 5**). The site is clearly visible on the approach to Ambrosden. While it is seen in the context of the existing settlement, proposed built form as part of the development would be noticeable in views. Additional tree planting would filter views towards the site. However, due to the local landform being elevated within the site and the orientation of the road with direct views towards the site, the magnitude of change for road users on the approach to Ambrosden would be high. Combined with the low sensitivity of the receptor, this would constitute a **moderate/minor adverse** effect.

Residential Dwellings/Groups

7.27 The following summarises the likely effects on views from the local residential dwellings. Residential receptors were found to have high sensitivity in the baseline of this report.

Ploughley Road

7.28 Residents at Ploughley Road would experience the site in context of the existing settlement. Furthermore, vegetation separates the dwellings from the site so that there is limited visual connection with the site. Views would be dependent on the orientation of buildings and windows. The overall magnitude of change on these receptors is considered to be medium, which results in a **moderate adverse effect** on views.

West Hawthorn Road

7.29 Residents at West Hawthorn Road are located to the east of the site. The extensive vegetation on the site's eastern boundary would be retained and proposed built form would be set back from this visual buffer. Views from these dwellings, which would be dependent on the orientation of buildings and windows, would therefore only have glimpsed views of the tops of buildings which would not protrude above the existing tree line. This would result in a low magnitude of change which would constitute a **moderate/minor adverse** effect.

Section 8
Conclusions

8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.

8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2**,**3**,**4** and **5**). In **Section 6**, the proposed development is described with any proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 4** coupled with professional judgement.

8.3 The following effects are likely:

- The site's character would be changed from its baseline condition due to the proposed development. However, key landscape features on the site's boundary would be retained and enhanced as part of the scheme. On balance, therefore, the landscape character of the site is considered to experience a **moderate adverse effect**;

- The site's immediate context contained within the Clay Vale LCT and Pasture Hills LCT would experience a **moderate adverse effect.** This is due to the introduction of built form within the site, which would extend the settlement edge into the site;

- Beyond the immediate site context, the level of effect would be reduced to a **minor adverse** for both host LCTs. The site is relatively small compared to the overall size of the Clay Vale LCT and is therefore considered to have highly localised effect on the site. The site's boundary vegetation visually separates the site from the wider Pasture Hills LCT and therefore has reduced effect on the LCT;

- The Wooded Hills LCT would experience a **minor adverse effect** as a result of the proposed development. This would diminish as the distance to the site increases;

- There would be no effect on local or national landscape designations;

- Views from bridleway 102/2/10 and 10/6/20 would experience adverse effects as a result of the proposed development. This would depend on the orientation of views and would range from **major/moderate adverse** to **moderate adverse effect.** This is due to the high sensitivity of the receptor and overall change of the site's land use;

- Views on the approach to Ambrosden along Ploughley Road would have uninterrupted views of the site and the proposed development. The proposals would be seen in context of the existing settlement. Views from Ploughley Road would experience **moderate/minor adverse effect**; and

- Residents to the east and south of the site would experience adverse effects as a result of the proposed scheme. However, this is limited and depends on the orientation of residential dwellings and their views.

8.4 Overall, the proposed development would introduce residential built form into a greenfield site. In the wider landscape it would read as an extension to Ambrosden. On the site level, this would result in noticeable changes in landscape and visual terms. Particularly for views from the west on the approach to Ambrosden. The proposed landscape strategy incorporates extensive tree and hedgerow planting along the boundaries to reinstate historic hedgerows and to filter views from the west.

8.5 The partial loss of agricultural land to facilitate residential development would create a localised effect on the settlement edge. When this effect is considered within the local context, it would not constitute an unacceptable impact on the local landscape fabric or character. Accordingly, whilst the proposed development would certainly yield change to the open character of the site itself, this appraisal finds no reason why the change of land use should be found to be so harmful as to be unacceptable in terms of the effects on the landscape character and visual amenity.

8.6 The proposed development comprises an extension to the existing built-up area of Ambrosden. The scale, form and appearance of the development would reflect and enhance the positive characteristics of the surrounding area, and raise the overall standard of development expected. For these reasons, it is considered that the proposed development is in-keeping with the landscape character and – beyond effects on the visual amenity of bridleway 102/2/10 - would not therefore result in any material landscape or visual effects.

Appendix EDP 1
Framework Plan

The scaling of this drawing cannot be assured

Date Drn Ckd

A Site access

B Existing hedges and trees to be retained and enhanced.

C New Pedestrian Link to connect site to West Hawthorne Road.

D Potential play/recreational facilities

E Potential attenuation feature

F Main spine road to have street tree planting

G Pedestrian Link to Ploughley Road

H Development around the edges of the site to be more informal to provide a rural edge character.

I Primary street to have greater formality with emphasis on structured landscape and tree planting to front gardens

J Extensive green spaces that interconnect to provide green corridors and enhance the rural feel of the development as well as potential for biodiversity enhancement.

K A mix of 2, 3 & 4 bedroom houses with an emphasis on smaller family homes.

L North West boundary to have new hedge planting and potential ditch feature

M Indicative Pumping Station Location

Site boundary

Primary frontage

Secondary frontage

Shared Surface Road

Existing trees and hedges

Proposed tree planting to open space areas.

N

Project
Ploughley Road, Ambrosden

Drawing Title
Framework Plan

Date	Scale	Drawn by	Check by
09.06.2022	1:1000@A1	BW	JT

Project No	Drawing No	Revision
32948	FP-01	

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Appendix EDP 2
Methodology: Thresholds and Definitions of Terminology used in this Appraisal/Assessment

A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

A2.2 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A2.3 Susceptibility indicates "the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"[3]. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.

A2.4 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment, and considers both value and susceptibility independently.

Table EDP A2.1: Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline – Overall Sensitivity	
Very High	***Value***: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	***Value***: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.

[3] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

EDP Assessment Terminology and Definitions	
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	***Value***: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	***Value***: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	***Value***: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

A2.5 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.6 **Table EDP A2.2** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment, and considers both value and susceptibility together.

Table EDP A2.2: Defining the Sensitivity of the Visual Baseline

Visual Baseline – Overall Sensitivity	
Very High	***Value/Susceptibility***: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countrywide/landscape features with public access; visitors to heritage assets of national importance; open Access Land.
High	***Value/Susceptibility***: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.

Visual Baseline – Overall Sensitivity	
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	***Value/Susceptibility***: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	***Value/Susceptibility***: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	***Value/Susceptibility***: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

MAGNITUDE OF CHANGE

A2.7 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and Reversibility/Proportion.

A2.8 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.

Landscape Receptors	Visual Receptor Criteria
Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.9 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

Table EDP A2.4: Factors Influencing Judgements on Magnitude of Change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 to 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	***Landscape***: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or fails to integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	***Landscape***: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.
	Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.
Medium	***Landscape***: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.

Magnitude of Change	
	Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	***Landscape***: Minor loss or alteration to one or more key landscape receptors/-characteristics; additional elements may not be uncharacteristic within existing landscape.
	Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	***Landscape***: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	*In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.*

PREDICTED EFFECTS

A2.10 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	**Overall Magnitude of Change**				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/-Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/-Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/-Negligible	Negligible	Negligible/ None

Table EDP A2.7: Definition of Effects

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.

Definition of Effects	
Major or Major/Moderate	Effects that result in noticeable alterations to much (*Major effect*) or some (*Moderate/Major effect*) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (*Minor effect*) or a few (*Minor/Negligible*) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (*Negligible effect*) or some (*Negligible/None effect)* of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

A2.11 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.

A2.12 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario. Effects can be moderated by maturation of landscape strategies.

A2.13 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

Appendix EDP 3
Findings of EDP Data Trawl

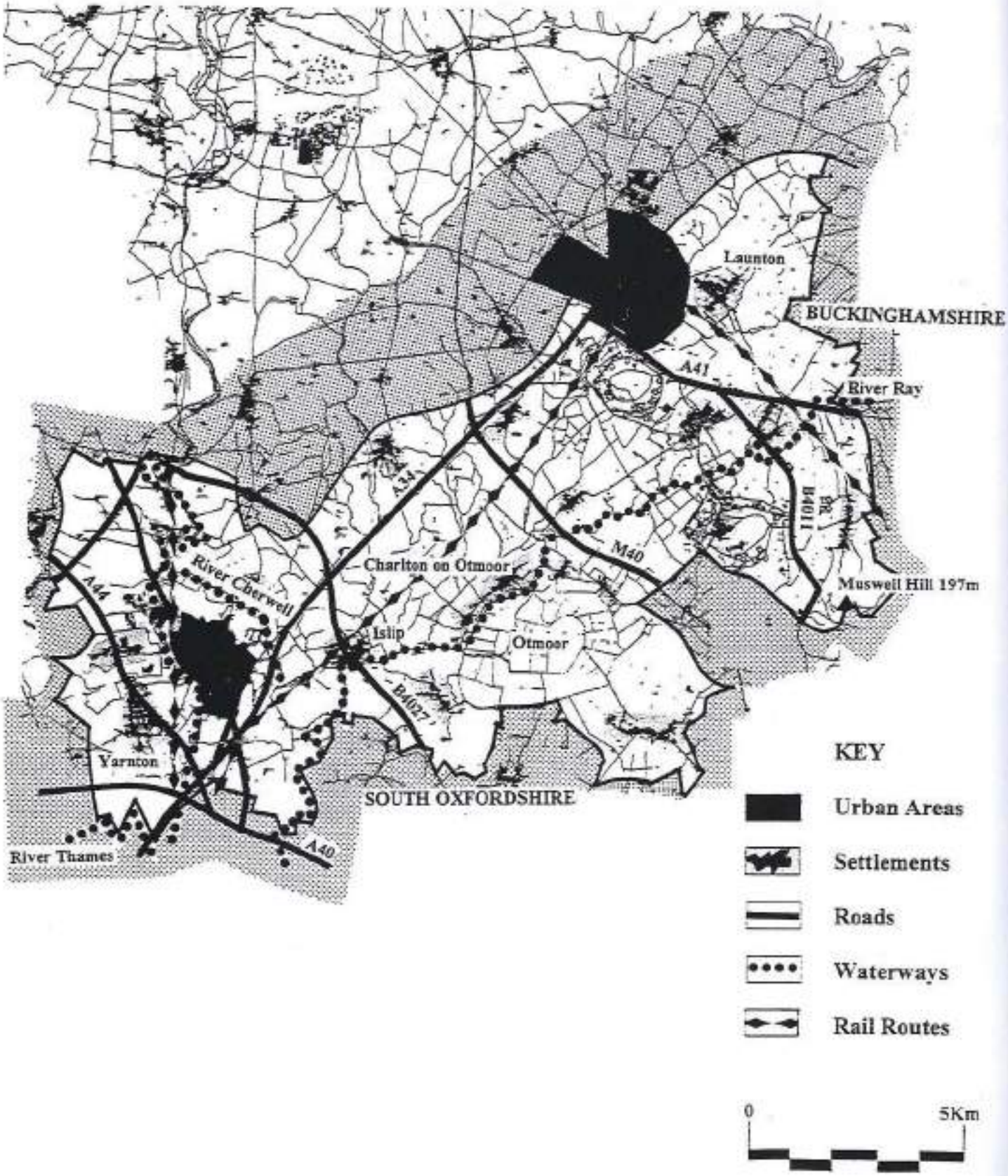
Countryside Design Summary

DEVELOPMENT AND PROPERTY SERVICES

JUNE 1998

Cherwell District Council
North Oxfordshire

CLAY VALE OF OTMOOR



SETTLEMENTS OF THE CLAY VALE OF OTMOOR

Ambrosden
Arncott
Begbroke
Blackthorn
Bunkers Hill
Charlton-on-Otmoor
Enslow
Fencott
Gosford
Hampton Gay
Hampton Poyle
Horton-cum-Studley
Islip
Launton
Merton
Murcott
Noke
Oddington
Piddington
Shipton-on-Cherwell
Thrupp
Wendlebury
Weston-on-the-Green
Yarnton

CLAY VALE OF OTMOOR

1. INTRODUCTION

The Clay Vale of Otmoor covers the southern third of the District. It is a generally flat, low-lying area crossed by the meandering Rivers Ray and Cherwell, which drain into the Thames at Oxford. Oxford clay is exposed across this character area, and in part is overlain by alluvial deposits associated with the river floodplains creating poorly drained soils. Extensive drainage has enabled arable farmland to become predominant although several areas of unimproved wet meadows still exist. This character area contains Otmoor itself, the largest ecologically important area in the District and it remains free from development. In the extreme south of the District the Oxford Heights are formed by outcrops of Corallian Beds.

2. LANDSCAPE

2.1 CHARACTER ANALYSIS

(i) This is a low-lying Clay Vale, which in the main lies between 60 and 70m AOD and drains southwest into the Thames. The land rises gradually to the north and west into the limestone belt, whilst to the south the land rises sharply to form the Oxford Heights, with Muswell Hill reaching 197m, offering extensive views across the Clay Vale.

(ii) It is a traditionally pastoral landscape with a regular linear pattern, crossed with water filled drainage ditches and willow-lined watercourses. Extensive drainage of the heavy wet soils has enabled over half of the land to be brought into arable production. Arable fields tend to be larger creating a more open landscape. However, areas of the Clay Vale are still often waterlogged for periods during the winter months.

(iii) Otmoor is a unique area to the south of the River Ray, which for the most part lies below 60m. It is of great ecological importance with a series of grassland types within a Site of Special Scientific Interest. A wider area, almost 3km across remains free from all development.

(iv) On the slopes of the Oxford Heights there are small fields of downland pasture with remnant heath in a few places. There are a number of substantial woodlands. At Arncott and Ambrosden, woodland covers the tops of hills and surrounds large-scale military development. In other areas large-scale transport links such as the motorway, trunk roads and the railway create a fringe landscape.

(v) Overgrown hawthorn hedges and lines of willow trees limit the views across the flat landscape. A small rise in height can provide extensive views over the plain.

(vi) Roads crossing the landscape are often built up above the level of the surrounding fields.

2.2 IMPLICATIONS FOR NEW DEVELOPMENT

(i) Buildings or other forms of new development will not normally be acceptable on Otmoor itself.

(ii) To prevent damage to ecologically important habitats and to maintain its capacity to take floodwater new development will not normally be acceptable within the floodplain.

(iii) Loss of hedgerows should be avoided, as this will damage landscape character by creating monotonous exposed plains.

3. SETTLEMENT

3.1 CHARACTER ANALYSIS

(i) Villages are located close to a water supply. However, over a large proportion of the area where the land drains poorly, settlements are situated just above the level of the floodplain, often on outcrops of cornbrash. Settlements in the extreme south and east are located either at the base, or on the sides of hills. The villages have an agricultural origin with the exception of Thrupp and Enslow, which are hamlets based on the Oxford Canal.

(ii) Those villages, which are raised above the floodplain level, become visually prominent, with the church tower providing a focal point. Trees both within and surrounding the villages anchor the settlements into the landscape.

(iii) The majority of villages are small in scale and linear in form. This results from their position along one through route and/or a topographical restriction on a dry outcrop of cornbrash, e.g. Merton. Some of the villages are dispersed in form, but still with major linear elements, for example, Blackthorn. A few villages have a compact form, such as Yarnton.

(iv) In the linear villages space is formed by gaps between the buildings, although in some villages these have been infilled. Where the linear elements of the village are dispersed larger areas of open space are formed.

(v) There are two basic street types. Firstly there are open, sometimes wide streets where properties rarely abut the pavements but tend to be located back behind stone walls and hedges. This creates an informal, unstructured and sometimes secluded character, e.g. parts of Horton-cum-Studley and Murcott. Secondly other villages have a more urban feel as a result of a tighter structure, with properties fronting streets and with fewer trees. Such villages tend to be the historically larger ones such as Islip and Charlton-on-Otmoor.

3.2 IMPLICATIONS FOR NEW DEVELOPMENT

(i) New development should not expand villages beyond constraints imposed by landform and ground water characteristics.

(ii) The views and setting of churches in this area are very important and must not be undermined or interrupted by new development.

(iii) Trees and hedgerows, which integrate villages into their landscape setting, should be retained. New trees and hedgerows should be planted in association with new development to maintain this character.

(iv) New development should emphasise the existing street form within linear villages by limiting backland development, whilst maintaining open land which is intrinsic to the character of the village.

(v) The creation of new public space, which is an integral part of new development, can help maintain the rural character of the villages.

4. BUILDINGS

4.1 CHARACTER ANALYSIS

(i) Domestic buildings are mainly two storey and detached, with groups of terraced properties in some villages. Houses were traditionally built from limestone in most of the area. Red bricks are sometimes used for detailing and there are examples of red brick buildings with limestone detailing. Where stone was not available historically such as in the Oxford Heights at Horton-cum-Studley, buildings were constructed of timber frame and brick. Ornamental and whitewashed brickwork is also more common across this area. 20th century development displays a large variety of materials.

(ii) Roofs were traditionally thatched. Most have been replaced with plain dark toned slates and tiles, and in some parts, plain red clay tiles. Roofs are traditionally steeply pitched with chimney stacks on the ridge line.

(iii) Windows vary, but vertical alignment and simple timber casement forms predominate.

(iv) Domestic buildings mainly face streets. Detached properties are often a mix of types and are set back at varying depths from the road producing an irregular street frontage. Older buildings tend to be set close to the road. Groups of terraced properties are more common in certain villages such as Islip where they abut streets with the occasional building gable end to the street.

(v) Farmsteads are generally isolated features at the end of long tracks, with hedgerows ensuring their seclusion.

4.2 IMPLICATIONS FOR NEW DEVELOPMENT

(i) The primary domestic building material should be Limestone, with red brick acceptable for detailing in many village locations. Red brick buildings and timber framed brick buildings (white washed or not) may be acceptable in certain locations within villages on the southern periphery of the District. Ornate brickwork may be acceptable on rare occasions, for example a landmark or public building.

(ii) The primary roofing material should be dark toned plain slates and tiles. Only in the south of this area will red clay tiles be acceptable as the primary roofing material. Profiled or interlocking tiles will not normally be acceptable. Roofs should be steeply pitched; both aligned to the road and simple in form, with brick chimney stacks on the ridge line.

(iii) Openings should be vertically aligned and proportionate to the size of the property, taking the overall scale from historic buildings in the village.

(iv) Detached or terraced properties are appropriate in most villages. Their relationship with the street and space will be dependent on the character of the village, but buildings must front onto public space and private gardens in front of properties should normally be

enclosed. Limestone walls, hedges and in some localities brick walls are appropriate means of enclosure.

(v) New farm buildings should be concentrated where a collection of buildings already exist to avoid isolated features in the flat landscape.

Appendix EDP 4
Site Photographs/Representative Photoviewpoints (edp4579_d023a 22 August 2022 DJ/LTi)

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**460652, 219980**	Horizontal Field of View:	**90°**	Direction of View:	**280°**
Date and Time:	**05/03/22, 10:03**	Height of Camera:	**1.6m**	Distance:	**On site boundary**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**72m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTi**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 1**

the environmental dimension partnership
Registered office: 01285 740427
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Grid Coordinates:	460652, 219980	Horizontal Field of View:	90°	Direction of View:	45°
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date	22 AUGUST 2022	client	Archstone
drawing number	edp4579_d023a		
drawn by	DJo	project title	Land off Ploughley Road, Ambrosden
checked	LTI		
QA	RBa	drawing title	Photoviewpoint EDP 1a

Photoviewpoint EDP 2: View from bridleway 102/5/10 looking towards north-east corner of site

To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.

the environmental dimension partnership

Registered office: 01285 740427
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info@edp-uk.co.uk

Grid Coordinates:	**460749, 220080**	Horizontal Field of View:	**90°**	Direction of View:	**270°**
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date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTi**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 2**

Photoviewpoint EDP 3: View from Ploughley Road

To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.

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Registered office: 01285 740427
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info@edp-uk.co.uk

Grid Coordinates:	**460163, 220155**	Horizontal Field of View:	**90°**	Direction of View:	**120°**
Date and Time:	**05/03/22, 09:45**	Height of Camera:	**1.6m**	Distance:	**15m east of site**
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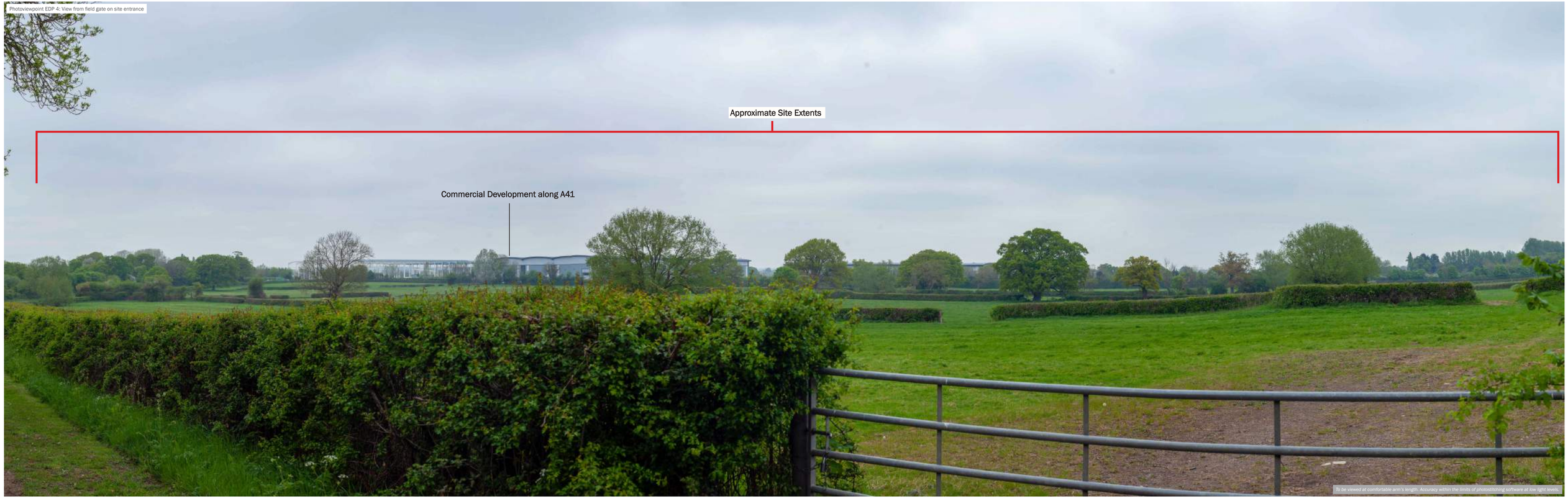
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTI**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 3**



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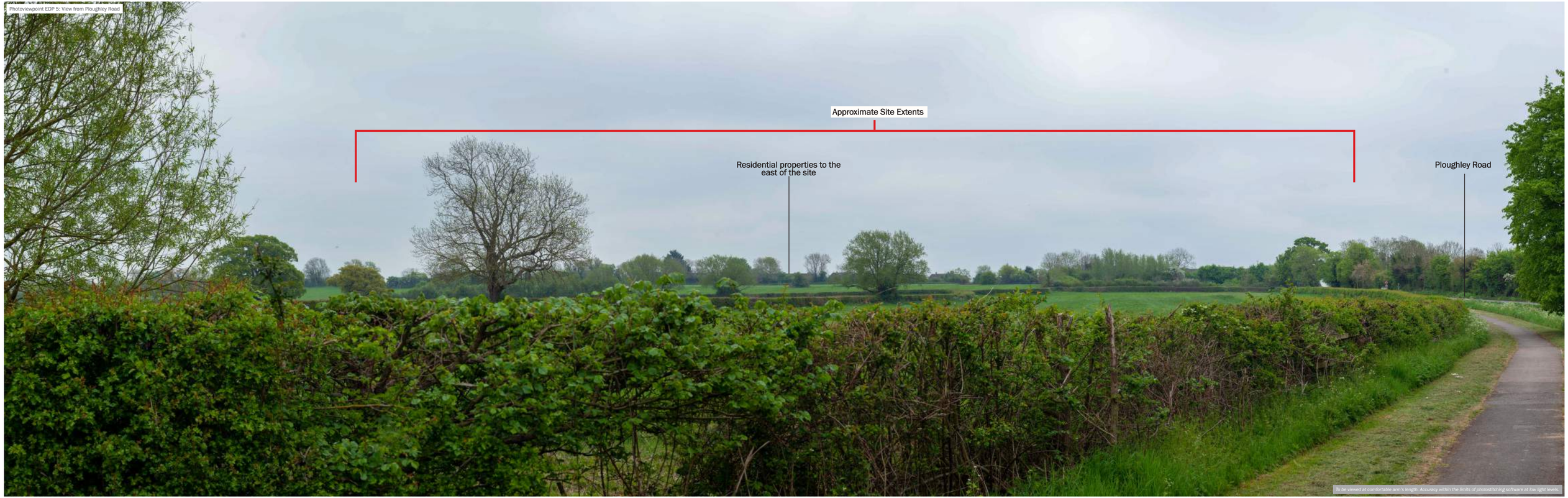
date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTI**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 4**

Photoviewpoint EDP 5: View from Ploughley Road



To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.

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Grid Coordinates:	**460390, 219921**	Horizontal Field of View:	**90°**	Direction of View:	**110°**
Date and Time:	**05/03/22, 10:02**	Height of Camera:	**1.6m**	Distance:	**15m west**
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date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTI**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 5**

Photoviewpoint EDP 6: View from bridleway 105/2/10

To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.

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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates:	**460864, 220219**	Horizontal Field of View:	**90°**	Direction of View:	**240°**
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Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**74m**
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date	**22 AUGUST 2022**	client	**Archstone**
drawing number	**edp4579_d023a**		
drawn by	**DJo**	project title	**Land off Ploughley Road, Ambrosden**
checked	**LTI**		
QA	**RBa**	drawing title	**Photoviewpoint EDP 6**

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Registered office: 01285 740427
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Grid Coordinates:	461702, 219293	Horizontal Field of View:	90°	Direction of View:	300°
Date and Time:	05/03/22, 11:17	Height of Camera:	1.6m	Distance:	1.2km south-east
Projection:	Cylindrical	Make, Model, Sensor:	Canon 5D MK2, FFS	aOD:	61m
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date	22 AUGUST 2022	client	Archstone
drawing number	edp4579_d023a	project title	Land off Ploughley Road, Ambrosden
drawn by	DJo	drawing title	Photoviewpoint EDP 7
checked	LTI		
QA	RBa		

Photoviewpoint EDP 8: View from drive off Merton Road

To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.

the environmental dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
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Grid Coordinates:	**459341, 219681**	Horizontal Field of View:	**90°**	Direction of View:	**35°**
Date and Time:	**05/03/22, 11:25**	Height of Camera:	**1.6m**	Distance:	**1.5km south-west**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**64 m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTI**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 8**

Photoviewpoint EDP 9: View from A4421 at entrance to Jubilee Lake

To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.

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Grid Coordinates:	**459611, 221457**	Horizontal Field of View:	**90°**	Direction of View:	**140°**
Date and Time:	**05/03/22, 08:35**	Height of Camera:	**1.6m**	Distance:	**1.5km north-west**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**67m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTi**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 9**

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Registered office: 01285 740427
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Grid Coordinates:	**458911, 218372**	Horizontal Field of View:	**90°**	Direction of View:	**45°**
Date and Time:	**05/03/22, 12:03**	Height of Camera:	**1.6m**	Distance:	**2.1km south-west**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**64m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**22 AUGUST 2022**	client	**Archstone**
drawing number	**edp4579_d023a**		
drawn by	**DJo**	project title	**Land off Ploughley Road, Ambrosden**
checked	**LTI**		
QA	**RBa**	drawing title	**Photoviewpoint EDP 10**

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Registered office: 01285 740427
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Grid Coordinates:	**458977, 218287**	Horizontal Field of View:	**90°**	Direction of View:	**35°**
Date and Time:	**05/03/22, 12:17**	Height of Camera:	**1.6m**	Distance:	**2.2km south-west**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**62m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTi**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 11**

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Registered office: 01285 740427
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Grid Coordinates:	**461709, 217216**	Horizontal Field of View:	**90°**	Direction of View:	**320°**
Date and Time:	**05/03/22, 13:07**	Height of Camera:	**1.6m**	Distance:	**2.9km south**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Canon 5D MK2, FFS**	aOD:	**102m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**22 AUGUST 2022**
drawing number	**edp4579_d023a**
drawn by	**DJo**
checked	**LTI**
QA	**RBa**

client	**Archstone**
project title	**Land off Ploughley Road, Ambrosden**
drawing title	**Photoviewpoint EDP 12**

Plans

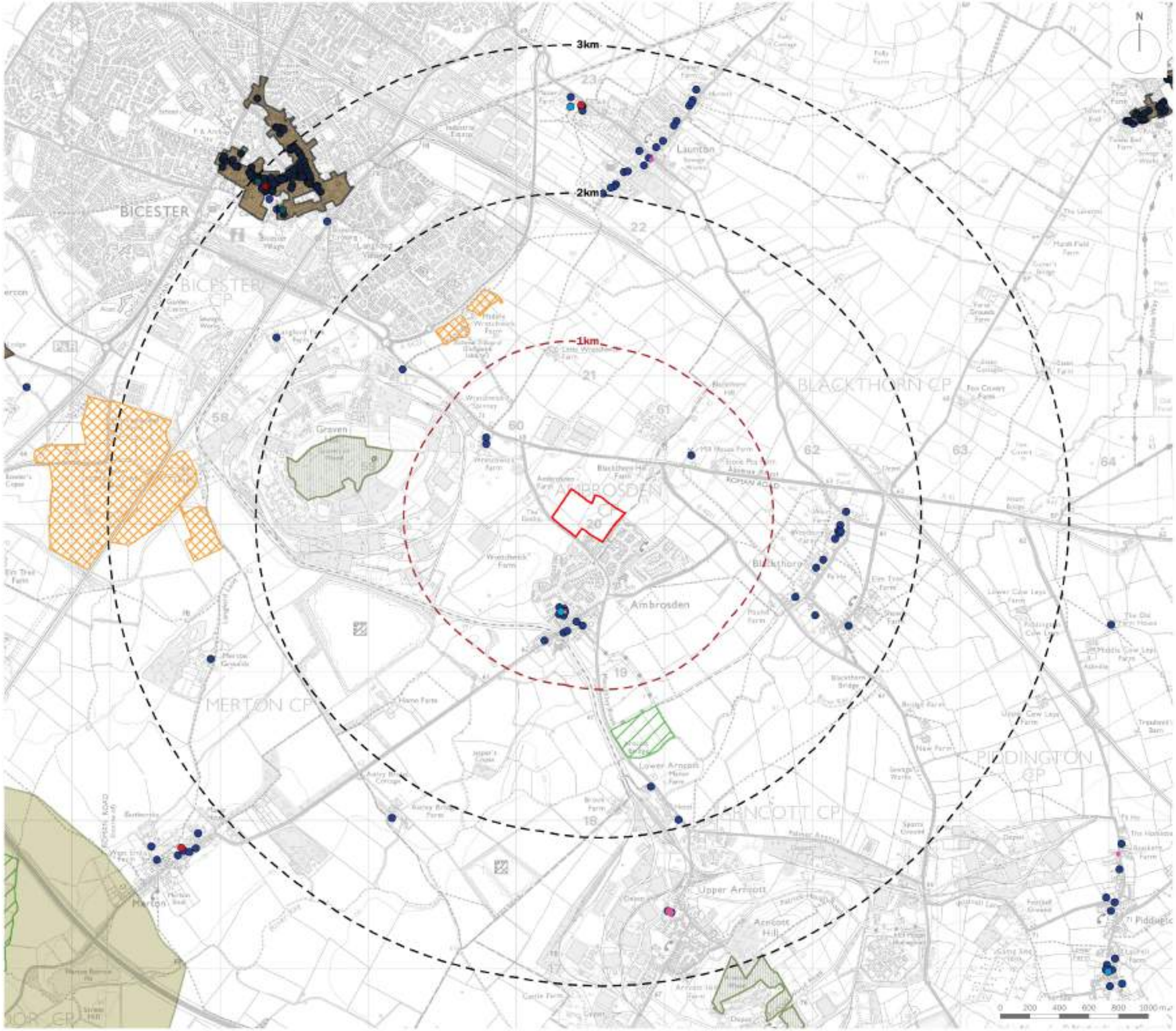
Plan EDP 1: Landscape Designations Plan
(edp4579_d004a 24 August 2022 DJ/LTi)

Plan EDP 2: Published Landscape Character Assessments
(edp4579_d020a 24 August 2022 DJ/LTi)

Plan EDP 3: Site Character
(edp4579_d021a 24 August 2022 DJ/LTi)

Plan EDP 4: Findings of Visual Appraisal
(edp4579_d003c 25 August 2022 DJ/LTi)

Plan EDP 5: Illustrative Landscape Strategy Plan
(edp4579_d025c 06 September 2022 LTi/BC)



Site Boundary

Range Rings (at 1km intervals)

1km Detailed Study Area

Landscape Designations

Ancient Semi-Natural Woodland

Open Access Land (CRoW Act 2000)

Green Belt

Heritage Designations

Conservation Area

Scheduled Monument

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Ecological Considerations

Site of Special Scientific Interest (SSSI)

client

Archstone

project title

Ploughley Road, Ambrosden

drawing title

Landscape Designations Plan

date	24 AUGUST 2022	drawn by	DJo
drawing number	edp4579_d004a	checked	LTi
scale	1:25,000 @ A3	QA	RBa

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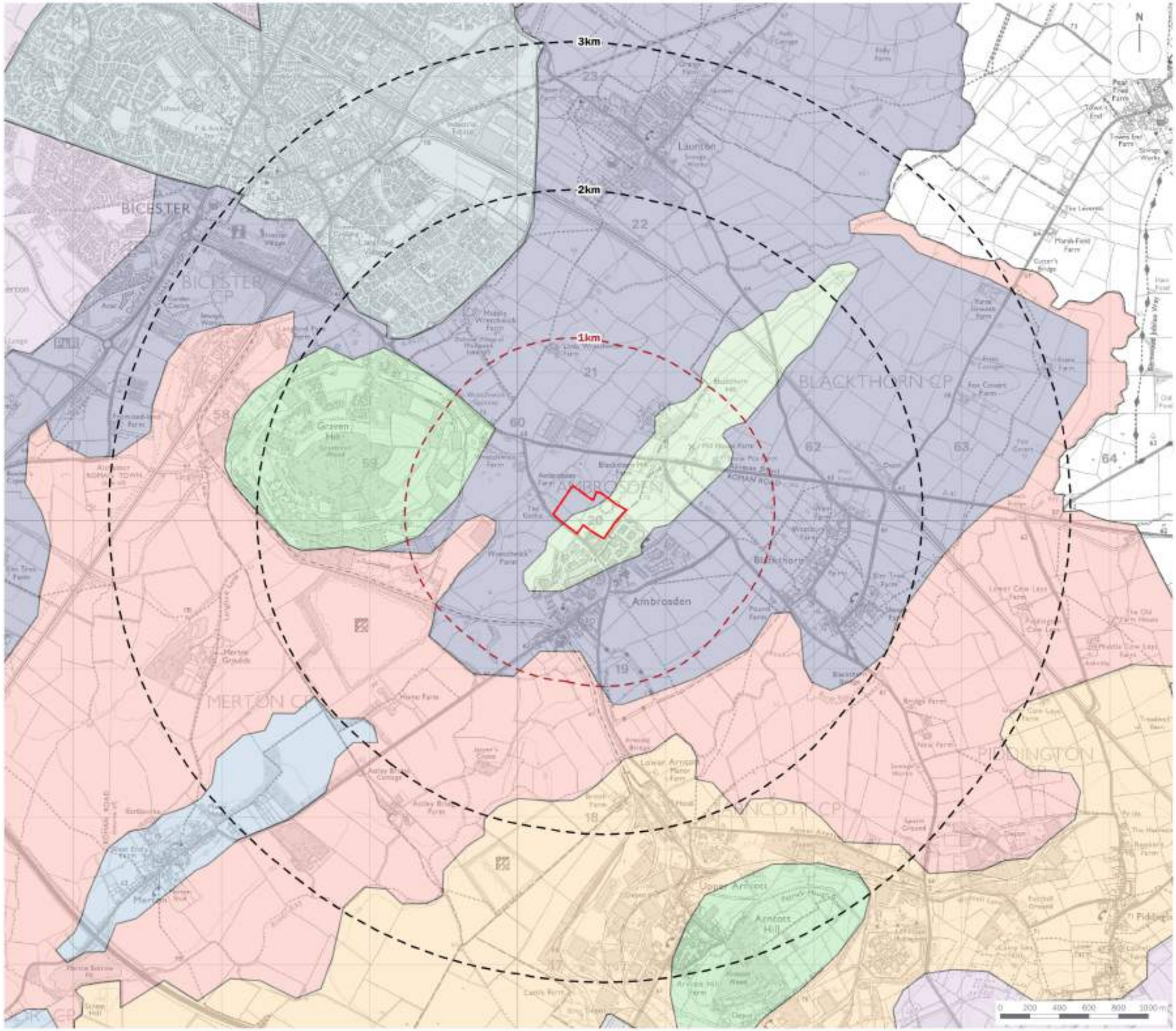

Site Boundary

Range Rings (at 1km intervals)

1km Detailed Study Area

Landscape Character Type

- Alluvial Lowlands
- Bicester
- Clay Vale
- Lowland Village Farmlands
- Pasture Hills
- Wooded Estatelands
- Wooded Farmland
- Wooded Hills

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Ploughley Road, Ambrosden

drawing title
Published Landscape Character Assessments

date	24 AUGUST 2022	drawn by	DJo
drawing number	edp4579_d020a	checked	LTi
scale	1:25,000 @ A3	QA	RBa

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Site Boundary

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Ploughley Road, Ambrosden

drawing title
Site Character

date	24 AUGUST 2022	drawn by	DJ
drawing number	edp4579_d021a	checked	LTI
scale	1:2,500 @ A3	QA	RBa

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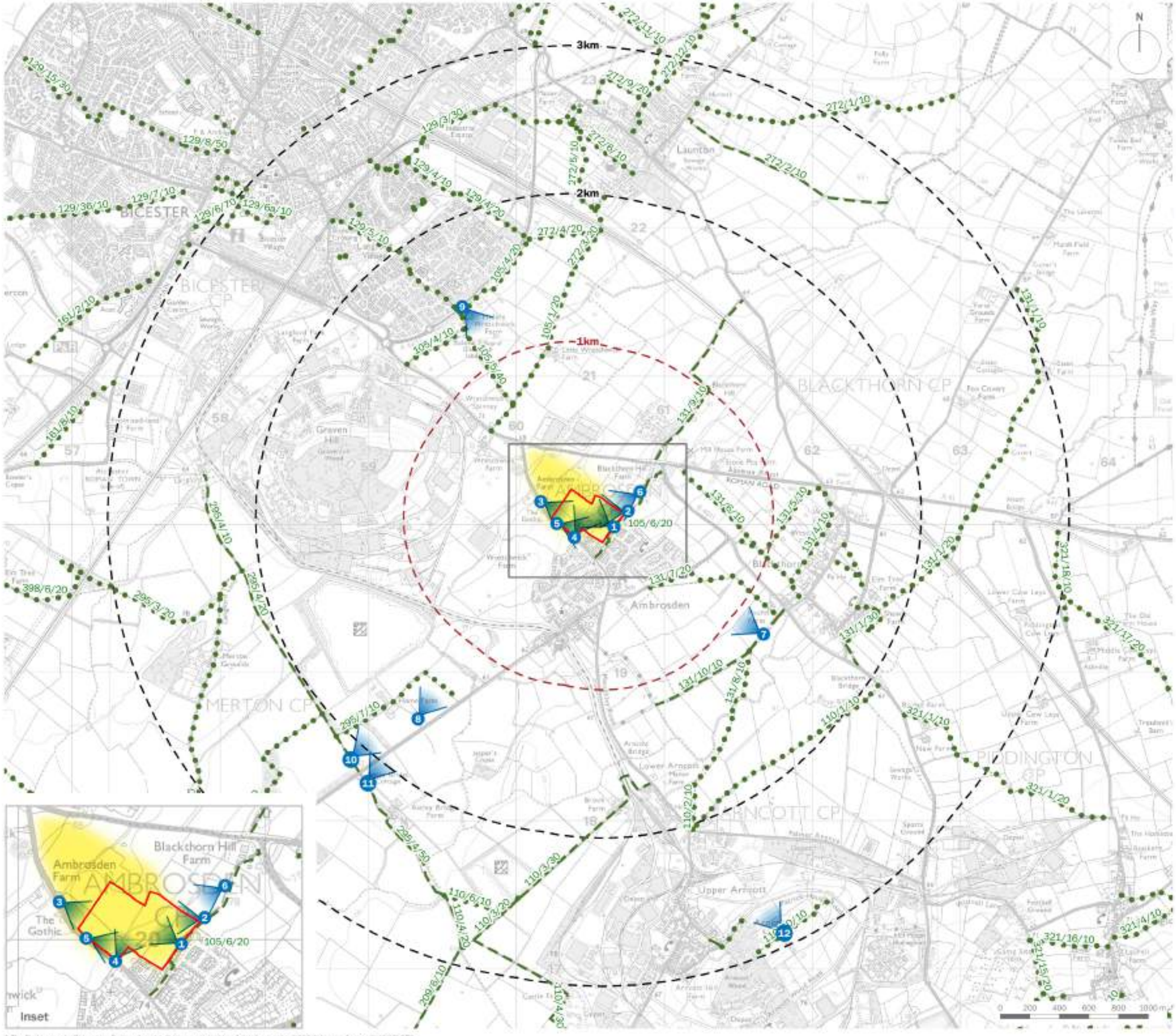

Site Boundary

Range Rings (at 1km intervals)

1km Detailed Study Area

Photoviewpoint Location

Zone of Primary Visibility (ZPV)

Public Rights of Way (PRoW)

Footpath

Bridleway

Restricted Byway

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Ploughley Road, Ambrosden

drawing title
Findings of Visual Appraisal

date	25 AUGUST 2022	drawn by	DJo
drawing number	edp4579_d003o	checked	LTi
scale	1:25,000 @ A3	QA	RBa

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Site Boundary

Existing Vegetation to be Retained and Enhanced Where Appropriate

Proposed Tree Planting

Proposed Hedgerow

Proposed Species Rich Wildflower Meadow

Proposed Amenity Grass

Indicative Location of Wildlife Pond

Note: Location of proposed SUDs features to be confirmed at the detailed stage.

Indicative Location of Play Area

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Ploughley Road, Ambrosden

drawing title
Illustrative Landscape Strategy Plan

date	**06 SEPTEMBER 2022**	drawn by	**LTi**
drawing number	**edp4579_d025c**	checked	**BCo**
scale	**1:2,500 @ A3**	QA	**RBa**

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REGISTERED ORGANISATION CIfA

URBAN DESIGN GROUP REGISTERED PRACTICE

IEMA

Landscape Institute
Registered practice