

Water Eaton

P R 6 a : L a n d E a s t o f O x f o r d R o a d

Landscape and Visual Impact Assessment

Bellway


**STRATEGIC
LAND**



CHRIST CHURCH
UNIVERSITY OF OXFORD

W E / L A N 4 / P 0 2



Water Eaton

**Landscape and Visual
Impact Assessment**

Prepared by:
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Partnership Ltd**

On behalf of:
**Bellway Homes Limited and
Christ Church, Oxford**

February 2024

Report Reference
edp5650_r002n

Document Control

DOCUMENT INFORMATION

Client	Bellway Homes Limited and Christ Church, Oxford
Report Title	Landscape and Visual Impact Assessment
Document Reference	edp5650_r002n

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by / Date
002_DRAFT	VP/LTi	FM	VP	-
002a_DRAFT	VP/LTi	CL	VP	-
002b_DRAFT	VP/LTi	DL	VP	-
002c_DRAFT	LTi	LL	BC	-
002d_DRAFT	LTi	NHa	-	-
002e_DRAFT	LTi	SCh	-	-
002f_DRAFT	LTi	CLa	BCo	-
002g_DRAFT	LTi	-	-	NHa 190123
002h	LTi	-	-	NHa 280223
002i	LTi	-	-	MWI 090323
002j	LTi	-	-	MWI 130423
002k	LTi	-	-	SCh 270423
002l	LTi	-	BCo	NHa 211123 NHa 241123
002m	LTi	-	ESt	SCh 230124
002n	LTi	-	-	SCh 260224

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Section 1

Introduction, Purpose and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Bellway Homes Limited and Christ Church, Oxford ('the applicant') to undertake a Landscape and Visual Impact Assessment (LVIA) of proposed residential development at land to the east of Oxford Road, Water Eaton ('the site'). The site falls within Cherwell District Council (CDC) Local Planning Authority (LPA) area, extends to 48 hectares (ha), and is briefly described in **Section 2** of this LVIA. 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 LVIA is part of a suite of documents accompanying an Outline planning application for the proposed development summarised in **Section 6** of this LVIA. The proposed development is for the provision of approximately 800 residential dwellings, with highway improvement works along Oxford Road, infrastructure within the site, amenity space and landscape areas as well as a community hub. The proposals are illustrated on the Illustrative Masterplan at **Appendix EDP 1**.

PURPOSE AND STRUCTURE OF THIS LVIA

- 1.4 The purpose of this LVIA 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 LVIA, 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 LVIA 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 The proposed development assessed by this LVIA is subject to an Environmental Impact Assessment (EIA) This LVIA has, therefore, been undertaken in accordance with the principles embodied in *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013) (GLVIA3) and other best practice guidance, 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:** Following a number of discussions between the applicant and the LPA in agreeing the development brief for the site, further correspondence was provided by the LPA, by email, during August 2021. In it, the LPA requested that a number of additional viewpoints be recorded, including:
- A viewpoint at the St Frideswide's Farm access off the Oxford Road;
 - A viewpoint adjacent to trees and hedges on public right of way 229/9/30;
 - A viewpoint to represent Residential receptors near PRoW: where representation of residential receptor experience may be judged: Middle Farm, Water Eaton Manor; and
 - Residential receptor off Banbury Road, south of proposed VP 3.
- 1.9 This exchange confirmed the LPA's agreement with the proposed study area and suggested viewpoint locations.

- 1.10 Additional correspondence was provided during December 2022 to agree wireline locations and as part of this the Council requested three additional views. These were recorded as **Photoviewpoint EDP 17, 18 and 19** at the request of the Council.
- 1.11 Following further discussion with the LPA in October 2023, all wirelines have been updated to grey massing models showing the varying levels of landscape mitigation at Year 1 and Year 15 of the proposed development and colour blocks to correspond with the proposed parameters. Visualisations have been updated to show parameter heights +2m to account for potential groundworks. **Photoviewpoint EDP 15** has also been included as a photomontage following these discussions.
- 1.12 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken on two occasions by a qualified landscape architect, in clear and dry weather conditions. The initial site visit was undertaken in January 2021 and a second visit to include the additional views requested by the council was completed in September 2021.
- 1.13 **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**.
- 1.14 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 7** of this LVIA) 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

1.15 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, based mainly on desk-based study. This broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. Specifically, to the north-east and east of the site, where Landscape Character Areas and identified representative views may be affected by the scheme. This detailed study area is illustrated on **Plan EDP 1**.

Section 2 The Site

- 2.1 The site is located on the northern edge of Oxford between Oxford Road to the west, Oxford Parkway Park and Ride to the north and Cutteslowe Park to the south (as shown in **Image EDP 2.1**). The site consists of six, medium to large sized arable fields and is bound by Oxford Road along its western boundary. Hedgerows define most of the eastern boundary of the agricultural land, except for a section along the north-eastern boundary of the site. The southern boundary of the fields is defined by maintained hedgerows, with some trees which enclose the sports pitches at Cutteslowe Park that form the site's southern boundary. The south-west corner of the site follows a rectangular alignment which at present does not have a physical boundary.



Image EDP 2.1: Aerial showing the site's location to the north of Oxford (aerial taken from google earth, line added by EDP).

- 2.2 The site presents a rural/urban transitional character and is defined by its arable land use. Land to the south of the site has urbanising influences, as a result of the existing built form along the southern border. The site's current land use as arable land defines its vegetation cover. Landscape features of note within the site include native hedgerows with occasional hedgerow trees and a deciduous tree belt along the eastern edge of Oxford Road. There is a noticeable group of trees around St Frideswide's Farm on the eastern border of the site.
- 2.3 The study area is influenced by the northern settlement edge of Oxford, which includes residential and recreational land uses. The land use within the northern extent of the study

area is influenced by transport corridors such as the Bicester-Oxford railway line and the A34. The eastern part of the study area is an extension of the site's land use and constitutes arable land. The area adjacent to Oxford Road to the west of the site is the location of the North Oxford Golf Club. Further to the west there is a strong influence from the A34 and the railway line, both of which cut across local landscape. Planning Application 21/01449/FUL has been granted for residential development on the south-eastern corner of the site within Oxford City Council land, adjacent to residential properties at Haslemere Gardens and sports pitches at Cutteslowe Park. While this does not alter the existing baseline condition of the site and its context, it will have future urbanising effect on the local area.

- 2.4 The terrain within the site is predominantly flat and low lying. There is a slight slope from Oxford Road towards the eastern boundary of the site. Localised areas exist where depressions within the site's topography could lead to standing water, particularly at locations where the ground comprises an impervious substrata including low points in the north and east of the site. The terrain analysis is shown on **Plan EDP 2**.
- 2.5 The eastern extent of the study area is defined by arable land and typical field boundaries in the form of hedgerows. To the south, within the settlement edge, vegetation cover is limited to private gardens with some tree cover in Cutteslowe Park. To the west, the North Oxford Golf Course features a managed landscape with varying levels of tree and shrub planting as well as large areas of mown grass. Beyond the golf course, there is arable land and a dense belt of vegetation along the A34.
- 2.6 The site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 3**.

Section 3

Findings of EDP Data Trawl and Policy Review

- 3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 4** 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 (2021)*;
- Cherwell Local Plan 2011-2031 (part 1) Part 1 Adopted 20 July 2015;
- Cherwell Local Plan Adopted November 1996 (saved policies);
- Cherwell District Council Local Plan Part 1 Partial Review – Landscape Character and Capacity Assessment (2017);
- Cherwell Green Belt Study (2017); and
- Oxford Green Belt Study (2015).

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

- 3.3 Landscape-related designations and policy considerations within 3km of the site are shown on **Plan EDP 4**. In summary:

- The majority of the site has been removed from the Green Belt designation and is not located within any national or local landscape designations. The eastern extent of the site is partially located within the Green Belt;
- The site is served by and connected to an extensive network of PRoW; and
- The site lies in the Vale Farmland landscape type, defined by the Oxfordshire Wildlife and Landscape Study (OWLS).

- 3.4 Separate assessments relating to heritage and ecological aspects have also been produced by EDP alongside this LVIA. While ecological and heritage designations are not landscape designations, they do on occasion serve to influence the value of the landscape, which is a consideration within this report, as advised by relevant sections of GLVIA3. Where this is the case for the site, it is noted in the relevant assessment of landscape character.

- 3.5 It is important to note that heritage assets can influence the visual character of the landscape and enrich its historic value. This LVIA 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.

Heritage Matters

- 3.6 A separate heritage assessment (prepared by EDP) considers relevant heritage assets in the site's context. Within the study area, the following heritage assets are components of the contemporary landscape and are shown on **Plan EDP 4**:
- Grade II* listed St Frideswide's Farmhouse lies adjacent to the eastern boundary of the site and has open views of the majority of the site;
 - A grade II listed wall is located within the grounds of St Frideswide's Farmhouse;
 - Listed features at Water Eaton Manor, approximately 1.15km north-east of the site, include grade I listed Chapel at Water Eaton Manor House, Grade II* listed Manor House, and grade II listed pavilions and walls. These features have a strong visual connection with the local landscape, with occasional views to the south-west towards Oxford's settlement edge; and
 - Two barrows contained within the northern extent of the site.

Ecology Matters

- 3.7 A separate Ecology Assessment (prepared by EDP) considers the ecological assets on the site and within the study area. Ecological designations are shown on **Plan EDP 4**.

Arboricultural Matters

- 3.8 A separate Arboricultural Impact Assessment (prepared by EDP) considers the arboricultural assets on the site and within the study area. Mitigation requirements for the site are outlined in this report.

Public Access and Rights of Way

- 3.9 A review of the definitive map reveals the following Public Rights of Way (PRoW) and open access land within the detailed study area, as shown on the Environmental Context Plan at **Plan EDP 4**. In summary:
- Bridleway 229/9/30 is within the northern extent of the site;
 - 229/8/10 is in the southern extent of the site;
 - Footpath 229/4/32 is located approximately 400m to the north of the site;
 - The Oxford Green Belt Way is located to the east of the site and lies at approximately 450m from the site at its closest point. It meanders along the River Cherwell and past

Water Eaton Manor and is noted as several different footpaths to the east of the site: 229/5/30, 229/17/10, 412/1/30 and 201/1/10;

- 229/9/20 is approximately 600m to the north-east of the site and connects to 229/9/30 and 229/8/10;
- 229/6/20 lies approximately 900m to the east of the site;
- 229/6/30 is located to the south-east of the site and lies at approximately 220m from the site at its closest point; and
- Footpath 229/10/30 lies to the east of the site and connects to the North Oxford Golf Club.

3.10 There are several further footpaths within the study area, particularly to the east in the more open countryside. A footpath of note in this area is the Oxford Green Belt Way, which follows the meandering course of the River Cherwell.

PLANNING POLICY

National Planning Policy Framework

3.11 The *National Planning Policy Framework* (NPPF) sets out the planning policies for England and how these should be applied. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 20 outlines the strategic policies for England, which states that there should be sufficient provision for: *"d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change"*.

3.12 **Paragraph 135** highlights that development should be *"sympathetic to local character and history, including the surrounding built environment and landscape setting"*. In paragraph 136, emphasis is put on incorporating trees within development. The NPPF states that *"planning policies and decisions should ensure that new streets are tree lined"*.

3.13 With regards to the Green Belt designation and its boundaries, paragraph 148 states that:

- *"a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development";*
- *"b) not include land which it is unnecessary to keep permanently open"; and*
- *"f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent"*.

Cherwell Local Plan (Part 1) Partial Review – Oxford's Unmet Housing Need (adopted 2020)

3.14 The Cherwell Local Plan (CLP) sets out the policies for Cherwell district and its future development. The following policies are considered relevant to this LVA.

- 3.15 **Policy PR3:** The Oxford Green Belt notes, that the Green Belt boundary in Cherwell District will be revised. This should be in accordance with planning policy and development requirements.
- 3.16 **Policy PR5:** Green Infrastructure states that *"strategic developments provided for under Policies PR6 to PR9 will be expected to protect and enhance green infrastructure"*.
- 3.17 **Policy PR6a:** Land East of Oxford Road refers to the site and development proposals assessed in this LVIA. It identifies the site's release from the Green Belt designation to accommodate the housing need in the local area. The key requirements relevant in landscape and visual terms are outlined as follows:
- *"...5. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area";*
 - *"6. The provision of public open green space as an extension to Cutteslowe Park on 11 hectares of land in the location shown and including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school";*
 - *"7. The creation of a green infrastructure corridor on 8 hectares of land incorporating a pedestrian, wheelchair and all weather cycle route along the site's eastern boundary within the area of green space shown on the policies map";*
 - *"25. The provision of a landscaped green infrastructure corridor at the eastern settlement edge which links Cutteslowe Park to Oxford Parkway, minimises the visual and landscape impact of the development, creates an appropriate setting for the listed St. Frideswides Farmhouse and Wall, and provides a clear distinction between the site and the Green Belt";*
 - *"26. The provision of connecting green infrastructure corridors running east-west across the site";*
 - *"27. The provision of an active frontage along Oxford Road while maintaining a well treed streetscape";* and
 - *"28. The public open green space/extension to Cutteslowe Park and agricultural land to be kept free of buildings to avoid landscape impact".*

Cherwell District Council Local Plan Part 1 Partial Review - Landscape Character and Capacity Assessment (2017)

- 3.18 The Cherwell Landscape Character and Capacity Assessment identifies the landscape character sensitivity and capacity for certain development types in CDC. The site lies within an area of land described as 'LSCA38 North Oxford Triangle, Kidlington'.
- 3.19 The area containing the site to the east of Oxford Road, with its *"wider landscape offering panoramic views"*, is assessed as a landscape of medium value and medium sensitivity in terms of character and visual sensitivity. The study further notes that: *"within the areas of*

arable land, the field boundaries remain in reasonably good condition and appear to be well maintained and the hedgerow trees are a prominent characteristic of the landscape".

3.20 In terms of mitigation to visual receptors, the study finds that:

"Potential exists to provide mitigation planting within the east and west land parcels without altering the character and appearance of the land; this would comprise the reinstatement and improvement of field boundaries and the potential for the creation of wider hedgerow boundaries to increase screening."

3.21 In the study's assessment of landscape capacity for development, it finds that there is a medium capacity for residential development on the site *"as this would form a natural extension to the northern edge of Cutteslowe"* and the *"infilling of land between the A4165 Oxford Road and the A34"*. Although it finds that *"the west part of the east land parcel where infilling north of Cutteslowe northwards to the park and ride could be accommodated"*, the eastward extent of development would need to be carefully considered to maintain the *"existing landscape context and intervisibility/visual separation with Water Eaton and Woodeaton"*.

3.22 It is the 'exposed nature' of the site which also leads to the study assessing a medium to low potential for formal or informal recreation, due to the *"effect this would have on the surrounding area"*.

Cherwell Green Belt Study (2017)

3.23 The Cherwell Green Belt Study (CGBS) comments on the positioning of revised Green Belt boundaries to encompass areas identified for development, including land within policy PR6a of the Cherwell Local Plan (CLP). The site lies within Green Belt parcel PR38c. However, as per Policy PR3 outlined above, 32.1 hectares of land (the site) should be removed from the Green Belt in line with Policy PR6a and the Green Belt boundary amended to suit this change.

3.24 The CGBS states that parcel PR38c is a *"visually open, valley landscape"* with *"no strong landscape features to contain development"* and *"forms part of a broad valley consistent land use and field patterns"*. As a result, it is assessed that *"any development here would encroach on the countryside"* and release of this parcel of land would result in a *"high"* level of harm to the Green Belt. However, the study notes that development is restricted to the south-western corner, and *"low enough to avoid significant visual impact on the gap between the settlement edge and Oxford Parkway"*, resulting in a slightly lowered *"moderate"* level of harm.

3.25 The study considers that the hedgerow along the eastern edge of parcel PR38c *"is the only Green Belt boundary option"*. It recommends, on the basis of landscape sensitivity, that *"it would be beneficial to retain a belt of agricultural land that includes the south-eastern part of the site, rather than have recreational use as far east as the floodplain"*.

Oxford Green Belt Study (2015)

- 3.26 The Oxford Green Belt Study assesses the Green Belt's performance in relation to the purposes of the Green Belt as set out in the NPPF. It divides the Green Belt into 83 small parcels and 13 broad areas. The sites fall within parcel OX2.
- 3.27 The study states that *"the eastern part of the parcel retains the characteristics of open countryside, but contribution to the countryside character is reduced to 'medium' closer to the A4165 and Cutteslowe"*. With regards to potential defensible boundaries, the study states that *"there are no features considered to constitute significant or durable boundaries preventing further spread of development east of from the A4165"*. In respect of preventing neighbouring towns from merging, the study states that for OX2 *"loss of openness adjacent to the A4165 between Oxford and the Park and Ride would potentially reduce the gap significantly but would not cause coalescence"*.

Section 4

Existing (Baseline) Conditions: Landscape Character

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

NATIONAL CHARACTER ASSESSMENT

4.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England ⁽²⁾. The site and its surroundings fall within **NCA 108: Upper Thames Clay Vales**. Its character is described as "*a broad belt of open, gently undulating lowland farmland*" with "*contrasting landscapes, including enclosed pastures of the clay lands [...] and more settled, open arable lands*". While the description is broadly representative of the wider landscape, the focus of this assessment will be on local landscape character areas.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

Oxford Wildlife and Landscape Study (OWLS)

4.3 The OWLS provides an assessment of the landscape character typologies in Oxfordshire. The site is located within the 'Vale Farmland' landscape type (LT), the location of which is illustrated on **Plan EDP 5**.

4.4 The following characteristics described in the OWLS are considered representative of the site and study area:

- A gently rolling landscape associated with clay soils;
- Medium to large regularly shaped arable field and more localised smaller grass fields;
- A well-defined hedgerow pattern with characteristic hedgerows;
- Occasional ditches and minor streams bordered by crack willows and ash; and
- A nucleated pattern of small, compact villages.

4.5 The overall sensitivity of the LT is considered to be **medium**. While it displays typical characteristics, such as open views into the countryside and well-defined hedgerow patterns

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

as typical field boundaries, there is a noticeable presence of man-made features. The LT is represented across Oxfordshire and covers several areas contained within the county, as outlined in **Image EPD 4.1** below.

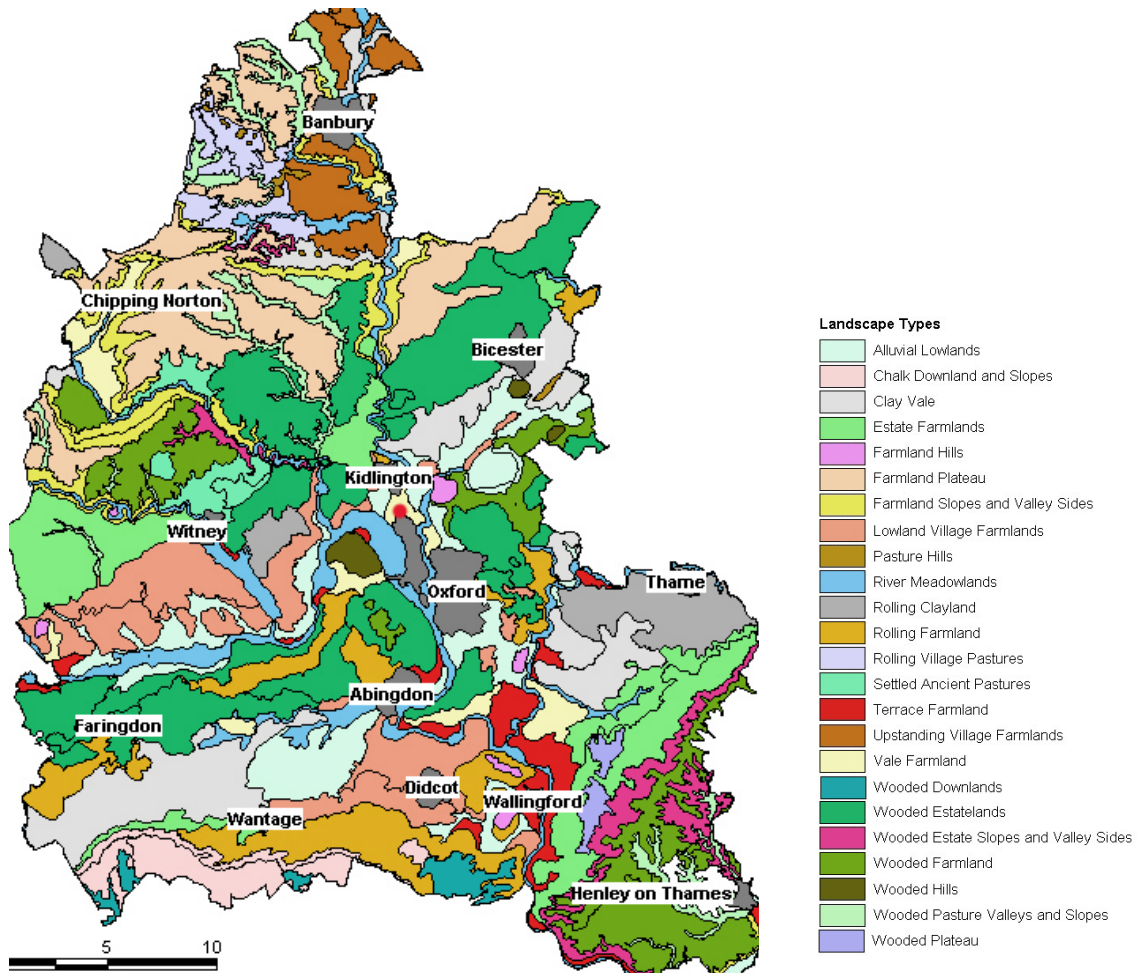


Image EPD 4.1: Overview of landscape types identified by the OWLS. The site is located in the LT 'Vale Farmland' between Oxford and Kidlington, as indicated by the red dot, and makes up an overall small part of the wider area covered by this landscape type.

Cherwell District Landscape Assessment 1995 (CDLA)

4.6 Although dated, the CDLA remains the definitive landscape assessment of the district. The site lies in the 'Otmoor Lowlands' area and is wholly located in the 'Large-Scale Open Farmland' landscape type. The key characteristics are outlined below, with emphasis added by EDP:

- Traditional land use has consisted of grazed wet meadow with willow pollards lining streams and drainage ditches. However, owing to improvements in drainage, substantial areas of land are now in arable cultivation;
- Fields are large and regular with weak boundaries, creating an open, exposed landscape;

- Patterns of smaller fields on steeper slopes to the south, with open grazing persisting on the higher open ground with remnant upland heath characteristics on the highest slopes;
- Isolated hills have woodland cover on their brows and tend to be surrounded by military development;
- The roads which cross the landscape are usually built up above the level of the surrounding fields; and
- Very few trees to interrupt long views across the floodplain.

4.7 The wider 'Otmoor Lowlands' character area is considered to have **medium sensitivity**. While it is generally representative of typical landscape features present in the countryside, there are noticeable man-made features present which detract from the otherwise rural appearance. **Image EDP 4.2** below shows an overview map of the LCA and the site's location in relation to the wider character area.

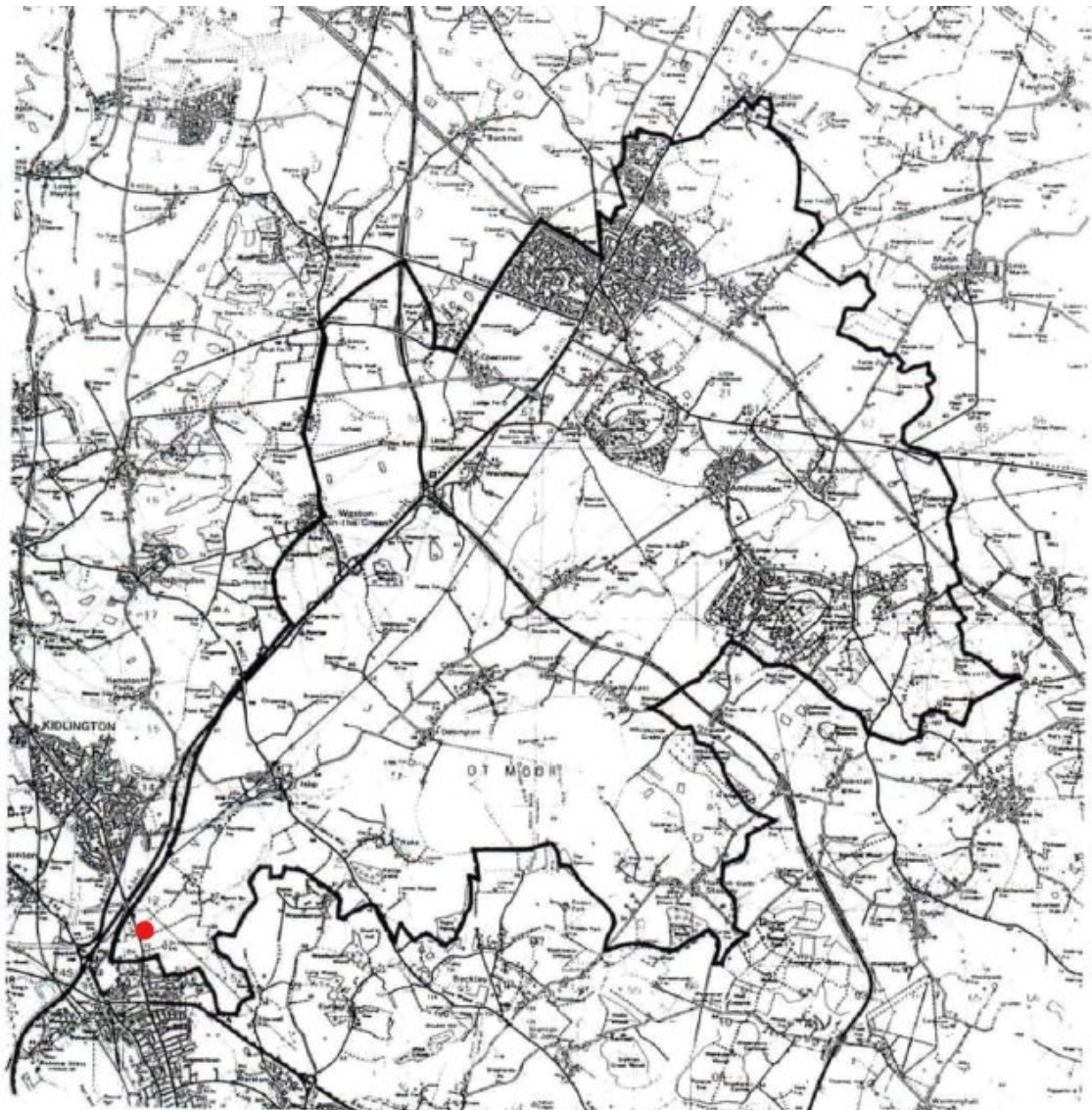


Image EDP 4.2: Overview of the 'Otmoor Lowlands' LCA, with the site shown as a red dot (added by EDP).

EDP Site Assessment

- 4.8 While the above-published assessments provide a helpful contextual appreciation of the wider landscape, it is often the case that published assessments tend to miss more localised influences on the landscape such as the effect of traffic or existing development on tranquillity and visual character. This requires an appropriately detailed assessment of the site itself and its immediate surroundings, which EDP has undertaken, and which is described below and should be read in conjunction with **Plan EDP 3**.
- 4.9 The site is located on the northern edge of Oxford, to the east of Oxford Road and the south-east of the Oxford – Bicester railway line. To the east lies the open agricultural landscape of the Cherwell River valley. The site consists of six, medium to large sized arable fields, to the east of Oxford Road. It is bordered to the east and north by further agricultural land but remains influenced by urbanising features, including Oxford Parkway Park and Ride to the north, Oxford Road to the west, the settlement edge of Cutteslowe and Cutteslowe Park

bordering to the south (as shown in **Image EDP 4.3**) The presence of electricity pylons and Transport features are prominent in the landscape, resulting in a rural/urban transitional character.



Image EDP 4.3: View towards Cutteslowe Park and the settlement edge with flood lights at the sports pitches visible.

- 4.10 Landscape features of note within the site include native hedgerows with occasional hedgerow trees, predominantly oak and a deciduous tree belt along the eastern edge of Oxford Road, predominantly sycamore with limited understorey, and a number of trees overgrown with ivy, dead or fallen. Hedgerows define most of the eastern boundary of the site, except for an open section along the north-east boundary of the northern field, where fields have been amalgamated (as illustrated in **Image EDP 4.4**). The southern boundary of the site is defined by maintained hedgerows, with some trees enclosing the sports pitches of Cutteslowe Park that bound the site to the south. PRoW Bridleway 229/9/80 and Footpath 229/8/10 run north-east to south-west across this area, to Oxford Road, with the footpath connecting to the road via a permissive route.



Image EDP 4.4: View looking east across the local landscape. Gaps in typical hedgerows on the eastern boundary are visible in the distance. Man-made features such as electricity pylons detract from the rural appearance.

- 4.11 The terrain of the site is predominantly flat and slopes gently towards the east of the site, which increases to the east of St Frideswide's Farm, and across the northern field as the landscape dips towards a drainage ditch which extends from the Oxford Parkway Park and Ride around to the eastern edge of Cutteslowe Park, bounding short sections of the northern tip and south-eastern boundaries of the site. The eastern edge of the south-eastern field is the only part of the site which lies within the River Cherwell flood zone, according to the Environment Agency Flood Map. There are no watercourses within the site.
- 4.12 The topography and overlying pattern of hedgerows and vegetation influence views out from the site. The north sloping aspect of the northern field contained within the site and hedgerow along the southern side of Bridleway 229/9/30 focus the extensive views from this part of the site towards the north and east, which also overlook the urbanising features of the Oxford Parkway Park and Ride, railway line and A34. From the southern part of the site the views extend eastwards across the Cherwell Valley, with the only detractor being the pylons and overhead cables. Views across the site on a north-south alignment are limited and filtered by field boundary hedgerows.
- 4.13 Urbanising features are noticeable within the site. Oxford Road forms a notable contrast to the innately tranquil nature of the agricultural landscape. At night the sports pitch's bright floodlighting at Cutteslowe Park is likely to stand out against the urban light glow from Oxford.
- 4.14 Historical maps show that the level of tree cover within the agricultural landscape was greater to the east of Oxford Road up until the mid-20th century, when historical features including Water Eaton Copse and other tree planting (possibly orchards) extending to the north of St Frideswide's Farm were removed.

Sensitivity of the Landscape Resource

- 4.15 GLVIA3 sets out the requirements for considering sensitivity of landscape resource and states in paragraphs 5.39 and 5.47 that: "*landscape receptors need to be assessed firstly in terms of sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape*". The susceptibility and value of those receptors identified is considered below.

Susceptibility of the Landscape

- 4.16 The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
- 4.17 The site has limited susceptibility to development due to its location on the settlement edge. The openness of the agricultural landscape and its proximity to the floodplain of the River Cherwell have an influence on the site's capacity to incorporate development. The field boundary hedgerows and hedgerow trees and tree belt along Oxford Road are beneficial landscape features contained within the site. However, overall, the man-made features present within the site's context and the influence of Oxford Road result in the site being of medium susceptibility to the proposed development.

Value of the Landscape

- 4.18 When considering landscape value, GLVIA advocates that the starting point should be a review of existing landscape designations, including those at a local and national level. Having assessed the site in accordance with GLVIA3 Box 5.1, there is no reason to conclude that the site has any elevated landscape value or importance above the rest of the OWLS 'Vale Farmland' LT, CDLA 'Otmoor Lowlands' CA or Lower Cherwell 'Floodplain' CA. Furthermore, there is no evidence to suggest that the local community place special weight on the site, meaning overall the site is considered to be of no more than local value.
- 4.19 With reference to the criteria which indicate value as defined within Box 5.1 of GLVIA3, examination of the site's characteristics with reference to the local context, has found that:
- Landscape Quality (condition and intactness): The site comprises managed arable land, including native species field boundary hedgerows and hedgerow trees;
 - Scenic Quality including views out: The site has characteristic views across the Cherwell floodplain to the north-east and east. Urbanising features form detractors in views to the north (Oxford Parkway Park and Ride), whilst pylons and overhead cables form a detractor in views to the east;
 - Rarity of Features defined in the landscape such as landform: There are no rare landscape features within the site;
 - Representativeness of particular Landscape Features: The field boundary hedgerows and scattered hedgerow trees, copse around St Frideswide's Farm, and deciduous tree belt along Oxford Road are all characteristic features of the local landscape;

- Conservation Interests (such as condition of trees and habitats): There are no Tree Preservation Orders on trees within the site. However, the southern boundary hedgerow follows the Parish and District boundary and is therefore considered Important under the *Hedgerow Regulations*;
- Recreation Value/Access: There are two PRow crossing through the site which provide access to the wider PRow network within the Cherwell Valley; and
- Perceptual Aspects including consideration of Site Setting: The agricultural land use and views across the Cherwell Valley to the east and north-east bring a sense of openness and unity, despite the enclosure by the settlement edge to the south, and trees along the Oxford Road.

4.20 The site itself displays features that are characteristic of the identified published character assessments. However, certain features are not in accordance with the published assessments:

- The settlement edge to the south introduces urbanising influences including residential development and sports pitches with flood lighting columns at Cutteslowe Park; and
- Pylons and overhead cables cross the valley landscape immediately to the east of the site.

4.21 The review of the landscape value and susceptibility of the site has resulted in an assessment of an overall sensitivity for the site's landscape character. Its proximity and strong visual connection to open countryside is considered a valuable characteristic of the site. Nevertheless, the lack of landscape designations and its value solely on a local scale constitute a **medium sensitivity** of the site's landscape character.

Section 5

Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

- 5.1 Visual amenity (as opposed to 'visual character' described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from, or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 5.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 7**. 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 therefore provides a basis for a 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 by a qualified Landscape Architect in clear weather conditions and therefore accurately predicts the extent of summer and 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. **Plan EDP 6** illustrates the findings of the visual assessment and the extent of the ZPV.
- 5.6 In the wider study area, the ZPV has been informed by the following broader consideration of intervisibility with the site. Visibility to the site is experienced largely by existing residents, road users and PRow users located immediately adjacent to the site. The following is a visual appraisal of the site and its context:
- North – Topography limits visibility to the north-east, whilst to the north views are limited by development at Oxford Parkway Park and Ride, and beyond the A34, Kidlington settlement and vegetation within the landscape;

- East – The agricultural fields within the site form part of the western edge of the River Cherwell Valley, with open visibility across the valley landscape. Further east, views are limited to the western slopes of Lyme Hill;
- South – From the eastern part of the site, visibility is limited to the settlement edge of Cutteslowe by built development and associated mature vegetation, except at Cutteslowe Park, where views extend into the open sports pitches. Beyond the pitches, views become filtered and screened by vegetation, including that lining the A40; and
- West – Visibility to the west of the site is limited due to the low-lying topography and intervening vegetation along Oxford Road. There is glimpsed visibility of the site through the boundary vegetation.

STEP TWO: DEFINING RECEPTOR GROUPS

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

- Users of PRoW and permissive footpaths;
- Road Users;
- Residents;
- Users of the Park and Ride;
- Railway Users; and
- Users of Cutteslowe Park.

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.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

5.9 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 to the north-east of the site, over 1km from the site; and
- Viewpoints from all the above receptor groups.

5.10 The representation of views is supported by 19 **Photoviewpoints** which are considered appropriate in representing the identified receptor groups. Their locations are illustrated on **Plan EDP 6**. Photographs from the selected viewpoints are contained in **Appendix EDP 4**.

5.11 . The purpose of these viewpoints is to aid the assessment of visual receptors.

Table EDP 5.1: Summary of Representative Photoviewpoints

Photoviewpoint No.	Location	Grid Reference and direction	Reason(s) for Selection and Sensitivity of Receptor
1	PRoW Footpath 229/10/30	X: 449813 Y: 211252 Approx. 500m west of the site looking east	Users of PRoW High Sensitivity
2	PRoW Footpath 229/8/10	X: 451335 Y: 211740 Approx. 75m north-east of site, looking south-west	Users of PRoW High Sensitivity
3	Permissive Footpath between Oxford Road and Cutteslowe Park	X: 450375 Y: 210927 Approx. 50m to the south, looking east	Pedestrians Low Sensitivity
4	PRoW Bridleway 229/9/30	X: 450303 Y: 211332 0m, looking north-east across site	Users of PRoW High Sensitivity
5	Intersection of PRoW footpath Bridleway numbers 229/9/30, 229/9/20 and 229/6/20	X: 451335 Y: 211740 Approx. 790m to the east, looking west towards the site	Users of PRoW Cyclists High Sensitivity
6	PRoW footpath 229/7/10	X: 451513 Y: 211047 Approx. 310m to the east, looking west towards the site	Users of PRoW High Sensitivity
7	PRoW footpath 320/54/10 at Cutteslowe Park sports ground	X: 451373 Y: 210636 Approx. 115m south, looking north-west towards the site	Users of PRoW High Sensitivity
8	Cutteslowe car park	X: 450774 Y: 210595 Approx. 140m to the south, looking north towards the site	Pedestrians, Motorists Low Sensitivity

Photoviewpoint No.	Location	Grid Reference and direction	Reason(s) for Selection and Sensitivity of Receptor
9	Sparsey Bridge, Intersection of PRoW footpath 229/8/30 and 229/8/40 and Oxfordshire Green Belt Way (229/17/10)	X: 451860 Y: 211895 Approx. 1.1km north-east, looking south-west towards the site	Users of PRoW High Sensitivity
10	PRoW (Oxfordshire Green Belt Way) Bridleway 229/5/30	X: 451005 Y: 212502 Approx. 800m north-east, looking south towards the site	Users of PRoW High Sensitivity
11	Banbury Road	X: 450353 Y: 210835 Approx. 150m, looking north-east towards the site	Road Users Low sensitivity
12	Track leading to St Frideswide's Farm	X: 450354 Y: 211100 0m, looking south-east across the site	Road Users Low sensitivity
13	PRoW footpath 229/9/30	X: 450566 Y: 211455 0m, looking north-west across northern extent of the site	Users of PRoW High sensitivity
14	PRoW (Oxford Green Belt Way) footpath 229/5/40	X: 451528 Y: 212123 Approx. 1.1km north-east, looking west towards the site	Users of PRoW High sensitivity
15	PRoW (Oxford Green Belt Way) footpath 229/17/10	X: 451131 Y: 212344 Approx. 900m north-east, looking south towards the site	Users of PRoW High sensitivity
16	Oxford Road near Oxford Parkway Park and Ride Station	X: 450104 Y: 211796 Approx. 150m north-west looking south-east	Road Users Low Sensitivity

Photoviewpoint No.	Location	Grid Reference and direction	Reason(s) for Selection and Sensitivity of Receptor
17	St Frideswide's Farm	X: 450734 Y: 211133 On site boundary, looking south-west	Illustrative view for workers at St Frideswide's Farm Low Sensitivity
18	View from footpath 229/9/30	X: 450737 Y: 211515 Approx. 160m east, looking south	Users of PRow High Sensitivity
19	View from footpath to the north of the site	X: 450508 Y: 211935 Approx. 120m north, looking south towards the site	Users of footpath Medium Sensitivity

Visual Baseline

Users of PRow and Permissive Footpaths

- 5.12 As outlined in **Section 3**, there are several PRow within the site and study area that are considered to have intervisibility with the site. Users of PRow are generally considered to have high sensitivity.
- 5.13 Bridleway 229/9/30 runs across the site from the east to the west along an access track to Water Eaton and forms a connection to the North Oxford Golf Club in the west. As illustrated by **Photoviewpoint EDP 4**, this footpath offers expansive views of the site and towards the open countryside from within the site. Views from the footpath on the site's boundary give an indication of the site's context within the local landscape (as shown in **Photoviewpoint EDP 13**). Where the footpath crosses the golf course, there are no views beyond the dense vegetation present (as shown in **Photoviewpoint EDP 1**). From the wider countryside, views from the footpath looking west give an expansive overview of the local landscape in context with the nearby settlement edge (as shown in **Photoviewpoint EDP 18** and **Photoviewpoint EDP 5**) and glimpsed views of the site are possible through the typical boundary vegetation.
- 5.14 Footpath 229/8/10 crosses the site from the south-west to the east and connects the northern settlement edge and Cutteslowe Park with the wider countryside. As shown in **Photoviewpoint EDP 2**, receptors on this footpath looking west would experience a view of the southern extent of the site in context with the adjacent settlement boundary.
- 5.15 PRow located to the north of the site would have no visibility of the site. This is due to the intervening built form at Oxford Parkway Park and Ride and the railway and A34 which lie between the nearest designated footpath and form a physical barrier towards the site. Planting along the railway corridor and along the dual carriageway would additionally screen

the site from view. A defunct footpath to the north of the site (as shown in **Photoviewpoint EDP 19**) would have uninterrupted views of the site.

- 5.16 To the north-east and east of the site, an extensive network of PRow provides access to the countryside within the Cherwell Valley. While there are some field boundaries in the form of hedgerows and hedgerow trees, vegetation is intermittent and has limited screening effect. Built form and surrounding trees and shrubs at St Frideswide's Farm provide a level of screening to views from the east for the central extent of the site. There is a high level of intervisibility between the site and the countryside, as shown in **Photoviewpoints EDP 6, 10 and 14**. Where there are elements of built form and dense areas of vegetation within the landscape, there are no views towards the site (as shown in **Photoviewpoint EDP 5 and 9**).
- 5.17 To the south of the site, the permissive footpath along the site's boundary offers expansive views across the site and towards the settlement edge (as shown in **Photoviewpoint EDP 3**). Footpath 320/54/10 has limited visibility of the site, due to the intervening vegetation and built form at Cutteslowe Park to the south of the site (as shown in **Photoviewpoint EDP 7**).
- 5.18 Users of PRow in the context of the site are typically on a local walk for recreational purposes to experience the countryside. Views across the local landscape would be appreciated by visual receptors on these routes. The general sensitivity for users of PRow is therefore considered to be high.

Road Users

Oxford Road/Banbury Road

- 5.19 Oxford Road forms the western boundary of the site. While it is in close proximity of the site, it has limited visibility of the site due to the dense vegetation planted along the road. Any views would be through gaps in the vegetation. For motorists and cyclists this would be during a journey along a busy road and would be a brief, glimpsed view. For pedestrians this would be a similar experience, albeit at a slower pace. The road is slightly elevated near the Oxford Park and Ride, which affords views of the site – particularly in winter when trees are not in leaf. Overall, views from Oxford Road would be dominated by the immediate context of the road (as shown in **Photoviewpoint EDP 16**). Banbury Road is the extension of Oxford Road to the south. As shown in **Photoviewpoint EDP 11**, there are no direct views of the site although the vegetated boundary along Oxford Road is visible.
- 5.20 The access track to St Frideswide's Farm accesses the site off Oxford Road. It crosses the central part of the site and has direct visibility of the site to the north and east of the track. Views across the site show the site's existing land use and its context within the wider agricultural landscape, as well as the settlement edge (as shown in **Photoviewpoint EDP 12**).
- 5.21 Road users are typically moving to or from a specific location. Within the context of the site, these receptors would not be travelling on roads to experience a view. Therefore, road users are considered to have low sensitivity.

Residents

- 5.22 This LVIA focuses predominantly on views from publicly accessible locations. Views from private residential properties, although likely to be of high to very high sensitivity for the householder, are not protected by national planning guidance or local planning policy. The sensitivity of residential receptors is dependent, to some extent, on the room(s), and the activities of people in those rooms, from which the site is visible. Residents with visibility from rooms normally occupied in waking hours will generally have a very high sensitivity, with a lower sensitivity from bedrooms and rooms from which there may be no expected view, for example bathrooms. Good masterplanning of a development site, however, should consider the visual amenity of domestic dwellings in close proximity to the proposals, and this is the case for this development.
- 5.23 Due to the location of the site within a series of fields beyond the settlement edge, there is a limited number of residential properties that have visibility of the site. Properties to the south of the site along Hayward Road and Harbord Road have some visibility of the site. Residents at Haslemere Gardens have limited views of the site. Residents at St Frideswide's Farm have visibility of the site. Residents to the north-east at Water Eaton are also considered, due to their general connection with the local landscape.

St Frideswide's Farm

- 5.24 Residents at St Frideswide's Farm are located adjacent to the site. There is dense vegetation located within the garden so that there are glimpsed views of the site. They have a visual connection with the surrounding countryside, but also the settlement edge and the Oxford Park and Ride. View **Photoviewpoint EDP 17** is located to the south of the farm, which is an illustrative view towards the site for visitors to the farm.

Pipal Cottage

- 5.25 Residents at Pipal Cottage are located adjacent to the site. They have uninterrupted views of the site to the east. They are within the context of the settlement edge, the Park and Ride and Oxford Road, which have an urbanising influence on these receptors.

Haslemere Gardens

- 5.26 Haslemere gardens is located to the south of the site. Due to the overall orientation of the residential dwellings in this development, there are only four properties on the northern edge which have direct views out to the site. All other properties would be facing in a different direction or have vegetation in their gardens in the foreground of views, so that views would be filtered or screened.

Hayward Road

- 5.27 Residents at Hayward Road are located to the south of the sports pitches contained in Cutteslowe Park, with rear gardens facing north. The foreground of views towards the site would generally be dominated by private gardens and sports pitches, with flood lighting in the foreground.

Harbord Road

- 5.28 Residents at Harbord Road have limited views out to the countryside and the site to the north of the settlement. This is due to the intervening built form and vegetation located in private gardens. Views are partially interrupted by sports pitches and the existing boundary vegetation around these, as illustrated on **Photoviewpoint EDP 8**.

Water Eaton

- 5.29 Residents at Water Eaton have expansive views across the local countryside. These views would generally be in the context of the nearby settlement edge.
- 5.30 In the local context, there are few residential properties within the detailed study area which would experience direct, uninterrupted views of the site. Notwithstanding, any masterplan would need to be sensitive to the residential amenity of these dwellings in terms of development offset. With consideration of the scale of the proposed development within the site, the susceptibility to change of these receptors is considered to be high, resulting in an overall high sensitivity.

Users of the Park and Ride

- 5.31 The Oxford Parkway Park and Ride provides access to the local and regional railway network and buses offer connections to Oxford's centre. Users of the Park and Ride facility would be within a busy context along a railway line and A road. Due to an extensive buffer of vegetation, views to the south are restricted. As a result, visual receptors from this location have been scoped out of being further assessed in this report.

Railway Users

- 5.32 People travelling on the railway to Oxford Parkway would be travelling at speed towards a railway station near the settlement edge. Due to intervening vegetation there are likely to be limited views towards the site for railway users travelling north-east. For railway users arriving from the north-east, there may be views towards the site. However, there is an aggregates depot located to the south of the railway line which would be a noticeable component of views, there is vegetation along the railway line which provides screening, and the site would be seen in context of the wider settlement area. Railway users are likely to be commuting to or from Oxford and would therefore not be focused on landscape views. Railway users are therefore considered to have a low sensitivity to the proposed development.

Users of Cutteslowe Park

- 5.33 Cutteslowe Park is located to the south of the site. Its vegetated boundary, consisting of a hedgerow and tree planting, forms part of the site's southern boundary. Users of the park are expected to visit facilities and footpaths provided within the park. While receptors within Cutteslowe Park would experience filtered views of the site through the vegetated boundary along the northern border of the sports pitches (as shown in **Photoviewpoint EDP 8**), this would be experienced while actively participating in a sporting or leisure activity.

INTERIM CONCLUSIONS

- 5.34 In accordance with the NPPF, development should have a presumption in favour of sustainable development. In addition, new roads should be tree lined and enhance local Green Infrastructure networks.
- 5.35 In accordance with Policy PR6a 'Land East of Oxford Road', development in this location should incorporate open green space and Green Infrastructure to limit effects on the local landscape.
- 5.36 The landscape character is reviewed in separate studies. These identify the lack of trees, which results in an open character of the wider countryside. Fields are described as having weak boundaries, which creates an open and exposed landscape. Visually, the slight undulations in the terrain afford expansive views out into the countryside from the site. Due to the open nature of the site and its surroundings, development requires sensitive design of the masterplan layout to minimise adverse effects on landscape character and visual amenity.

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:

- The provision of up to 800 dwellings and associated infrastructure;
- The provision of high-quality amenity space and public open space (POS);
- The provision of a school and associated infrastructure;
- Provision of a community building and a local centre;
- Highways improvements to Oxford Road; and
- Provision of high-quality play space and allotment space, to provide recreational value to local residents.

OVERALL LANDSCAPE STRATEGY

6.3 The Landscape Strategy Plan is contained as **Plan EDP 7**.

6.4 The landscape strategy has been developed alongside the wider design team to provide high-quality green space and extensive areas of tree planting within the scheme, in line with the Green Infrastructure Parameters plan prepared for the scheme (Ref.:477898-58-E). It incorporates 'building with nature' principles to ensure there are multifaceted benefits to the scheme and future residents, in terms of access to nature, water sensitive landscapes, productive landscapes and interactive landscapes for amenity value and overall well-being.

6.5 Thorough analysis of the site and its context has identified the constraints and opportunities present within the site and helped the development of a landscape concept. This identifies a series of Landscape Character Areas within the site, which aid in creating a sense of place as part of the scheme. The strategy builds on a 'community first' approach and aims to create a climate resilient design that forms a connection with nature and the wider countryside.

6.6 Key Landscape Character Areas identified in the strategy are:

- Eastern Boundary Landscape Buffer: Creating a soft transition between the site and the wider countryside to the east, incorporating leisure routes, natural play and allotments;
- Country Park: Providing an extension to Cutteslowe Park with improved access and play provision;
- Oxford Road Frontage: Creating an appropriate frontage to the scheme, ensuring appropriate replacement and incorporation of tree planting alongside the proposed cycle super highway;
- Central Hub: Creating amenity space within the main activity hub of the site; and
- Southern Corridor: Providing a high-quality boundary with allotments and play space to enhance amenity value.

PROPOSED LANDSCAPE MITIGATION

6.7 The following is a summary of landscape mitigation measures that are considered inherent to the design:

- Hedgerows are retained where they provide linear structure to the site. Appropriate buffer zones in accordance with the Development Brief surrounding hedgerows are integrated into the site layout;
- PRoW within the site are retained and incorporated into the scheme;
- Views out into the countryside are retained and channelled through strategic placement of tree planting to allow some permeability between the countryside in the east and the site;
- The south-eastern extent of the site is kept as open space and not built on, which retains open views across this area and aids in integrating the scheme within the landscape to the east;
- Where hedgerows are lost to development, extensive replacement planting at an appropriate scale and using appropriate species for their location and required typologies are provided; and
- Where trees and tree groups along Oxford Road are lost, an extensive tree replacement strategy is proposed to recreate a well-treed avenue along the site's boundary and the proposed super cycle highway.

PROPOSED LANDSCAPE ENHANCEMENT

6.8 The following summarises the landscape enhancement which would form part of the proposed scheme:

- Additional tree planting throughout the site provides tree canopy cover, habitat enhancement and amenity value;
- Where tree removal is required to facilitate the Oxford Road improvement works, an extensive tree replacement strategy should be provided;
- Access to the site would be improved and areas of open space would be accessible to the public;
- Allotments at the northern corner of the development and community garden/orchard areas distributed around the site would provide accessible places for residents to grow produce and connect with the local landscape. These are made accessible via walking routes and parking facilities and bicycle racks are provided where appropriate; and
- Play areas proposed within the site would be accessible to the new community and the existing community.

Section 7 Summary of Effects

INTRODUCTION

- 7.1 In this section, the predicted effects on landscape character and visual amenity are summarised. 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. A detailed assessment of effects on landscape character is contained in **Appendix EDP 6** and of visual effects is contained in **Appendix EDP 7**. The assessment also takes account of the likely effectiveness of any proposed mitigation.

CONSTRUCTION EFFECTS

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

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

- 7.3 Following construction/establishment of the landscape strategy (whichever is sooner), the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, in accordance with a landscape management plan or similar.
- 7.4 It is a consequence of the nature of the development proposed that the visual and sensory character of the site would change substantially as a result of implementation. The magnitude of change is not an indication of bad design but is to be expected as the result of the change of use of any green field site to residential development.
- 7.5 The changes predicted to occur on the dimensions that contribute to the character of the site are described below and evaluated overall:
- The site's generally flat landform would remain the same. Sustainable drainage features would be provided throughout the site – particularly on the eastern edge – capitalising on the naturally occurring slight undulations in the local landscape;

- The site's visual and sensory character would be changed from its baseline condition. Built form would be introduced into the agricultural landscape, which would extend the settlement character into the site. Urbanising influences would be introduced into the site, which would alter its appearance;
- The existing vegetation within the site would generally be removed and replaced where appropriate. Extensive new tree planting along Oxford Road would create a new attractive frontage to the site. The extensive eastern landscape buffer and new open space to the south-east of the site would create extensive amenity space within the site and would provide areas of habitat creation and tree cover throughout the site;
- Historic hedgerows would be retained where appropriate, to provide structure to the local landscape. Mounds within the site would be integrated into the local amenity space at the central hub, which would increase awareness of such features and would integrate them into the proposed development; and
- Where appropriate, cultural references to writers and poets from Christ Church College would be integrated into areas of open space. This would aid in the creation of a sense of place and identity for the site and proposed development.

7.6 On balance, therefore, the overall effect on the character of the site is considered to be **Major/moderate adverse** at **Year 1** when the proposed development is newly implemented. At **Year 15**, the effects would soften and the proposed development would assimilate into the local context, which constitutes a **moderate adverse effect**.

PREDICTED EFFECTS ON THE VALE FARMLAND LT AND OTMOOR LOWLANDS

7.7 The area immediately surrounding the site will be subject to the greatest change to the defined LT and LCA. 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 'Vale Farmland' was examined in the baseline and was judged to be medium; that of 'Otmoor Lowlands' was also considered to be medium.

The Site's Immediate Surroundings

7.8 The changes occurring within the site would be noticeable within the 'Vale Farmland' LT and the 'Otmoor Lowland' LCA. Built form would be introduced into the site which would extend the settlement character into the site. In relation to the site and its immediate surroundings this would have a considerable effect. However, these effects are considered to diminish as distance to the site increases, so that effects on the local landscape are localised.

Vale Farmland LT

7.9 The LT would experience localised effects due to the proposed development. These can be summarised as follows:

- A small, localised part of the landscape character contained within the LT would be affected;

- Open views to the countryside would generally remain intact; and
- Where appropriate, hedgerows are retained within the site. However, beyond the site level there would be no effect on typical hedgerow field boundaries.

7.10 The overall effect on the LT would therefore be moderate/minor at Year 1 and minor at Year 15, once the landscape strategy has matured and the proposed development has assimilated into the local context. This is considered **not significant** in landscape terms.

Otmoor Lowland

7.11 The LCA would experience a localised effect due to the proposed development. This can be summarised as follows:

- A small, localised part of the landscape character would be affected;
- Open views across the countryside would generally remain intact; and
- Typical landscape features would generally remain intact within the LCA.

7.12 The overall effect on the LCA would therefore be **minor** at **Year 1** and **minor/negligible** at **Year 15**, once the landscape strategy has matured and the proposed development has assimilated into the local context. In the long term, this is considered **not significant** in landscape terms.

PREDICTED EFFECTS ON VISUAL AMENITY

7.13 The below provides a summary of the effects on visual amenity surrounding the site. A detailed assessment of visual effects is contained in **Appendix EDP 7**. Photomontages showing the proposed development as massing models with proposed landscape mitigation shown at Year 1 and Year 15 are contained at **Appendix EDP 8**. Photomontages are shown as grey blocks as well as colour blocks which correspond with colours for the height variations shown on the parameters plan. Visualisations are shown as parameters +2m height in line with comments from the Case Officer.

Users of PRoW and Permissive Footpaths

7.14 Footpath 229/9/30 would be most affected by the proposed development where it is located within the site (as shown in **Photoviewpoint EDP 4** and **13**) and where it affords uninterrupted views of the site from the wider countryside to the east of the site (as shown in **Photoviewpoint EDP 5** and **18**). As shown in **Photoviewpoint EDP 2**, receptors on footpath 229/8/10 looking west would experience direct views of the proposed development. The proposed landscape strategy on the eastern boundary of the site would be highly noticeable for walkers along this footpath. This would result in a major/moderate adverse effect for users of PRoW on footpaths within the site and with short-range views towards the site.

7.15 PRoW located to the north of the site has no visibility of the site and would not be affected by the proposed development.

- 7.16 From the north-east and east, views from PRow would have visibility of the site. While there is a high level of intervisibility between the site and the countryside, as shown in **Photoviewpoints EDP 10, 6 and 14**, the proposed development would generally be located in the far background of this view. Where there are elements of built form and dense areas of vegetation within the landscape, there are no views towards the site and views from PRow would experience limited effects due to the proposed development (as shown in **Photoviewpoint EDP 5 and 9**). Visual receptors would experience varying levels of effect, ranging from **moderate/minor** adverse to no effect, depending on their orientation and distance from the site.
- 7.17 To the south of the site, the permissive footpath along the site's boundary offers expansive views across the site and towards the settlement edge (as shown in **Photoviewpoint EDP 3**). The footpath in Cutteslowe Park would have visibility of the proposed scheme (as shown in **Photoviewpoint EDP 7**). This would constitute a **moderate/minor adverse effect**.
- 7.18 There would be no discernible effects in views from the Golf Course to the west of the site (as shown in **Photoviewpoint EDP 1**).

Road Users

Oxford Road

- 7.19 Views from Oxford Road would generally be channelled along the busy road corridor. Receptors would be moving along the route and would not be there to experience a view. Nevertheless, the proposed development would include considerable vegetation clearance along the site's western boundary, which would be prominent from Oxford Road (as shown in **Photoviewpoint EDP 16**). Initially, the removal of trees and construction of a footpath and cycle route with new tree planting would have a very high magnitude of change which would result in **moderate adverse effects**. Over time, as the planting along the site's western boundary matures and the proposed scheme weathers and assimilates into the landscape, these effects would reduce slightly and be **moderate/minor adverse**.

Access Track to St Frideswide's Farm

- 7.20 As shown in **Photoviewpoint EDP 12**, receptors on the access track on their way to St Frideswide's Farm would have uninterrupted views of the site and would experience **moderate/minor effects**.

Residents

St Frideswide's Farm

- 7.21 Residents at St Frideswide's Farm are located adjacent to the site. While there is dense vegetation to the north-west and west of the property which offers some screening towards the site, they would experience a change as a result of the development. This would constitute a high change which would result in **major/moderate** adverse effects. However, as the proposed landscape strategy on the eastern edge of the site matures and screens the development, the level of effect would reduce over time. **Photoviewpoint EDP 17** – as requested by the Council - represents an illustrative view from St Frideswide's Farm, which

would be experienced by workers at the farm, who would experience **moderate adverse effect** as a result of the scheme.

Pipal Cottage

- 7.22 Due to their location on the boundary of the site, residents would have uninterrupted views of the proposed scheme. Vegetation clearance and road improvement works along Oxford Road would be noticeable. The proposed building heights surrounding the cottages would be sensitively designed to emulate existing building heights. Overall, this would result in a high magnitude of change which would result in **major/moderate adverse** effects. Over time, the enhanced Oxford Road Frontage and landscape strategy within the site would mature and embed the scheme into the local area, which would lessen the effects.

Haslemere Gardens

- 7.23 Due to the overall orientation of the residential dwellings in this development, there are only four properties on the northern edge which have direct views out to the site. These four properties would experience a high magnitude of change, resulting in a **major/moderate** adverse effect. Other properties at Haslemere Gardens would experience a low to very low change, resulting in a **moderate/minor** to **minor** effect.

Hayward Road

- 7.24 Residents at Hayward Road are located to the south of the sports pitches contained in Cutteslowe Park, with rear gardens facing north. The foreground of views towards the site would generally be dominated by private gardens and sports pitches with flood lighting in the foreground.

Harbord Road

- 7.25 Residents at Harbord Road would experience limited change due to the development. Built form may be visible in glimpsed views from upper storeys of buildings. Overall, this would constitute a low magnitude of change which results in a **moderate/minor** adverse effect.

Water Eaton

- 7.26 Residents at Water Eaton have expansive views across the local countryside. The proposed development would be noticeable in the background of views. Due to the relative distance from the site, this would constitute an initial medium magnitude of change. Once the landscape strategy matures and the development integrates into the local landscape, it would constitute a low change, which in the long-term would result in a **moderate/minor** adverse effect.
- 7.27 Overall, residential properties that have visibility of the site would experience a change due to the proposed development. This is dependent on the orientation of dwellings, the location of windows, relative distance to the site and intervening features such as vegetation or built form. The assessment of visual effects on residential receptors is based on site walkovers and desktop analysis and is not based on visiting individual properties.

Railway Users

- 7.28 People travelling on the railway to Oxford Parkway would be travelling at speed towards a railway station near the settlement edge. Due to intervening vegetation there are likely to be limited views towards the site for railway users travelling north-east. For railway users arriving from the north-east, there may be glimpsed views towards the site. However, there is an aggregates depot located to the south of the railway line which would be a noticeable component of views, there is vegetation along the railway line which provides screening, and the site would be seen in context of the wider settlement area. Overall, railway users are considered to experience a low magnitude of change due to the addition of residential built form and the proposed landscape strategy to the north-east and east of the site. Combined with the low sensitivity of the receptor, this would result in a **minor/negligible** adverse effect, which is not significant in EIA terms.

Users of Cutteslowe Park

- 7.29 Users of the Park would have visibility of the proposed development through the boundary vegetation on the site's southern edge. Generally, the southern extent of the site would be mainly used as open space and would contain a considerable amount of tree and shrub planting, which would soften views of built form contained within the site. Therefore, users of the park are expected to experience a change (as shown in **Photoviewpoint EDP 8**), this would result in an overall **moderate/minor** adverse effect.

Section 8 Summary and 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 2** coupled with professional judgement.
- 8.3 The following effects are likely:
- The character of the site would experience a considerable level of change due to the proposed development. The introduction of built form into the currently agricultural site would disrupt the integrity of the existing landscape character. This would constitute a **major/moderate adverse effect** at **Year 1** and a **moderate adverse effect** once the proposed landscape strategy is established at **Year 15** and the development has integrated into the local context;
 - The immediate landscape character context of the site would experience a level of change as a result of the proposed development. However, this effect would be localised in relation to the wider landscape character and diminish as distance to the site increases. The site would generally read as an extension to the existing settlement;
 - PRoW 229/9/30 and PRoW 229/8/10, contained within the site, would be affected by the scheme and visual receptors from these footpaths would experience **major/moderate adverse effects** where they are located within the site and in proximity to the site;
 - Road Users along Oxford Road would experience a considerable change as a result of the proposed tree removal along the western boundary, resulting in **moderate adverse effects**, which would diminish over time to **moderate/minor adverse effects**;
 - Residential receptors with views of the south of the site would experience considerable visual effects. Residential receptors along Oxford Road and further south would have limited to no visibility of the proposed development; and
 - Policy PR6a: 'Land East of Oxford Road' refers to the site and development proposals assessed in this LVIA. The proposed development responds to the requirements outlined in this policy as set out below:
 - The proposed development would provide "*facilities for formal sports, play areas and allotments*" as per point 5 outlined in the policy;

- The proposals would create an extensive landscape buffer on the site's eastern boundary and would incorporate a "*public open green space as an extension to Cutteslowe Park*" in the south-east of the site. This space would enhance the amenity space provision in the local area, creating "*nature trail/circular walks*" that connect to the new primary school – as per point 6 in the policy;
- The proposed landscape strategy incorporates an extensive Green Infrastructure network into the site which is in compliance with point 26 of the policy;
- The Oxford Road frontage is intended to be well-treed with wide verge to accommodate a cycle path, footpath and planting bed to accommodate extensive tree planting. This is in accordance with point 27 of the policy;
- The site's eastern boundary would be developed as an extensive landscape corridor, creating a soft transition into the countryside. This would become an accessible "*green infrastructure corridor*" as per point 6 in the policy and would "minimise the visual and landscape impact of the development" on the local landscape, while creating a new permanent Green Belt boundary as per point 25 in the policy; and
- The south-eastern part of the site would remain "*free of buildings*" and would be developed as an extension to the existing Cutteslowe Park – as per point 28 in the policy.

8.4 The proposed development would introduce built form into the site which would alter its baseline landscape character and visual appearance. Over time, the proposals would integrate into the local context and would read as an extension to the settlement. From a visual perspective, close-range views and views from within the site would be most affected. Mid-range and long-distance views would generally be less affected by the proposals, due to the intervening vegetation and built form.

8.5 While there would be considerable adverse effects on local landscape and visual receptors due to the nature of the proposed development, it would provide a series of benefits. From a landscape and visual perspective these include:

- Improved access to the site, including walking and cycling routes for leisure and recreation;
- Provision of play areas and allotments for the emerging community and the existing residents;
- Extensive landscape buffer on the eastern boundary that ensures a soft transition to the countryside and creates a defensible Green Belt boundary;
- High-quality outdoors space, including extensive tree and shrub planting for amenity value and habitat creation; and
- Sustainable drainage features which create habitat value and seasonal interest for residents, with the potential for play area in/with water.

- 8.6 While there would be considerable tree loss along Oxford Road, a tree replacement strategy in combination with the proposed landscape strategy would deliver a high-quality avenue along the western site boundary, creating significant Green Infrastructure and areas of open space as part of the scheme. Overall, the proposed development is considered to create an appropriate settlement edge with a soft transition into the countryside.

Appendix EDP 1
Illustrative Masterplan
(Drawing No. 42, Revision T, 17/01/2024)



- ① Oxford Parkway Station and Park and Ride
- ② Pipal Cottage (outside of application boundary)
- ③ Local centre and public square/ Community Hub, including mobility hub
- ④ Primary school
- ⑤ Underground remains of historic barrows
- ⑥ Listed St. Frideswide's farm and orchard (to north)
- ⑦ Main vehicular entrance
- ⑧ Existing public right of way/ bridleway
- ⑨ New development by Croudace
- ⑩ Multi-use games area and neighbourhood equipped play
- ⑪ Extension to Cutteslowe Park
- ⑫ PR6b development site



Buildings



Public open spaces and gardens



Existing and proposed trees



Drainage ponds (some will be permanently wet, some dry except in storm events)



Allotments



Community gardens/ orchards



Destination play area



Play areas



Indicative locations for pedestrian/cycle off-site connection



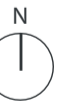
Shared streets, cycleways, footpaths and leisure route through GI corridor



Vehicular entrance to the site



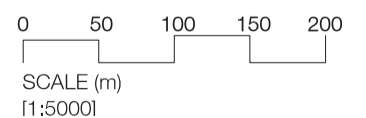
Carriageway



PR6a, North Oxford

on behalf of Bellway Homes Limited and Christ Church, Oxford

drawing no.	42	drawing	Illustrative Masterplan	
revision	T	scale	1:5,000 @A3	job no. 477898
drawn by	AR	checked by	RL	date 17/01/2024



Appendix EDP 2

Methodology: Thresholds and Definitions of Terminology used in this Assessment

- A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views, as a result of changes to the perception of the landscape, to people’s responses to the changes and to the overall effects with respect to visual amenity.
- A2.2 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the ‘value’ attached to the receptor, which is determined at baseline stage, and the ‘susceptibility’ of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.3 Susceptibility indicates *“the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences”*⁽³⁾. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.
- A2.4 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment, and considers both value and susceptibility independently.

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

EDP Assessment Terminology and Definitions	
Landscape Baseline – Overall Sensitivity	
Very High	<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>

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

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

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

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

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

Visual Baseline – Overall Sensitivity	
Very High	Value/Susceptibility: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated 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	<p>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.</p> <p>Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.</p>
High	<p>Landscape: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.</p> <p>Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.</p>
Medium	<p>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.</p>

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: The 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.
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'.

Appendix EDP 3 Findings of EDP Data Trawl

Policy PR6a - Land East of Oxford Road

An urban extension to Oxford city will be developed on 48 hectares of land to the east of Oxford Road as shown on inset Policies Map PR6a. Development proposals will be permitted if they meet the following requirements:

Key Delivery Requirements

- 1. Construction of 690 dwellings (net) on approximately 25 hectares of land (the residential area as shown).**
- 2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework.**
- 3. The provision of a primary school with two forms of entry on 2.2 hectares of land in the location shown.**
- 4. The provision of a local centre on 0.5 hectares of land in the location shown unless the location is otherwise agreed with Cherwell District Council. The Local Centre shall include provision for local convenience retailing (use class A1 - no more than 500 square metres net floorspace and no less than 350 square metres), ancillary business development (use class B1(a) only) and/or financial and professional uses (use class A2); a café or restaurant (use class A3); the provision of a community building to required standards providing the opportunity for social and childcare facilities, the opportunity for required health facilities to be provided and provision for required emergency services infrastructure.**
- 5. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area.**
- 6. The provision of public open green space as an extension to Cutteslowe Park on 11 hectares of land in the location shown and including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school.**
- 7. The creation of a green infrastructure corridor on 8 hectares of land incorporating a pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary within the area of green space shown on the policies map. The route will connect Cutteslowe Park with Oxford Parkway Railway Station/Water Eaton Park and Ride and provide connection with the public rights of way network.**
- 8. The retention of 3 hectares of land in agricultural use in the location shown.**

Planning Application Requirements

- 9. The application(s) shall be supported by, and prepared in accordance with, a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the**

landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.

10. The Development Brief shall include:

(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure. Minor variations in the location of specific uses will be considered where evidence is available.

(b) Two points of vehicular access and egress from and to existing highways, primarily from Oxford Road.

(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services. Required access to existing property via the site should be maintained.

(d) Protection and connection of existing public rights of way and an outline scheme for pedestrian and cycle access to the surrounding countryside.

(e) Design principles which seek to deliver a connected and integrated urban extension to Oxford and which respond to historic setting of the city.

(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (11) below.

(g) The sites for the required school and the Local Centre.

(h) An outline scheme for vehicular access by the emergency services.

11. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology) to be agreed with Cherwell District Council.

12. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:

(a) Measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction.

(b) Measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development.

(c) Demonstration that designated environmental assets will not be harmed, including that there will be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro-chemical or sedimentation impacts.

(d) Measures for the protection and enhancement of existing wildlife corridors.

(e) The creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees.

(f) Measures to minimise light spillage and noise levels on connective features and other habitat features of biodiversity value.

(g) The protection of the orchard and waterbody adjoining the site at St. Frideswide Farm.

(h) Farmland bird compensation.

(i) Proposals for long-term wildlife management and maintenance including for the wildlife habitats accessible from the primary school.

(j) A scheme for the provision for in-built bird and bat boxes, for wildlife connectivity between gardens and for the viable provision of designated green walls and roofs.

13. The application(s) shall be supported by a phase I habitat survey including habitat suitability index (HSI) survey for great crested newts, and protected and notable species surveys as appropriate, including great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment.

14. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development.

15. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.

16. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run-off rates to

greenfield run-off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRA's.

17. The application should demonstrate that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network.

18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.

19. The application(s) shall include proposals for securing the long-term use, management and maintenance of the community building, formal sports provision and play areas.

20. The application shall include a management plan for the appropriate re-use and improvement of soils.

21. The application(s) shall include proposals for securing the use, management and maintenance of the public open green space / extension to Cuttelowe Park and agricultural land in perpetuity.

22. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how the site will contribute towards maintaining a five year supply of housing.

23. The application shall include an Employment, Skills and Training Plan to be agreed with the Council.

Place shaping principles

24. A layout, design and appearance for a contemporary urban extension to Oxford city that responds to the 'gateway' location of the site, is fully integrated and connected with the existing built environment, maximises the opportunity for sustainable travel into Oxford, provides a high-quality, publicly accessible and well connected green infrastructure and ensures a sensitive relationship with the site's Cherwell Valley setting.



Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper,¹ Biodiversity 2020² and the European Landscape Convention,³ we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

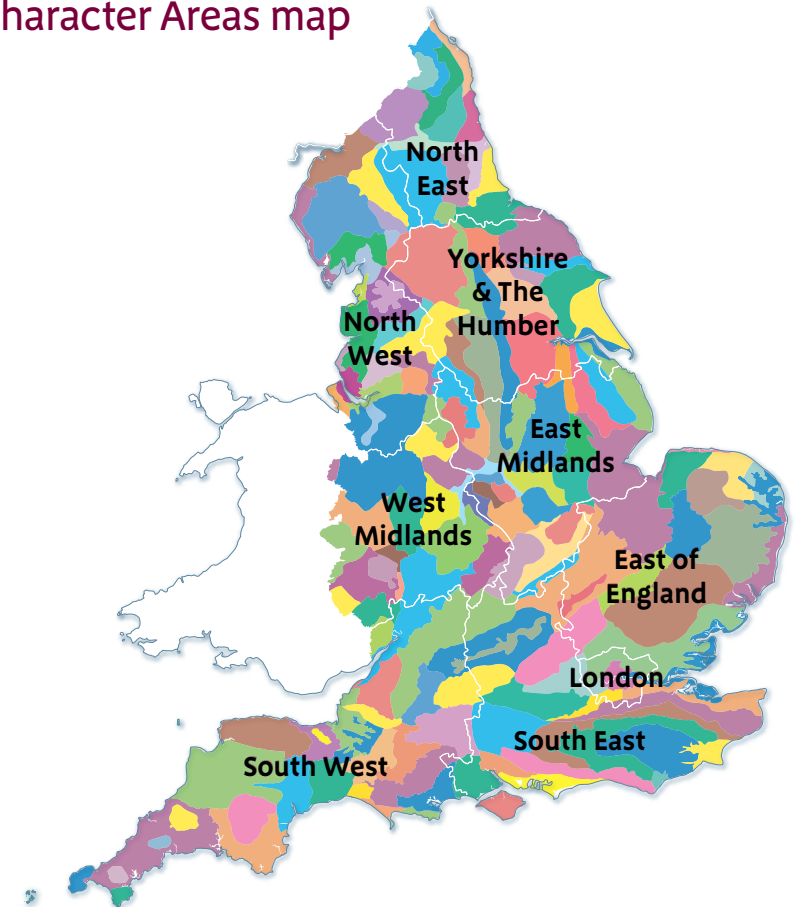
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing ncaprofiles@naturalengland.org.uk.

National Character Areas map



- ¹ The Natural Choice: Securing the Value of Nature, Defra (2011; URL: www.official-documents.gov.uk/document/cm80/8082/8082.pdf)
- ² Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011; URL: www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf)
- ³ European Landscape Convention, Council of Europe (2000; URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>)

Summary

The Upper Thames Clay Vales National Character Area (NCA) is a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays. Blenheim Palace World Heritage Site falls within the NCA, along with around 5,000 ha of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and smaller areas of the Chilterns AONB and the Cotswolds AONB. Two of its Special Areas of Conservation (SAC) are designated for their lowland meadow vegetation communities, while Little Wittenham SAC has one of the most studied great crested newt populations in the UK. There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places.

The area encircles the Midvale Ridge NCA and covers an extensive area of low-lying land extending from Wiltshire and Gloucestershire to the west of Swindon through to Aylesbury in Buckinghamshire in the east. It comprises two separate sub-character areas: the Wiltshire, Oxfordshire and Buckinghamshire Vales to the north; and the Vales of White Horse and Aylesbury to the south. The area is dominated by watercourses, including the Thames and its tributaries, and there are also lakes associated with mineral extraction areas, such as the Cotswold Water Park. Watercourses and lakes provide important areas for wildlife and recreation. There are a number of major transport routes and patches of intensive industrial influence, including Didcot Power Station. There is little woodland cover (around 3 per cent) but hedgerows and mature field and hedgerow trees are a feature, and many watercourses are fringed with willow or poplar.

The area's internationally important lowland meadows require enhanced management alongside improved care of adjacent land, and its wetland habitats require appropriate hydrological regimes to be secured and an ecological network that is resilient to climate change. Wet grassland and wetland habitats also offer opportunities to manage floodwaters and improve water quality.

Potential growth of urban areas, particularly around Oxford and Swindon, may provide opportunities for creation of significant areas of accessible natural greenspace as part of comprehensive green infrastructure planning.

[Click map to enlarge; click again to reduce](#)

[Click map to enlarge; click again to reduce](#)

Statements of Environmental Opportunities:

- **SEO 1:** Along the Thames and its tributaries, promote sustainable farming and best practice mineral working in order to conserve and restore semi-natural habitats, historic features, geodiversity, soil quality and soil carbon stores and also to regulate water flow in this area and downstream. Ensure conservation of Oxford Meadows Special Area of Conservation and North Meadow and Clattinger Farm Special Area of Conservation. Engage the public in river heritage and maintain traditional land management practices where appropriate.
- **SEO 2:** Manage farmland across the Upper Thames Clay Vales to produce food sustainably and to maintain sense of place. Taking a catchment approach, improve filtration of pollutants and regulation of water flow by realising a farmland habitat mosaic that incorporates strategic areas of wet grassland, reedbed, wet woodland and ponds as well as ditches and hedgerows.
- **SEO 3:** Ensure that heritage assets, especially characteristic features such as ridge and furrow, abandoned medieval villages, Roman roads, canals and historic parkland, including Blenheim Palace World Heritage Site, are maintained in good condition. Integrate conservation of these features with sustainable food production and provide public access to key examples. Seek opportunities to restore the wider historic setting of a feature, particularly in relation to the historic Royal Hunting Forests of Bernwood, Braydon and Wychwood.
- **SEO 4:** Realise sustainable development that contributes positively to sense of place and built heritage. Ensure adequate greenspace in association with all development and most importantly in growing settlements such as Aylesbury and Swindon. Create and manage greenspace to provide benefits for biodiversity, floodwater management, filtration of pollutants, tranquillity and recreation, and secure strategic access routes between town and country.



Rural and urban areas are at high risk of flooding. There are opportunities to slow and store water run-off across the NCA.

Description

Physical and functional links to other National Character Areas

The Upper Thames Clay Vales National Character Area (NCA) covers an extensive area of low-lying land extending from west of Swindon through to Aylesbury in the east, and completely encircles the Midvale Ridge NCA.

Around 3 per cent falls within North Wessex Downs Area of Outstanding Natural Beauty (AONB), with smaller areas falling within the Chilterns and Cotswolds AONBs. To the north, Wiltshire, Oxfordshire and Buckinghamshire Vales adjoin Cotswolds NCA, while the Vales of White Horse and Aylesbury border the Berkshire and Marlborough Downs and Chilterns NCAs to the south. Avon Vales is to the west; Bedfordshire and Cambridgeshire Claylands lies to the north-east.

The Oolitic Limestone of the Cotswolds is a significant aquifer and gives rise to the rivers that cross into the NCA, including the Windrush, the Churn, the Coln and the Thames itself. Farmoor Reservoir relies on the Cotswolds for 60 per cent of its water. Principal aquifers associated with chalk bedrock in the Chilterns and Berkshire Downs also extend a little into this NCA. Main surface water abstractions are for the public water supply. To the east, the majority serves London, while Farmoor Reservoir provides for Oxford, Banbury and Swindon in neighbouring NCAs. The catchments of the rivers Ock and Thame in the south and the tributaries in the north (including the Evenlode, Windrush, Leach, Cherwell and Colne) all drain south-west into the Thames.

The Chalk scarp of the Chilterns and the Berkshire and Marlborough Downs forms a backdrop for many views from the Vales to the south.

The area is crossed by many transport corridors, including the M40, M4, A419 (M4–M5 link), Oxford and Grand Union canals and railway lines linking to the Midlands, and to the north and west of England. Cycle routes such as National Cycle Route 45 and The Ridgeway and Thames Path National Trails also pass through the area.

Distinct areas

- Wiltshire, Oxfordshire and Buckinghamshire Vales to the north and west of the Midvale Ridge
- Vales of White Horse and Aylesbury to the south of the Midvale Ridge



People enjoy the views of the Vales from the high ground of adjacent NCAs, including the escarpment of the North Wessex Downs Area of Outstanding Natural Beauty.

Key characteristics

- Low-lying clay-based flood plains encircle the Midvale Ridge. Superficial deposits, including alluvium and gravel terraces, spread over 40 per cent of the area, creating gently undulating topography. The Upper Jurassic and Cretaceous clays and the wet valley bottoms give rise to enclosed pasture, contrasting with the more settled, open, arable lands of the gravel.
- The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. Where mineral extraction takes place, pits naturally fill with water, and limestone gravels from the Cotswolds give rise to marl formation. There are a high number of nationally important geological sites.
- Woodland cover is low at only about 3 per cent, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale and Cotswold Water Park, native black poplar.
- Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and hedged, except near the Cotswolds, where there can be stone walls. The Vale of White Horse is made distinct by large arable fields, and there are relict orchards on the Greensand.
- In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. There are two areas of flood meadow designated for their importance at a European level as Special Areas of Conservation (SAC). There are also rich and extensive ditch systems.
- Gravel extraction has left a legacy of geological exposures, numerous waterbodies and, at the Cotswold Water Park, a nationally important complex of marl lakes.
- Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. Snake's head fritillary thrives in the internationally important meadows. The area also supports typical farmland wildlife such as brown hare, bats, barn owl, tree sparrow and skylark.
- Blenheim Palace World Heritage Site, including its Capability Brown landscape, is the finest of many examples of historic parkland in this NCA. There are many heritage features, including nationally important survivals of ridge and furrow, Roman roads, deserted medieval villages and historic bridges.
- Brick and tile from local clays, timber and thatch are traditional building materials across the area, combined with limestone near the Cotswolds and occasional clunch and wichert near the Chilterns.
- Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns, such as Abingdon. Aylesbury and Bicester are major urban centres, and the outer suburbs of Oxford and Swindon spread into this NCA. Market towns and villages are strung along the springlines of the Chilterns and Downs. Major routes include mainline rail, canals, a network of roads including the M40 and M4 and The Ridgeway and Thames Path National Trails.

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Catalogue Code: NE570

ISBN: 978-78367-130-4

Should an alternative format of this publication be required, please contact our enquiries line for more information: 0845 600 3078 or email enquiries@naturalengland.org.uk

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Appendix EDP 4

Site Photographs/Representative Photoviewpoints (edp5650_d001f 23 February 2023 GYo/LTi)

Photoviewpoint EDP 1: View from PRow Footpath no. 229/10/30 on bridge over Oxford-Bicester railway

Photoviewpoint EDP 2: View from PRow Footpath 229/8/10

Photoviewpoint EDP 3: View from Permissive Footpath between Oxford Road and Cutteslowe Park

Photoviewpoint EDP 4: View from PRow Bridleway no. 229/9/30

Photoviewpoint EDP 5: View from intersection of PRow Footpath Bridleway nos. 229/9/30, 229/9/20 and Footpath 229/6/20

Photoviewpoint EDP 6: View from PRow Footpath no. 229/7/10 on higher ground to south-east of site

Photoviewpoint EDP 7: View from PRow Footpath no. 320/54/10 at Cutteslowe Park sports ground

Photoviewpoint EDP 8: View north from Cutteslowe Park car park

Photoviewpoint EDP 9: View from Sparsey Bridge and intersection of PRow Footpath nos. 229/8/30, 229/8/40 and 229/17/10 (Oxfordshire Green Belt Way)

Photoviewpoint EDP 10: View from PRow Bridleway no. 229/5/30 (Oxfordshire Green Belt Way)

Photoviewpoint EDP 11: Banbury Road

Photoviewpoint EDP 12: Track leading to St Frideswide's Farm

Photoviewpoint EDP 13: View from PRow footpath 229/9/30

Photoviewpoint EDP 14: PRow footpath 229/5/40

Photoviewpoint EDP 15: PRow footpath 229/17/10

Photoviewpoint EDP 16: View from Oxford Road near Oxford Parkway Station

Photoviewpoint EDP 17: St Frideswide's Farm

Photoviewpoint EDP 18: View from footpath 229/9/30

Photoviewpoint EDP 19: View from footpath to the north of the site

Water Eaton

PR6a : Land East of Oxford Road

Photoviewpoints

Bellway


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