



**Land East of Warwick
Road, Banbury**

**Landscape and Visual
Appraisal**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Vistry Homes Limited

January 2023

Report Reference
edp3253_r007c

Document Control

DOCUMENT INFORMATION

Client	Vistry Homes Limited
Report Title	Landscape and Visual Appraisal
Document Reference	edp3253_r007c

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by / Date
007_DRAFT	EB	SC	BC	-
007a	EB	MW	-	DL 210722
007b	EB	-	BC	SCh 181122
007c	EBa	-	-	CLa 110123

DISCLAIMER TEXT

No part of this report may be copied or reproduced by any means without prior written permission from The Environmental Dimension Partnership Ltd. If you have received this report in error, please destroy all copies in your possession or control and notify The Environmental Dimension Partnership Ltd.

This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the commissioning party and solely for the purpose for which it is provided. No other party may use, make use of or rely on the contents of the report.

We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Opinions and information provided in the report are those of The Environmental Dimension Partnership Ltd using due skill, care and diligence in the preparation of the same and no explicit warranty is provided to their accuracy. It should be noted, and it is expressly stated that no independent verification of any of the documents or information supplied to The Environmental Dimension Partnership Ltd has been made.

Contents

Section 1	Introduction, Purpose and Methodology	4
Section 2	The Site.....	7
Section 3	Findings of EDP Data Trawl	12
Section 4	Existing (Baseline) Conditions: Landscape Character.....	17
Section 5	Existing (Baseline) Conditions: Visual Amenity	24
Section 6	The Proposed Development and Mitigation.....	35
Section 7	Assessment of Effects	37
Section 8	Conclusions.....	50

APPENDICES

Appendix EDP 1	Concept Masterplan (edp3253_d038d 06 October 2022 NBo/RAI)
Appendix EDP 2	Methodology: Thresholds and Definitions of Terminology used in this Appraisal
Appendix EDP 3	Findings of EDP Data Trawl
Appendix EDP 4	Representative Photoviewpoints (edp3253_d039c 10 January 2023 DJo/Eba)
Appendix EDP 5	Representative Night Photoviewpoints (edp3253_d044a 10 January 2023 JFr/EBa)

PLANS

Figure 7.1	Site Character and Local Context (edp3253_d033c 10 January 2023 EBa/BCo)
Figure 7.2	Relevant Planning Designations and Considerations (edp3253_d034b 18 November 2022 EB/BC)
Figure 7.3	Published Landscape Character and Context Appraisal (edp3253_d035b 18 November 2022 EB/BC)
Figure 7.4	Findings of EDP's Visual Appraisal (edp3253_d036c 21 November 2022 EB/BC)
Figure 7.5	Illustrative Landscape Strategy (edp3253_d042c 18 November 2022 EB/BC)

Section 1

Introduction, Purpose and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Vistry Group ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposals to develop residential properties upon Land to the East of Warwick Road, Banbury ('the site'). The site falls within Cherwell District Local Planning Authority (LPA) area, extends to 12.63 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 Institute¹ 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 an outline planning application for the proposed development summarised in **Section 6** of this LVA. The proposed development is up to 170 dwellings (including affordable homes) accessed off Warwick Road with associated Public Open Space (POS), drainage features and play area. The proposals are illustrated on the Concept Masterplan 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/IEEMA, 2013)’ (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.
- 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 **Consultation:** A request for advice on selected photoviewpoint locations was submitted to Cherwell District Council on 04 July 2022.
- 1.9 **Field Assessment:** EDP has undertaken a number of comprehensive field assessments 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 assessments were undertaken between 2019 and 2022 by a qualified landscape architect, with the most recent visits being undertaken in clear weather conditions over two visits during February 2022.
- 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.

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 **Figure 7.3**. 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 2km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Figure 7.3**.

Section 2 The Site

- 2.1 **Figure 7.2** illustrates the location of the site's boundaries and the study area for the LVA. The site is located on the north-western extent of the town of Banbury, Oxfordshire, and circa 200m to the south of the village of Hanwell. The site is situated within Cherwell District Council LPA.
- 2.2 The site's character and local context is illustrated on the aerial photograph contained as **Figure 7.1**.

EDP SITE ASSESSMENT

- 2.3 The most recent site visits have taken place between 01 and 17 February 2022 in clear weather conditions. The visits were 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 site comprises two arable fields on the northern edge of Banbury, alongside the new build Persimmon development of Hanwell Fields to the south. Both are regular in shape and bound by a mixture of tree belt and hedgerow. The site is split in two by the old farm track of Gullicotte Lane, as seen within **Image EDP 2.1** below. The character of the site can therefore be split into two parcels; Parcel A includes the western field parcel alongside Warwick Road and Parcel B covers the field parcel to the east.

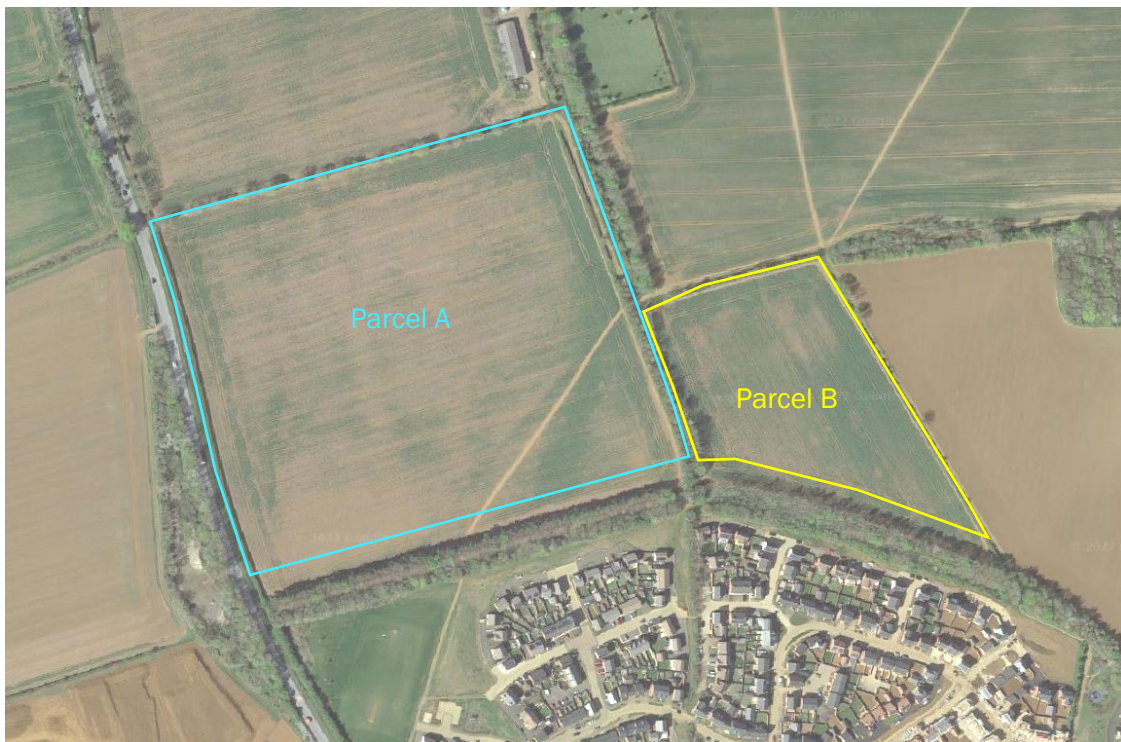


Image EDP 2.1: Character area split of site.

Parcel A

- 2.5 This parcel of the site is quite different from land to the east, as it relates much more to the busy Warwick Road along its western boundary than to the wider vale landscape. Visually Parcel A is contained (both in terms of views out and in) by the dense plantation mixed woodland buffer to the south (**Image EDP 2.2**), a well-vegetated species rich hedgerow and tree boundary to the east, formed by Gullicotte Lane, and a single line of mature trees alongside an outgrown but species-rich hedgerow that forms a buffer to the farmland to the north (seen within **Image EDP 2.3**). The western boundary is delineated by well-maintained native hedgerow which allows clear visual connection with Warwick Road as it passes alongside, however views further west from within the site are curtailed by the tree belt situated on the opposite side of Warwick Road to the site.



Image EDP 2.2: View south-west along the course of the on-site PRow (443487, 243143), demonstrating the open and flat internal character of the site and the containment provided by boundary features such as the woodland belt which separates the site from the Hanwell Fields development to the south.



Image EDP 2.3: View north-west across Parcel A from the eastern boundary with Gullicotte Lane (443487, 243143) towards the hedgerow and scattered trees of the northern site boundary. The

farm buildings of Park Farm are visible to the right of the view, forming the southern-most extent of Hanwell.

- 2.6 Landform of this field parcel is generally flat ranging between 148m above Ordnance Datum (aOD) at the western edge and 144m aOD at its south-east, in keeping with the flat landscape which forms the peak of a local ridgeline stretching to the north. No waterbodies or watercourses are present within or adjacent to Parcel A's boundary.
- 2.7 A PRoW (no. 191/6/10) crosses the south-eastern corner of the parcel. From here mature tree cover can be seen to enclose Parcel A on its eastern and northern boundaries. In winter months, the western edge of Hanwell is visible from within Parcel A, with the dwelling at the extreme western end of the village particularly visible. The main core of the village (i.e. the Conservation Area) is not visible however.

Parcel B

- 2.8 This parcel differs from Parcel A due to its topography. From a review of Ordnance Survey mapping and walking the site, the route of Gullicotte Lane forms the point at which landform begins to slope downward into the valley system to the east, sloping from 144m aOD at its west to 140m aOD at its east with landform beyond continuing to slope downwards in this direction. As with Parcel A, no watercourses or waterbodies are present within the boundary of this parcel.
- 2.9 As with Parcel A, although there are good footpath connections to the south, the dense plantation mixed woodland buffer to the south and well-vegetated species rich hedgerow and tree boundary to the west formed by Gullicotte Lane provide an element of containment in these directions. The change in topography of both the site itself and the wider landscape to the north-east and east makes this parcel more visually open in comparison to Parcel A. From its high point alongside Gullicotte Lane, clear views are available of industrial buildings off Noral Way (circa 1.8km to the east of the site) and the rising agricultural landscape of the opposite valley side, as seen within **Image EDP 2.4** below.



Image EDP 2.4: View over Parcel B from its north-western high point (443510, 243140) showing the availability of extended views to the east alongside the containment provided by the woodland belt to the south.

- 2.10 The northern boundary of Parcel B is made up of defunct species-rich hedgerow and trees which connects eastwards beyond the site boundary to a rectangular block of woodland copse. The eastern boundary of Parcel B is similarly made up of defunct species-rich hedgerow and trees which give north-south green infrastructure connection across this arable agricultural landscape. These landscape fabric features, and those within Parcel A, are generally in good condition but are considered to form no more than locally valuable habitat features.
- 2.11 The site as a whole, as agricultural fields situated between the settlements of Hanwell and the northern edge of Banbury, presently provides physical separation between these two settlements preventing their merging and coalescence when experienced both within the site and from the immediate context (notably from a visual and sensory perspective when travelling along Warwick Road and onsite PROW; to be discussed further within **Section 5**).

Cultural Connection

- 2.12 Footpath routes through the site are well used, providing informal recreational value to local communities and connectivity between the edge of Banbury and the smaller surrounding villages.
- 2.13 The site is situated in close proximity to the boundary of Hanwell Conservation Area to the north (effects upon the designation and its setting from a heritage perspective are considered within a separate Heritage Assessment) with the Hanwell Conservation Area Appraisal (August 2007) noting that *“From the southern boundary of the Conservation Area there are clear views to the industrial development in the North East of Banbury and due south to the most recent urban extension along the northern fringe of the town.”* Views from identified locations of the Hanwell Castle and grounds visual analysis are considered further within **Section 5** of this LVA.

Historic Landscape Character

- 2.14 Oxfordshire County Council, with support of Historic England, produced the Oxfordshire Historic Landscape Characterisation Project report (July 2017) to characterise the historic dimension of the current landscape of Oxfordshire. Within the project 15 Broad Types were identified and were subdivided further into 109 Historic Landscape Character (HLC) Types. Both parcels of the site are located within the Broad Type of ‘Enclosure’ and the HLC Type of ‘Prairie/Amalgamated Enclosure’.
- 2.15 The ‘Enclosure’ Broad Type forms the predominant type across Oxfordshire, most commonly found in rural areas on the rural-urban fringe and formed of land that is identified as being used primarily for some form of agriculture.
- 2.16 The ‘Prairie/Amalgamated Enclosure’ HLC is noted to be *“widespread”* with most parts of the county having sites of this type, and defined as *“Patterns of large fields (in excess of 10 hectares), some with boundaries over 1km long. Often resulting from post WW2 combination of holdings and the removal of earlier boundaries creating land units convenient for highly mechanised arable, or for extensive livestock raising”*. Within the description the report notes *“This type predominantly dates to the 20th century and post-war agricultural changes, but there are a significant number of examples from the late 19th century where older fields were amalgamated to allow more intensive farming”*.

2.17 Presently, taking into account the parcel descriptions and photographs above, the site is considered to present the features of the 'Enclosure' type and 'Prairie/Amalgamated Enclosure' HLC type, forming part of the rural/urban fringe between Banbury and Hanwell used for intensive arable agricultural purposes. This type and HLC type are also in keeping with the wider landscape to the east, west and north-west demonstrating the wide presence of these elements in the context.

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 **Figure 7.2** 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:
- National Planning Policy Framework (NPPF) (2021);
 - Cherwell Local Plan 2011 - 2031 Part 1(adopted July 2015);
 - Cherwell Residential Design Guide Supplementary Planning Document (July 2018);
 - Oxfordshire Wildlife and Landscape Study (OWLS) 2004;
 - Banbury Landscape Sensitivity and Capacity Assessment (Sept 2013);
 - Cherwell Design Guide Supplementary Planning Document (October 2017); and
 - Conservation Area Appraisal for Hanwell (2007).

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

- 3.3 Landscape-related designations and policy considerations within the study area are shown on **Figure 7.2**. In summary:
- National landscape designations: The site does not lie within a nationally designated landscape. The Cotswolds AONB lies approximately 4.5km to the north-west at its closest point and there is no intervisibility with the site. This designation has therefore been scoped out from further consideration;
 - Local landscape designations: The site does not lie within any local designated landscapes, however it is noteworthy that the site used to be located within the Ironstone Downs Area of High Landscape Value defined by the Cherwell Local Plan (1996) but not retained within the within the Cherwell Local Plan (2011 – 2031) adopted in July 2015; and
 - Spiceball Country Park is located circa 2.3km to the south-east of the site, with intervening distance and built form of Banbury providing separation and screening of intervisibility. This designation has therefore been scoped out from further consideration.

Heritage Matters

- 3.4 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, report ref edp3253_r010).
- 3.5 Within the wider study area, the following heritage assets are components of the contemporary landscape:
- No designated heritage assets are present within the site boundary;
 - The closest designated asset to the site comprises Hanwell Conservation Area, which is situated c.100m to the north-east at its closest point, as shown on **Figure 7.2**, separated from the site by intervening agricultural land;
 - Listed buildings are predominantly located within CA boundaries, including within that of Hanwell CA. The closest listed buildings to the site are Grade I Listed Church of St Peter (and a number of chest tombs and headstones associated) and Grade II* Listed Hanwell Castle (and associated gatepiers) located circa 320m and 380m to the north-east of the site, respectively; and
 - ‘Wroxton Abbey’ (Grade II*) RPG forms the closest RPG to the site, circa 1.16km to the south-west at its closest point.

Ecology Matters

- 3.6 A separate Ecology Assessment (prepared by EDP, report ref edp3253_r006) considers the ecological assets on the site and within the study area. The following matters are relevant to the scope of this LVA:
- No designated ecological assets are present within or directly adjacent to the site boundary; and
 - A single Site of Special Scientific Interest is located within the 3km study area of the site, comprising ‘Neithrop Fields Cutting’ circa 1km to the south of the site.

Arboricultural Matters

- 3.7 A separate Arboricultural Assessment (prepared by EDP, report ref edp3253_r009) considers the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVA:
- Overall tree items identified across the study area of the Arboriculture baseline are primarily of high or moderate value. The highest value items (Category B items) are located either outside of the Study Area (including the tree belt to the south of the site) or around the periphery of the field parcels;
 - Consultation with the LPA’s interactive mapping system has identified that no trees are protected under TPO; and

- The site does not contain or lie in close proximity to any areas of Ancient Woodland, the closest being Lord's Spinney circa 1.3km to the south-west of the site.

Public Access and Rights of Way

3.8 A review of Oxfordshire County Council's Countryside Access Map² and Ordnance Survey Mapping reveals the following PRoW and open access land within the site and Study Area, as seen within **Image EDP 3.1** below and summarised as follows:

- PRoW no. 191/6/30 crosses the south-eastern corner of Parcel A, providing connection between Warwick Road and the POS of the Hanwell Fields development to the south-west of the site (via PRoW no. 120/116/10) and Hanwell to the north (via PRoW no. 239/6/10);
- PRoW no. 239/7/20 runs alongside (but beyond) the eastern boundary of the site, providing a connection route between Hanwell to the north (via PRoW no. 239/7/10 and 239/10/10) and the northern edge of Hardwick/Dukes Meadow Drive to the south and south-east respectively (via PRoW no. 120/107/10) and (120/107/20);
- The wider PRoW network around the site is quite localised to the north-east and east, with routes from the urban edge of Banbury only extending as far as the eastern extents of Hanwell with minimal footpath presence towards and near the M40 corridor. Instead, the wider network extends more-so between the urban edge of Banbury to the south and out towards the smaller settlements of Drayton, Wroxton and Horley to the south, south-west and west of the site respectively. A single PRoW route provides connectivity northwards between Hanwell and Shotteswell;
- The promoted footpath route of D'Arcy Dalton Way passes east-west through the village of Shotteswell and the landscape circa 2.4km to the north of the site, however due to the variance in intervening landform it is not anticipated that proposals would have any influence upon this route and as such it is scoped out from further consideration;
- A second, separated, network of PRoW is present circa 1.6km to the north-east of the site beyond the M40 corridor, providing pedestrian connectivity between the small settlements of Little Bourton, Great Bourton and Cropredy; and
- No areas of Open Access Land are present within the study area.

² <https://publicrightsofway.oxfordshire.gov.uk/standardmap.aspx>

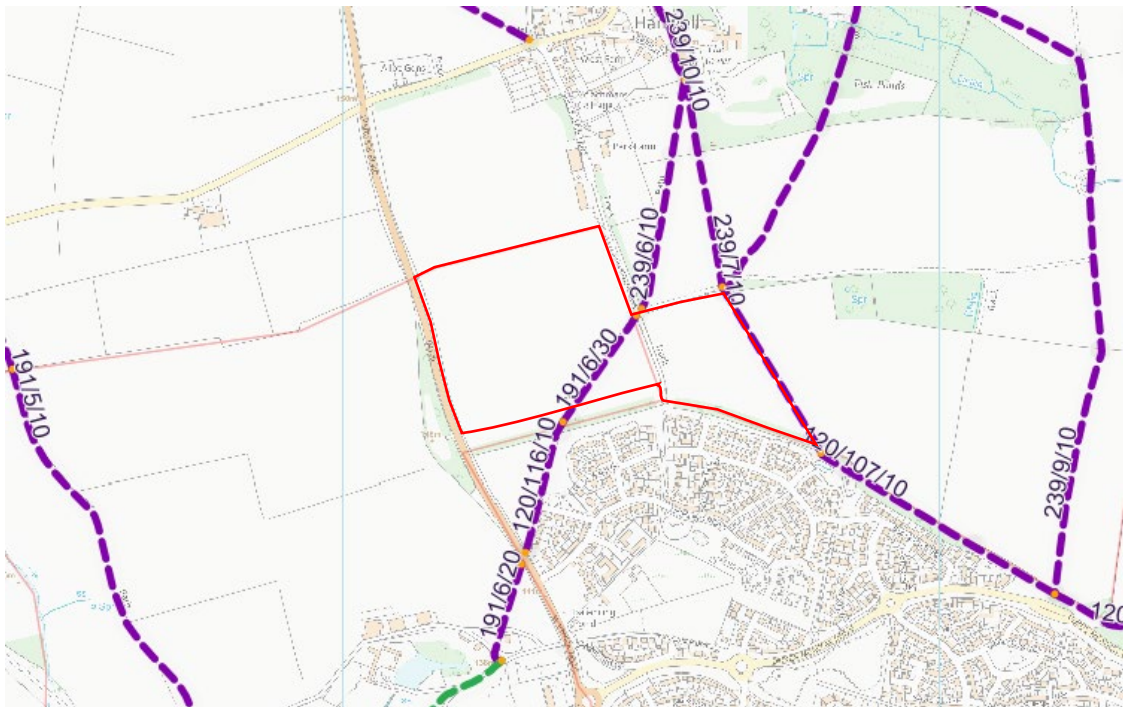


Image EDP 3.1: Extract of Oxfordshire County Council's interactive Countryside Access Map showing footpath routes and codes within close proximity to the site boundary (highlighted in red).

National Planning Policy

- 3.9 At the heart of the NPPF, (updated July 2021) is a presumption in favour of sustainable development. For landscape, this means recognising the intrinsic beauty of the countryside (paragraph 174 b) and balancing any 'harm' to the landscape resource with the benefits of the scheme in other respects. This balancing exercise is to be undertaken by the decision maker (in this case the LPA) and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report, as detailed in the Planning Statement accompanying this application. The policy framework is supported by the National Planning Policy Guidance where relevant.
- 3.10 Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Material considerations include the NPPF (the Framework).

Adopted Local Plan (Published)

- 3.11 The adopted Cherwell Local Plan 2011 – 2031 Part 1 (adopted July 2015) includes over-arching general development policies, to which the development proposals will be tested. There are no policies that are specifically related to the site; however the following overarching policies are of relevance in landscape and visual term:
- Policy ESD 13: 'Local Landscape Protection and Enhancement' which with particular reference to urban fringe locations, notes that "Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.";

- Policy ESD 15: ‘The Character of the Built and Historic Environment’ states that *“New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District’s distinctive natural or historic assets, delivering high quality design that complements the asset will be essential”*. Further, the policy text continues to provide a number of more detailed considerations, including that new development should *“Contribute positively to an area’s character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features...”*; and
- Policy ESD 17: ‘Green Infrastructure’ which requires the maintenance and enhancement of the district’s green infrastructure network, noting that *“Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond”*.

Cherwell Local Plan 1996 Saved Policies

- 3.12 The Local Plan Proposals Map shows no specific policies applying to the site.
- 3.13 The following saved policies to be retained under the new 2011–2031 Local Plan are considered relevant in the context of this assessment:
- Saved policy C7 Landscape conservation, requires development to take into account the surrounding topography and landscape character so as not to detract from important views; and
 - Saved Policy C28 Layout, design and external appearance of new development, which relates to the design of development (including siting, layout, size, scale, architectural style, building materials, means of enclosure and landscaping), and which should be sympathetic to the character of its landscape context.

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, at **Section 2** and paragraph 4.15 et seq.

NATIONAL CHARACTER ASSESSMENT

- 4.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England³. The site and its surroundings fall within NCA 95 ‘Northamptonshire Uplands’, which extends from Banbury to the south-west to the outskirts of Northampton and Rugby to the east and north respectively. The key characteristic features of this NCA are summarised as follows:

“While there are areas of differing character, there are strong unifying landscape features across the Northamptonshire Uplands, most importantly the extensive areas of open field systems with ridge and furrow and the earthworks of deserted and shrunken settlements which occur throughout. Other features include the strong, mostly Parliamentary enclosure pattern with high, wide, A-shaped hedgerows bounding the largely rectilinear fields with their frequent mature ash and oak trees; the many country houses and their associated extensive areas of historic and nationally important designed parkland landscapes; the distinctive ironstone, cob and brick nucleated settlements with their large stone churches, often with prominent steeples; the narrow lanes with very wide grassy verges; and the small, scattered but prominent broadleaved woods and coverts. There are also wide, long-distance views from the edges and across the ridgetops throughout the area.

Land is in mixed agricultural use, mostly pasture and arable, and reservoirs are a significant feature. Woodland is sparse, with many scattered, small, broadleaved coverts and copses, some in prominent hill-top positions, dotted across the landscape.”

- 4.3 While the NCA is broadly representative of the site’s landscape context, referencing a parliamentary enclosure pattern of rectilinear fields with mixed agricultural use and the presence of broadleaved copses and frequent ash and oak trees, the majority of characteristics are quite generalised and overarching as a result of the NCA’s expansive nature. While useful to understand the national scale landscape within which the site is situated, for a site of this scale the more localised, county-to-district specific assessments

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

described below set out greater and more specific detail as to the characteristic features present within the site's locality.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS (RELEVANT EXTRACTS PROVIDED IN APPENDIX EDP 3)

Oxfordshire Wildlife and Landscape Study (OWLS) 2004

- 4.4 The OWLS 2004 is the most recent LCA of the entire Oxfordshire County. The site is located within the Farmland Plateau Landscape Type (LT), which is described as *“a high limestone plateau with a distinctive elevated and exposed character, broad skies and long-distant views. Large-scale arable fields dominate the landscape, with some medium-sized plantations partially obscuring the otherwise open views”*. The key characteristics of the Farmland Plateau LT are listed as:
- *“Level or gently rolling open ridges dissected by narrow valleys and broader vales;*
 - *Large, regular arable fields enclosed by low thorn hedges and limestone walls;*
 - *Rectilinear plantations and shelterbelts;*
 - *Sparsely settled landscape with a few nucleated settlements; and*
 - *Long, straight roads running along the ridge summits.”*
- 4.5 In terms of land use and vegetation the LT goes on to note that *“Characteristic features dominating the skyline include the small to medium-sized regular plantations and long, wide shelterbelts bordering roads and field boundaries. They are particularly prominent when associated with large estates, and are mostly mixed and deciduous plantations with ash, field maple, beech and occasionally oak. Beech plantations are also typical of this landscape type. Small patches of secondary woodland with similar tree and shrub species can also be found.”* In relation to cultural pattern of the area the LT picks up on the sparse presence of hedgerow trees which *“do not detract from the openness of the landscape”*, the characteristic features of *“straight roads which reinforce the geometric pattern of this planned landscape”* and the use of local building materials including *“pale cream-coloured Oolitic limestone and stone tiles on the roofs”* and *“warm orange-brown coloured ironstone and local Stonesfield slates”* which are characteristic of village settlements across the LCA.
- 4.6 For the Local Character area of Hanwell in particular (NU/24) it notes that the area is *“characterised by medium-sized, regularly-shaped arable fields enclosed by very low, gappy hawthorn hedges. There is some grassland, particularly where the landform is steeper and more undulating. There are a few small mixed plantations and scattered hedgerow trees of young ash and sycamore.”*
- 4.7 A key recommendation for this LCA, and for consideration as part of future development proposals, is to *“Safeguard and enhance the open, sparsely settled character of the landscape whilst maintaining and strengthening its pattern of hedgerows, stone walls, small woodlands and tree belts”*. The landscape strategy guidelines, in summary and where of relevance to the site's location and context, identify the need to:

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

Banbury Landscape Sensitivity and Capacity Assessment (Sept 2013)

- 4.8 Parcel B of the proposal site is included within the western extent of Site A, which comprises a 105ha parcel of primarily arable land divided by mature hedgerows located to the north of Banbury between Dukes Meadow Drive and Hanwell village (north of the new build development residential development of Hanwell Fields Estate), with open countryside to the east and west and Hanwell village to the north.

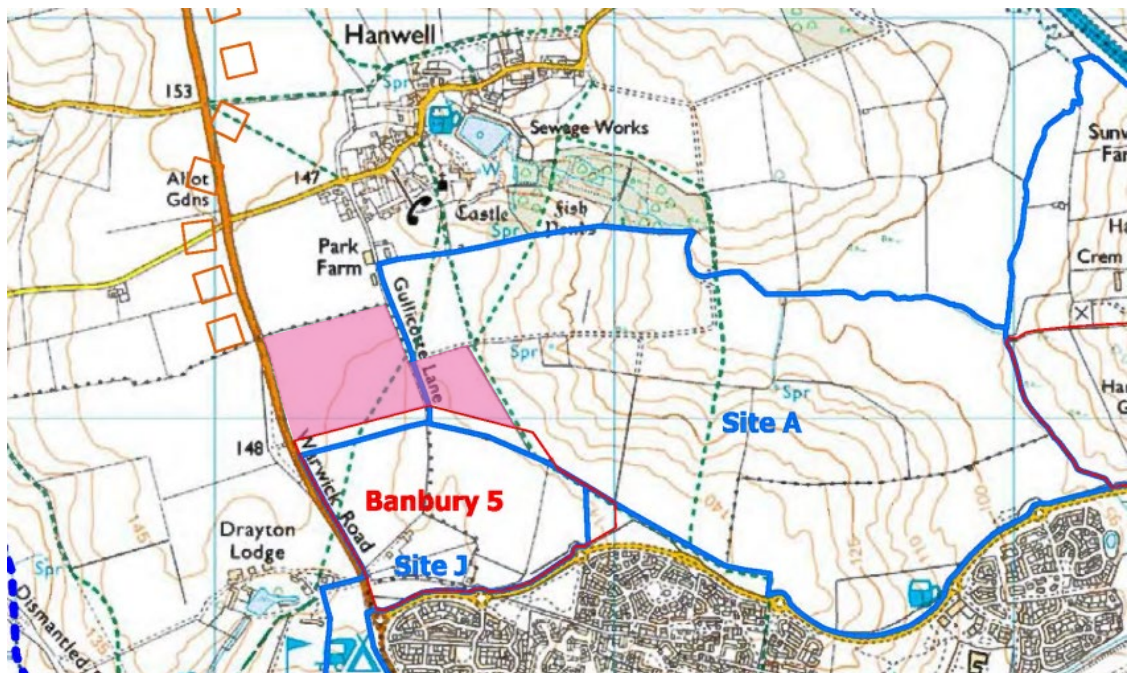


Image EDP 4.1: Extract of the Banbury Landscape Sensitivity and Capacity Study 'Site A' plan demonstrating the overlap of the proposal site and the overall extent of Site A as it stretches eastward along the northern extent of Banbury. Site boundary shown in pink.

- 4.9 It notes that Site A forms a buffer to the northern edge of Banbury, with the only development north of Duke's Meadow Drive being *"the presence of the football and cricket pitches with associated club house in the east corner of the site although, due to the use, this does not infringe on the rural appearance in the south-east corner of the site."* The western part of Site A is *"crossed by a number of public footpaths all of which are well trodden routes"* such as that passing alongside the eastern boundary of Parcel B, and *"middle and long distance panoramic views are available across the valley"* which are again available when stood at the western extent of Parcel B looking east.
- 4.10 In terms of landscape sensitivity this assessment notes that Site A has a *"direct influence upon the setting of the Hanwell Conservation Area located to the north of the site due to the visual association"* which when *"combined with the strong field pattern, important historical hedgerows and association yet separation from Banbury contribute to the historical context of the area"*. The assessment goes on further in terms of Landscape Value, however, to note that the western area of Site A *"forms part of the visual setting for the Hanwell Conservation Area which should be maintained"*.
- 4.11 The assessment identifies Site A to be of generally medium landscape quality with a medium-high aesthetic value, with much of the area used as *"arable land with strong hedgerow field boundaries that are well established"* and a unified field pattern which extends beyond the northern boundary. Overall Site A is assessed to be of medium-high landscape sensitivity.
- 4.12 The visual sensitivity of Site A is assessed to be high, noting that *"from the north-east, the site is visible from a number of sensitive receptors including Little Bourton village and Banbury Cemetery and Crematorium. The site forms part of the visual setting of the Cemetery which is important to be retained. Vegetation located to the south of Hanwell*

village screens views from the village although there is an isolated property in the north-west corner of the site (to the south-west of Hanwell village) which has views into the site. The assessment also notes that *"The area is considered to be of high sensitivity to the surrounding population"*, however this is considered to be predominantly related to intervisibility with properties along the northern extent of Banbury which, in the case of the proposal site, are screened by the presence of a tree belt along the northern extent of the new build properties of the Hanwell Fields Estate.

- 4.13 Based upon the methodology used for the assessment the overall the landscape character sensitivity of Site A is high and its landscape capacity for development is medium to low (low for residential and employment development and medium for recreation and woodland development). Future management and maintenance recommendations for Site A focus in the direction of *"enhancement of the existing informal recreational uses currently present. A recognised network of footpaths throughout the area and easier access into the area could increase the use of this valuable informal recreational area for the adjacent residential area of Hanwell Fields and Hardwick Estates to the south"*.
- 4.14 An addendum of this assessment was undertaken in August 2014, however no additional mention of the site is included within the addendum.

REVIEW OF SITE CIRCUMSTANCES AGAINST PUBLISHED DOCUMENTATION

- 4.15 The Farmland Plateau LT overview detailed in the OWLS states that *"Large scale arable fields dominate the landscape, with some medium-sized plantations partially obscuring the otherwise open views"*. However, EDP's assessment considers that the landscape atop the local ridgeline and its upper slopes is less open than described, with a semi-enclosed nature, in part due to the *"Rectilinear plantations and shelterbelts"* which are evident on both **Figure 7.1** and within the photoviewpoints supporting this report. Some extended views do occur across the landscape, such as those seen from within Parcel B across to the eastern valley, however vegetation acts to focus these views rather than them being wide and expansive.
- 4.16 Furthermore, as set out above, the site is partially contained (Parcel A in particular) by the dense woodland buffer to the south, a vegetated boundary along Gullicotte Lane and a mature line of trees to the north. Mature landscape features enable potential visual effects of any proposal to be reduced and offset from the outset through inherent screening to potential receptors with the wider landscape area and given their boundary location are apt for continued retention within future proposals.
- 4.17 In terms of potential impacts on the landscape character of the site, proposed development offers the opportunity to positively integrate the field boundary hedgerows and trees within the scheme layout, thus retaining the characteristic vegetation elements and pattern prevalent across the site and contribute to biodiversity.
- 4.18 The site is not particularly constrained in terms of its landscape fabric or biodiversity value and is well-bounded and contained within the local landscape, particularly in the case of Parcel A, with Parcel B being more open and contributing to the landscape to the east. It is evident that the site as a whole contributes towards the prevention of coalescence between

Banbury and Hanwell and while the eastern and southern boundaries of Parcel A form visual enclosure by existing built form and mature landscape features respectively, consideration should be given to enhancing the northern boundary of the site which is visible in some views from Hanwell and pulling development back from this edge to continue to prevent coalescence.

INTERIM CONCLUSIONS: LANDSCAPE CHARACTER

Overall Sensitivity of the Farmland Plateau Landscape Type

- 4.19 The landscape within which the site is situated is generally representative of the Farmland Plateau, situated upon an elevated ridgeline with availability of open views (predominantly focusing between opposite valley sides) and the presence of arable fields and tree cover associated with plantations and shelter belts. While Hanwell forms one such 'nucleated settlement' to the north of the site, the site is not entirely divorced from Banbury which, although heavily screened by a mixed plantation tree belt, can be seen in some views, especially during winter months when the silhouettes of properties are glimpsed beyond. Overall, the Farmland Plateau LT in the context of the site is deemed to be of High value.
- 4.20 The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate new development without undue consequences for the maintenance of the baseline situation. Given the scale of the site in comparison to the overall LT and the focus of key characteristic features to field boundary fabric (with the exception of views within Parcel B) it is felt that the LT has some capacity to accommodate change within the site without extensive detrimental impact upon the LT as a whole, resulting in a medium-low susceptibility and therefore an overall medium sensitivity.

Overall Sensitivity of the Site Character

- 4.21 As defined within **Section 2**, there is variance in character between the two site parcels. Both parcels, and their associated features are undesignated, however they both contain features which are characteristic of the local area. In the case of Parcel A these representative features (predominantly the hedgerows and associated tree cover) are focused at the boundaries, providing containment to the site in turn alongside its position atop the local ridgeline and contributing to the vegetated appearance of the landscape between Banbury and Hanwell. Given their boundary location it is felt that this parcel, with sensitive design would be able to accommodate some change within its interior without causing fundamental damage to these features – even providing opportunity of enhancement. The presence of the PRoW at the south-eastern extent also promotes a local recreation value upon this parcel as well as providing value for the separation that the parcel provides between Banbury and Hanwell. The value of Parcel A is considered to be medium, and susceptibility is deemed to be high.
- 4.22 The interior of Parcel B provides little in the way of recreational value compared to Parcel A but does have a PRoW passing alongside its eastern boundary and therefore presents a relationship with the wider PRoW network. Again, the main physical landscape features (hedgerows and hedgerow trees) are focused to the parcel's boundaries however, unlike

Parcel A, Parcel B experiences expansive views east and a greater relationship to the rolling agricultural landscape which extends in this direction. With this in mind, in order to retain this relationship with the wider landscape Parcel B would not be expected to be able to accommodate as much change to its interior as Parcel A. Subsequently, the value of Parcel B is considered to be high, and the susceptibility is also deemed to be high. High sensitivity.

- 4.23 Overall, when balanced, Parcel A is assessed to be of medium-high sensitivity to development, whereas Parcel B is considered to be marginally elevated to a sensitivity of high.
- 4.24 The site does not represent, in a perceptual or physical sense, a landscape of any great importance or distinct character. Indeed, it is for the most part representative of the wider agricultural landscape and in this sense is an entirely 'ordinary' parcel of agricultural land in land use, topographical and hydrological terms. It is adversely affected, in a sensory manner, by its proximity to both the existing development within Banbury to the south and also to Warwick Road which bounds the site to the west. It is therefore considered of compatible value to the majority of the local landscape, i.e. there is nothing to suggest the local landscape is worthy of any particular sensitivity or protection, apart from as an area of functioning agricultural land with good field boundary features. However, as noted within the Banbury Landscape Sensitivity and Capacity Assessment (Sept 2013), the site's immediate context, largely to the east of the site (namely 'Site A'), was considered to be of medium-high landscape sensitivity.
- 4.25 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 Sensitivity
The Site	Parcel A: Medium-High Parcel B: High
The Site Context	Medium-High
Farmland Plateau Landscape Type	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 would be affected by the proposed development.
- 5.2 This section describes the existing views; changes to views wrought 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 on 17 February 2022 in clear weather conditions and therefore confidently predicts the extent of summertime/wintertime views 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 **Figure 7.4** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends as follows:
- Circa 320m to the north, filtered over distance by the presence of intervening field boundary and road-side trees and hedgerows of Main Street;
 - To the north-east the presence of Hanwell and associated woodland at the south-eastern extent of the settlement curtails the extent of clear views available to within 300m. To the east views are further limited by the woodland copse so associated with the adjacent field parcel. The variation in topography in this direction as a result of the valley system means that filtered longer distance views of the site are potentially available from land on the opposite valley side circa 1.6km to the east and north-east;

- To the south-east, as seen within **Image EDP 2.4** the greatest views from the site extend in this direction and as such are anticipated in return. Clear views are retained within 520m of the site boundary as a result of variation of topography into the valley landform, however longer, glimpsed views are also anticipated near the business park (where publicly accessible locations are present) circa 2m to the east;
- Views from the south are curtailed to the site's immediate edge by the woodland belt which skirts the northern extent of Hanwell Close. This woodland in turn limits the extent of intervisibility between the properties of Hanwell close and the site's interior to only heavily filtered glimpsed views despite their close proximity; and
- To the west clear views into the site are limited to Warwick Road as it runs adjacent, with further local views limited by a tree belt located on the opposite side of the road to the site. Given the site's location upon the peak of a local ridgeline and the presence of a valley system to the west, potential for distant views from this direction would be limited to high ground of the opposite valley side circa 1.3km to the west.

5.7 Note: ZTV is **NOT** illustrated.

STEP TWO: DEFINING RECEPTOR GROUPS

5.8 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.

Rights of Way Users

PRoW 120/116/10

5.9 PRoW 120/116/10 passes north-east to south-west through an area of public open spaces associated with Hanwell Fields to the south of the site. As seen within **Photoviewpoint EDP 1** the route is tarmac surfaced with a plateaued football pitch and scattered tree planting amongst amenity grassland to the north-west and new built form clearly visible to the south-west. The mixed plantation tree belt along the northern edge of the Hanwell Fields development provides an effective screen to views further north along this route, including of the site (notably Parcel A) located on its opposite side.

PRoW 191/6/30

5.10 As PRoW 120/116/10 leaves the POS through the tree belt to the north the route becomes PRoW 191/6/30 which crosses south-west to north-east across the south-eastern corner of Parcel A, heading towards the settlement of Hanwell. Upon emerging through the tree belt receptors are met with open views over the arable field of Parcel A (as seen within **Photoviewpoint EDP 2**) with availability of views beyond boundaries to the west and north limited by the existing presence of tree belts alongside Warwick Road and cumulative layering of field boundary trees, respectively. Similarly, views of Parcel B from this route are heavily filtered by the presence of mature vegetation associated with the old farm track of Gullicotte Lane and the downward slope of topography beyond this feature. Glimpsed views are also available towards properties associated with the western extend of Hanwell to the north of the site and the agricultural buildings of Park Farm. Overall receptors travelling

along the route do currently views from this route emphasise the contained nature of Field Parcel A.

Gullicotte Lane

- 5.11 Gullicotte Lane, now formed of a dirt farm track, is used informally as part of the footpath network of the area providing direct connection between the northern extent of Hanwell Fields development toward Hanwell village to the north. **Photoviewpoint EDP 3** represents views from this route as it joins the northern extent of the site approaching from Hanwell, demonstrating the availability of clear views across Parcel A once beyond the buildings of Park farm. While open views across the flat arable landscape of the site's interior are available the field parcel (Parcel A) itself is quite contained from the wider surrounding landscape by the presence of the mixed plantation tree belt along the northern extent of Hanwell Fields (the outline of properties of which are glimpsed beyond bare branches during winter months) and the tree belt to the west of Warwick Road. In this instance Parcel B is screened from view on the most part by the presence of vegetation along both sides of Gullicotte Lane, albeit greater visibility with this parcel becomes available as receptors move towards the northern edge of Banbury and Hanwell Fields, including an open view across to the south-east as the route joins Parcel B's northern extent, as seen within **Image EDP 2.4**.

PRoW 239/7/20

- 5.12 PRoW 239/7/20 runs along the eastern side of the hedgerow which delineates the eastern extent of the site again providing north-south connectivity between the Hanwell Fields development and the village of Hanwell. When travelling along this route, despite the presence of hedgerow, clear views are available to receptors across the sloping ground of Parcel B (as seen within **Image EDP 5.1**) toward the vegetated boundary created by Gullicotte Lane and tree belt associated with the northern extent of Hanwell Fields. Parcel A is screened from view thanks to this vegetated corridor and the plateauing of landform as it reaches the peak of the local ridgeline.



Image EDP 5.1: View from the northern extent of PRoW 239/7/20 looking south across Parcel B towards the wooded urban edge of Banbury (Hanwell Fields).

PRoW 239/7/10

- 5.13 PRoW 239/7/10 provides north-south connectivity between the core of Hanwell (passing St Peter's Church and associated grounds) and the northern end of PRoW 239/7/20 alongside Parcel B. As represented by **Photoviewpoint EDP 5**, which also represents views from the southern extent of Hanwell Conservation Area, receptors travelling along this route pass through a large-scale arable landscape with fields subdivided by outgrown hedgerow with trees which cumulate to provide a feeling of containment when looking to the south-west and west in particular. Views from this route to the east, as a result of the easterly sloping topography, are more open in character with more extensive views to the opposite valley side in this direction. Despite the proximity of this route to the site, Parcel A and the large agricultural buildings associated with Park Farm are heavily filtered from view by the presence of tree belts alongside Gullicotte Lane. The interior of Parcel B is more visible directly along the course of the route, albeit with some filtering provided by intervening field boundary vegetation, against a backdrop of the mixed plantation tree belt which runs along the northern extent of Banbury and the outline of new properties of Hanwell Fields.

PRoW 239/8/20

- 5.14 As with PRoW 239/7/10 discussed above, PRoW 239/8/20 also meets the northern extent of PRoW 239/7/20 as it passes the eastern extent of the site, but instead provides south-west to north-easterly connections to the eastern extent of Hanwell through the woodland. **Photoviewpoint EDP 6** represents views from this route as receptors leave this woodland edge travelling south-west along the route towards the site (leaving woodland to north-east). Despite crossing the same open arable field as those receptors travelling along PRoW 239/7/10, the sloping topography plays a greater part in the filtering of views towards the site in this instance, with only the canopies of trees alongside Gullicotte Lane visible when looking towards Parcel A and Parcel B being more filtered by the cumulative effect of overlapping field boundary vegetation. The outlines of properties of Hanwell Fields are visible through the canopies of the mixed woodland tree belt (particularly during winter months) which forms the settlement's current northern edge.

PRoW 239/4/10, 239/5/10 and 239/3/10

- 5.15 For PRoW to the north of the site, notably PRoW 239/4/10 and 239/5/10 which pass through the pasture field parcel to the north of Main Street (circa 350m north of the site at closest point) before joining alongside Warwick Road and PRoW 239/3/10 which constitutes a footpath north of Hanwell towards Shotteswell, views towards the site are curtailed or heavily filtered by the presence of built form of Hanwell and the tree belt which runs along the southern edge of Main Street – as seen within **Photoviewpoint EDP 10**. The canopy of the tree belt along the northern extent of the Hanwell Fields development is visible just beyond the western-most properties of Hanwell and through the lower canopy of the Main Street tree belt (during winter months) however visibility of Parcel A's interior is limited as a result of receptor's position 'at grade' in terms of topography atop the northern local ridgeline. Parcel B is screened entirely from view by Hanwell properties and associated vegetation.

PRoW 239/9/10

- 5.16 Circa 430m to the east of the site PRoW 239/9/10 crosses north-south through a large-scale arable field parcel between Dukes Meadow Drive and the eastern extent of Hanwell and associated woodland. Views towards the site from this route are represented by **Photoviewpoint EDP 7**, located partially down the sloping ground of the field parcel compared to the southern end of the route. From this route receptors would experience clear views of Parcel B upon the peak of the easterly sloping landform, with the easternmost field boundary providing little in the way of visual screening. Parcel B is seen against a backdrop of vegetation associated with Gullicotte Lane at the peak of the local ridgeline, which in turn screens availability of any views of Parcel A and Warwick Road beyond. The presence of numerous tree belts and woodland blocks around the settlement edges of Hanwell and Banbury result in views to the west from this route having a well-treed appearance. Glimpsed visibility of rooflines of properties of Hanwell Fields are just visible to the left of **Photoviewpoint EDP 7** beyond tree belt vegetation. More wide-ranging views across the wider landscape are available to receptors looking west from this route following the downward sloping ground towards the Southam Road Industrial Estate and opposite valley side beyond Hanwell Brook.

PRoW 418/1/20

- 5.17 PRoW 418/1/20 traverses the elevated (circa 155m aOD) arable ground of the opposite valley side to the west beyond the course of the Sor Brook, circa 1.2km to the west of the site at its closest point. Views from this route are represented by **Photoviewpoint EDP 14**, taken as the route leaves Stratford Road at the eastern edge of Wroxton, and **Photoviewpoint EDP 15** taken as the route climbs northward away from Lord's Spinney. From these elevated vantage points receptors experience open views across the rolling arable landscape towards the well treed landscape upon the peak of the opposite local ridgeline where properties associated with the northern edge of Banbury (Hanwell Fields) and the village of Hanwell can be glimpsed to the right and left of the views respectively. The site itself isn't very clearly visible within the view, with Parcel A screened by intervening field boundary vegetation and the tree belt running along the western side of Warwick Road and Parcel B screened by intervening built form, vegetation, and the change of topography as landform rolls over into the next valley system associated with Hanwell Brook.

PRoW 138/1/10

- 5.18 Beyond the M40 corridor and the course of the Sor Brook to the north-east of the site, the landform rises again towards a ridgeline topped by the settlements of Little Bourton and Great Bourton. PRoW 138/1/10 leaves the western extent of Little Bourton (and A423) before running downhill towards the M40 corridor and then joining other PRoW routes to run back uphill towards Great Bourton. Views from the highest point of PRoW 138/1/10 as it leaves Little Bourton are represented by **Photoviewpoint EDP 11**, which demonstrates the extent to which mature woodland blocks, tree belts and field boundary vegetation combines around the existing settlements of Banbury and Hanwell to heavily screen the potential for intervisibility with the site. Glimpsed views of the rooflines of the northern edge of Banbury (Hanwell Fields and properties associated with Dukes Meadow Drive) are visible to the left of the view, protruding above or seen beyond the tree belt which runs along the majority of the settlement edge.

Right of Way User Sensitivity

- 5.19 Given the recreational use of these PRoW routes by local receptors, for the enjoyment of the surrounding landscape and their arable countryside context, the sensitivity of receptors using these PRoW routes is considered to be high. Exceptions to this include the route of Gullicotte Lane given its undesignated status upon mapping and PRoW 120/116/10 due to the urbanising influence of Hanwell Fields development and its manicured POS context. These two routes are considered to be of a slightly reduced medium sensitivity.

Road Users

B4100 (Warwick Road)

- 5.20 The road route which experiences the clearest views of the site is Warwick Road as it passes alongside the western boundary of the site. The road provides a north-south connection across agricultural landscape between the northern extent of Banbury and smaller outlying settlements of Shotteswell and Warmington to the north-west. Clear and close ranging views of the site are focused along a 600m length of route as it leaves the northern edge of Banbury (with the tree belt associated with the northern edge of Hanwell Fields limiting visibility) and travels north alongside the site's western boundary. **Photoviewpoint EDP 8** represents views from Warwick Road as it meets site's north-western corner, demonstrating the clarity of views available across Parcel A towards the tree belted northern edge of Hanwell Fields. The view also demonstrates the close proximity between the settlement of Hanwell (the southern extent of which is defined by the residential farm buildings of Park Farm), the site and the existing northern boundary of Banbury. Views of Parcel B are screened by the presence of vegetation associated with Gullicotte Lane.
- 5.21 Moving further north along the route, away from being directly adjacent to the site boundary, the presence of trees along Parcel A's northern edge alongside roadside hedgerows and trees provide some filtering of views (as seen within **Photoviewpoint EDP 8** taken just south of the junction with Main Street) however, Parcel A remains visible against a backdrop of the tree belt to the south and continues to form a wide constituent of the overall view.
- 5.22 Beyond the junction with Main Street to the north views are heavily filtered by the tree belt which runs along the southern edge of Main Street and the cumulative layering of field boundary hedgerows and trees across the intervening landscape.

Main Street

- 5.23 Main Street forms the primary local east-west route from Warwick Road, through the historic core of the village of Hanwell and onward to the east towards the M4 corridor and Great Burton. Views from Main Street towards the site are limited by the presence of intervening-built form of Hanwell, as is seen within **Photoviewpoint EDP 4** taken at the core of the village, and the tree belt which runs along the southern extent of the route as it joins Warwick Road to the western extent of the settlement. There is however a single view of the site available from this road route between the painted house and the shelter belt at the western extent of the settlement, but this would be a fleeting and oblique glimpse for drivers and wouldn't be a notable view for pedestrians (on the basis this road doesn't form part of any local desire line). This view would be focused predominantly upon Parcel A, with the foreground of views heavily influenced by foreground properties. Views from this road as it

passes through the historic core of the settlement are curtailed by the presence of intervening-built form as demonstrated by **Photoviewpoint EDP 4**.

A423

- 5.24 The major road route of the A423 passes north-south across the landscape circa 1.8km to the east of the site, predominantly following the high ground of the opposite valley ridgeline and connecting the northern extent of Banbury to the smaller settlements of Little Bourton and Great Bourton. Generally, this road is bordered on both sides by well-maintained native hedgerow, however **Photoviewpoint EDP 13** represents the availability of views from this route near the developments of Hardwick Hill and the commercial area of Banbury Office Village where roadside vegetation is limited. Despite this foreground clarity, views of the site are limited, filtered by the presence of intervening tree belts and woodland blocks, with any potential for intervisibility being focused upon Parcel B only.
- 5.25 Some lengthier views towards the site may be available from further north along this road route as the elevation increases to circa 150m aOD, however on the most part road-side hedgerow limits availability of views. Where available beyond foreground vegetation features, views experienced by receptors would be fleeting and oblique and similar to that experienced by receptors at **Photoviewpoint EDP 11** within which the extent of existing mature woodland blocks, tree belts and field boundary vegetation can be seen to combine around the existing settlements of Banbury and Hanwell to heavily screen the potential for intervisibility with the site.

A422 (Stratford Road)

- 5.26 The major road of the A422 runs east-west through the landscape circa 1.1km to the south-west of the site (at its closest point), providing connectivity between the settlements of Wroxton, Drayton and the eastern extent of Banbury. When travelling west-east along the A422 from Wroxton, views are generally focused along the route's course by roadside native hedgerows with scattered trees, brick walls made of locally sourced stone and tree belts however, oblique extended views beyond these features are experienced by taller vehicles and where gaps in these route-side features occur. **Photoviewpoint EDP 14** represents views from the western extent of this route (as it leaves Wroxton) available via a field access gap in roadside hedgerow. Where these gaps occur receptors experience open views across the rolling arable landscape towards the well treed landscape upon the peak of the opposite local ridgeline where properties associated with the northern edge of Banbury (Hanwell Fields) and the village of Hanwell can be glimpsed to the right and left of the views respectively. The site itself isn't very clearly visible within the view, with Parcel A screened by intervening field boundary vegetation and the tree belt running along the western side of Warwick Road and Parcel B screened by intervening built form, vegetation, and the change of topography as landform rolls over into the next valley system associated with Hanwell Brook.

Road User Sensitivity

- 5.27 Receptors travelling along major road routes such as the A423 and A422 are likely to be moving at speed and for purposes other than the enjoyment of the surrounding landscape, such as commuting to and from work/school. In addition to these views towards the site

from these routes are generally oblique rather than direct, with this in mind these major road receptors are of low sensitivity.

- 5.28 Whilst minor routes of the B4100 (Warwick Road) and Main Street are likely also used for the purpose of commuting the slower speeds and greater relationship with the rural landscape when travelling between local settlements and to local recreational facilities increases the likelihood of greater appreciation of the landscape through which the receptor is passing. As such, receptors using these minor road routes are considered to be of medium sensitivity to development upon the site.

RESIDENTIAL DWELLINGS/GROUPS

- 5.29 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:

- Outward facing properties along the northern edge of the Hanwell Fields development (De La Warr Drive) as they run alongside the southern edge of the site. On the most part views of the site from front or side elevations of these properties are screened by the foreground presence of the mixed plantation tree belt that was provided as part of the development along the northern development edge. Glimpsed views of the site parcels, from upper storey windows particularly, have the potential to be available through the canopy of this tree belt during winter months however, the mixture of coniferous and deciduous species helps to maintain the majority of screening effects. Where views of the site are available the properties would only see either Parcel A or Parcel B, depending on the parcel that they are situated adjacent to, independently and never in combination;
- Views from the residential property of Park Farm, located to the east of Gullicotte Lane compared to its associated agricultural buildings, if available would views likely to be predominantly in relation to Parcel B, with vegetation associated with Gullicotte Lane screening views of Parcel A; and
- 10 properties located at the western extent of Hanwell, south-west of the junction between Main Street and Gullicotte Lane, have potential for intervisibility with the site (predominantly Parcel A) from rear and side elevation windows where gaps in rear garden vegetation allow.

Other Receptors

Banbury Cemetery and Crematorium

- 5.30 Situated circa 1.54km to the east of the site upon the slopes (circa 105-117m aOD) of the opposite valley side of the Hanwell Brook. **Photoviewpoint EDP 12** is taken within the cemetery grounds, representing views available for receptors visiting this facility, with the

Crematorium building seen beyond foreground treeline. Users of this facility are noted as “sensitive receptors” within the Banbury Landscape Sensitivity and Capacity Assessment, with Site A (which includes Parcel B) forming “part of the visual setting of the Cemetery which is important to be retained”. From this vantage point within the cemetery area, views west across the valley towards the site are filtered by foreground vegetation along the access road and within the garden of remembrance. From the east of the crematorium building views are likely clearer across the valley, but if available to the site would be predominantly focused upon Parcel B which would form a small constituent of the overall rolling agricultural view. Parcel A, as a result of its plateaued location upon the opposite valley ridgeline and the presence of vegetation along Gullicotte Lane, is screened from view. The tree belt associated with the northern edge of Banbury is glimpsed upon the ridgeline peak to the left of the view.

- 5.31 Receptors here are likely to be attending this facility primarily for purposes aside from enjoyment of the surrounding landscape however, it is fair to assume that given the facilities purpose for saying goodbye to and mourning loved ones and acquaintances, an appreciation of the landscape context (particularly the peaceful and natural character) of the facility would be appreciated in part. With this in mind, receptors using this facility are considered to be of medium sensitivity.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

- 5.32 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 2.5km and more from the site; and
- Viewpoints from all the above receptor groups.

- 5.33 The representation of views is supported by 15 Photoviewpoints, the number and location of which have been circulated to but not been agreed with the LPA. Their location is illustrated on **Figure 7.4**. Photographs from the selected viewpoints are contained in **Appendix EDP 4** (as **Figure 7.6**). The purpose of these viewpoints is to aid assessment of a 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	Reason(s) for Selection and Sensitivity of Receptor
1	PRoW 120/116/10 passing through Hanwell Fields Public Open Space	443334, 242841	125m; looking north	PRoW users (medium sensitivity) POS users (medium sensitivity)
2	PRoW 191/6/30	443367, 242964	20m; looking north	PRoW users (high sensitivity)
3	Gullicotte Lane	443437, 243292	7m; looking south-west	Footpath users (medium sensitivity)
4	View from Main Street in Hanwell	443334, 243604	330m; looking south	Minor road users (medium sensitivity)
5	PRoW 239/7/10	443599, 243409	206m; looking south-west	PRoW users (high sensitivity)
6	PRoW 239/8/20	443798, 243452	315m; looking south-west	PRoW users (high sensitivity)
7	PRoW 239/9/10	444232, 242852	475m; looking west	PRoW users (high sensitivity)
8	Warwick Road (B4100) at the site's north-western corner	443109, 243204	13m, looking east	Minor Road users (medium sensitivity)
9	Warwick Road (B4100) junction with Main Street	443034, 243474	295m; looking south-east	Minor Road users (medium sensitivity)
10	PRoW 239/3/10	443251, 244011	745m; looking south	PRoW users (high sensitivity)
11	PRoW 138/6/10	445490, 244165	2.1km; looking south-west	PRoW users (high sensitivity)
12	View from Banbury Cemetery	445347, 243330	1.6km; looking west	Cemetery users (medium sensitivity)
13	A423 near Hardwick Business Park	445550, 243005	1.8km; looking west	Main Road users (low sensitivity)
14	Junction of A422 Stratford Road and PRoW 418/1/20	441927, 242026	1.6km; looking north-east	Main Road users (low sensitivity) PRoW users (high sensitivity)
15	PRoW 418/1/20	441987, 242531	1.3km; looking north-east	PRoW users (high sensitivity)

5.34 As part of the screening response a request was made to consider effects of lighting within new development upon the Hanwell Community Observatory within the rounds of Hanwell Castle to the north of the site. The observatory is currently home to a set of permanently mounted telescopes, used entirely in the open air with no observatory building. The observatory's location is contained by tree groups associated with the grounds of Hanwell Castle to the point that no direct intervisibility between the observatory and the site is

available. Nevertheless, to consider the potential lighting effects upon the observatory which may occur as a result of proposals, night time views from Photoviewpoints EDP 5 and 6 have been collected and will be reviewed alongside findings of the project's Lighting Assessment. These representative night Photoviewpoints are provided as Figure 7.7 within Appendix EDP 5.

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:

- Construction of up to 170 residential dwellings across 4.91ha, with a maximum height of 11.5m above finished floor level, and associated infrastructure;
- Vehicular access off Warwick Road; and
- Provision of generous POS, comprising a mixture of wildflower meadow and parkland; woodland planting; informal sports provision; attenuation features and natural play spaces.

OVERALL LANDSCAPE STRATEGY

6.3 The findings of EDP's early and ongoing field appraisals have been fed into the evolving proposals in order to ensure that the masterplan is 'landscape led'. Accordingly, the proposal incorporates designed and embedded mitigation in six key respects, as illustrated within the landscape sections of the DAS and Landscape Strategy provided at **Figure 7.5**:

- The scheme aims to maintain the character of a strong treed edge encompassing the northern extent of Banbury when approaching from the north through strengthening of vegetation along the site's northern and western boundaries through the planting of additional mixed coniferous and deciduous trees and shrubs to reflect those present within the local vicinity. Accordingly, approximately 1.33ha of new strategic woodland blocks would be planted which would integrate the proposed built form and, through the use of appropriate species and quantities, address the site's relationship to the wider setting;
- 56% of the site to be retained as green open space, providing recreational benefits for development and nearby residents and maintaining the green infrastructure network connected by strengthened field boundary vegetation;
- Proposed development has been 'pulled' south within Parcel A, as far away from the northern boundary as possible, in order to retain a separation between new development edge and the settlement of Hanwell (and its associated CA). This separation is reinforced through the addition of woodland copses and strengthened

northern boundary vegetation which reflects the well treed character of this ridgeline between the two settlements, and limits visual and physical connectivity between new properties and the historic core of Hanwell;

- Further POS features have been positioned within Parcel B of the site, which has been strategically retained as green space with informal development features (attenuation basin and natural play facilities (NEAP/LEAP)) to retain the open, green rolling character of the landscape to the east of Gullicotte Lane and limit the appearance of development encroachment beyond the Lane's course when viewed from the east;
- The existing PRoW network through and alongside the site's boundaries is to be retained within a green context (albeit of a more corridor character for PROW 191/6/30 as it passes through Parcel A) with new informal connectivity in the form of mown footpaths through meadow grassland provided between PRoW 191/6/30 and PRoW 239/7/20 across the northern and southern extents of Parcel B. These new footpaths and addition of features such as a natural play area within Parcel B also provides enhancement to the site's recreational value to the local community and would see the conversion of a monoculture arable field into a field parcel with greater habitat diversity compared with the baseline condition; and
- Focus of residential built form within a single field parcel (Parcel A) ensures that minimal loss of boundary vegetation would occur, with only a small section of boundary hedgerow alongside Warwick Road required for removal in order to facilitate access into the site. This loss of hedgerow would be aptly compensated for across the development proposal through the addition of new tree and shrub planting within areas of POS and reinforcement of other boundary vegetation around the site's extents.

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.

PREDICTED CONSTRUCTION EFFECTS

- 7.2 Within the site, construction activity would inevitably result in a very high magnitude of change on the existing nature of the agricultural fields, Gullicott Lane and Warwick Road as a discrete geographical unit of the wider landscape. The existing field boundary vegetation would be retained with the exception of those sections removed to accommodate the proposed new access points. A significantly adverse effect on the 'Perceptual and Sensory' dimension is not surprising during the temporary construction phase. Overall, the Proposed Development construction activity would result in a very high magnitude of change within the site, giving rise to a **major** temporary adverse effect within Parcel B and a **major** to **major/moderate** temporary adverse effect within Parcel A, albeit seen with some associate to existing dwellings to the south of the site within Banbury.
- 7.3 Construction activities, movement of site traffic, lighting, noise and sounds would be ever-present during the construction process. This is not unusual and would 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, would ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process. The magnitude of change to the site context would, however, be very high (on both the site itself and immediate context) and when combined with the medium to medium-high sensitivity of the site context, would result in a **major** to **major/moderate** temporary adverse level of effect. The effect would, however, be temporary and extend only for the duration of the construction process.
- 7.4 In terms of the wider context, construction activity within the site would benefit from visual screening afforded by mature trees and hedgerows that immediately bound the site. There would be localised excavation of land, ground remodelling and the storage of topsoil, and slight alteration to local features of the site. Additionally, movement and machinery associated with the site operations would introduce additional localised activity. In the wider context, higher-level construction activities may be visible. Together, these operations would lead to an incremental increase in effects on the local landscape as construction draws to completion. Geographically, these changes would generally be experienced at the site level and its immediate context only, although longer filtered views from within some areas of the Farmland Plateau LT may be possible during winter months. During construction, the

Proposed Development would not directly affect the wider landscape context as the physical effects of construction (i.e. changes to fabric and character) would be contained within the site; likely direct effects on the host landscape resources have been assessed within the context of an individual character assessment of the site - described above. In the wider context, high-level construction activities would potentially be visible above the skyline in long views across the LCA, but would not result in effects above medium. Therefore, there would be a medium short-term magnitude of change to the Farmlands Plateau LT, giving rise to a **moderate/minor** adverse and temporary level of effect

PREDICTED OPERATIONAL EFFECTS ON THE CHARACTER OF THE SITE AND ITS CONTEXT (YEAR 1 AND YEAR 15)

- 7.5 The Proposed Development would result in a permanent change of use within the site from agricultural land to built development. The localised landscape character of the site and its immediate surroundings would be altered by the Proposed Development, retaining existing landscape features where possible and appropriate, and enhancing existing landscape corridors. The integration of a well-designed landscape scheme with the built form would assimilate the proposals into the immediate setting. The Proposed Development would introduce a variety of native, valuable soft landscape elements and features which would positively contribute to the new character of the area. However, in the short-term, it is unlikely that the landscape scheme would provide a notable addition to the character of the site, or visual screening to proposed built form.
- 7.6 A change of landscape character is inevitable following a change in land use, as proposed within the site, but it should not be seen as a detriment to the enjoyment and appreciation of the wider landscape. Indeed, such a change in the context of residential development within green field locations is unavoidable, and should not, in and of itself, be a reason to raise an objection. Furthermore, as set out above, the proposed development would introduce a variety of native, valuable soft landscape elements and features, which would positively contribute to the new character of the area. The site would be changed from an open arable field to become part of the built settlement, adopting similar characteristics of built form within the site's immediate context to the south. Careful street alignment and the considered siting of new POS within Parcel B would maintain a strong visual and sensual link with the wider context to the north of Banbury.
- 7.7 The changes predicted to occur on the dimensions that contribute to the character of the site are described below and evaluated overall:
- The physical landscape: Development of built form is to be focused within Parcel A of the site, with its flat topography lending itself to the construction of new dwellings without resulting in any notable alterations to the overall topography of this field parcel. Minor regrading works would be required within Parcel B to accommodate the creation of an attenuation basin at the parcel's lowest point, adding a hydrological feature into a site where such features do not occur presently, and natural play features. This change to the physical landscape is considered to incur a low magnitude of change upon Parcel A and medium upon Parcel B;

- The site's visual and sensory character: A high magnitude of change is anticipated in the case of Parcel A with the current internally open arable field parcel experiencing a wholesale change to residential built form, however the parcel would continue to be experienced as a contained land parcel, with new planting emphasising this and the treed appearance of the local ridgeline landscape between Hanwell and Banbury. While the development of the site will see the urban edge of Banbury move northwards and the separation between Hanwell and Banbury subsequently reduce, the POS situated along the northern boundary of Parcel A and associated landscaping proposed within continues to provide an undeveloped buffer between the two settlements and a clear (albeit no longer agricultural in character) separation to prevent their coalescence. The retention of Parcel B as an area of POS encompassing new recreational features would retain (and make publicly available) long-distance views to the east and south-east from within this parcel as well as continuing to retain the site's green appearance at the peak of the ridgeline when viewed in return. The retention and reinforcement of vegetation alongside Gullicotte Lane maintains a visual separation between these two parcels and the landscape context to which each relates. As such, this would result in a reduced long-term medium magnitude of change upon Parcel B's visual and sensory character;
- Landscape fabric and habitats: While the locally important habitat features (boundary hedgerows and associated trees) would be retained within proposals the majority of the interior arable land of Parcel A is to be replaced wholesale with new residential development and associated ancillaries, resulting in the loss of this site based habitat (albeit of low value in ecological terms) remaining agricultural land of the site is to be converted from monoculture arable crop to an area of open space including new tree and shrub planting and species rich meadow planting alongside a new habitat feature of the attenuation basin located at the eastern extent of Parcel A. This would incur a noticeable and therefore high magnitude of change in comparison to the baseline condition for both field parcels albeit those proposals within Parcel B and the northern extent of Parcel A would be considered a beneficial addition to provide greater diversity of habitat across the site as part of development;
- Historic landscape character: While the conversion of the site to residential and POS would result in the loss of agricultural field parcels around the nucleated settlement of Hanwell this development would be focused within the interior of the field parcels with minimal disturbance to field boundary features such as hedgerows or tree belts. As such it is considered that the 'enclosure' pattern of this land parcel would be retained and in part reinforced through mitigation planting along existing field boundaries. As such only a low magnitude of change is anticipated upon the historic landscape character of the site as a result of proposals; and
- Cultural connections: given the limited cultural connections evident within the site and its local context other than the presence of a strong and well used PRow network providing recreational value, it is anticipated that proposals would have no more than a low magnitude of change. Proposals look to retain and enhance the PRow network of the scheme and the availability of connections across the site, therefore providing additional cultural integration through improvement of the local PRow network and recreational facilities in the area.

- 7.8 The sensitivity of the site was found to differ between the two parcels, with Parcel A being of medium-high sensitivity and Parcel B being high. On balance, therefore, the overall effect on the character of the site is as follows.
- 7.9 On completion (at year 1), the proposed development would introduce new hedgerow planting, tree belts and natural green spaces within the site, introducing an increase in the variety of landscape features within the site with beneficial effects. The operational effect in the long-term would be a medium magnitude of change, which gives rise to a moderate beneficial effect upon the landscape fabric of the site. New POS within Parcel B and the provision of connections to existing footpath corridors, would provide opportunities for visual connections to the wider setting, maintaining a strong visual and cultural link to the surrounding context. The proposed development would not require the closure or realignment of any PRow.
- 7.10 At year 1, overall, the magnitude of change to the character of the site and its context would be high, yielding a **major/moderate** to **moderate** adverse upon Parcel A and a **major/moderate** adverse upon Parcel B due to the addition of elements that may conflict with the characteristics of the site itself, but not necessarily its immediate setting to the south. The effect at year 1 upon the site context would therefore be **major/moderate** to **moderate** adverse.
- 7.11 In the long-term, within the site, there would be a major alteration to the characteristics, and some alteration to key landscape features. Through the maturation of the landscape proposals, with long-term beneficial effects, the magnitude of change at year 15 upon the site and its context is likely to reduce to medium, yielding a **moderate** to **moderate-minor** adverse upon Parcel A and a **moderate** adverse upon Parcel B. The long-term effect on the character of the site context would therefore be **moderate** to **moderate-minor**.

PREDICTED OPERATIONAL EFFECTS ON THE FARMLAND PLATEAU LANDSCAPE TYPE

- 7.12 The area immediately surrounding the site would be subject to the greatest change to the defined LT 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 LT examined in the baseline was judged to be medium.
- 7.13 The site adjoins the settlement edge of Banbury, with proposed built form within the site being enclosed by mature boundaries which would serve to reduce the effect of the proposed development on the wider landscape context. The proposed development incorporates a 'green ribbon' of either open space or proposed additional landscape measures within the northern extents of Parcel A and also within Parcel B. It is considered that this would give rise to both beneficial and adverse effects in the wider setting as, although the development would extend the settlement edge marginally further north, the proposals would provide a contribution to the well-treed character of the site boundaries. It is noted that the Banbury Landscape Sensitivity and Capacity Assessment states that "*The creation of large blocks of woodland within the area would alter the existing landscape character and visual qualities of the area by screening existing views in to and out of [Site A]*". However, due to the well-treed character of Gullicott Lane, and the site's location largely being on higher ground higher ground above the main body of land assessed by the study,

the provision of new landscape features is not considered to result in the loss of views, nor change the open character of land further east from the site.

- 7.14 Upon completion, at year 1, due to the retention of the existing mature landscape fabric and the proposals for any built form to be located within a well-contained field parcel, it is not considered that the local landscape character would be dramatically altered by the proposed development. The development would not obscure views of the wider landscape and, although views of the site are very limited, where any viewing opportunities are available looking towards the site from the wider setting, the development would largely be seen with the backdrop of, or a relationship with, existing development within Banbury.
- 7.15 The proposed development is relatively small in relation to the wider Plateau Farmlands LT and would not have a material effect on its key characteristics. Although there would be localised excavation and slight alteration within the site, this would not affect the key characteristics identified within published documentation. The quality of the proposed buildings and the public realm would be high, reflecting that of the wider area, and would not adversely affect the quality of the natural and built environment, nor its visual attractiveness. Wildlife and ecological features of value would be retained and improved. Quiet enjoyment of the countryside would remain possible from PRoW within the local context due to very little intervisibility with the proposed development. This yields a low magnitude of change. When combined with a medium sensitivity, this change gives rise to a worst case **minor** adverse level of effect at both years 1 and 15.

PREDICTED OPERATIONAL EFFECTS ON VISUAL AMENITY

Rights of Way Users

PRoW 120/116/10

- 7.16 As seen within **Photoviewpoint EDP 1** the tree belt along the northern extent of the POS area and the settlement of Hanwell Fields filters views into the site. With the addition of additional tree belt planting proposed off-site between the northern edge of this existing tree belt and the southern boundary of Parcel A and the side orientation of new properties proposed in proximity to this southern edge, it is anticipated that the additional depth of tree planting would provide further filtering of views to the point of being almost impenetrable even during winter months. If visible the proposed properties would be seen as no more than a glimpsed roofline silhouette and would not rise above the existing canopy extents to become notable new features upon the skyline. As such it is considered that receptors travelling towards the site along this PRoW route would experience no more than a low magnitude of change which, when combined with the medium sensitivity of this receptor, results in a **minor** adverse level of effect at years 1 and 15.

PRoW 191/6/30

- 7.17 Receptors traveling along PRoW 191/6/30 would experience a close-ranging wholesale change of the site from an open arable field, as seen within **Photoviewpoint EDP 2**, to the route being contained on both sides by new residential development. With this in mind, such receptors would experience the movement of Banbury's settlement edge northwards towards Hanwell, although continued separation is provided through the strengthening of

Parcel A's eastern boundary and north-eastern corner with new tree and woodland planting which will mature over time. Despite being newly contained amongst built form the route is maintained within a green corridor with tree and shrub planting, identified as a 'neighbourhood green', to give receptors a feeling of set-back from development and retain a semi-green character. Receptors would experience a high magnitude of change, particularly at Year 1 when built form is new and mitigation planting has had limited time to mature. At Year 15 this magnitude of change would continue to be high even with mitigation measures in place due to the presence of new built form continuing to be prevalent within the view. As such, when combined with the receptor's high magnitude of change this would result in a **major-moderate** adverse level of effect.

Gullicotte Lane

- 7.18 Proposals look to strengthen the vegetation associated with this old agricultural track through new tree and shrub planting along the western edge of the route, including at Parcel A's north-eastern corner, changing the availability of views from the location of **Photoviewpoint EDP 3** as the route enters the site from the north. The addition of new vegetation alongside the track would focus views along the course of this track and strengthen the screening of views of new residential built form to the west and natural play features to the east. As the route enters the site from the north receptors at the location of **Photoviewpoint EDP 3**, despite new woodland planting at this corner, would continue to experience views across an area of open space retained at the development's northern edge. As a result of proposed development, receptors will see the settlement edge of Banbury extend northwards towards Hanwell, however the proposed northern POS would continue to provide an undeveloped buffer between the two settlements albeit narrower in extent than that presently and no longer of arable character and prevent their coalescence. In turn proposed landscaping within this northern POS would, over time, also contribute towards the filtering of views of the closer Banbury edge through new tree and woodland planting along the northern extent of the development block. Overall receptors travelling along this trackway are anticipated to experience a high magnitude of change as Year 1 reducing to medium once mitigation planting and the has had chance to mature by Year 15. When combined with the route's medium sensitivity this results in a **moderate/minor** adverse magnitude of change at year 15.

PRoW 239/7/20

- 7.19 For those receptors travelling along PRoW 239/7/20 past the eastern extent of the site, the main changes to views would be focussed within Parcel B of the site with the addition of an attenuation feature, a natural play area and new tree, shrub and meadow planting which would alter the appearance of this field parcel from one of arable agricultural use to one of greater recreational purpose with new habitat areas. Parcel A and the residential development to be erected within its interior would remain screened from view by the existing vegetation along Gullicotte Lane and associated mitigation planting. At Year 1 glimpsed views of rooflines may be visible beyond this intervening tree belt (during winter months predominantly) however, by Year 15 the maturation of additional mitigation planting is anticipated to provide further screening and as such would ensure that the perceived separation between Banbury and Hanwell when viewed from this direction would be maintained. Overall, by Year 15 the proposals would include no more than a medium

magnitude of change which, when combined with the route's high sensitivity, results in a **moderate** adverse level of effect

PRoW 239/7/10

- 7.20 At Year 1 receptors travelling along PRoW 239/7/10 towards the site have potential to experience glimpsed views of the rooflines of new built form within Parcel A amongst the existing canopy extent of vegetation associated with Gullicotte Lane, similar to the extent to which recent properties of Hanwell Fields are glimpsed beyond their associated tree belt. Proposals look to re-enforce this vegetation along the western extent of Gullicotte Lane to provide further strengthening to this screening effect, however this contribution to softening and filtering of new built form would not be notable until this mitigation planting has had time to mature (circa 15 years). Despite initial views of new rooflines during the early years of establishment, the maturation of mitigation planting would ensure that the perceived separation between the northern edge of Banbury (just glimpsed beyond tree belt planting) and Hanwell would be maintained when viewed from the east and as such would prevent the appearance of coalescence between them despite the northward shift of Banbury's settlement edge. Within Parcel B receptors would notice the addition of new tree planting within the currently open agricultural field parcel and may perceive the addition of new play features upon the higher ground of the site. Again, mitigation planting has been proposed along the northern extent of Parcel B to strengthen this field boundary vegetation and in turn provide additional screening and strengthening of green infrastructure connectivity that it provides. Given the well tree'd character of the view at present (seen within **Photoviewpoint EDP 5**) the addition of new tree group planting within parcel B would not be considered out of character with the baseline view. Overall receptors along this route are anticipated to experience a medium magnitude of change and as such a **moderate** adverse level of effect.

PRoW 239/8/20

- 7.21 For receptors travelling along PRoW 239/8/20, the change in topography in comparison to those receptors travelling along PRoW 239/7/10 mentioned above results in views of properties of Parcel A being screened from view entirely. The maturation of mitigation planting along Gullicote Lane would ensure that the perceived separation between the northern edge of Banbury (just glimpsed beyond tree belt planting) and Hanwell would be maintained when viewed from the east and as such would prevent the appearance of coalescence between them despite the northward shift of Banbury's settlement edge. Views from this public footpath would be focused upon changes made predominantly within Parcel B, albeit such changes would already be heavily filtered by a combination of change in topography and the presence of intervening boundary vegetation. Glimpsed views may be visible of new play features to be incorporated at the high ground of Parcel A, directly lining up with the view through the hedgerow gap of the site's north-eastern corner seen directly ahead in **Photoviewpoint EDP 6**. Proposals look to retain existing vegetation along Parcel B's northern boundary, providing reinforcement to strengthen this boundary and in turn provide additional screening of proposals resulting in proposals not appearing out of character with the baseline condition once mitigation planting has had chance to mature by year 15. Overall receptors are expected to result in a low magnitude of change at year 15 and as such a **moderate-minor** adverse level of effect when combined with the receptor's high sensitivity.

PRoW 239/4/10, 239/5/10 and 239/3/10

- 7.22 As seen within **Photoviewpoint EDP 10** the existing tree belt alongside Main Street would provide an element of screening of new proposals when travelling along these local northern PRoW routes, however it is likely that the outline of new built form would be glimpsed beyond the canopy of this tree belt (particularly during winter months and in the early years of the site's establishment) and the new settlement edge created would be seen to extend north towards Hawnell and the receptor. Provision of an area of POS and associated new woodland planting along the northern edge of Parcel A would continue to provide an undeveloped green buffer between the two settlements and, once mature at Year 15, provide additional screening and softening to proposed built form resulting in views not being dissimilar to those seen presently. The perceived magnitude of change upon receptors on these PRoW as a result of proposals is anticipated to be low at Year 1, reducing to very low as mitigation planting matures by Year 15 which, when combined with the high sensitivity of such receptors, results in a **minor** adverse level of effect.

PRoW 239/9/10

- 7.23 For receptors travelling along PRoW 239/9/10 to the east of the site views of the development would be focused predominantly upon those changes occurring within the eastern field. Vegetation alongside Gullicotte Lane would be retained and reinforced as part of proposals, providing screening of new properties within the western field parcel. During early years of development the outline of new properties within the western parcel may be seen beyond this vegetation belt until mitigation planting has had time to mature. By year 15 it is anticipated that new properties would be barely visible upon the skyline, maintaining a perceived separation between Banbury and Hanwell when viewed from this direction. Receptors would however continue to clearly see a change of the eastern field parcel from pastureland to wildflower grassland covered POS with natural play features. While there would be a slight change in parcel appearance the view from this PRoW would continue to be green and rural in character, resulting in an overall low magnitude of change once mitigation planting has been allowed to mature and **moderate-minor** adverse level of effect.

PRoW 418/1/20

- 7.24 At present the site is screened from view by existing vegetation along the western side of Warwick Road, as seen within **Photoviewpoint EDP 14** and **15**. By setting back proposed development from the western site boundary and reinforcing the green corridor and existing hedgerow with mixed woodland copse it is anticipated that this would continue to be the case for receptors travelling along this PRoW route at both Year 1 and Year 15 when mitigation planting has had opportunity to mature. Proposals are therefore anticipated to incur no more than a very low magnitude of change which, when combined with the high sensitivity of receptors travelling along this route, results in a **minor** adverse level of effect.

PRoW 138/1/10

- 7.25 As seen within **Photoviewpoint EDP 11** mature woodland blocks, tree belts and intervening field boundary vegetation combine to heavily screen potential for views of the site for receptors travelling along this route. Two storey residential development would be focused within Parcel A, which would be screened from view from the outset by existing vegetation. Similarly, POS development in Parcel B would also be heavily filtered from view by intervening tree cover and, where glimpsed, would form only a small, distant constituent of

the overall view. Overall, the development would incur no more than a very low magnitude of change upon receptors travelling along this PRow route, resulting in a **minor** adverse level of effect.

Road Users

B4100 (Warwick Road)

7.26 Road receptors anticipated to experience the greatest change as a result of proposals are those travelling directly adjacent to the site's western boundary along the B4100 Warwick Road. Addition of proposed built form within Parcel A would convert currently open views over an adjacent arable field to close ranging views of new residential properties separated from the road route by a green corridor with new tree and copse planting. Receptors would experience a northwards extension of Banbury's settlement edge when travelling towards and out of Banbury, and as such a reduction in separation between Banbury and Hanwell. As considered in **Section 5**, it is anticipated that only a short length (circa 600m) of this overall route would experience visual change as a result of proposals. The green corridor along the site's western boundary and the POS area wrapping around the north of Parcel A maintains some separation, albeit narrower in scale, between these settlements for those travelling along Warwick Road. Mitigation planting incorporated within the green corridor and POS, including the provision of areas of native mixed woodland copse, aims to replicate the well wooded Banbury settlement edge currently present along the site's southern boundary while also softening the appearance of built form, emphasising the settlement separation and preventing perceived and physical coalescence. At Year 1 this new planting would provide little in the way of visual mitigation effects, having had minimal time to mature and grow sufficiently, resulting in the scheme forming a clear extension to built form when approaching or leaving Banbury along this route. Over time this woodland copse vegetation within the western and northern green corridors would mature and combine to provide softening of new built form and create a tree-lined settlement edge similar to that experienced at present within **Photoviewpoint EDP 9**, albeit slightly extended northward along the road route's course.

7.27 Overall receptors travelling along Warwick Road are expected to experience a close ranging high magnitude of change when passing adjacent to the site's boundary and approaching from the junction with Main Street – a circa 600m stretch of the overall route – and as such a moderate adverse level of effect at both Years 1 and 15. Beyond the site's southern boundary and the road route's junction with Main Street however, the magnitude of change would heavily reduce to very low due to the screening provided by intervening field boundary and road-side vegetation, resulting in a **minor-negligible** adverse level of effect upon receptors travelling along the wider context of this route.

Main Street

7.28 As mentioned within **Section 5**, views from this minor road route are limited by the presence of road-side vegetation and as such the majority of intervisibility between receptors travelling along and proposals would be heavily filtered. Proposals within Parcel A would therefore on the most part be screened from view, however where a narrow window of visibility is available between the painted house and the shelter belt at the western extent of the settlement, new built form within Parcel A would be clearly visible during year 1 against a backdrop of the site's vegetated southern edge. Mitigation planting is to be

incorporated within a green corridor and POS wrapping around the western and northern edges of Parcel A respectively, including the provision of areas of native mixed woodland copse to replicate that currently present along the site's southern boundary. At Year 1 this new planting would provide little in the way of visual mitigation effects, having had minimal time to mature and grow sufficiently, however over time this woodland copse vegetation within the western and northern green corridors would mature and combine to provide softening of new built form and create a tree-lined settlement edge similar to that experienced at present. These clear views, where available, would be fleeting and oblique and represent only a very small section of the overall route. As such proposals are anticipated to incur only a very low magnitude of change upon receptors travelling along this route at year 15 and as such no more than a **minor-negligible** adverse level of effect.

A423

- 7.29 As seen within **Photoviewpoint EDP 13**, the clearest views in the direction of the site are experienced from the southern-most part of this route, near Hardwick Hill and the Business Park, within which the site is heavily filtered by the presence of intervening tree belts and woodland blocks and intervisibility is focused upon a small extent of Parcel B only. Proposed residential built form within Parcel A would be entirely screened from view by retained vegetation associated with Gullicotte Lane and field boundary vegetation within the intervening landscape. Where changes to Parcel B are experienced, these would be predominantly focused upon the change of the field's interior from arable farming to wildflower meadow with natural play and attenuation features which, given the intervening distance between receptors and these new features, would be a barely discernible change within the overall experienced view. The proposed scheme is therefore anticipated to incur a very low magnitude of change and a **negligible** level of effect upon road receptors on the A423.

A422 (Stratford Road)

- 7.30 For receptors travelling along this road the interior of the site is presently screened from view by existing vegetation along the western side of Warwick Road, as seen within **Photoviewpoint EDP 14**. By setting back proposed development from the western site boundary and reinforcing the new green corridor and existing hedgerow with mixed woodland copse it is anticipated that this would continue to be the case for such receptors at both Year 1 and Year 15 when mitigation planting has had opportunity to mature. Proposals are therefore anticipated to incur no more than a very low magnitude of change which, when combined with the low sensitivity of receptors travelling along this route, results in a negligible level of effect.

Residential Dwellings/Groups

- 7.31 When considering impacts on neighbouring dwellings it is the elements of residential amenity – privacy, noise, access to light etc – which are important and protected in policy, not the right to the existing view. In this context, with regards to the proposed scheme, residential effects would be retained as local in nature with mitigation measures in place to protect their amenity - aiming to set back development from adjacent properties, as well as the addition of tree planting within proposed scheme aiming to break up and soften the visibility of new built form for these receptors.

Properties along the northern edge of the Hanwell Fields

- 7.32 Existing vegetation along the northern edge of Hanwell Fields provides heavily filtered screening of the site's current interior from these properties and would have a similar influence in relation to new built form within Parcel A and POS of Parcel B. Further mixed woodland planting is proposed (outside of this application) within the ransom strip along the southern boundary of the site which would widen and further strengthen the screening influence of the existing tree belt. It is anticipated that those properties adjacent to Parcel A would initially experience heavily filtered silhouettes of new 2 storey-built form upon the opposite side of this tree belt, particularly during winter months when leaf cover is minimal. During summer months it is likely that proposals would be barely discernible from these residences. Proposed properties along this southern edge of development are to be orientated in such a way to reduce the expanse of close ranging silhouettes experienced, retaining some of the edge of settlement character perceived by residents here. As new planting within the ransom strip is allowed to mature over time (by circa Year 15) winter views would experience further filtering of views of new built form, becoming barely discernible despite the close proximity of these receptors.
- 7.33 In relation to Parcel B, given that this area is to be retained as an open field parcel (albeit converted from arable farmland to meadow filled POS) residential receptors within Hampton Fields orientated towards Parcel B are unlikely to perceive any change as a result of proposals. Overall, these receptors are anticipated to experience a low magnitude of change at year 1, reducing to very low at year 15 once ransom strip and mitigation planting has had time to mature. When combined with the very high sensitivity of such receptors, this results in a **moderate-minor** adverse level of effect.

Residential property of Park Farm

- 7.34 Views from the residential property of Park Farm are generally focussed to the south-east towards Parcel B, with mature vegetation associated with Gullicotte Lane screening the majority of views towards Parcel A and the associated proposed residential built form. There is potential that at Year 1 the outline of new 2 storey residential properties along the eastern extent of Parcel A may be glimpsed through intervening vegetation (particularly during winter months) while mitigation measures remain immature. Further reinforcement of vegetation along Gullicotte Lane is proposed as part of the scheme through the addition of mixed woodland copse planting which, once matured at circa year 15 would further filter proposed development within Parcel A to the point of views being similar to those experienced presently. In relation to Parcel B, existing vegetation along the parcel's northern edge provides an element of screening of the parcel's current interior. This existing vegetation is to be reinforced with new woodland copse planting to strengthen this green connection between Gullicotte Lane and the woodland to the east, which would further screen available intervisibility with Parcel B. In addition, given that Parcel B is to be retained as an open field parcel (albeit converted from arable farmland to meadow filled POS) with only low-level recreational features, residential receptors of Park Farm are unlikely to perceive any change as a result of such proposals. Overall, with the effects of maturation of mitigation planting in mind, residents of Park Farm are anticipated to experience a very low magnitude of change at year 15, resulting in a **moderate-minor** adverse level of effect.

Properties at the western extent of Hanwell

- 7.35 For a few properties at the western extent of Hanwell, south-west of the junction between Main Street and Gullicotte Lane, receptors may experience views of the proposed development from upper storey rear windows. Receptors may experience views of Parcel A during year 1 against a backdrop of the site's vegetated southern edge. Mitigation planting is to be incorporated within a green corridor and POS wrapping around the western and northern edges of Parcel A respectively, including the provision of areas of native mixed woodland copse to replicate that currently present along the site's southern boundary. At Year 1 this new planting would provide little in the way of visual mitigation effects, having had minimal time to mature and grow sufficiently, however over time this woodland copse vegetation within the northern green corridor would mature and combine to provide softening of new built form and create a tree-lined settlement edge similar to that experienced at present, albeit closer in proximity. By Year 15, once mitigation measures have matured, these receptors are anticipated to experience a medium magnitude of change which, when combined with their very high sensitivity, results in a **major-moderate** adverse level of effect.

Other Receptors

Banbury Cemetery and Crematorium

- 7.36 For receptors within the Cemetery and Crematorium views towards the site are heavily filtered by the presence of intervening tree belts and woodland blocks both within and beyond the facility's extent. With this in mind, and given the similarity in building scale to that within Hanwell Fields (which is barely perceived within available views) proposed residential built form within Parcel A would be entirely screened from view by retained vegetation associated with Gullicotte Lane and field boundary vegetation within the intervening landscape. As noted within **Section 5**, where available views of the site would be predominantly focused upon Parcel B and would form only a small constituent of the overall view. Parcel B is to be retained as an open field parcel (albeit converted from arable farmland to meadow filled POS) with only low-level recreational features including natural play equipment and attenuation basins. Given the intervening distance between receptors and these new features and their low height, such changes are anticipated to barely discernible change within the overall experienced view. As a result of proposals, receptors within the Cemetery and Crematorium grounds would likely experience no more than a very low magnitude of change at both years 1 and 15, resulting in a **minor-negligible** adverse level of effect.

Hanwell Community Observatory

- 7.37 When stood at the Observatory itself users would experience no intervisibility with the site or proposed development, however, rather than considering direct visibility effects for this receptor, concern has been raised as to the effect of additional residential lighting upon night-time users of the observatory.
- 7.38 A review of night-time conditions was carried out by suitably qualified landscape architects on 11 December 2022 between the hours of 6 and 7pm, with circa 80% high cloud cover. Night Photoviewpoints EDP 5 and 6 (Appendix EDP 5) are taken from the footpaths which

skirt the southern extent of Hanwell Castle grounds, and therefore consider the worst-case scenario upon the observatory should intervening vegetation be lost.

- 7.39 In both instances existing light pollution as a result of static artificial light sources increases when moving from right to left within the views. This increase in lighting continues beyond the left extent of the Photoviewpoints, with receptors influenced by extensive light spill from commercial units circa 1km to the east. Presently the existing tree belt which wraps around the northern extent of Hanwell Fields limits lower lighting spill and direct views of lighting sources from the residential development and the overall settlement of Banbury beyond, however, night glow from the settlement is visible above this intervening tree belt.
- 7.40 This receptor is noted to be of local community value for the appreciation of dark skies provided by a rural setting, albeit not within a designated dark skies area. Due to being a publicly accessible observatory, receptors are noted to have a high susceptibility to change in light levels, resulting in an overall high sensitivity.
- 7.41 The proposed development would introduce the addition of new lighting within Parcel A, associated with new residential built form and ancillaries. Existing vegetation associated with Gullicotte Lane would provide a similar screening effect to direct views of lighting as the tree belt around Hanwell Fields does to date, with the proposed scheme providing reinforcement of this vegetated belt through additional woodland copse and shrub planting which, over time, would strengthen the light screening effect of this feature. As with Hanwell Fields, however, night glow from this new area of housing would extend above this intervening canopy, lightening an area within views which currently appears dark. Despite the new lighting within the proposed scheme, it is not expected that night glow from Parcel A would appear as strongly as that seen above Hanwell Fields given that the depth of development viewed would not be as great, with the wider extent of Banbury also contributing to the night glow above Hanwell Fields).
- 7.42 With views from nearby footpaths considered and given the influence of existing vegetation around the observatory itself, it is anticipated that receptors at the observatory would experience a low magnitude of change which, when combined with the high sensitivity, results in a **moderate/minor** adverse level of effect upon observatory users from a landscape perspective.
- 7.43 The above considers potential effects upon people (with the naked eye) upon publicly accessible locations within the context of the observatory. Further consideration of lighting effects upon the Observatory, notably the scientific effects of additional lighting upon the telescopes themselves, should be considered as part of the accompanying lighting assessment.

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 Through consideration of the findings above, it is anticipated that any landscape and visual effects resulting from the addition of the proposed scheme would be localised in extent, contained within a c.1km radius of the site.
- 8.4 Whilst the character of the site would be subject to change with the wholesale change of Parcel A to built form and the addition of recreational features within the currently arable landscape of Parcel B, the proposals aim to retain and enhance (where possible) the existing landscape fabric of the site and assimilate the site within its treed rural edge character.
- 8.5 Overall, it is considered that the Concept Masterplan (**Appendix EDP 1**) for the site has been sensitively designed through a landscape led approach to address concerns of the site in relation to landscape and visual amenity matters, the presence of the nearby Conservation Area and coalescence concerns between Banbury and Hanwell to ensure that the scale, form and appearance of the development would reflect and enhance the positive characteristics of the site's local context.
- 8.6 The following effects are likely:
- A moderate to moderate-minor long term adverse effects on the character of the site and its local context as a result of the permanent change of use within the site from agricultural land to built development and the addition of elements that may conflict with the characteristics of the site itself, but not necessarily its immediate setting to the south. A change of landscape character is inevitable following a change in land use, as proposed within the site, but it should not be seen as a detriment to the enjoyment and appreciation of the wider landscape; with the proposed development would introduce a variety of native, valuable soft landscape elements and features, which would positively contribute to the new character of the area;
 - A worst case minor adverse effect upon the Farmland Plateau LT, with the area immediately surrounding the site being subject to the greatest change, diminishing due to distance and intervening landform and features. Due to the retention of the existing mature landscape fabric and the proposals for any built form to be located within a

well-contained field parcel, it is not considered that the local landscape character would be dramatically altered by the proposed development;

- The highest effects upon visual amenity resulting from the addition of proposals are found to be focused within a 350m radius of the site's boundary including walkers travelling along PRoW 191/6/30 as it passes through the site, PRoW 239/7/20 alongside the site's eastern boundary, PRoW 239/7/10 to the north-east of the site at the southern-most edge of the Conservation Area and vehicle users travelling along Warwick Road at the site's western boundary. As distance between receptors and the site increases and the presence of intervening rolling landform and field boundaries cumulate the extent of intervisibility (especially given Parcel A's contained nature) and therefore perceived effect diminishes. Residential properties within close proximity to the scheme are also anticipated to experience heightened effect as a result of their generally very high sensitivity, however considering the site's proximity to the urban edge of Banbury and the small settlement of Hanwell, the number of instances where notable change would be perceived by nearby residents is minimal, focused predominantly upon rear and side elevations of 10 properties on the western-most extent of Hanwell, circa 230m to the north of the site boundary. Over time the incorporation of new planting alongside the site's existing boundary vegetation and woodland copse planting within areas of POS would mature to soften and screen the appearance of new built form to a degree that the scheme would appear as a new green and appropriate development extension to the northern edge of Banbury;
- The conversion of Parcel A into built form will result in the loss of an open field parcel between the northern edge of Banbury and the outlying village of Hanwell, narrowing the current separation between these two settlements from both a visual and landscape character perspective. The area of POS (and associated proposed landscape features) which wraps around the northern extent of Parcel A acts to maintain an undeveloped (albeit converted from arable agriculture use to a more formalised POS) buffer between the two settlement edges for those receptors travelling along Warwick Road, Gullicotte Lane and the on-site PRoW and as such continue to prevent their coalescence. The addition of tree and woodland planting within this POS area will provide additional visual buffering between the two settlements and while built form will be perceived to move closer to Hanwell the settlement edge character will continue to appear well treed, in keeping with the Banbury settlement edge experienced presently. For those receptors within the landscape to the east, the existing vegetation alongside Gullicotte Lane and the proposed reinforcement of this central vegetated corridor will ensure that, once mitigation planting has matured, the addition of new development within Parcel A will be heavily screened from view and as such a well vegetated gap will continue to be viewed between the northern edge of Banbury and Hanwell;
- The site, and as such the proposed scheme, experiences no intervisibility with the Cotswolds AONB 4.5km to the north-west and therefore no impact upon this national designation is anticipated;
- With regards to local planning policy, at this outline stage the proposed development principals are considered to be mindful of Policy ESD 13 and ESD 15 (and Saved Policy

C28) requiring development to *'respect the and enhance the local landscape character', 'meet high design standards' and 'Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features.'* Through the addition of landscape fabric enhancement and the provision of new tree planting it is felt that the scheme provides *'appropriate mitigation where damage to local landscape character cannot be avoided'*, such as in the case of reduced proximity between the two settlements. Proposals take into account the topography and character of the site and its context through focusing built form within the western field parcel, retaining the most sensitive sloping area of the site as open greenspace and maintaining views as per the requirements of saved policy C7. The enhancement of the existing landscape fabric, provision of new tree and shrub planting and the maintenance and improvement of the PRoW network in this area through development of the site also contribute towards the maximisation of green infrastructure opportunities and links and as such the requirements of Policy ESD 17.

- 8.7 Considering the assessment as a whole, the addition of the proposed development into this location would incur some material adverse effects in relation to both visual amenity and landscape character. These effects however are found to be localised, generally limited to receptors within 350m of the site's boundary, as a result of the landscape led approach to scheme design and the focusing of residential built form within Parcel A only. In addition, the scheme aims to offset anticipated adverse effects by providing numerous landscape, ecological and recreational benefits to the local community, most notably through the creation of POS areas with natural play facilities and walking routes, and the strengthening of the area's green infrastructure network.

Appendix EDP 1
Concept Masterplan
(edp3253_d038d 06 October 2022 NBo/RAI)



- Site Boundary (12.63ha)
- 1 Arrival Square
- 2 Attenuation Pond
- 3 Wildflower Meadow and Oak Parkland
- 4 Woodland Planting
- 5 Public Right of Way Integrated within Green Corridor
- 6 Vehicular Access Point
- 7 Main Street With Green Verge, Including Rain Gardens
- 8 Neighbourhood Green with Swale
- 9 Natural Play Space
- 10 Informal Kick-about Space
- 11 Mown Grass Trails

client
Vistry Homes Ltd

project title
Land to the East of Warwick Road, Banbury

drawing title
Concept Masterplan

date	06 OCTOBER 2022	drawn by	NBo
drawing number	edp3253_d038d	checked	RAI
scale	1:5,000 @ A3	QA	RBa



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

Appendix EDP 2

Methodology: Thresholds and Definitions of Terminology used in this Appraisal

- A2.1 LVA 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”⁴. 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	<p>Value: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p>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.</p>
High	<p>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.</p>

⁴ 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 countryside/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	<i>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.</i>

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 (<i>Major effect</i>) or some (<i>Moderate/Major effect</i>) 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 (<i>Minor effect</i>) or a few (<i>Minor/Negligible</i>) 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 (<i>Negligible effect</i>) or some (<i>Negligible/None effect</i>) 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'.

NIGHT-TIME ASSESSMENT METHODOLOGY

A2.14 Night-time assessment of lighting on landscape and visual receptors is an emerging area and there is no specific policy or guidance on the subject. The approach and methodology of this assessment follows the same structured approach as the daytime visual assessment set out above, based on the principles set out in the Guidelines for Landscape and Visual Impact Assessment 2013 (GLVIA). The following adjustments have been made to allow for night-time conditions.

Sensitivity of Landscape Receptors at Night

A2.15 Susceptibility to lighting is judged based on the degree to which the character area is currently characterised by darkness – informed by satellite mapping of light distribution and

site observations and a review of relevant documents including 'Night Blight: Mapping England's light pollution and dark skies'⁵ prepared by CPRE.

A2.16 Value is judged the same as for the daytime assessment unless specific factors suggest otherwise. For example, identification as a dark sky site may increase value and the absence of factors at night that contribute to value in daytime may reduce value.

Sensitivity of Visual Receptors at Night

A2.17 For visual receptors the assessment takes account of the different importance attached to views in the night-time environment: Generally, the value attached to night-time views is considered to be low unless there is a particular feature that can be best appreciated in the hours of darkness. This may include views of stars and the night sky that are only possible in particularly dark areas or views of well-known landmarks that are lit up at night. The susceptibility of receptors also differs at night reflecting the different activities people undertake in the hours of darkness. For example, drivers using roads at night tend to be more focused on the road and the area illuminated by their headlights than during the day and may have oncoming headlights, cats eyes or other reflective signage drawing their attention, resulting in lower susceptibility. This is particularly the case on unlit rural roads that may be narrow and winding. On the other hand, people taking part in activities requiring darkness, such as stargazing, would be of higher susceptibility. The sensitivity of visual receptors at night is generally rated as follows:

- National value and High susceptibility – visitors to Dark Sky Parks;
- Local value and High susceptibility – visitors to dark sky discovery sites or public observatories;
- Community value and High susceptibility – wild campers, people engaged in night time activity such as bat watching or residents of notably dark areas (i.e. rural locations with no street lighting) in the streets around their homes where dark skies are integral to the amenity;
- National value and Medium susceptibility – visitors to nationally important or well-known public landmarks that are illuminated at night e.g. key public buildings, bridges or sculptural features;
- Local value and Medium susceptibility – visitors to locally important or well-known local landmarks that are illuminated at night e.g. key public buildings, bridges or sculptural features;
- Community value and Medium susceptibility – residents in urban areas or semi-urban/rural areas (where street lighting is present) in the streets around their homes, users of cycle routes and railways;
- Community value and Low susceptibility – drivers using local, unlit roads; and
- Limited value and Low susceptibility – users of main roads and people at their place of work.

Perception of Light over Distance

A2.18 The physics of lighting tells us that the amount of light reaching any given point reduces with distance. A light source will emit a fixed amount of light, which spreads out in all directions, expanding with distance – like an inflating balloon. The amount of light reaching an area of fixed size, such as a person’s eye, is therefore markedly reduced by distance. Atmospheric conditions also play a role, with lights observably appearing brighter in drier conditions when the light is less scattered and reflected by water droplets in the air. However, human night vision and perception is optimised to gather the available light, and notice contrast – so the perception of the brightness of a light may reduce less with distance than physics would suggest.

Appendix EDP 3 Findings of EDP Data Trawl

Landscape Types:

Farmland Plateau



6. FARMLAND PLATEAU

Regional Character Areas

Cotswolds, Northamptonshire Uplands.

Location

This landscape type covers the plateau across the elevated northern part of the county. It extends across the areas between Chipping Norton and Banbury and is dissected by the Rivers Evenlode, Glyme and Dorn. To the east of the Cherwell Valley the plateau continues northeast of Upper Heyford and Fritwell. The most southern part lies to the northwest of the River Windrush.

Overview

This landscape type is characterised by a high limestone plateau with a distinctive elevated and exposed character, broad skies and long-distant views. Large-scale arable fields dominate the landscape, with some medium-sized plantations partially obscuring the otherwise open views.

Key Characteristics

- Level or gently rolling open ridges dissected by narrow valleys and broader vales.
- Large, regular arable fields enclosed by low thorn hedges and limestone walls.
- Rectilinear plantations and shelterbelts.
- Sparsely settled landscape with a few nucleated settlements.
- Long, straight roads running along the ridge summits.

Geology and landform

The rocks are of the Middle and Lower Jurassic periods. The upper strata of the sequence is the hard limestone bed of the Great Oolite, which dominates much of the area and gives rise to the distinctive smoothly rolling plateaux. In places, it reaches heights of around 200 metres. The lower series of Inferior Oolite, along with a band of Marlstone and a shelly ferruginous limestone of the underlying Middle Lias series, occurs mainly across the north of the area. They are referred to as ironstones because of their high iron content. The limestone gives rise to thin, well-drained calcareous soils with a distinctive orange-brown colour where the ironstones prevail.

Land use and vegetation

The light and easily cultivated soils have favoured the intensive arable farming that largely dominates the landscape. There are some smaller, semi-improved grass fields used for pony and sheep-grazing. Characteristic features dominating the skyline include the small to medium-sized regular plantations and long, wide shelterbelts bordering roads and field boundaries. They are particularly prominent when associated with large estates, and are mostly mixed and deciduous plantations with ash, field maple, beech and occasionally oak. Beech plantations are also typical of this landscape type. Small patches of secondary woodland with similar tree and shrub species can also be found.

Otherwise, there is very little semi-natural vegetation. There are pockets of calcareous grassland confined to steep railways embankments, disused quarries, airfields, and road verges. Bracken and patches of gorse are also found along road verges and on disused quarries and golf courses.

Cultural pattern

This is a characteristic, planned, late Parliamentary enclosure landscape. There is a large-scale geometric field pattern surrounded by low hawthorn hedges and stone walls. Hedgerow trees, which are mainly ash, sycamore, field maple and sometimes oak, are sparsely scattered throughout and do not detract from the openness of the landscape. Occasionally, in places like Glympton where there is a strong estate character, hedges support species such as privet, dogwood, wayfaring tree, hazel and field maple. The hedgerow trees are also much denser in this area. Another characteristic feature is the straight roads which reinforce the geometric pattern of this planned landscape.

The exposed high plateau has not favoured settlement, and it is characterised by sparsely scattered farmsteads and a few nucleated villages. Farmhouses are generally located in the open countryside as a result of parliamentary enclosure.

The use of local limestone for building materials gives a very distinctive character to the village settlements. The pale cream-coloured Oolitic limestone and stone tiles on the roofs feature in most of the buildings. Some houses are built with the warm orange-brown coloured ironstone and local Stonesfield slates. The vernacular character is particularly prominent in villages such as Fritwell and Souldern, and in small hamlets such as Ledwell.

BIODIVERSITY

Overview

This landscape supports a wide range of locally important habitats along with some ancient semi-natural woodland and patches of unimproved limestone grassland.

Key characteristics

- Bioscores/biobands range from low to medium-high but are predominantly in the low to low-medium range.
- Priority habitats include ancient woodland, species-rich hedgerows, calcareous grassland and occasional wetlands such as streams and ponds.

General Description

This is a large landscape type occupying around 9% of the rural county. It supports a relatively wide range of locally important habitats including secondary woodland, plantations, semi-improved grassland and species-poor hawthorn hedges. Parts of the limestone plateaux, either side of the Cherwell Valley from Chipping Norton in the west to the area Upper Heyford in the east, score more highly. This is largely because they still support fragments of priority and important habitats, such as ancient semi-natural woodland, species-rich hedgerows and limestone grassland. These tend to be relatively small and isolated in locations such as Stoke and Worton woods and often associated with marginal areas such as Ardley, Taynton and Rollright Quarries and parts of the Upper Heyford airfield. Similarly, there are isolated pockets of acid grassland and heath to the west of Banbury, with Tadmarton Health Golf Course being the best example. Only Ardley Quarry has any statutory protection, and this is mainly due to its geological interest. A number of others have been designated as county wildlife sites.

LOCAL CHARACTER AREAS

A. Shutford (NU/17, NU/20)

Landscape Character

The area is characterised by prominent, tall thick hedges enclosing medium-sized, regularly-shaped fields. Land uses are mixed, but arable farming dominates the area to the south of Shennington Gliding Club. Ridge and furrow is apparent in the small grass fields around Shutford. Tree cover is limited to a few hedgerow trees. The hedgerow network is generally in good condition, and hedges bordering roads are often support a number of shrub species.

Biodiversity

Bioscores/biobands: 19/L; 31/LM

This area supports a limited range of locally important habitats including deciduous woodland, plantations, scrub, semi-improved grassland and species-poor hedges with trees. There are no recorded priority habitats.

B. Hornton to North Newington (NU/22)**Landscape Character**

The area is dominated by large, regularly-shaped arable fields. Long, wide shelterbelts and medium-sized, rectilinear coniferous and mixed plantations are also a distinctive feature. Fields are enclosed by these shelterbelts and low, gappy hawthorn hedges.

Biodiversity

Bioscore/bioband: 50/LM

There is a range of locally important habitats including plantations, semi-improved grassland and species-poor hedges with trees. Other important habitats recorded include some ponds and patches of gorse scrub.

C. Hanwell (NU/24)**Landscape Character**

The area is characterised by medium-sized, regularly-shaped arable fields enclosed by very low, gappy hawthorn hedges. There is some grassland, particularly where the landform is steeper and more undulating. There are a few small mixed plantations and scattered hedgerow trees of young ash and sycamore.

Biodiversity

Bioscore/bioband: 39/LM

There is a limited range of locally important habitats including mixed plantations, semi-improved grassland and species-poor hedges with trees. There is a small area of calcareous grassland at the Bretch to the west of Banbury.

D. Croft Farm (CW/37)**Landscape Character**

The area is characterised by small fields with a range of different land uses including pony paddocks. The hedgerow pattern is generally intact throughout. Hedges bordering roads are generally taller and thicker. They are dominated by species such as hawthorn and field maple and are associated with a dense pattern of mature hedgerow trees including ash, field maple and sycamore. Collectively, these features create a strong structural element in the landscape. By contrast, internal field boundaries tend to be much lower in height with fewer hedgerow trees.

Biodiversity

Bioscore/bioband: 19/L

This area supports only a limited range of locally important habitats including plantations, semi-improved grassland and species-poor hedges with trees. There are no recorded priority habitats.

E. Wigginton Heath (CW/36)

Landscape Character

The area is characterised by medium-sized fields with a mix of different land uses. Hedges are generally in good condition and dominated by hawthorn. A dense pattern of mature hedgerow trees, mainly ash and sycamore, is the dominant landscape element. There is only one medium-sized plantation and a few groups of trees around farmhouses.

Biodiversity

Bioscore/bioband: 60/M

There is a range of locally important habitats including a deciduous plantation, semi-improved grassland and species-poor hedges with trees. Parts of Tadmerton golf course still supports significant amounts of acid grassland and some heathland, although it is still a relatively small and isolated site.

F. Chipping Norton (CW/30: CW/31: CW/41)

Landscape Character

The area is characterised by large, regularly-shaped arable fields, and rectilinear mixed and deciduous plantations and shelterbelts. Thinly scattered hedgerow trees of oak and ash are also a unifying feature throughout the area, particularly to the east of Great Rollright. Localised pockets of semi-improved grassland, used mainly for pony-grazing, are found near Heythrop, Gaginwell and to the east of Great Rollright. The field boundaries consist mainly of hawthorn hedges and stone walls, with the latter being particularly prominent to the southeast of Chipping Norton. Some species-rich hedges are found around the estate at Glympton. Hedges are generally low and gappy, and stone walls are often in poor condition and overgrown with hawthorn scrub.

Biodiversity

Bioscores/biobands: 80/M: 76/M: 113/MH.

This area supports locally important habitats such as plantations, deciduous secondary woodland, semi-improved grassland, scrub and species-poor hedges. There are also surviving patches of unimproved grassland near Chipping Norton, limestone grassland at the Rollright Quarry, along the banks of the disused railway at Hook Norton and within the upper section of the River Glyme. There is also some ancient semi-natural woodland at Stoke and Worton woods, species-rich hedgerows and limestone grassland at Ardley and Whiteways quarries, but they are mostly small and isolated sites within this very large landscape type.

G. Swerford Heath (NU/4)

Landscape Character

The landscape is characterised by shelterbelts and rectilinear, mixed plantations bordering roads. There is a scattering of hedgerow trees including oak, ash and beech. Land uses are mixed, with medium-sized fields enclosed by hawthorn and elm hedges. The latter are generally in good condition, but are lower and gappier where they surround improved grassland.

Biodiversity

Bioscore/bioband: 25/L

This area supports a limited range of locally important habitats including deciduous woodland, plantations, and species-poor hedges with trees. There are no recorded priority habitats.

H. Fritwell (CW/57)

Landscape Character

This area is characterised by large, regularly-shaped arable fields and medium-sized mixed plantations. There are small fields of semi-improved grassland surrounding villages. There are also a few large blocks of ancient semi-natural woodland, including Stoke Wood and Stoke Little

Wood, which add to the wooded character of the area. The field boundaries are dominated by hawthorn and blackthorn hedges with scattered hedgerow trees, although the latter are almost totally absent to the south of Upper Heyford airfield. Hedges are generally low in height, except around Fritwell and Ardley where they are taller and more species-rich.

Biodiversity

Bioscore/bioband: 112/MH

There is range of locally important habitats including meadows, woodland, plantations, scrub, semi-improved grassland and species-poor hedges with trees. Even though there are a number of priority habitats such as ancient semi-natural woodland, examples being Stoke and Worton woods, species-rich hedgerows and limestone grassland at Ardley and Whiteways quarries, they are mostly small and isolated sites within this relatively large landscape type.

I. Shipton Down (CW/16)

Landscape Character

The area is characterised by large, regularly-shaped arable fields. Hawthorn hedges are low and fragmented and the stone walls are often overgrown with scrub. There are very few hedgerow trees and tree cover is mainly confined to small copses in fields. There are some plantations and shelterbelts associated with restored quarries.

Biodiversity

Bioscore/bioband: 52/LM

This area supports a range of locally important habitats including plantations, semi-improved grassland, scrub and species-poor hedges as well as some limestone grassland near Taynton.

FORCES FOR CHANGE

- Agricultural intensification, particularly the conversion of grassland to arable has resulted in the loss of semi-natural vegetation and fragmentation of the hedgerow network. Hedges along roadsides are generally in a better condition, but many internal hedges bordering arable fields have been removed. Stone walls are also redundant, in poor condition and overgrown with scrub.
- The open plateau landscapes are very exposed and agricultural buildings and other large structures, such as the industrial units at Enstone Airfield, are particularly prominent. Similarly, the structures associated with Upper Heyford airfield are very visible across the Cherwell valley.
- A number of the ironstone quarries in the north of the county have been restored to low-level agriculture and one, near Alkerton, is currently operating as a landfill site. There is also an active quarry to the south of Hornton and permissions exist for new workings in the area. A number of tree and shrub belts have been planted to screen these operations.
- There is new residential development where the use of building materials has not always been appropriate. However, in many settlements including Fritwell, the scale and use of building materials is in keeping with the local vernacular character. In towns such as Chipping Norton there are small-scale industrial units bordering some of the main routes into the centre.
- Other development such as golf courses can have a suburbanising effect on the landscape.

Landscape Strategy

Conserve the open and remote character of the landscape, and maintain the large-scale field pattern.

Guidelines

- Conserve the open, spacious character of the landscape by limiting woodland planting on the more exposed ridge tops. Locate new planting in the dips and folds of the landscape and establish tree belts around airfields, quarries and other large structures to reduce their visual impact using locally characteristic native tree and shrub species such as ash, oak and beech.
- Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn and blackthorn.

- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Protect stone walls from deterioration.
- Conserve all remaining areas of semi-improved and unimproved grassland and encourage conversion of arable to pasture.
- Maintain the sparsely settled rural character of the landscape by concentrating new development in and around existing settlements. The exposed character of the plateau is particularly sensitive to visually intrusive development, large buildings and communication masts.
- Promote the use of local building materials, such as limestone and ironstone, and a scale of development appropriate to landscape type.
- Encourage appropriate restoration and after use of quarries to strengthen and enhance landscape character.

Biodiversity Strategy

Ensure that all surviving priority habitats are safeguarded, in favourable condition and management, and enhanced to satisfy the actions and targets identified within the relevant habitat and species action plans. Safeguard, maintain and enhance all locally important habitats in a way that is appropriate to the landscape character of the area. Promote agri-environment schemes which will benefit biodiversity in general and protected species and farmland birds in particular.

Guidelines

- Priority habitats in this landscape type are relatively small and isolated. They include limestone grassland, acid grassland and heath, and species-rich hedgerows.
- Limestone grassland is largely associated with marginal areas such as quarries and airfields. Within the quarries, aim to establish a balance between species-rich limestone grassland and scrub, and prevent scrub encroachment in areas of species-rich grassland. Opportunities for expanding this habitat include the establishment and management of field margins/buffer strips adjacent to existing limestone grassland habitat, using native wildflower species appropriate to the area.
- Species-rich hedgerows are distributed throughout different parts of the landscape type. Priority should be given to safeguarding, maintaining and expanding this resource, particularly in those local character areas where they remain a significant feature.
- There is only a limited amount of acid grassland and heath within the landscape type, and this is primarily associated with Tadmarton Heath golf course. The priority is to ensure that it remains in favourable condition and management. Opportunities for extending this habitat type are limited.
- There is some ancient semi-natural woodland at places such as Stoke and Worton woods. The priority must be to ensure that these sites are in favourable condition and management.
- Opportunities for the establishment of other locally important habitats, such as semi-improved grassland and deciduous woodland, should be promoted in order to strengthen wildlife corridors and enhance the local landscape character.
- Promote the use of agri-environment schemes such as conservation headlands, over-wintered stubbles, and winter-sown crops to benefit farmland birds such as skylarks and yellowhammers.

Key Recommendations

- **Safeguard and enhance the open, sparsely settled character of the landscape whilst maintaining and strengthening its pattern of hedgerows, stone walls, small woodlands and tree belts.**
- **Ensure that all priority habitats are in favourable condition and management.**



Cherwell District Council

Banbury Landscape Sensitivity and Capacity Assessment

(September 2013)

Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ

Tel: 0113 255 7300

Email: landscape@wyg.com



4.0 Site Assessments

4.1 Site A

Site Overview

- 4.1.1 The site is located north of Banbury between Dukes Meadow Drive and Hanwell village and comprises approximately 105ha of primarily arable land divided by mature hedgerows. To the south of the site is an area of new build residential development (Hanwell Fields Estate), to the east and west open countryside and to the north Hanwell village. The site falls to the north east into the valley of a tributary of the River Cherwell which is located to the east beyond the M40.
- 4.1.2 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a county level, OWLS identifies the site comprising three Landscape Types as follows:
- Wood Pasture Valleys and Slopes;
 - Farmland Slopes and Valley Sides; and
 - Farmland Plateau.
- 4.1.3 At a local level, CDLA identifies the site as being located primarily within the Incised Ironstone Plateau landscape character area with the eastern edge extending into the Upper Cherwell Basin landscape character area. For details relating to each of these character areas refer to Appendix F at the end of this report.

Key Features and Site Visit Information

- 4.1.4 A site walkover was carried out on 22nd November 2012; a copy of the site survey record sheet is contained within Appendix B.
- 4.1.5 The area forms a buffer to the northern edge of Banbury with development bound by Dukes Meadow Drive. The only development beyond this to the north is the presence of the football and cricket pitches with associated club house in the east corner of the site although, due to the use, this does not infringe on the rural appearance in the south east corner of the site.



- 4.1.6 In the west of the site, the area is crossed by a number of public footpaths all of which are well trodden routes. The field boundaries in the east of the area show signs of use as informal routes for walkers. The southern area of the site to the north of Hanwell Fields Community School and associated local centre facilities comprises an area of grassland and scrub which has a network of informal footpaths throughout.
- 4.1.7 From within the area, middle and long distance panoramic views are available across the valley within which the site is located to the north west and south east. To the north west, the village of Little Bourton is visible on the horizon whilst to the south east, the Grimsbury industrial area on the eastern edge of Banbury adjacent to the M40 occupies a significant portion of the view with the roofs of the large buildings at contrast with the agricultural landscape beyond.

Landscape Sensitivity

- 4.1.8 The landscape within the site area is quite unified in its appearance and is of a human scale which is influenced by the presence of the adjacent residential area of Hanwell Fields. There are a number of ecological features both within and surrounding the area including protected species such as bats, badgers, barn owl and water voles. There was also a badger set noted within the site during the ecological survey. The site is of medium sensitivity for its natural factors due its mosaic of habitats and potential for wildlife.
- 4.1.9 The site are has a direct influence upon the setting of the Hanwell Conservation Area located to the north of the site due to the visual association. This association, combined with the strong field pattern, important historical hedgerows and association yet separation from Banbury contribute to the historical context of the area. Cultural factors within the site are of medium sensitivity.
- 4.1.10 The landscape use within the site is reasonably unified with the general field pattern extending beyond the northern site boundary. The tranquillity of the area is impinged upon to a slight degree by the presence of Dukes Meadow Drive on the southern boundary of the area although this is not noticeable within the north of the site. The area has scenic and recreational value within the local area and is valued for providing a buffer to the northern edge of the town. The area is therefore considered to have a medium-high aesthetic value.
- 4.1.11 Much of the area is used as arable land with strong hedgerow field boundaries that are well established. In the south, there is a large area of rough grassland and scrub which generally appears to receive minimal management. The eastern corner of the site is in use as recreational



fields; this use has removed all traces of past land use. Generally the site is of medium landscape quality.

4.1.12 The combined landscape sensitivity of the site is considered to be medium - high.

Visual Sensitivity

4.1.13 The site is located on a north east facing valley side and therefore visibility from the north and east into the site is generally good. The presence of mature vegetation on the field boundaries and the location of a small block of woodland within the west of the site does screen some areas however much of the area remains visible within sequential views from the north and east. From the south and west, views are limited due to the presence of residential development and the localised topography. The general visibility is considered to be of medium - high sensitivity.

4.1.14 From the north east, the site is visible from a number of sensitive receptors including Little Bourton village and Banbury Cemetery and Crematorium. The site forms part of the visual setting of the Cemetery which is important to be retained. Vegetation located to the south of Hanwell village screens views from the village although there is an isolated property in the north west corner of the site (to the south west of Hanwell village) which has views into the site. Located outside the site area but within Hanwell village is the Hanwell Community Observatory which relies upon the current dark skies for its successful operation. The site forms part of the sequential views gained along the M40 road corridor and is heavily used; however, the route is not considered to be of high sensitivity. Residential properties on the north edge of Banbury have views over the southern extent of the site before the land falls into the tributary valley. The area is considered to be of high sensitivity to the surrounding population.

4.1.15 Development within the area could be mitigated through the implementation of a landscape strategy although this would have an effect upon the visual appearance and alter the character from open valley side to a wooded valley appearance. The site is therefore considered of high sensitivity to mitigation.

4.1.16 The combined visual sensitivity of Site A is considered to be high.

Landscape Character Sensitivity



- 4.1.17 The Landscape Character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out in Section 3.0 Scope and Methodology.
- 4.1.18 The Landscape Sensitivity has been assessed as medium - high sensitivity and the Visual Sensitivity has been assessed as high sensitivity. Using the matrix in Table 3, this results in a high Landscape Character Sensitivity for Site A.

Landscape Value

- 4.1.19 The site does not contain any landscape designations however the western area of the site forms part of the visual setting for the Hanwell Conservation Area which should be maintained and the conservation area encroaches into the boundary of the site. The value of heritage designations is therefore considered to be of medium sensitivity.
- 4.1.20 Although there is mature vegetation on the field boundaries, views into and out of the area are possible which are gained by those participating in recreational activities within the site area and the wider landscape. Within the local context the site is of medium sensitivity due to the tranquillity provided within the area in contrast to the town of Banbury immediately south and the presence of the M40 to the east.
- 4.1.21 The area is of importance to local residents due to the formal recreational use located within the eastern corner of the site whilst it is also of importance for the informal recreational use by walkers as identified along field boundaries during the site walk over. The perceived value by local residents is therefore considered to result in a medium - high sensitivity.
- 4.1.22 The value of Site A is considered to be medium.

Landscape Capacity

- 4.1.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site A is medium – low. The potential for each considered development type is discussed further below.

Capacity for Residential Development

- 4.1.24 Although the overall rating is considered medium – low for the site, the capacity to accommodate residential development is considered to be weighted towards low. The development of residential



properties north of Dukes Meadow Drive may result in urban sprawl to the north of Banbury and create a poorly defined development limit which currently exists at Dukes Meadow Drive. There would also be indirect effects of residential development affecting the setting of the Hanwell Conservation Area and Banbury Cemetery and Crematorium.

Capacity for Employment Development

- 4.1.25 Although the overall rating is considered moderate – low for the site, the capacity to accommodate commercial or industrial development is considered to be weighted towards low. This land use, although present to the east of the town, is not currently located in the north of the town and this would therefore significantly alter the landscape character and visual quality of the existing urban fringe landscape.

Capacity for Recreation Development

- 4.1.26 There is a medium-low potential to accommodate some additional low key formal recreation within the area with the most logical location within the vicinity of the existing cricket and rugby facilities. This type of use higher up the valley side would require more significant earthworks that would alter the character and visual appearance of the site.
- 4.1.27 Although there is a medium to low potential for built development within the area, there is a high potential to develop the existing informal recreation uses currently located within the southern area of the site immediately north of Dukes Meadow Drive. Enhancement of the area for example as a country park on the edge of the town may be appropriate.

Capacity for Woodland Development

- 4.1.28 The creation of large blocks of woodland within the area would alter the existing landscape character and visual qualities of the area by screening existing views in to and out of the site. There is however a medium potential to carry out strategic enhancement of existing areas of woodland such as that located in the west of the site (south of Hanwell) and also to carry out enhancements to the existing dense field boundaries in some areas without screening views.

Future Management and Maintenance

- 4.1.29 Recommendations for future management and maintenance within the area are for the enhancement of the existing informal recreational uses currently present. A recognised network of



footpaths throughout the area and easier access into the area could increase the use of this valuable informal recreational area for the adjacent residential area of Hanwell Fields and Hardwick Estates to the south.

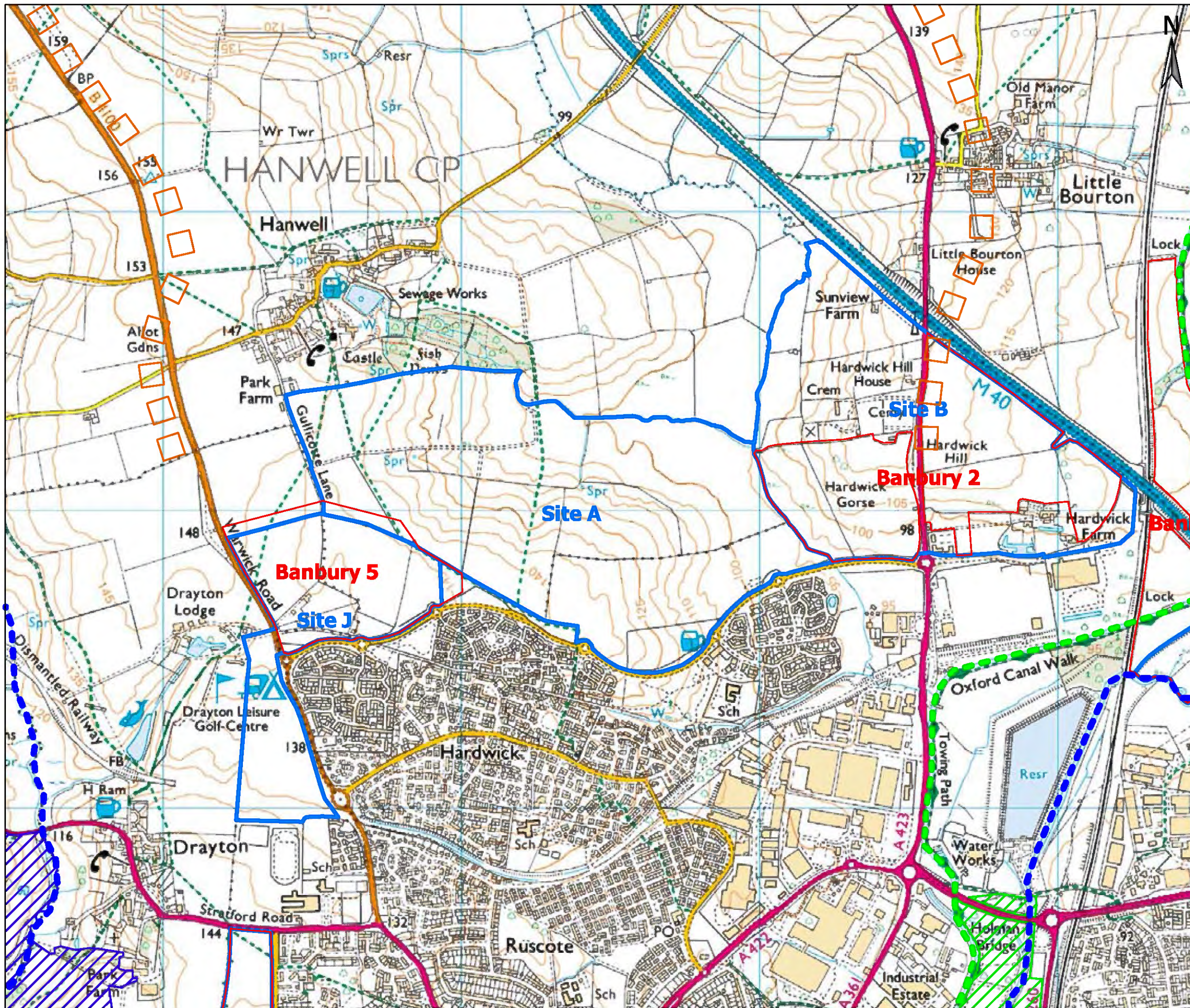
4.2 Site B (Local Plan Proposed Submission – Banbury 2)

Site Overview

- 4.2.1 The site is located north of Banbury and crosses Hardwick Hill Road to the west of the M40 motorway. The site is approximately 81ha and comprises a mixture of arable land, a business park, Banbury Cemetery and Crematorium, and a number of isolated properties.
- 4.2.2 The site is located on the southern extent of the ridgeline that separates the River Cherwell valley and a smaller tributary feeding into the River Cherwell from the north west; the site is therefore generally south to south west facing.
- 4.2.3 The site is located within Natural England National Character Area 95: Northamptonshire Uplands. At a County level, OWLS identifies the site comprising two Landscape Types as follows:
- Upstanding Village Farmland; and
 - Clay Vale.
- 4.2.4 At a local level, CDLA identifies the site as being located within the Upper Cherwell Basin. For details of each of these character areas refer to Appendix B.

Key Features and Site Visit Information

- 4.2.5 A site walkover was carried out on 22nd November 2012; a copy of the site survey record sheet is contained within Appendix B at the end of this report.
- 4.2.6 The site is not available for public access apart from the A423 road that passes through the centre of the site dividing it into an east and west parcel of land. The eastern parcel contains a relatively new business park in the south which is accessed from the south off Noral Way. To the north and east of the business park the land is undeveloped and remains in agricultural use with an area of rough scrub to the east. In the corner of the eastern area is an isolated property (Hardwick House)



- KEY**
-  Halcrow Site Boundaries
 -  Draft Local Plan Site Boundaries
 -  Registered Parks & Gardens
 -  Country Parks
 -  Localised Horizons
 -  River Valleys (River Cherwell/Sor Brook)
 -  Oxford Canal

A	Original Issue				
REV	DESCRIPTION	BY	CHK	APP	DATE

Cherwell District Council

2 St. JAMES GATE
NEWCASTLE UPON TYNE
TYNE & WEAR
NE1 4AD



TEL: +44 (0)191 255 7300
FAX: +44 (0)191 255 7301
e-mail: newcastle@wyg.com

Project:

Banbury Landscape Sensitivity and Capacity Study

Drawing Title:

Site A

Scale @ A3 1:12,500	Drawn MA	Date PH	Checked PH	Date PH	Approved PH	Date PH
Project No. A075481-2	Office 41	Type L	Drawing No. 002	Revision A		

Appendix EDP 4
Representative Photoviewpoints
(edp3253_d039c 10 January 2023 DJo/Eba)



Approximate extent of site

Tree belt running along the northern edge of Hanwell Chase heavily filters visibility of the site from within this area of POS and Hanwell Chase itself

To be viewed at comfortable arm's length

Approximate extent of site

Newly built properties of Hanwell Chase



To be viewed at comfortable arm's length

Approximate extent of site

Tree belt on western side of Warwick Road provides some containment of views to the west

Cumulative effect of the scattered trees along the site's northern boundary and those along the field boundary to the north provides some containment of views north



To be viewed at comfortable arm's length

Approximate extent of site

Properties of the western extent of Hanwell are visible to the left of the view, with buildings associated with also Park Farm visible just beyond the site's northern boundary

Vegetation eitherside of Gullicotte Lane (farm track) splits the site into two parcels



To be viewed at comfortable arm's length

Approximate extent of site

Old farm track of Gullicotte Lane

Outlines of new properties of Hanwell Chase are just visible beyond the mixed tree belt which wraps around its northern edge



To be viewed at comfortable arm's length

Approximate extent of site

Site's interior is open and level, used for arable agricultural purposes

Site's northern boundary is delineated by outgrown hedgerow with scattered hedgerow trees



To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)



To be viewed at comfortable arm's length

Approximate extent of site

Interior of site's eastern parcel

Outlines of new properties of Hanwell Chase are just visible beyond the mixed tree belt which wraps around its northern edge



To be viewed at comfortable arm's length



Approximate extent of site

Outlines of new properties of Hanwell Chase are just visible beyond the mixed tree belt which wraps around its northern edge.

Interior of site's eastern parcel

Views of the western parcel of the site are screened by the change in topography and presence of vegetation associated with Gullicotte Lane

To be viewed at comfortable arm's length

Approximate extent of site

Views of the western parcel of the site are screened by the change in topography and presence of vegetation associated with Gullicotte Lane

Interior of site's eastern parcel is visible upon the peak of the easterly sloping landscape



To be viewed at comfortable arm's length

Buildings associated with the eastern edge of Hanwell

Buildings associated with Park Farm

Vegetation associated with Guillcotte Lane and the change in topography screens available visibility to the eastern site parcel

Approximate extent of site

To be viewed at comfortable arm's length



Approximate extent of site

Site is lined with well-maintained hedgerow along its interface with Warwick Road

Outlines of new properties of Hanwell Chase are just visible beyond the mixed tree belt which wraps around its northern edge

To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)

Clear views of the western site parcel's interior beyond scattered northern boundary trees

Outlines of new properties of Hanwell Chase are just visible beyond the mixed tree belt which wraps around its northern edge



To be viewed at comfortable arm's length

Approximate extent of site
(much of which is screened)

Eastern parcel of the site is entirely screened from view by the presence of Hanwell and variance in topography

Properties at the western extent of Hanwell

Tree belt to the south of Main Street heavily filters views of the site's western parcel and the tree belt associated with Hanwell Chase



To be viewed at comfortable arm's length



Approximate extent of site

Site is heavily filtered by the valley's wooded character

To be viewed at comfortable arm's length



the environmental dimension partnership

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

Grid Coordinates: 445490, 244165
Date and Time: 17/02/2022 @ 14:30
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 100% @ A3

Direction of View: SW
Distance: 2.1km
aOD: 147m
Focal Length: 50mm

date: 10 JANUARY 2023
drawing number: edp3253_d039c
drawn by: DJo
checked: EBa
QA: GYo

client: Vistry Homes Limited
project title: Land East of Warwick Road, Banbury
drawing title: Photoviewpoint EDP 11

Approximate extent of site



To be viewed at comfortable arm's length



the environmental dimension partnership

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

Grid Coordinates: 445347, 243330
Date and Time: 17/02/2022 @ 13:29
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 100% @ A3

Direction of View: W
Distance: 1.6km
aOD: 134m
Focal Length: 50mm

date: 10 JANUARY 2023
drawing number: edp3253_d039c
drawn by: DJo
checked: EBa
QA: GYo

client: Vistry Homes Limited
project title: Land East of Warwick Road, Banbury
drawing title: Photoviewpoint EDP 12



Approximate extent of site

To be viewed at comfortable arm's length



the environmental
dimension partnership

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

Grid Coordinates: **445550, 243005**
Date and Time: **17/02/2022 @ 13:22**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **W**
Distance: **1.8km**
aOD: **135m**
Focal Length: **50mm**

date **10 JANUARY 2023**
drawing number **edp3253_d039c**
drawn by **DJo**
checked **EBa**
QA **GYo**

client **Vistry Homes Limited**
project title **Land East of Warwick Road, Banbury**
drawing title **Photoviewpoint EDP 13**

Approximate extent of site



To be viewed at comfortable arm's length



the environmental
dimension partnership

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

Grid Coordinates: **441927, 242026**
Date and Time: **17/02/2022 @ 13:12**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NE**
Distance: **1.6km**
aOD: **143m**
Focal Length: **50mm**

date **10 JANUARY 2023**
drawing number **edp3253_d039c**
drawn by **DJo**
checked **EBa**
QA **Gyo**

client **Vistry Homes Limited**
project title **Land East of Warwick Road, Banbury**
drawing title **Photoviewpoint EDP 14**



Approximate extent of site

To be viewed at comfortable arm's length



the environmental
dimension partnership

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

Grid Coordinates: **441987, 242531**
Date and Time: **17/02/2022 @ 12:56**
Projection: **Planar**
Visualisation Type: **1**

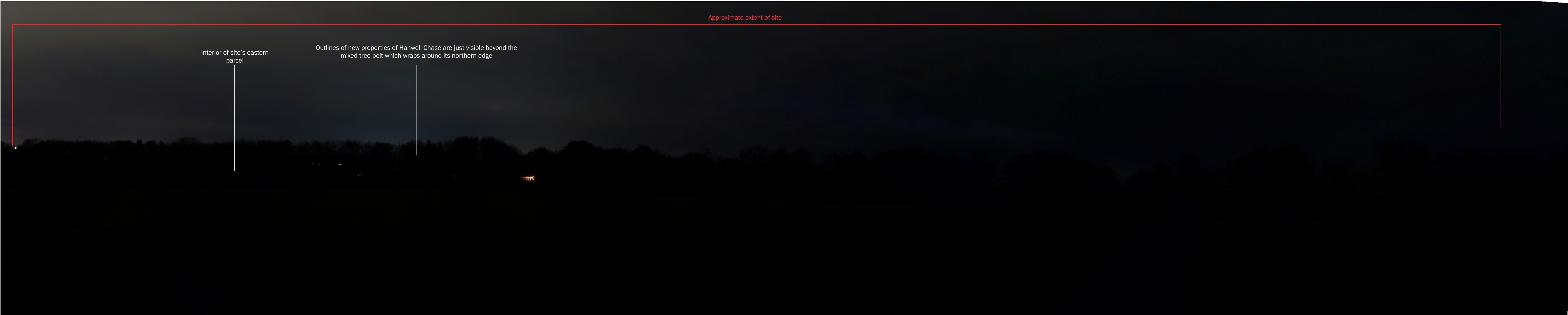
Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NE**
Distance: **1.3km**
aOD: **116m**
Focal Length: **50mm**

date **10 JANUARY 2023**
drawing number **edp3253_d039c**
drawn by **DJo**
checked **EBa**
QA **Gyo**

client **Vistry Homes Limited**
project title **Land East of Warwick Road, Banbury**
drawing title **Photoviewpoint EDP 15**

Appendix EDP 5
Representative Night Photoviewpoints
(edp3253_d044a 10 January 2023 JFr/EBa)



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



Approximate extent of site

Outlines of new properties of Hanwell Chase are just visible beyond the mixed tree belt which wraps around its northern edge

Interior of site's eastern parcel

Views of the western parcel of the site are screened by the change in topography and presence of vegetation associated with Gullicotte Lane

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

Plans

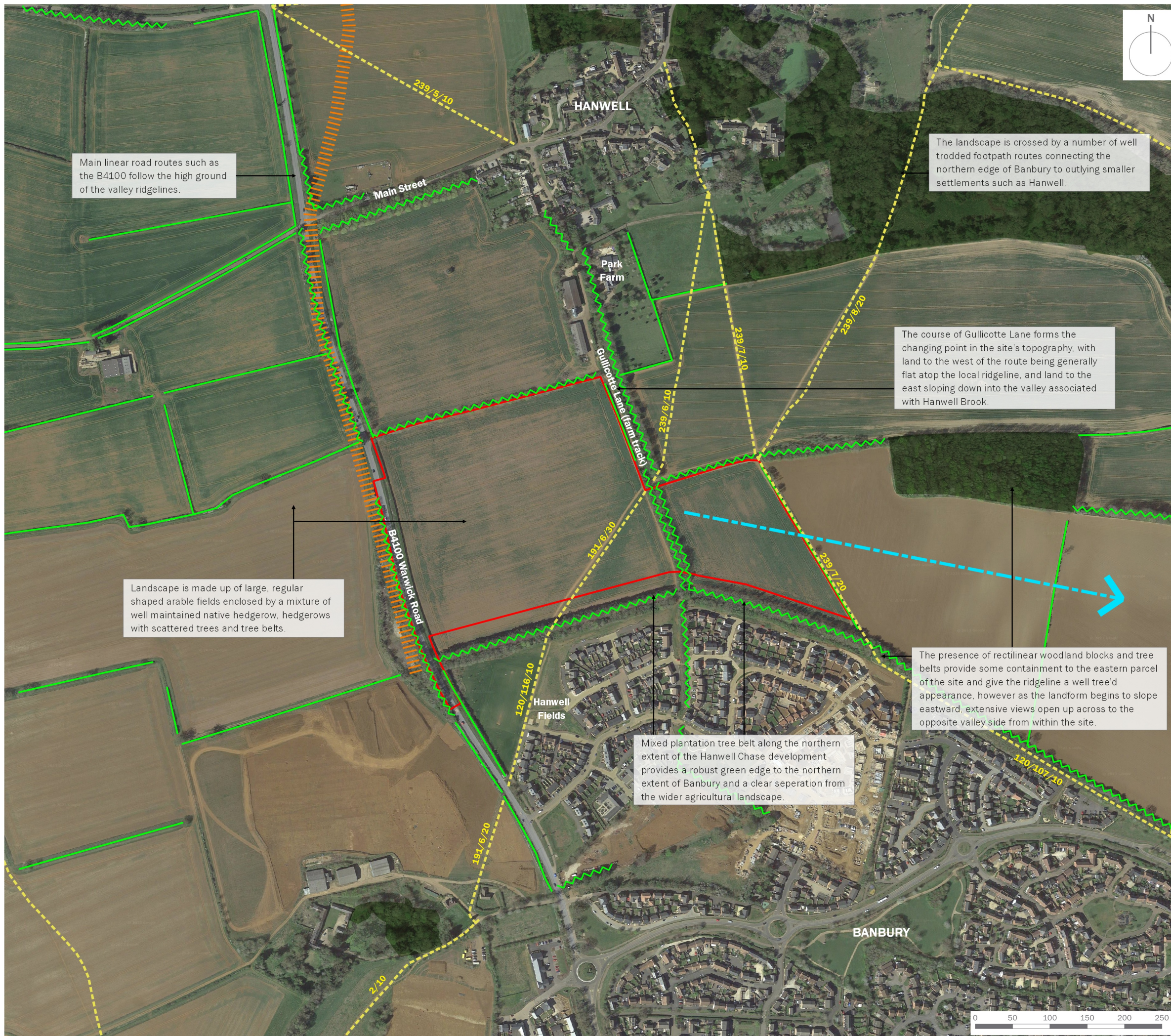
Figure 7.1 Site Character and Local Context
(edp3253_d033c 10 January 2023 EBa/BCo)

Figure 7.2 Relevant Planning Designations and Considerations
(edp3253_d034b 18 November 2022 EB/BC)

Figure 7.3 Published Landscape Character and Context Appraisal
(edp3253_d035b 18 November 2022 EB/BC)

Figure 7.4 Findings of EDP's Visual Appraisal
(edp3253_d036c 21 November 2022 EB/BC)

Figure 7.5 Illustrative Landscape Strategy
(edp3253_d042c 18 November 2022 EB/BC)



- Site Boundary
- Public Right of Way (PRoW)
- Tree Belt
- Hedgerow
- Available Extended View
- Local Ridgeline of High Ground
- Woodland Blocks

Main linear road routes such as the B4100 follow the high ground of the valley ridgelines.

The landscape is crossed by a number of well trodded footpath routes connecting the northern edge of Banbury to outlying smaller settlements such as Hanwell.

The course of Gullicotte Lane forms the changing point in the site's topography, with land to the west of the route being generally flat atop the local ridgeline, and land to the east sloping down into the valley associated with Hanwell Brook.

Landscape is made up of large, regular shaped arable fields enclosed by a mixture of well maintained native hedgerow, hedgerows with scattered trees and tree belts.

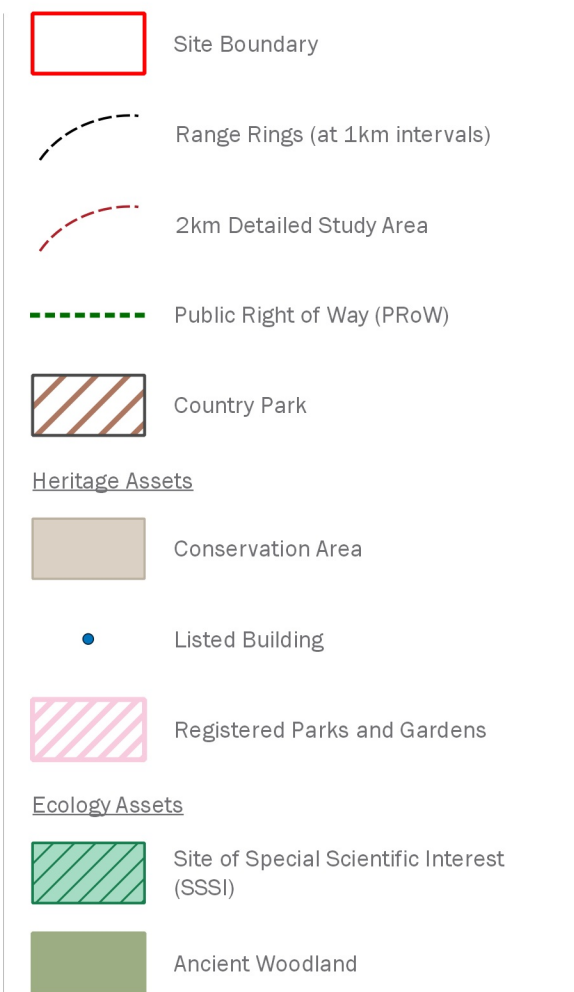
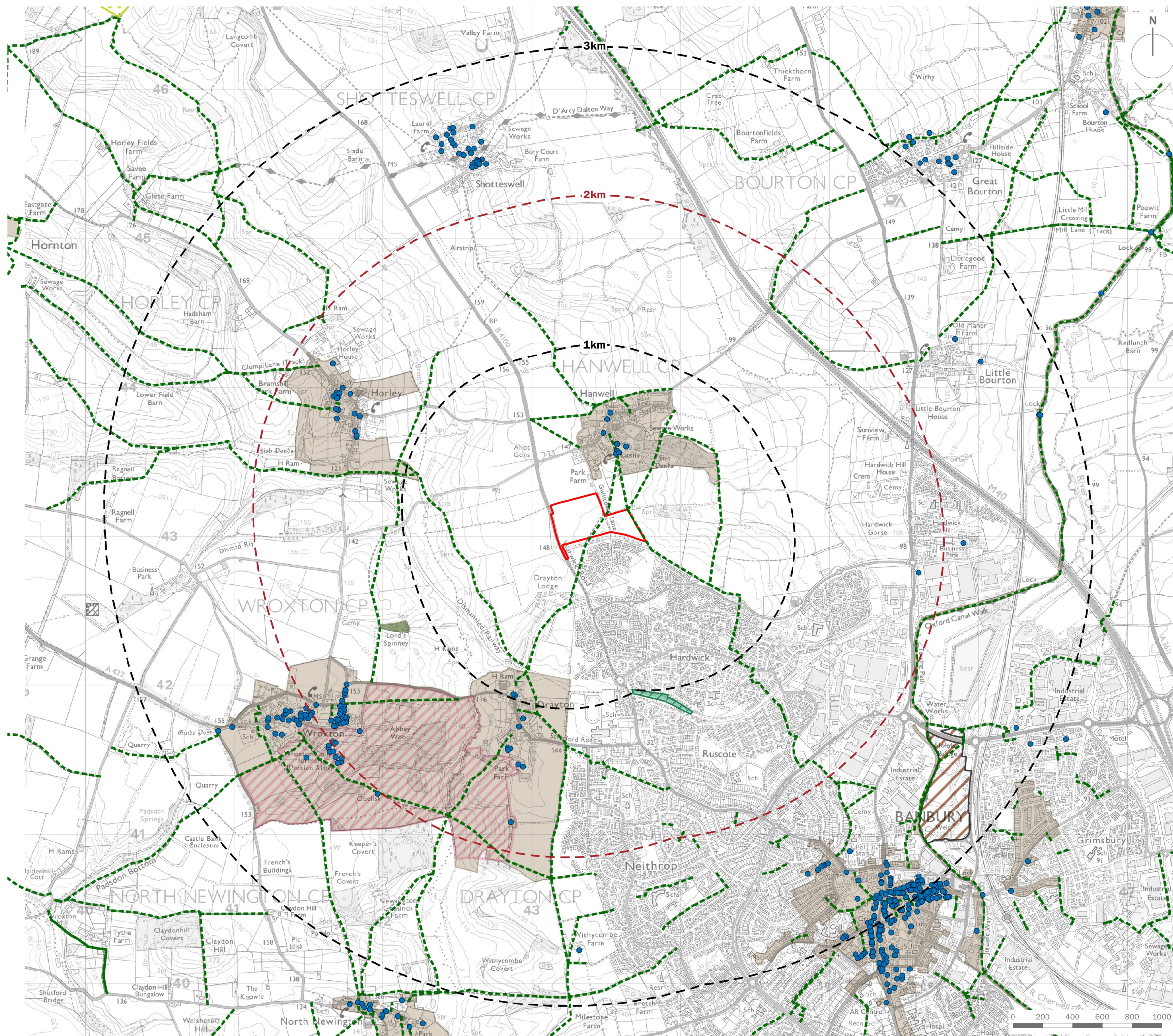
The presence of rectilinear woodland blocks and tree belts provide some containment to the eastern parcel of the site and give the ridgeline a well tree'd appearance, however as the landform begins to slope eastward, extensive views open up across to the opposite valley side from within the site.

Mixed plantation tree belt along the northern extent of the Hanwell Chase development provides a robust green edge to the northern extent of Banbury and a clear separation from the wider agricultural landscape.

client	Vistry Homes Limited		
project title	Land East of Warwick Road, Banbury		
drawing title	Figure 7.1: Site Character and Local Context		
date	10 JANUARY 2023	drawn by	EBa
drawing number	edp3253_d033c	checked	BCo
scale	1:5,000 @ A3	QA	GYo



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

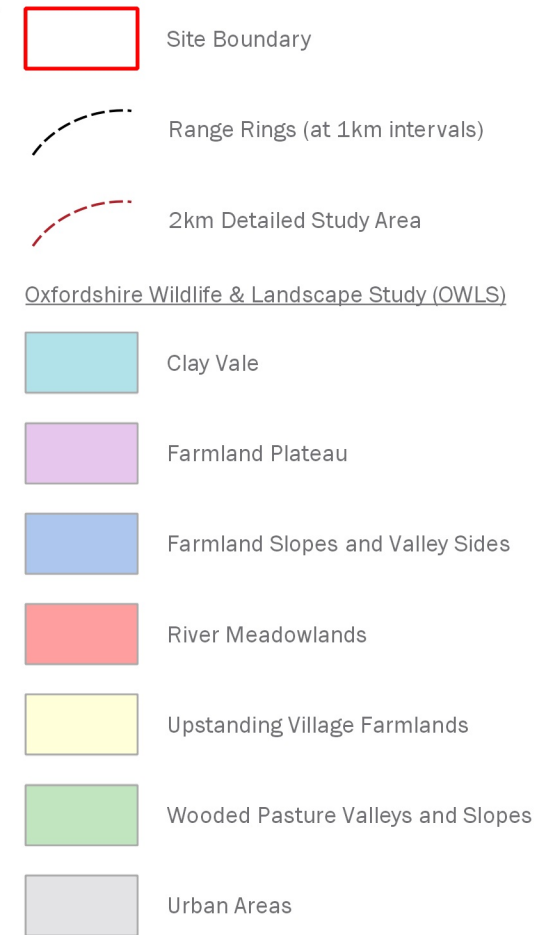
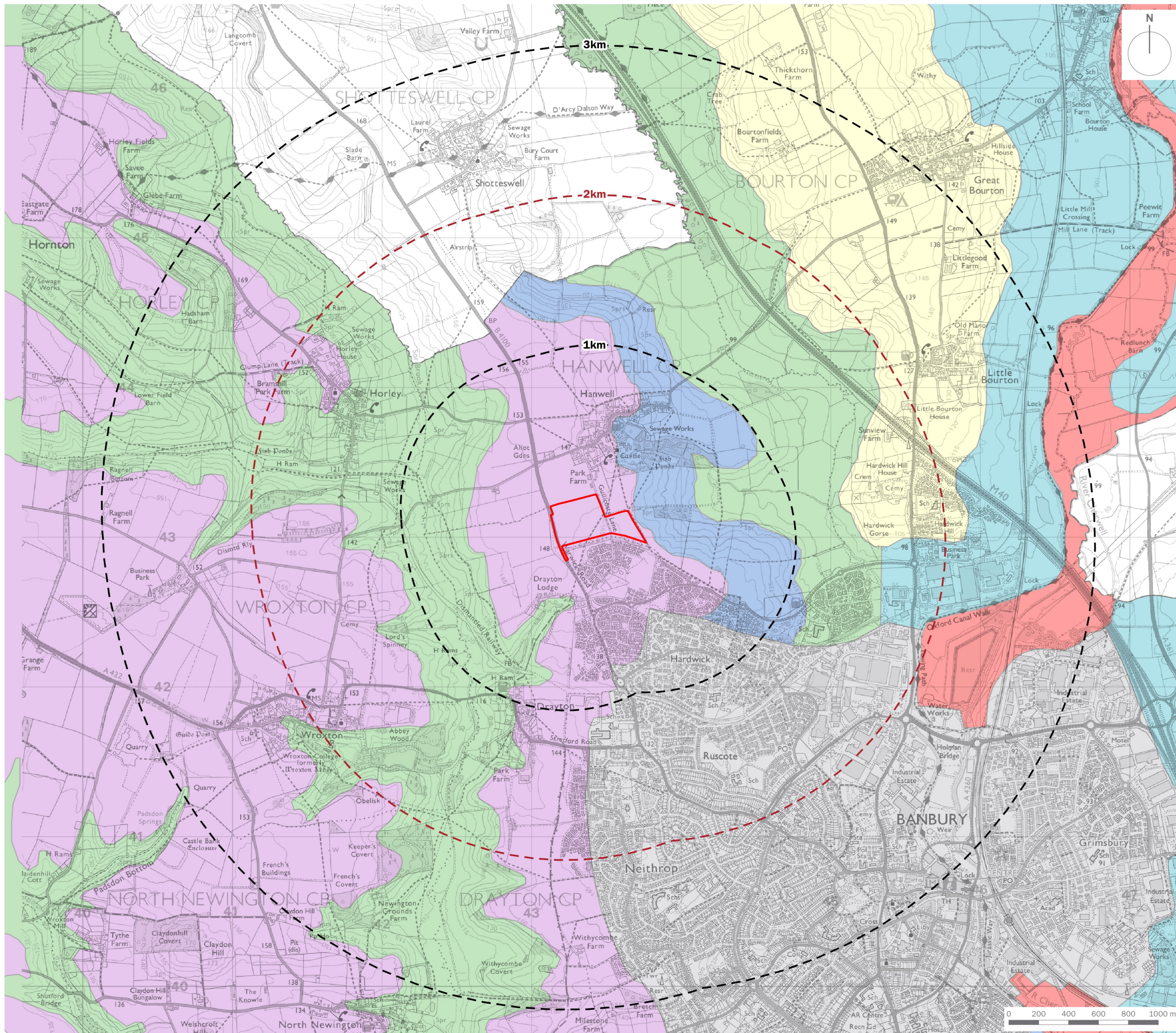


client
Vistry Homes Limited

project title
Land East of Warwick Road, Banbury

drawing title
Figure 7.2: Relevant Planning Designations and Considerations

date	18 NOVEMBER 2022	drawn by	EB
drawing number	edp3253_d034b	checked	BC
scale	1:25,000 @ A3	QA	RB



client
Vistry Homes Limited

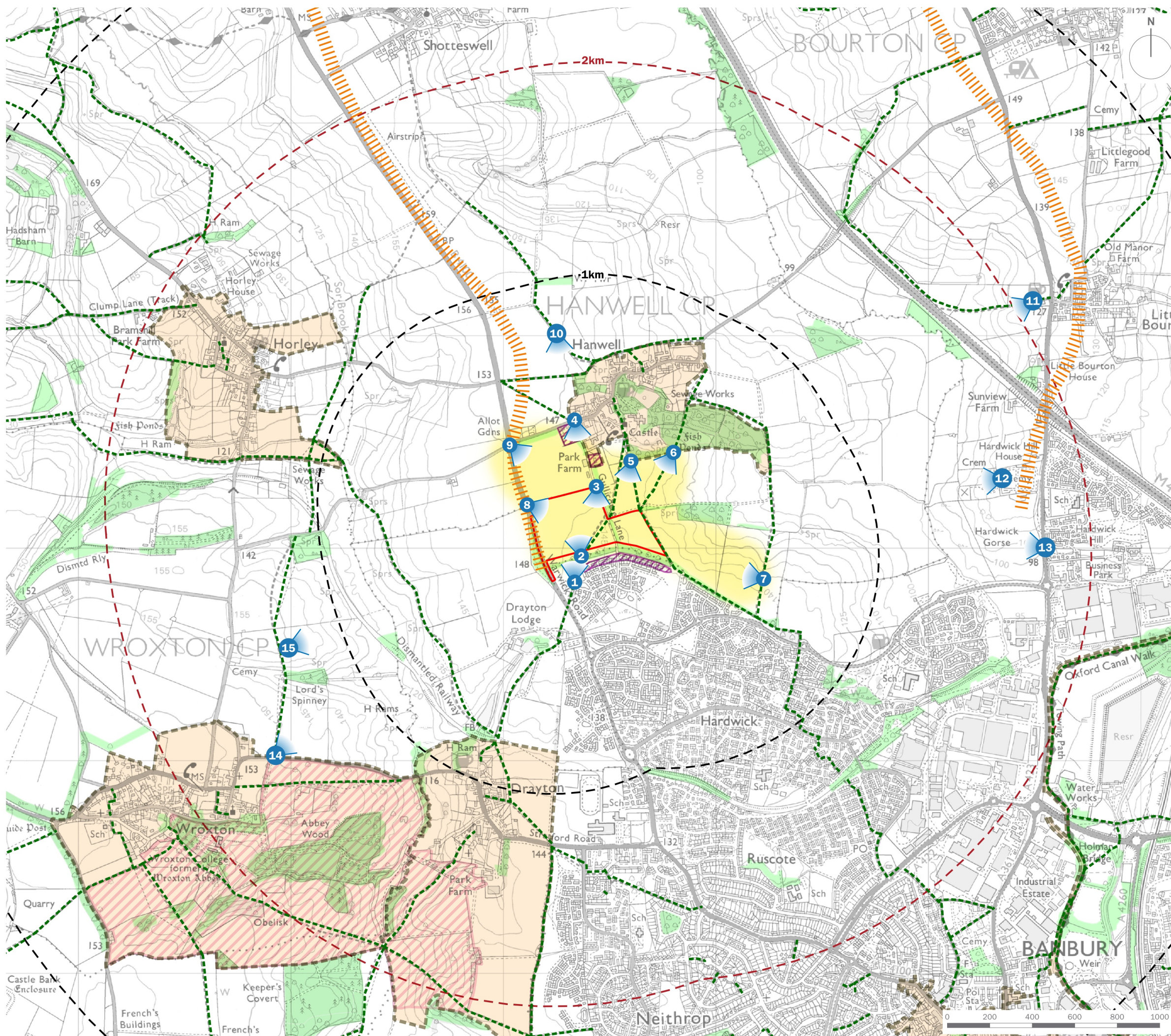
project title
Land East of Warwick Road, Banbury

drawing title
Figure 7.3: Published Landscape Character and Context Appraisal

date **18 NOVEMBER 2022** drawn by **EB**
drawing number **edp3253_d035b** checked **BC**
scale **1:24,867 @ A3** QA **RB**



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



- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area
- 15 ▶ Photoviewpoint Location
- Zone of Primary Visibility (ZPV)
- Woodland and Tree Belts
- Local Ridgeline
- Receptors**
- Public Right of Way (PRoW)
- Conservation Areas
- Registered Parks and Gardens
- Residential Receptor

client
Vistry Homes Limited

project title
Land East of Warwick Road, Banbury

drawing title
Figure 7.4: Findings of EDP's Visual Appraisal

date	21 NOVEMBER 2022	drawn by	EB
drawing number	edp3253_d036c	checked	BC
scale	1:17,500 @ A3	QA	RB



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





CARDIFF
02921 671900

CHELtenham
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Quarry Barn, Elkstone Studios, Elkstone, Gloucestershire GL53 9PQ



**URBAN
DESIGN
GROUP** REGISTERED PRACTICE



**Landscape
Institute**
Registered practice