

PROPOSED RESIDENTIAL DEVELOPMENT,  
DUKES MEADOW DRIVE PHASE 2,  
HANWELL,  
BANBURY.

**Landscape & Visual Impact Assessment**

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### **Aspect Landscape Planning Ltd.**

Aspect Landscape Planning Ltd  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire  
OX16 2AF

t 01295 276066

f 01295 265072

e [info@aspect-landscape.com](mailto:info@aspect-landscape.com)

w [www.aspect-landscape.com](http://www.aspect-landscape.com)

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## 1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) relating to an outline application for up to 114 dwellings and associated open space, drainage area and parking with all matters reserved other than access on land off Dukes Meadow Drive, Hanwell, Banbury (Phase 2), hereafter referred to as the 'Site'.
- 1.2. The location and context of the Site is illustrated on **ASP1** – Site Location Plan and **ASP2** – Site and Setting Plan.

### **Planning Background Context**

#### **Initial Outline Application for 176 Dwellings**

- 1.3. A previous outline application for the Site, which included a wider area of land to the west, was submitted in October 2022 (ref: 22/03064/OUT) and sought development for up to 176 dwellings and associated open space with all matters reserved. A Landscape Addendum (refer Appendix 3), produced by Aspect Landscape Planning, responded to extensive pre-determination comments received by Linda Griffiths (Case Officer) received 9<sup>th</sup> February 2023 addressing matters of design detail such as the width of landscape buffers, the function of the proposed Green Infrastructure, housing density, building heights, SuDS design and a broad range of landscape and visual effects.
- 1.4. As part of an iterative process and proactive dialogue with Cherwell District Council, winter views were taken as well as additional viewpoints from PRow routes to the north west, bridging the gap between Banbury and Hanwell, as well as longer distance views from Little Bourton to the north, Grimsbury Reservoir and Banbury Road to the east. The development footprint was reduced, pulling development eastwards, away from the more elevated western extents of the Site.

#### **Second Outline Application for 114 Dwellings**

- 1.5. A second outline application for a reduced scheme of 114 dwellings (ref: 23/0336/OUT), was subsequently submitted, which addressed the various landscape-related comments received from Cherwell District Council within the Committee report by Linda Griffiths, Case Officer, dated 15<sup>th</sup> June 2023 relating to

the previous application (ref: 22/03064/OUT) for 176 dwellings. This application was accompanied by a full LVIA (ref: 5982.P2.LVIA.005 parts 1 & 2).

1.6. Paragraphs 1.7 – 1.21 below, sets out the additional information provided within the 005 version LVIA and a brief response to criticism within the Officer's report (paragraphs 9.21 – 9.26) addressing the following points:

- *Visible from Grimsbury Reservoir, M40, Southam Road and Little Bourton;*
- *Visible from VP 3 and 4;*
- *VP6 location and assessment from PRow 239/9; and*
- *No wireframes or cross section.*

1.7. *Grimsbury Reservoir:* *Additional VP's 21 and 22, refer 5.34 of this assessment noting: **"With the landscape proposals softening the visual impact of the built form proposals in the long term, it is considered that a long-term Minor Adverse effect at most would be experienced from certain areas by the reservoir."***

1.8. *M40 Motorway:* *Fast, kinetic fleeting views towards the settlement edge. While several limited sections of the M40 are glimpsed from the higher ground to the west, these are not readily perceived from the Site itself. Views of the proposals from the M40 would be minimal due to the nature of existing views, with the proposals contained beyond layers of boundary vegetation, including enhanced Site boundaries, as well as by proposed planting within a landscape buffer along the northern Site boundary.*

1.9. *Southam Road and Little Bourton, refer VPs 5, 13-17:* *Once constructed, the approved development site on land to the west of Southam Road (Reserved Matters application ref: 19/02226/REM) will highly contain views towards the Site from VP5. From VPs 13, 14 and 16, fleeting kinetic views from the road would either be visually contained by intervening vegetation or built form, while the proposals would not be perceived from the local PRow network within Little Bourton due to the existing built form (VP 15). It is acknowledged that from passing views along PRow 138/1/10 (VP 17), some effects would result from the proposals, though the built form would be well contained by the existing boundary structure and would be perceived entirely in the context of the existing settlement edge and now approved Phase 1 development resulting in a Negligible Adverse effect.*

- 1.10. *Previous VP 3 and 4. Long distance views with proposals likely to result in Minor Adverse (VP 3) to Negligible Adverse / None effects (VP 4) upon a very short stretch of Public Right of Way and dual carriageway respectively and perceived entirely in the context of the existing and now approved Phase 1 development.*
- 1.11. *Referring to VP 6 (PRoW 239/9), a kinetic set of 4 viewpoints, 6A-6D, have been taken from along this PRoW and assessed as a Negligible Adverse / None effect in the long term on VP 6A only with the remaining viewpoints experience no effects, due to development being set back from the northern extents of the Site and from higher ground to the west.*
- 1.12. *Wireframes were not requested by the Council. Cross sections were included within the previous application and have been amended to the current layout (refer to Aspect Plans drawing ref: 5982/CSP/A and 5982/CSP/C).*
- 1.13. *It is noted in paragraph 9.21 of the Committee report that the Site formed part of a wider parcel of land assessed in Cherwell District Council's Housing and Economic Land Availability Assessment (HELAA) (February 2018), site HELAA036, and that the following was concluded for the wider parcel of land:*
- “Greenfield site outside the built-up limits. The site is considered to be unsuitable for development in this location would be prominent in the landscape, particularly when viewed from the east, on one of the highest points in the vicinity. It would lead to the loss of greenfield land and informal recreation resource for local people which is in close proximity to the existing Hanwell Fields development.”*
- 1.14. *Figure 01, below, demonstrates the extents of the assessed parcel:*



**Figure 01:** Site HELAA0366 assessed as part of the HELAA (2018).

- 1.15. *It is highlighted that an outline application for up to 78 dwellings on adjacent land to the south of the Site, which forms the southern extents of HELAA036 has now been*

*approved (Phase 1). The landscape and visual implications of this have been considered when assessing the effects of the proposals for this application upon the local and wider setting. The revised proposals have been situated away from the more sensitive, elevated areas of the western extents of site HELAA036 and would not be visually prominent as the visual assessment of the Site in Section 5 of this LVIA demonstrates. The proposals would also retain and promote recreational opportunities through the provision of public open space.*

- 1.16. *Existing landscape sensitivity and capacity studies have been analysed in paragraphs 3.22-3.32 of this LVIA, which include the Banbury Landscape Sensitivity & Capacity Assessment (September 2013) and the Cherwell Landscape Sensitivity Assessment (September 2022). It is considered that the landscape sensitivity of the Site to residential development would be reduced due to its settlement edge location and the ever-changing landscape and visual environment of the northern settlement edge of Banbury, as well as by the degree of containment afforded to the Site as a result of the established surrounding vegetation structure and undulating landform.*
- 1.17. *This amended submission has considered all of the issues raised in the Committee report within this assessment and concludes that any harm to the character and appearance of the local and wider setting has been successfully mitigated within the illustrative layout. Furthermore, it is considered that the revised proposals would provide a harmonious and transitional northern settlement edge to Banbury, complementing the now approved Phase 1 development to the immediate south and located away from the higher, elevated ground to the west. As such, the proposals would not threaten coalescence with the nearby village of Hanwell to the north-west or be unduly prominent from the surrounding visual context and would be perceived entirely in the context of the existing and approved built form. It is also considered that the proposals would promote connectivity between the Site and the existing built form and would provide enhancements to the local green infrastructure network as demonstrated by **ASP3 – Green Infrastructure Plan**.*
- 1.18. *In addition to addressing the issues raised in the Committee report regarding the previously withdrawn proposals, initial comments on this revised application have been received from Cherwell District Council, primarily relating to a set of views of the Site from the surrounding context.*
- 1.19. *As an overview, the photographs are historical and taken during summer months. The setting to the application has subsequently changed / is evolving due to*

*consented proposals adjacent to the Site (Phase 1), the on-site construction to the east and, for the most part, the built out Hanwell View further to the east.*

1.20. *Aspect's response to these initial comments is provided below:*

- *Firstly, regarding a comment that states the Site forms a "buffer to the northern edge of Banbury" with a number of footpaths providing panoramic views. The revised application has considered a number of further kinetic views from the PRowS and extensive cross sections from these locations. Through careful design and reducing the extent of development falling further down the contours, it is highly unlikely that there will be any perceptible views of roofscape. Even if there were, the extremely minor change would be seen in the context of the existing Hanwell Fields, Hanwell View and the ongoing development on land to the west of Southam Road. This is a panoramic view and the change would be Negligible / None.*
- *View on Dukes Drive looking west. A historic summer view. The kinetic journey from the A423 roundabout west would have appreciated the imposing sheds associated with Amazon, the current on-site development to the north of Dukes Drive, the existing development, Hanwell Fields, extensive intervening vegetation, highway carriageway and associated highway clutter. This is not a sensitive view and the introduction of residential built form within a residential character would not be perceived as harmful.*
- *Similarly, with the historical photograph from the A423 looking west, construction of the approved development to the west of Southam Road has since begun, with this field parcel boarded up and with extensive site level changes beyond. Once built out, this will mirror the opposite built form frontage along Hanwell View. The current view to the Site will be screened. No change would therefore occur as a result of the proposals.*
- *View taken from the opposite side of the A422 dual carriageway. A historic view along a narrow footpath on the opposite side of the dual carriageway leading down to the M40 roundabout, with motorists travelling on the dual carriageway moving east. The intervening trees and hedgerows have matured and the Site itself is highly contained behind this intervening vegetation structure. Similar to Viewpoint 4 of the visual assessment within*



*this LVIA, the receptor would experience a change of Negligible / None within the context of a settlement edge character.*

- *Finally, from Lapsley Drive, the receptor will be aware of the current 3 and 4 storey built form either side as well as the Phase 1 development to the left of the view that will change the current skyline. This is not a rural view but a settlement edge character with residential dwellings being a component of the view. In addition, the layout envisages a wide, tree-lined access road which will complement the existing development within this localised setting.*

- 1.21. *Regarding the final comment in relation to the scenic and recreational value of the Site, Aspect considers the Site itself to be of medium recreational value and low scenic value as per the assessment of landscape value in Section 3 of this LVIA. The landscape sensitivity of the Site itself is considered to be low / medium, noting that the localised and wider landscape setting is considered to be of medium / high sensitivity.*

#### **Lanpro Review**

- 1.22. Lanpro Services Ltd, were appointed by Cherwell District council, to independently review the submitted LVIA (ref: 5982.P2.LVIA.005 parts 1 & 2) and potential effects on the receiving landscape character and visual environment, in relation to the 2<sup>nd</sup> outline application.
- 1.23. The review is attached to this LVIA (refer **Appendix 4**) and agrees fully with Aspect's assessment of the Site's baseline context and the acceptable localised effects on the landscape and visual resource, assessed, concluding:

***"It is also considered that subject to the above, due to the Sites location in relation to local landform and on lower ground where landform is more closely associated with areas of new development, that harm to the character of the landscape and to visual receptors is localised to the Site and immediate environs to the south, east and west. The proposed retention and enhancement of existing vegetation, and proposed new mitigation planting shown on the Landscape Strategy Plan is considered appropriate in both quantum and location and can be controlled via a suitably worded condition which should also include requirements for restoration and management of existing and proposed features. In this context it is considered that the***

**proposals comply with Policy ESD 13 of the Cherwell Local Plan 2011 – 2031. As such in Landscape and Visual terms it is considered that the level of harm assessed within the LVIA is correctly assessed and mitigation to address identified harm is acceptable and compliant with both national and local plan policy.**” (underlined for emphasis)

1.24. Key points set out within the Lanpro review, include:

*“The landform on Site rises from the east to west as illustrated on Figure 1 Landform (Appendix A) and within the LVIA on drawings 5982/CSP/A and 5982/CSP/D which illustrates levels and shows illustrative Site sections to demonstrate the effects of landform and vegetation on visibility.”*

*“To the south of the Site lies Dukes Meadow Drive highway and Hanwell Fields housing development beyond. The character is strongly defined by recent urban expansion and a strongly defined rural edge delineated by the highway and associated native planting shelterbelt along its northern edge.”*

*“Public Right of Way (PRoW) 239/9 runs in a north to south orientation within arable fields with a linear PRoW along the edge of Dukes Meadow Drive and approved Strategic Housing Allocation site BAN 5 beyond.”*

*“The broader landscape consists of predominantly arable land to the north punctuate by the village of Hanwell and the expanding northern boundary of Banbury to the south, east and west. Amazon warehouses to the east beyond the A423 are the dominant manmade features in the landscape alongside new housing under construction and associated with BAN 2.”*

*“The Site nor the surrounding context is considered to be designated in landscape, ecological or historical terms. Having regard to the LVIA I generally agree with its assessment and findings... The mapping that is provided is helpful and provides some context to the Development and the sections illustrate the Applicants siting of the Site in this location. I have walked the local PRoW network to satisfy myself that the key landscape and visual elements have been correctly assessed.”*

*“The placement of Development away from the northern and northwestern edge of the Site as shown on the Landscape Strategy Plan contained within the LVIA helps*

*to reduce landscape effects on Site and associated harm creating a compact development form.”*

*“The southern boundary has a strong residential character and the cumulative effects of the approved Hanwell Fields Development Site (Phase I) reinforces this character.”*

*“In general terms due to the landform and vegetation on the Sites boundaries and the wider landscape context, visibility of the Site is limited to the immediate area with main effects visible within 350m of the Site boundary predominantly to the east.”*

### **Reason for Refusal**

- 1.25. It is evident that there has been extensive and proactive dialogue between the applicant and Cherwell District Council. The resulting proposals and embedded landscape mitigation measures, have been directly shaped by this iterative process, through two previous outline applications, resulting in an independent review by Lanpro, carried out on behalf of the Council, which fully supports the development of 114 dwellings on the application Site. As such, the Council and Applicant are fully aligned, in considering that that the current scheme, is appropriate in landscape and visual terms.
- 1.26. Notwithstanding the aligned position on landscape grounds, the outline application (ref: 23/03366/OUT) was refused planning permission by Cherwell District Council on 30<sup>th</sup> November 2023. This followed objections by the Hanwell Parish Council and Banbury Town Council at the 1<sup>st</sup> August 2024 Planning Committee. Key objections raised, include:

*“Contrary to Policy ESD13 as would cause undue visual intrusion into open countryside and cause harm to important natural landscape features and topography;”*

*“Would have seriously harmful impacts on the local area which Local Plan policies aim to prevent, namely significant urban extension not in the adopted CLP – BSC2, ESD1, piecemeal development on open countryside (saved policy C8) and loss of important landscape feature (ESD13);”*

*“Would set a precedent for further urban development north of Dukes Meadow Drive, adversely affecting setting of surrounding villages, notably Hanwell. This is further demonstrated by previous approval 21/03426/OUT. Damaging precedent for greater coalescence of Banbury and Hanwell (saved policy C15);”*

*“Loss of important open vistas (saved policy C33 & ESD13); loss of informal open space for residents of Hanwell Fields (BSC11);”*

*“Further erosion of green buffer which conveys Hanwell’s integrity as a village;”*

*“The proposal would result in development of a greenfield site that contributes to the rural character of the approach into Banbury and is important in preserving the character of the this edge of Banbury and would be unduly prominent in the landscape.”*

1.27. The Council’s subsequent Reason for Refusal (RfR) on 12<sup>th</sup> August 2024, which this LVIA will address, provides:

***1. Cherwell District Council is able to demonstrate a 5-year housing land supply meaning that the relevant development plan policies are up to date. The application site is located within open countryside and is not allocated for development. The proposed development by virtue of its visually prominent position, is such that it would breach Banbury’s contained environmental setting, giving rise to a risk of coalescence between Banbury and Hanwell, causing undue visual intrusion into the open countryside, fundamentally changing the undeveloped characteristic of this parcel of open arable land, creating a prominent urban built form, inconsistent with the local character, to the detriment of the rural landscape. As such, the proposed development would be contrary to Policies BSC1 and ESD13 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies H18, C8 C15 and C28 of the Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.***  
(underlined for emphasis)

1.28. It is noted that the above RfR represents an exact carbon copy of the landscape RfR, issued by Cherwell District Council on 29<sup>th</sup> March 2023, in relation to the outline application for 179 dwellings at Land East of Warwick Road Drayton,

Warwick Road, Banbury (ref: 23/00853/OUT). This is despite the clear contrasts in context, character and sensitivity of the two Site's and indeed the contrasting nature of the proposals themselves. It is considered this undermines what appears to be a generic reason for refusal, which lacks any credible relevance to this application and rows against the Council's own landscape review and their subsequent officer recommendation.

### **Formatting and Structure of the LVIA**

- 1.29. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.30. The assessment of effects has been derived from guidance provided within Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1 of this document.
- 1.31. The format of this LVIA is as follows:
  - Review of landscape related policy – national and local policy context reviewed with any designations identified (Section 2);
  - Baseline assessment – review of the existing landscape character, visual environment and landscape related policy (Section 3);
  - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
  - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
  - Conclusions will be drawn (Section 6).
- 1.32. This assessment should be read alongside the other supporting material which accompanies this outline planning application.

## 2. LANDSCAPE RELATED POLICY

### National Policy

#### National Planning Policy Framework (December 2023)

- 2.1. The revised National Planning Policy Framework (NPPF) was published in December 2023. The document sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.2. Paragraph 7 states that: ***“The purpose of the planning system is to contribute to the achievement of sustainable development.”***
- 2.3. Paragraph 8 states that: ***“Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)”*** including ***“an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”***
- 2.4. Paragraph 11 states that: ***“Plans and decisions should apply a presumption in favour of sustainable development.***

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

***a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***

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

***i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for***

***restricting the overall scale, type or distribution of development in the plan area; or***

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

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

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

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

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

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

2.5. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Paragraph 135 states that: “***Planning policies and decisions should ensure that developments:***

***a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***

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

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

***d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***

- e) ***optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) ***create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”***

2.6. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular paragraph 180 states that: ***“Planning policies and decisions should contribute to and enhance the natural and local environment by:***

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



### National Planning Practice Guidance (NPPG)

- 2.7. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to the Site are set out below:

#### *Design: Process and Tools*

- 2.8. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.

#### *National Design Guide*

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

#### *Green Infrastructure*

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

#### *Landscape*

- 2.11. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Regarding new development proposals, Plans can include policies to avoid adverse impacts on landscapes and to establish necessary mitigation measures.
- 2.12. The NPPF and NPPG have been of material consideration as part of the assessment of the Site and its setting, and the proposals have considered the overall framework guidance and principles contained within the NPPF.

## Local Planning Policy

- 2.13. The Site and wider setting are covered by Cherwell District Council (CDC) and Oxfordshire County Council. The core Development Plan Document for the District is the Cherwell Local Plan 2011-2031 Part 1 (Adopted July 2015) along with the adopted Policies Map.

### Cherwell Local Plan 2011-2031: Part 1 (Adopted July 2015)

- 2.14. The Cherwell Local Plan (2015) provides a strategic spatial and policy framework with which to guide sustainable development across the District up to 2031.
- 2.15. Several policies within the document are considered to be of relevance to the Site and its setting in landscape and visual terms and these are summarised below:
- 2.16. **Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision** – This policy highlights that development should ensure a sufficient quality and quantity of open space provision by protecting existing sites, addressing existing deficiencies in provision, improving access to existing facilities as well as securing new provision. **Policy BSC 11: Local Standards of Provision – Outdoor Recreation** is complementary to Policy BSC 10 in that it requires new development to contribute to the provision of open space, sport and recreation either on-site or through financial contributions.
- 2.17. **Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment** – This policy seeks to conserve and enhance existing biodiversity and the natural environment across the District, as well as providing a net gain in biodiversity on any new development by protecting, managing, enhancing and extending existing resources or by creating new ones. It also emphasises the need to protect trees and increase tree numbers across the District.
- 2.18. **Policy ESD 13: Local Landscape Protection and Enhancement** – This policy seeks to protect, conserve and enhance local landscape character with regard to the Countryside Design Summary Supplementary Planning Guidance (1998) and the Oxfordshire Wildlife and Landscape Study (OWLS, 2004). Regarding new development, the policy states:

***“Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted if they would:***

- ***Cause undue visual intrusion into the open countryside***
- ***Cause undue harm to important natural landscape features and topography***
- ***Be inconsistent with local character***
- ***Impact on areas judged to have a high level of tranquillity***
- ***Harm the setting of settlements, buildings, structures or other landmark features, or***
- ***Harm the historic value of the landscape.”***

2.19. **Policy ESD 15: The Character of the Built and Historic Environment** – This policy relates to the design of development and emphasises the need for design to build on the context of the site and its surroundings and states: ***“New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design.”*** This is particularly the case where development is located in close proximity to the distinctive natural and historic assets of the District. A list of criteria that new development should be aligned to is further provided within the policy.

2.20. **Policy ESD 17: Green Infrastructure** – This policy relates to Green Infrastructure (GI) and presents several measures in order to maintain and enhance the GI network across the District. In particular, the policy states: ***“green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond.”***

‘Saved’ Policies of the Cherwell Local Plan (Adopted November 1996)

2.21. A number of policies in the former Cherwell Local Plan (1996) have not been replaced by the Cherwell Local Plan (2015) and as such, continue to apply to the District.

2.22. The 'saved' policies that are considered to be of relevance to the Site in landscape and visual terms are listed as follows:

- **Policy C28: Layout, design and external appearance of new development;**
- **Policy C30: Design of new residential development;** and
- **Policy C31: Compatibility of proposals in residential areas.**

2.23. **Policy C28** is closely associated with **Policy ESD 15** of the Cherwell Local Plan (2015) in that all new development is expected to be compatible with and sympathetic to its urban or rural context. Development is required to be of a high standard and traditional, local building materials should be employed in order to retain the character of the area.

2.24. **Policy C30** relates to design control of new residential development to protect and enhance the appearance, character, layout and scale of existing, nearby dwellings and to ensure that sufficient amenity space and privacy is provided. **Policy C31** builds on **Policy C30**, stating that any development not compatible with the character of existing residential areas or that would result in unacceptable levels of harm or visual intrusion will not usually be supported.

#### Emerging Policy – Cherwell Local Plan 2040

2.25. It is understood that CDC are in the process of reviewing and updating the adopted Cherwell Local Plan (2015) to address the needs of Cherwell up to 2040. Once adopted, this plan will replace the adopted Local Plan and the 'saved' policies of the Cherwell Local Plan (1996). Given that this emerging policy remains in the early stages of development, it has not been analysed further within this LVIA.

#### Cherwell Residential Design Guide SPD (Adopted July 2018)

2.26. The Cherwell Residential Design Guide Supplementary Planning Document (SPD) expands on Policy ESD 15 of the Cherwell Local Plan (2015) and is designed to ensure that all new development results in **“vibrant, sustainable, safe and attractive places that add to the District’s legacy”**, with the aim of enhancing the character and sense of place of areas across the District. The Guide is separated into various chapters on design and has been of material consideration in the design of the proposals.

Building in Harmony with the Environment – A Development Guide SPG (Adopted November 1998)

- 2.27. This document was produced by CDC and was adopted as Supplementary Planning Guidance (SPG) in 1998. It is intended to promote built design that harmonises with the surrounding environment and landscape context. Although now somewhat outdated, the development guide provides useful insight and guidance as to the designing of new development and Section 6 – ‘Landscaping’ is considered to be of relevance in landscape terms.

Oxfordshire Street Design Guide SPG (Adopted September 2021)

- 2.28. The Oxfordshire Street Design Guide was adopted by Oxfordshire County Council in 2021 and presents the Council’s vision to create sustainable, successful places through design. It is a material consideration in the planning and decision-making process and provides design objectives and guidance on how streets can define new development, create a sense of place and deliver high-quality design within new development. The importance of landscape elements in the streetscene is highlighted within section 3.4 of the design guide.

Banbury Vision & Masterplan SPD (December 2016)

- 2.29. The Banbury Vision & Masterplan document, adopted in 2016, provides a further level of detail in addition to the adopted Cherwell Local Plan (2015) in respect to the vision and proposed future growth of Banbury. The vision for the town is sub-divided into six strategic objectives, with ‘*Create high quality environments and a distinctive place to live and work*’ and ‘*Promote opportunities for local people*’ considered to be of some relevance to the Site in landscape and visual terms.
- 2.30. It is acknowledged that the Site does not form part of planned future development land, which is illustrated on the masterplan for the town included within the SPD. However, it is noted that, similarly, the now approved Phase 1 development to the immediate south did not form an allocation yet this is set to further extend the northern settlement edge of Banbury.

### 3. BASELINE ASSESSMENT

#### Site Context

- 3.1. The Site is located on the northern edge of Banbury and to the immediate north of Dukes Meadow Drive. The Site is not subject to any landscape specific qualitative designations. As noted above, the Site's localised context has seen considerable change through the recent expansion of the settlement edge as a result of extensive housing development, which is clearly perceived within the immediate and localised setting to the west, south and east respectively. Figure 1 below, demonstrates the extensive recent change, that has already occurred and is merging through recent residential development and further committed residential development site, to the north of Dukes Meadow Drive.



**Figure 1:** The Site in relation to established and emerging residential commitments, illustrated in blue and green).

- 3.2. The Site comprises the eastern extents of an unmanaged grassland field parcel that contains scrub of low landscape value on sloping ground rising to the west. It is considered that the key landscape features of the Site are the robust native hedgerows which contain the Site's northern, eastern and southern boundaries.
- 3.3. The localised setting to the north and north-west is established by a gentle valley, characterised by a rural landscape character between the settings of Banbury and Hanwell (located approximately 1.3km north west at its closest point), creating a localised bowl between these two settlements. The valley is relatively self-contained

and is not perceived from within the immediate settlement edge, with prominent field boundary vegetation and woodland blocks establishing a tranquil environment that is less influenced by the surrounding settlement edge, within which the Site is located. It is noted that the sloping nature of the Site allows for some intervisibility from the adjacent built up environment, most notably on approach towards the Site's eastern corner, where views up the east facing slope of the Site are perceived from Dukes Meadow Drive, albeit within the context and setting of the adjacent highway and built form, further enhancing the Site's close relationship with the established built form and settlement edge. Views from the setting of Hanwell village to the north-west are, however, highly contained.

- 3.4. The Site's southern boundary is clearly influenced by the built up environment established along Dukes Meadow Drive, especially in light of the now approved Phase 1 residential development (refer **ASP4** – Landscape Strategy Plan, which illustrates the proposals for Phase 2 within the context of the now approved adjacent Phase 1 development), which occupies the adjacent field parcel to the south, further increasing the influence of the established settlement edge over the Site. Extensive residential development is perceived on approach to the Site from the east and west fronting onto the highway, with prominent three and four storey residential properties established and fronting onto the Site's south-eastern corner positioned around the existing built up setting of the adjacent roundabout. Hanwell Fields Park resides to the south of the Site, forming an area of green space within the adjacent Hanwell Fields development, which combined with the deep roadside verges and landscaping along Dukes Meadow Drive, serves to successfully integrate the settlement edge and establish a pleasant, landscaped highway setting.
- 3.5. The Site is located within a well-established PRow network that extends out from the northern settlement edge into the surrounding countryside, with PRow routes 120/107 and 239/9 extending into the countryside from Dukes Meadow Drive to the west of the Site. Extensive cycle links run parallel to Dukes Meadow Drive, providing positive sustainable links along the northern edge of Banbury and within the adjacent Hanwell Fields development.
- 3.6. Overall, it is considered the Site resides within a changing environment, illustrated through the establishment of Hanwell Fields, the more recent BAN 5 development parcel to the west, the ongoing BAN 2 development to the east and the now approved Phase 1 development to the immediate south and Vistry Appeal site. This

has established and will continue to establish the presence of built form beyond the northern edge of Dukes Meadow Drive.

Vistry Appeal Site (Land East of Warwick Road, Banbury)

- 3.7. The Vistry Appeal Site is located on the extreme north western corner of Banbury, which bulges northwards towards the southern edge of Hanwell. In comparison to the Application Site It shares a far closer and stronger relationship to the setting of Hanwell Village. In physical terms, its northern edge is positioned immediately adjacent to Park Farm, which comprises a group of agricultural buildings, that form the southernmost point of the village. This is the shortest part of the gap between the two settlements. In visual terms, the Vistry Site is afforded direct views from three PRoW routes (239/10/10, 120/7/10 & 239/8/20) that emerge from the southern edge of Hanwell, with the Vistry Site forming an integral part of the rural setting to the village. Perceptually, the Vistry site forms part of a short walk through the intervening countryside between Banbury and Hanwell and is therefore crucial to a perceived sense of separation and the separate identities of the two settlements.
- 3.8. In visual terms, the Site contributes strongly to the sense of visual amenity experienced within views from the southern edge of Hanwell, forming an integral part of the arable landscape to the south and comprising key features such as hedgerows and mature treelines that form part of an attractive rural backdrop. The Vistry Site is therefore considered to be more sensitive in terms of visual amenity and is directly accessed by recreational walkers along PRoW 239/10/10 who are considered to be of high visual sensitivity.
- 3.9. Although the Vistry Site lies to the immediate north of the BAN 5 development, it is physically separated from it by a continuous treeline along its southern boundary. The rural qualities of the Vistry Site and relationship to the surrounding fields are therefore retained to a far greater extent. As noted within the Council's Lanpro review, the Application Site is strongly influenced by prominent urbanising components, noting the presence of the adjacent built form, the busy Dukes Meadow Drive as well as the adjacent recreation ground. Its lower lying topography relates strongly to the surrounding settlement and sloping towards it, containing it from the wider valley bowl to the north. With this context in mind and noting the Vistry Appeal Site essentially forms the last physical and functioning gap between the two neighbouring settlements, it is considered that the Vistry Site, in its current



state, would be of higher landscape value and sensitivity, when compared to the Application Site.



**Figure 2: Vistry Appeal Site and Approved Scheme**

### National Landscape Character

- 3.10. In terms of the wider national landscape character, within Natural England’s National Character Assessment, the Site is located within the ‘Northamptonshire Uplands’ National Character Area (NCA 95), which is described as: **“an area of gently rolling, limestone hills and valleys capped by ironstone-bearing sandstone and clay Lias, with many long, low ridgelines”**.

### County Landscape Character

#### Oxfordshire Wildlife and Landscape Study (2004)

- 3.11. At county level, the Oxfordshire Wildlife and Landscape Study (OWLS) identifies the Site as being covered by two Landscape Types (LT) as follows: LT23: ‘Wood Pasture Valleys and Slopes’, which covers the easternmost portion of the Site and LT 7: ‘Farmland Slopes and Valley Sides’, which covers its western extents.

3.12. The Site itself is situated on gently sloping landform that falls to the east and south-east. The key characteristics of LT 23: *‘Wood Pasture Valleys and Slopes’* are identified as;

- ***“Steep sided valleys and slopes.***
- ***Large, interlocking blocks of ancient and plantation woodland.***
- ***Small pasture fields with localised unimproved grassland.***
- ***Tall, thick hedges and densely scattered hedgerow trees.***
- ***Small, intact villages and hamlets.”***

3.13. The landscape strategy for this LT is identified as ***“Conserve the characteristic mosaic of woodland and grassland along the valley side and bottoms, as well as the unspoilt vernacular character of the villages.”*** The assessment also identifies a number of guidelines for this LT, with those considered relevant to the Site and its setting included below:

- ***“Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, field maple and hazel, and hedgerow trees such as oak and ash.***
- ***Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.***
- ***Enhance and strengthen the character of tree-lined watercourses and valley bottoms by planting willows, ash, alder and, where appropriate, pollarding willows.***
- ***Minimise the visual impact of intrusive land uses at the fringes of towns and villages with the judicious planting of tree and shrub species characteristic of the area. This will help to screen any development and integrate it more successfully with its surrounding countryside.***
- ***Promote the use of building materials and a scale of development and that is appropriate to this landscape type. This ranges from ironstone and slate in the Northamptonshire Uplands, the limestone and stone tiles of the Cotswolds, through to brick and flint, red and blue bricks and clay tiles in the Chilterns.”***

3.14. The key characteristics of LT 7: *'Farmland Slopes and Valley Sides'* are:

- ***“Prominent slopes and valley sides interrupted by a number of small, narrow v-shaped valleys.***
- ***Large arable fields on the gentler slopes, small pasture fields on the steeper slopes and steep-sided valleys.***
- ***A well defined pattern of tall hedges and hedgerow trees.***
- ***Small woodland copses and belts on steep slopes and along watercourses in the minor valleys.***
- ***Small unspoilt villages with rural character.”***

3.15. The landscape strategy for this LT is identified as ***“Conserve the intimate pastoral character of the small valleys and the rural, unspoilt character of the villages. Strengthen the field pattern where it is weak.”*** The assessment also identifies a number of guidelines for this LT, with those considered relevant to the Site and its setting included below:

- ***“Strengthen the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash.***
- ***Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.***
- ***Maintain the vernacular character of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type. This ranges from the limestones and stone tiles of the Cotswolds through to the ironstones and thatched roofs of the Northamptonshire Uplands.***

## **District Landscape Character**

### Cherwell District Landscape Assessment (1995)

3.16. At district level, the Cherwell District Landscape Assessment prepared in 1995 is now somewhat outdated, but identifies the Site as being located within the *'Incised Ironstone Plateau'* Landscape Character Area. This is described as: ***“situated to the north of the Ironstone hills and valleys. Both areas have a number of common characteristics, but the plateau landform is substantially different. It***

***is a far less complex unfaulted, complete unit, divided by streams which create a landscape of ridges and valleys which extend around the north-west of Banbury”.***

3.17. The key characteristics of the ‘Ironstone Plateau’ Landscape Character Area considered relevant to the Site and its setting include:

- ***“The plateau top is an exposed area and rough grazing predominates in the most exposed places. Some level and gently sloping areas are under arable cultivation. Fields tend to be large, and lacking in enclosure. Hedges are low and closely trimmed and frequently been replaced with fences. The upland landscape is therefore very open, with long views down the valleys.***
- ***The valley sides are steep enough to prevent mechanised cultivation and pastoral farming predominates.***
- ***This area is known for its warm coloured Horton stone [...]***
- ***Parts of the plateau are under arable cultivation, with winter cereals and short term sheep grazing with permanent grassland in the most exposed areas. Roads run straight along the tops of the ridges, lined with wide grass verges with occasional patches of heath vegetation lining the roads.”***

Countryside Design Summary SPG (June 1998)

3.18. The Countryside Design Summary SPG, published in 1998, provides development guidance for the rural areas of the District to ensure that its distinctive character is maintained and enhanced. The District is divided into four broad Countryside Character Areas (CCAs) that have a distinct unity and the study builds on the Cherwell District Landscape Assessment (1995).

3.19. It is noted that this document is now somewhat outdated and that due to the location of the Site on the northern settlement edge of Banbury, the guidance within this document is of limited relevance to the proposals. Nevertheless, it is considered to provide useful context regarding the landscape in which the Site is set.

3.20. The Site lies within the ‘Ironstone Downs’ CCA, which covers the entire northern half of the District to the west of Cherwell Valley and extends into wider areas of Warwickshire, Northamptonshire and West Oxfordshire. In the northern extents of

the District the CCA is characterised by an upland plateau-like landscape incised by very steep and mostly narrow valleys.

3.21. The key landscape characteristics of the *'Ironstone Downs'* CCA are listed below:

- i. "The Ironstone Downs is a strongly undulating landscape, which rises to the west forming an upland ridge on the western boundary of the district, over 200m in altitude in part [...]"*
- ii. Steeply sided, narrow valleys containing small brooks dissect the area, being more defined in the north where they cut through a gently rolling plateau [...]"*
- iii. Mixed farmland is characteristic of this area. Where the land is gently sloping, large-scale intensive arable farmland predominates. Elsewhere on steeper slopes, small scale grazing land exists with strong patterns of mixed thorn hedgerows containing hedgerow trees such as Oak, Ash, Sycamore and occasional Beech. Remnant heath vegetation also exists on some of the higher ground.*
- iv. There are very few extensive areas of woodland. Those that exist are either associated with historic parkland located in the east of the area, or with poor quality soils, especially in association with watercourses and the brow of hills.*
- v. This area contains both exposed large-scale arable landscapes and intimate small-scale valleys under pasture. Views from upland locations often encompass both types.*
- vi. Roads generally cross the higher ground and traverse valleys, but rarely follow them [...] Roads are sunken where they cross steep valley slopes."*

3.22. Regarding the implications for new development, the following is provided:

- i. "New roads or access ways should cause minimal disturbance to valley floors e.g., by careful alignment, the formation of cuttings, planting of hedgerows and other treatment sympathetic to the landscape.*

***ii. Trees and hedgerows should be retained to conserve the small-scale character of much of the landscape. Where new planting is required to help integrate new development into the landscape, this should reflect local landscape structure and character.***

***iii. All forms of development need to be sited with care in order to avoid locations where development would be either prominent, visually intrusive, out of character or would harm a feature or site, which is important to the character of the area.”***

3.23. Alongside the landscape character analysis of the CCA, analysis is also provided on settlements, though this primarily focuses on villages, which is of limited relevance to the Site. Regarding the implications for new development on settlements, it is highlighted that new development should respect the existing setting of settlements and that proposals that would have a prominent visual impact on the wider countryside would not be acceptable. It is also emphasised that the scale, location and layout of new development should relate sensitively to the historic settlement form. The creation of new public space is considered to be an integral part of new development and can help maintain the character of settlements.

3.24. Character analysis is also provided on the built form within the ‘Ironstone Downs’ CCA along with the implications for new development, though similar to the settlement analysis, this primarily focuses on rural areas. It is noted, however, that Ironstone is a characteristic building material across the CCA along with slate and plain-tiled roofs and that other materials would need to be carefully considered so as not to harm existing character.

### **Landscape Sensitivity and Capacity Studies**

#### Banbury Landscape Sensitivity & Capacity Assessment (September 2013)

3.25. In addition to the above studies on landscape character, a more site-specific Landscape Sensitivity & Capacity Assessment was undertaken in September 2013 for a number of land parcels around Banbury. The report was prepared to provide an evidence base to support the Cherwell Local Plan (2015) and to supplement and build upon the Cherwell District Council Landscape Sensitivity and Capacity Assessment (CDC LSCA) prepared in September 2010 by Halcrow Group Limited.

- 3.26. This document identifies the Site as forming a small part of the wider 'Site A', which extends further north, east and west up to the southern edge of Hanwell village. The Site forms part of the southernmost portion of 'Site A' immediately adjacent to and influenced by Dukes Meadow Drive and the existing Banbury settlement edge. It is considered that the Site and its localised setting has undergone extensive development since this report was prepared, which has redefined the northern settlement edge of Banbury including the development at 'Site J / Banbury 5' to the west and 'Site B / Banbury 2' to the east.
- 3.27. As a result, this study is considered to be outdated and does not take on board the up-to-date specific landscape and visual elements associated with the Site itself, which forms only a small part of the wider parcel. The Site is therefore considered to be located within a changing landscape and visual environment, with recent localised development pushing the settlement edge beyond the northern edge of Dukes Meadow Drive into the countryside. The Site is considered to be of lower sensitivity and value due to the more recent residential development north of Dukes Meadow Drive and the urbanising components that characterise the immediate setting, with an increased capacity for carefully designed, sensitive development.

Cherwell Landscape Sensitivity Assessment (September 2022)

- 3.28. The Cherwell Landscape Sensitivity Assessment, published in 2022 by The Environment Partnership on behalf of CDC, forms part of the evidence base in the preparation of the emerging Local Plan. It identifies the key characteristics and features that contribute to landscape sensitivity and provides an overall sensitivity for built development, woodland planting and recreational scenarios around each of the assessed settlements, including Banbury.
- 3.29. Study areas around each of the assessed settlements were defined and agreed with CDC and these were sub-divided into assessment parcels where the landscape is considered to display similar land uses or characteristics and typically bound by visible features. The Site was assessed as part of a much broader assessment parcel, LS BAN14: Land North of Dukes Meadow Drive, that stretches across the countryside to the immediate north of the Banbury settlement edge, extending east from the southern extents of Hanwell village and defined along its northern boundary by a small tributary of Hanwell Brook that feeds into this landscape feature to the east of the Site.

- 3.30. The parcel as a whole was assessed in terms of the following landscape sensitivity criteria, with the evaluation of each in brackets:
- Physical Character (Moderate-High);
  - Natural Character (Low-Moderate);
  - Cultural and Historic Associations (Moderate-High);
  - Perceptual and Scenic Qualities (Low-Moderate);
  - Settlement Form and Edge (Moderate); and
  - Views and Visual Character (Moderate)
- 3.31. Alongside the landscape sensitivity criteria, both the landscape and visual value of the assessment parcel was concluded as being Low-Moderate.
- 3.32. The overall landscape sensitivity of LS BAN14 for residential built development was considered to be Moderate-High, stating physical character as an important factor of this evaluation, in particular the undulating valley slopes and openness of the assessment parcel from views to the north and north-east.
- 3.33. A set of key sensitivities for the assessment parcel is also provided within the document:
- ***“The setting the landscape provides to Hanwell Conservation Area.***
  - ***The distinctive elevated landform, panoramic views to the north and role of this area as a backdrop and skyline.***
  - ***The well-defined pattern of tall hedges and hedgerow trees.***
  - ***Public access routes which are valued for informal recreation and provide a link to the wider countryside.”***
- 3.34. The guidance and recommendations for new development within this assessment parcel are as follows:
- ***“Avoid building on prominent and open slopes or elevated areas where development is likely to have localised visual prominence.***
  - ***Carefully consider lighting in any new development, so as not to adversely affect the dark skies.***
  - ***Consider the role of this area as a skyline and backdrop. Avoid vertical elements breaking the skyline.***



- ***Retain existing hedgerow boundaries for their importance in providing structure to the landscape and their ecological value.***
- ***Include tree planting to help integrate development within the rural landscape.”***

3.35. It is noted that the field parcel associated with the now approved Phase 1 development to the immediate south of the Site formed part of the wider assessment parcel. It is further noted that the landscape sensitivity of the Site to residential development would be reduced due to its settlement edge location and the ever-changing landscape and visual environment of the northern settlement edge of Banbury, as well as by the degree of containment afforded to the Site as a result of the established surrounding vegetation structure and undulating landform. A detailed assessment of the Site itself is included in the following sub-sections.

### **Aspect Landscape Character Assessment**

- 3.36. In line with GLVIA3 guidance, where published assessments are considered to be light in terms of relevance to sites and their settings, a site-specific assessment can be undertaken, and professional judgement used.
- 3.37. The Site is located on the northern edge of Banbury, immediately to the north of Dukes Meadow Drive and is not subject to any specific qualitative landscape designation. The Site's localised context has seen considerable change with the expansion of the settlement edge as a result of recent and ongoing housing development clearly perceived within the immediate and localised setting to the west, south and east respectively. This will naturally be enhanced as a result of the now approved Phase 1 development, which resides to the immediate south.
- 3.38. The Site currently comprises an area of rough grassland and scrub, which is of low landscape value, with the key landscape features considered to be the robust native hedgerows that characterise the Site's northern, southern and eastern boundaries. Internally, there are few features of landscape merit. There are some offsite TPO trees to the west, though they do not influence the Site. A veteran Ash is located offsite but adjacent to the Site's north-western corner. An overgrown hedgerow associated with the smaller, adjacent southern parcel of land that has now been approved for residential development (Phase 1), defines the southern boundary of

the Site, and although this shows some signs of fragmentation, it is considered to be a positive feature.

- 3.39. The Site lies on the lower extents of sloping ground that falls from west to east, at approximately +125m AOD at the highest point in its south-western edge, falling to below +100m AOD at its lower lying, eastern edge. The sloping ground associated with the remaining extents of the field parcel to the west, offsite, rises to over +138m AOD.
- 3.40. The Site's southern roadside boundary banks relatively steeply towards Dukes Meadow Drive and is characterised by mown grass, native scrub and tree groups, which combine with the established urban parkland setting to the immediate south within the adjacent Hanwell Fields development, to create a verdant roadside character.
- 3.41. To the north and north-west, a localised valley establishes a rural landscape character between the settings of Banbury and Hanwell, creating a localised bowl between these two settlements, with the prominent field boundary vegetation and treescape creating an intimate and tranquil environment that is clearly less influenced by the surrounding urban settlement edge when compared to the Site itself.
- 3.42. The Site's more open southern boundary means that there are a number of views into the Site's southern and lower lying eastern extents from Dukes Meadow Drive and the existing northern edge of the Hanwell Fields estate and as such, the Site is perceived within the context of the settlement edge setting. This will only increase as the adjacent Phase 1 development establishes. Primary views towards the wider countryside to the north from the Dukes Meadow Drive road corridor are mostly contained as a result of the Site's landform and boundary vegetation. The Site itself is not legally publicly accessible.
- 3.43. In order to assess the effects on the landscape resource, GLVIA3 provides a number of definitions in relation to sensitivity which is derived from a combination of landscape susceptibility and landscape value, as defined below:

- Landscape Susceptibility: *“the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences;”*
- Landscape Value: *“the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons”;* and
- Landscape Sensitivity: *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*

3.44. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of a site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

#### Landscape Susceptibility

3.45. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of the existing settlement edge, which has extended north of Dukes Meadow Drive to the west, reduces the susceptibility of the Site to change resulting from residential development. The established vegetation structure associated with the localised landscape creates a robust external edge to the Site and forms a defensible boundary between the settlement fringe and the wider rural setting to the north. It is therefore considered that the Site has capacity to accommodate sensitively designed residential development. The susceptibility of the landscape resource to change of the type proposed is considered to be **low / medium**.

#### Landscape Value

3.46. GLVIA 3 sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. This has been reviewed and updated following the publication of Landscape Institute Technical Guidance Note 02/21 ‘Assessing landscape value outside national designations’ (TGN 02/21) and the below takes into account the updated guidance. These factors include:

- Natural heritage (ecological, geological, geomorphological which contributes positively to landscape).
- Cultural heritage (archaeological, historical or cultural which contributes positively to landscape).
- Landscape condition (physical condition and intactness of landscape elements / structure).
- Associations (landscape connected with notable people, events or with the arts).
- Distinctiveness (strong landscape character, features, making a contribution to sense of identity).
- Recreational (offering recreational opportunities where experience of landscape is important).
- Perceptual (Scenic) (visual quality / appeals to the senses).
- Perceptual (Wildness & tranquillity) (perceptual value of landscape, tranquillity, wildness and remoteness).
- Functional (landscapes performing clearly identifiable functions).

3.47. Table 1, below, seeks to assess the value of the Site (including the immediate adjoining localised landscape setting) based on the amended Box 5.1 and TGN 02/21 criteria.

Table 1: Assessment of Landscape Value of the Site and its immediate setting

| <b>Criteria</b>     | <b>Assessment of Value</b>   |
|---------------------|--|
| Natural heritage    | <b>low / medium</b> – The existing boundary vegetation, particularly along the northern Site boundary is likely to be of some ecological interest, together with local areas of established native shrub and tree planting.  |
| Cultural heritage   | <b>low</b> – No localised or national landscape designations cover the Site or its localised setting and it is considered that the Site does not fall within the setting of any listed building. Although the Hanwell Conservation Area is located approximately 800 metres to the north-west, there is no strong physical or visual connection between this and the Site. |
| Landscape condition | <b>medium</b> – The Site broadly reflects that of the surrounding fieldscape, comprising a grassland field with few internal landscape features of note. The existing Site boundaries appear   |

|  |   |
|--|---|
|  | <p>intact, noting that the Site forms part of a wider field parcel and has an open western boundary. Built form development characterises land to the south of Dukes Meadow Drive, and to the east lies a recreation area including two football pitches, a cricket pitch and a pavilion. These built elements have permanently changed the immediate setting and impacted on the condition of the immediate landscape to the south and east.</p>   |
| Associations                           | <p><b>none</b> – There are no known literary or historic associations with the Site or its immediate setting.</p>   |
| Distinctiveness                        | <p><b>low / medium</b> – The Site comprises a grassland field, which is common in the localised setting and within the wider District. The key landscape features of the Site and its setting are the boundary hedgerows and sporadic hedgerow tree planting that provide a degree of separation and enclosure to the Site from the wider landscape setting to the north. There are no internal features of note and it is considered that the Site does not contribute substantially to the identity of the wider rural setting.</p> |
| Recreational                           | <p><b>medium</b> – The local PRow network is well-established to the west but the Site itself is not legally publicly accessible. It is noted that an enclosed recreational sports area is located adjacent to the Site to the east.</p>  |
| Perceptual (Scenic)                    | <p><b>low</b> – There are no internal features associated with the Site and the existing settlement edge influences the Site, which is of low scenic quality. As such, the Site itself is considered to be of limited scenic value. It is acknowledged, however, that on higher ground to the west, panoramic views of the valley landscape are afforded, particularly looking out to the east.</p>   |
| Perceptual (Wildness and Tranquillity) | <p><b>low</b> – The presence of existing development to the south forms a notable urbanising feature within the localised landscape fabric and reduces the perceived tranquillity of the Site and its immediate setting. Tranquillity levels are further reduced by passing traffic along Dukes Meadow Drive and the audible presence of the M40.</p>   |
| Functional                             | <p><b>low</b> – The Site does not demonstrate a clear landscape function other than as an unmanaged grassland field on the existing northern settlement edge of Banbury, within a localised landscape experiencing ongoing change. The arable fields to the north display an agricultural land use, however.</p>  |

- 3.48. In terms of value, the landscape in which the Site is immediately set is not formally designated and there are no known historic or literary associations with the Site. The Site is influenced by the presence of the northern settlement edge of Banbury, which forms a notable urbanising element that detracts from the tranquillity of the localised landscape, and tranquillity levels are further impacted by passing traffic along Dukes Meadow Drive and the audible presence of the M40.
- 3.49. The nearby PRoW footpaths to the west offer some localised recreational benefit, along with the recreational sports area to the east, though the Site itself is not legally publicly accessible.
- 3.50. The internal area of the Site consists of low value grassland and scrub, reflecting its settlement edge character and offers little in the way of perceptual interest and is unlikely to be of significant ecological interest. As such, it is considered that the Site and its immediate countryside setting represent an ordinary landscape, noting that the Site's boundary vegetation is generally robust and is likely to be of some ecological interest.
- 3.51. The internal area of the Site is considered to be wholly separated from the Hanwell Conservation Area by both distance and the intervening topography and vegetation structure, similar to the now approved scheme to the south (Phase 1). It is noted, however, that sections of the northern Site boundary are glimpsed from limited, publicly accessible locations on the eastern and southern edge of the Conservation Area. The Site is not considered to fall within the setting of any listed building.
- 3.52. Aspect concludes that the overall landscape value of the Site and its immediate setting is **low / medium**.

#### Landscape Sensitivity

- 3.53. Considering the assessment of the various factors above, the landscape value of the Site would typically be **low / medium**, while its susceptibility to change of the type proposed would similarly be **low / medium**. The Site is consistent in terms of its land use, features and elements with that of the immediate surrounding area and is not remarkable nor does it include any features that elevate it above an ordinary landscape. The Site is not considered to represent a "valued landscape" in relation

to the NPPF. When both value and susceptibility of the landscape resource are considered together, it is considered that the Site would typically be of **low / medium** landscape sensitivity.

- 3.54. With regard to the localised and wider rural landscape beyond the northern settlement edge of Banbury and the Site, the gently undulating topography that exists within the locality along with the established vegetation structure provide positive landscape features that help integrate the existing Banbury settlement edge into the landscape. Within the localised and wider landscape setting, it is considered that the landscape would typically be of **medium / high** sensitivity, as the distance from the built form and consequent tranquillity increases.

### **Visual Baseline Assessment**

- 3.55. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and various field assessments. The views have been taken from publicly accessible viewpoints and though not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify the views that would, potentially, experience the greatest degree of change as a result of the proposals.
- 3.56. The visual assessment is included within Appendix 2 of this LVIA and the baseline studies have fully considered the various factors required, as detailed in Section 6 of GLVIA3 and the Landscape Institute Technical Note 06/19.
- 3.57. The photographs were taken in March 2023 by a qualified Landscape Architect in line with LI technical Note 06/19 and are representative of winter views when the landscape is at its most exposed. The weather was overcast but with good visibility overall. The full assessment of effects upon the visual environment and each viewpoint is detailed in Section 5 of this report.
- 3.58. Table 2, below, identifies the locations of the identified viewpoints together with the key receptors and considered sensitivity.

Table 2: Baseline Visual Assessment

| <b>View-point</b> | <b>Location</b>  | <b>Distance and Direction from Application Site centre</b> | <b>Receptors</b> | <b>Sensitivity</b> |
|-------------------|--|--|------------------|--------------------|
| 1                 | PRoW 120/7/10  | 1.37km, north-west   | Users of PRoW    | High               |
| 2                 | A423 Southam Road                                      | 1.86km, north-east   | Road Users       | Low                |
| 3                 | PRoW AD6<br>(Part of Jurassic Way long distance route) | 4.08km, east   | Users of PRoW    | High               |
| 4                 | A422   | 3.25km, south-east   | Road Users       | Low                |
| 5                 | A423 Southam Road                                      | 775 metres, east   | Road Users       | Low                |
| 6                 | PRoW 239/9/10  | 585 metres, west – 1km, north-west                         | Users of PRoW    | High               |
| 7                 | Dukes Meadow Drive                                     | Adjacent to south-eastern Site boundary                    | Road Users       | Medium             |
| 8                 | PRoW 120/107/30<br>(Dukes Meadow Drive)                | 480 metres, south-west                                     | Users of PRoW    | High               |
| 9                 | PRoW 120/7/20  | 1.22km, west   | Users of PRoW    | High               |
| 10                | PRoW 239/10/10<br>(Hanwell Conservation Area)          | 1.50km, north-west   | Users of PRoW    | High               |
| 11                | PRoW 239/8/20<br>(Hanwell Conservation Area)           | 1.25km, north-west   | Users of PRoW    | High               |
| 12                | PRoW 239/8/20  | 1.24km, north-west   | Users of PRoW    | High               |
| 13                | A423 Southam Road                                      | 1.09km, north-east   | Road Users       | Low                |
| 14                | A423 Southam Road<br>(M40 bridge)                      | 1.22km, north-east   | Road Users       | Low                |
| 15                | PRoW 138/7/10  | 1.65km, north-east   | Users of PRoW    | High               |
| 16                | A423 Southam Road<br>(Little Bourton settlement edge)  | 1.63km, north-east   | Road Users       | Low                |



|    |   |                       |               |        |
|----|---|-----------------------|---------------|--------|
| 17 | PRoW 138/1/10                                 | 1.54km,<br>north-east | Users of PRoW | High   |
| 18 | Banbury Road                                  | 3.22km, east          | Road Users    | Medium |
| 19 | Banbury Road<br>(Chacombe settlement<br>edge) | 4.34km, east          | Road Users    | Medium |
| 20 | Grimsbury Reservoir                           | 1.37km,<br>south-east | Walkers       | Medium |
| 21 | Grimsbury Reservoir                           | 1.30km,<br>south-east | Walkers       | Medium |
| 22 | PRoW 120/107/20                               | 420 metres,<br>west   | Users of PRoW | High   |

- 3.59. As an overview, the Site itself is considered to be generally well contained in the localised and wider context, with the sloping higher ground of the Site to the west and the wider field parcel more exposed. The landform ensures the internal area of the Site is not visible from publicly accessible areas to the west or north-west.
- 3.60. In the localised setting within the northern settlement edge of Banbury, the Site is mostly contained by the landscaped bank along the northern side of Dukes Meadow Drive that prevents views of the Site, though as this flattens out to the south of the Site, it is perceived in views from this section of road corridor by medium sensitivity receptors (Viewpoint 7). Glimpsed views are also afforded from Lapsley Drive within the residential built form to the south. To the east, the Site is perceived from the A423 Southam Road, albeit this will change as the intervening ongoing development of BAN 2 progresses.
- 3.61. Where the Site is viewed from the wider setting, it appears in the context of the northern settlement edge of Banbury comprising residential and industrial land use, with the undulating valley landform and treed character key components of views (Viewpoints 2, 3, 4, 17-21). In these views, experienced by high sensitivity receptors on PRoWs, medium sensitivity receptors by Grimsbury reservoir and medium to low sensitivity receptors on the surrounding road network, the Site is mostly glimpsed in brief, passing views with the Site forming a minor component of the landscape.
- 3.62. The internal area of the Site is typically not perceived from the remaining viewpoints identified as a result of the intervening landform, established vegetation structure and built form, though in the case of Viewpoint 6A and 12, from the edge of Hanwell Conservation Area, sections of the northern boundary vegetation are glimpsed.

3.63. Overall, it is considered that the Site is generally well contained in the localised and wider context. It is separated to a degree from the wider rural landscape to the north by its robust boundary vegetation, which ensures that the Site is more closely related to the northern settlement edge of Banbury. Views of the Site from publicly accessible areas in the local and wider setting are limited and where the Site is perceived, it forms a minor component of the landscape and entirely in the context of the existing built form.

#### 4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the revised proposals are provided within the Design and Access Statement and supporting material which accompanies this application. The outline application is for a proposed development comprising up to 114 dwellings, associated open space, drainage area and parking with all matters reserved other than access on land off Dukes Meadow Drive, Banbury (Phase 2). The illustrative landscape proposals are identified on **ASP 4** – Landscape Strategy Plan.
- 4.2. The Site lies within a changing, settlement fringe location, with extensive established and emerging development influencing both the immediate and localised settings. The now approved Phase 1 residential development will occupy the adjacent field parcel to the immediate south of the Site and it is considered that the Site would form a logical extension to this that would complement and enhance the settlement edge character of this location, with a more transitional settlement edge established as a result of the proposals.
- 4.3. In character terms, deep development setbacks along Dukes Meadow Drive would further establish a positive landscape character, with space for extensive tree blocks, shrub stands and amenity / wildflower grass to be established. These features would assist in successfully integrating the proposals within the receiving landscape and settlement edge context, whilst maintaining existing amenity.
- 4.4. The accompanying **ASP3** – Green Infrastructure Plan, which seeks to protect and enhance the positive settlement edge character established along Dukes Meadow Drive, linking green corridors through the Application Site, with existing landscape features, to establish a robust landscape framework and diverse Green Infrastructure.
- 4.5. An overview of the framework landscape proposals are provided below. The key focus of the landscape proposals has been to continue the principal characteristics established in Phase 1 to ensure that views on approach to Banbury from the north-east and east are not significantly harmed and that the development does not break the skyline in these views:

- Green Infrastructure enhancements to incorporate defensible green buffers, recreational opportunities and substantial planting to create an attractive and diverse setting for the development and settlement edge, including:
  - Landscape buffers along the boundaries incorporating wild meadow, grass verge, native tree and shrub thicket stands, reflective of the wider planting typology established along sections of Dukes Meadow Drive and forming a defensible green edge to the development and contributing to diversity along the landscape buffers;
  - Key boundary hedgerows and hedgerow trees to be retained and enhanced with infill native planting where necessary. A minimum 10-metre landscape and ecological buffer to be established between the existing boundary vegetation and the proposed built form, as illustrated on **ASP4** – Landscape Strategy Plan;
  - Incorporation of native tree groups and native understorey shrub planting to sensitively anchor and visually integrate development at the foot of the slope, without the need to fully screen the proposed built form;
  - Landscape buffer along the Site's southern boundary to incorporate new footpath links, enhancing connectivity with the now approved Phase 1 development;
  - Robust buffer along the Site's northern boundary that pulls development back from the countryside setting to the north and provides opportunities to incorporate further Public Open Space (P.O.S);
  - A western landscape buffer will incorporate wild meadow and native tree planting with native shrub blocks to transition with the adjacent open space and soften the proposed development edge, integrating the proposed built form whilst being carefully sited to retain views of the wider ridgelines to the east. Proposed play space in the form of a LAP and a LEAP to be sensitively integrated into the P.O.S, allowing for a natural transition with the landscape setting that adjoins the Site; and
  - New SuDS attenuation features are proposed in the eastern extents of the development, sensitively integrated into the public open space design and forming a landscape and ecological feature on lower ground. Native shrub suited to seasonally wet conditions, marginal planting and a wet grass mix to characterise this area.
- Internal green links are proposed to extend through the heart of the development, incorporating:
  - A strategic landscape strip that will extend through the eastern extents of the development, running east to west, with sufficient development offsets to incorporate significant landscaping and urban tree planting

opportunities to assist with visually breaking up the overall massing and perceived scale of development. This green finger will also act as a high-quality natural focal point and pleasant green setting that runs through the heart of the development and includes a further LAP play space, with links to the areas of open space to the north and east;

- North – south green corridors spur off the landscape buffers in between the rear gardens of the proposed built form, enhancing wildlife connectivity and establishing a robust landscape framework that will penetrate and characterise the internal development areas, assisting in breaking up the massing of the built form in views from the wider landscape, particularly in views from the east;
- Tree-lined primary road corridor through the spine of the development to establish a verdant character that feeds into the rest of the scheme, establishing a gateway into the transitional open space beyond;
- New internal footpath links will take advantage of the opportunity to increase connectivity within the Site and localised setting, with potential pedestrian and cycle links taken off Dukes Meadow Drive and via the Phase 1 development, encouraging shared use of the proposed P.O.S facilities. Around the outer edge of the development, a circular footpath is proposed to encourage active, healthy lifestyles and this is complemented by mown grass paths to add variety and interest to the user experience.

Changes to the proposals following discussions with the Case Officer:

- 4.6. Following discussions with the Case Officer regarding the proposed development and to help address landscape concerns, a revised layout was prepared as part of the previous outline application, resulting in the reduction of total units from 117 to 114, with single storey bungalows proposed along the entire northern and western development edge to better integrate with the sloping topography that characterises the Site and its setting.
- 4.7. The landscape proposals have also been reviewed to further consider the visual amenity of receptors with views of the Site from the immediate and wider setting. The Landscape Strategy Plan (**ASP4**) has been updated to including the following elements:
  - Structural tree planting incorporated along the eastern development edge to better integrate the proposed built form within views from the east, including on approach from Dukes Meadow Drive;

- Landscape buffer along the northern Site boundary strengthened and enhanced by further native tree groups and native shrub understorey along the existing hedgerow to further contain the proposals within the built form context; and
- Western Site boundary reinforced and defined by robust native tree groups and native shrub understorey planting to further integrate the proposed built form into its setting, while retaining informal links onto existing dog-walking routes on undeveloped land to the west.

#### Cross Section Details:

- 4.8. To test the visibility of the proposals, cross section details appended to this report have been produced. These have reviewed and established the extent to which development could be introduced up the slope without harming views of the local and wider setting. The result is reflected in the proposals, which avoid proposing built form on the more exposed, higher ground to the west and with bungalows situated on the western and northern development edge to ensure that views of the more exposed higher ground to the west are retained in views from the north-east and east.
- 4.9. Cross Section Details A1 and A2 review the impact of locating bungalow and two-storey properties within the Site on long distance views between the Site's western topography and the Overthorpe – Middleton Cheney Ridgeline to the east. Both cross sections demonstrate that the proposals would not impact views along an east – west axis, from higher ground to the west looking towards the wider ridgeline, which establishes the hilltop settlements of Little Bourton, Overthorpe and Middleton Cheney looking north-east, east and south-east. Importantly, as demonstrated by these section details, the positive and key visual relationship between the vegetated eastern and western ridgelines would be maintained.
- 4.10. Cross Section Detail B1 assesses the potential extent of visibility of development within the Site from higher ground associated with PRoW 239/9 to the north-west (Viewpoint 6A). Due to the intervening vegetation, including proposed enhancements to the northern Site boundary vegetation, which would be maintained at c.5 metres high to reflect the wider field parcel's northern vegetation boundary to the west, the proposed development would be almost entirely contained by these

landscape features in the long-term except for filtered winter views of the rooftops of two-storey properties of the north-westernmost dwellings that may be glimpsed through this reinforced vegetation structure. It is noted that wider views towards the Site from Hanwell village are highly visually contained and it is considered that the proposals would not be perceived.

## 5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of change as a result of the proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the Site is situated.
- 5.2. In order to assess the effect of a development on the receiving environment, it is important to understand the quality and sensitivity of the landscape, the sensitivity of visual receptors and the magnitude of change.
- 5.3. The assessment of effects has been derived from guidance provided within GLVIA3 and the methodology is contained within Appendix 1 of this document.

### Effect upon Landscape Character

#### National Landscape Character

- 5.4. Within the context of the National Character Assessment by Natural England, the proposals represent a highly localised development. NCA 95 '*Northamptonshire Uplands*' is influenced by a number of different components and it is considered that the proposals would form a compatible extension with the existing northern settlement edge of Banbury. As such, it is considered that the proposals would not affect the overall character of the receiving landscape of NCA 95.
- 5.5. It is therefore considered that at **Year 1 and Year 10**, the proposals would give rise to an effect of **None** on the wider landscape covered by NCA 95 '*Northamptonshire Uplands*' and as such, could be integrated into the receiving landscape without significant change to the character or qualities of the area.

#### County Landscape Character

- 5.6. As per the OWLS (2004), the proposals would be located within two Landscape Types (LT) as follows: LT 23: '*Wood Pasture Valleys and Slopes*' which covers the eastern most portion of the Site and LT 7: '*Farmland Slopes and Valley Sides*', which covers the western extents of the Site.



- 5.7. The OWLS (2004) is considered to represent the most up-to-date landscape character assessment of the landscape within which the Site is situated. As such, the impact of the proposals on the key characteristics of both LTs that cover the Site is assessed below to help determine the overall impact of the proposals on these landscapes:
- 5.8. Table 3, below, assessed the likely effects of the proposals upon the key characteristics of LT 23: *‘Wood Pasture Valleys and Slopes’* and LT 7: *‘Farmland slopes and Valley Sides’*.

Table 3: Effect upon LT 23: *‘Wood Pasture Valleys and Slopes’* and LT 7: *‘Farmland slopes and Valley Sides’*

| Key Characteristics of LT 23   | Potential Effect of the Proposals  |
|--|--|
| <i>Steep sided valleys and slopes</i>                                | <b>Negligible Neutral</b> – The proposed development would retain the sloping character of the Site and its setting, though some earthworks would be required in order to accommodate the built form. This would be entirely in the context of the existing local built form character, however. |
| <i>Large, interlocking blocks of ancient and plantation woodland</i> | <b>None</b> – It is considered that the proposals would not have an impact on this characteristic given the lack of woodland in close proximity to the Site itself and as a result of the intervening topography between the Site and surrounding woodland belts.                                |
| <i>Small pasture fields with localised unimproved grassland</i>      | <b>None</b> – The Site forms part of a medium-sized field on the settlement edge of Banbury and comprises unmanaged grassland. It is not used for pasture.   |
| <i>Tall, thick hedges and densely scattered hedgerow trees</i>       | <b>Negligible Beneficial</b> – As part of the proposals, the existing boundary vegetation would be retained and enhanced, with infill native hedgerow and hedgerow tree planting to restore areas where gaps occur.  |
| <i>Small, intact villages and hamlets</i>                            | <b>None</b> – The proposals are located on the settlement edge of Banbury and would not affect the intactness or settlement form of surrounding villages and hamlets.  |

| Key Characteristics of LT 7  | Potential Effect of the Proposals   |
|--|---|
| <i>Prominent slopes and valley sides interrupted by a number of small, narrow v-shaped valleys</i>                   | <b>Negligible Neutral</b> – Although the proposals would be partly situated on land that rises steeply to the west, this would be entirely in the context of the adjacent Hanwell Fields estate to the south, which has been built on sloping ground.   |
| <i>Large arable fields on the gentler slopes, small pasture fields on the steeper slopes and steep-sided valleys</i> | <b>None</b> – The proposals would be located on part of a medium-sized field comprising unmanaged grassland on sloping ground but would not be considered to affect this key characteristic of LT 7.  |
| <i>A well defined pattern of tall hedges and hedgerow trees</i>  | <b>Negligible Beneficial</b> – The Site boundary vegetation would be retained and enhanced with native hedgerow and hedgerow tree planting as part of the proposals, which would strengthen the boundary vegetation structure in the local setting.   |
| <i>Small woodland copses and belts on steep slopes and along watercourses in the minor valleys</i>                   | <b>None</b> – No woodland copses or watercourses are located in the immediate setting of the Site and the proposals would be well contained by the existing boundary vegetation and settlement edge context. As such, no effects would occur as a result of the proposals on this key characteristic. |
| <i>Small unspoilt villages with rural character</i>  | <b>None</b> – The proposals are not considered to result in any adverse physical or visual impacts on the surrounding villages given the location of the proposals adjacent to the northern settlement edge of Banbury.   |

- 5.9. As established in Table 3, above, the proposals would not give rise to any significant adverse effects upon the key characteristics of LT 23: ‘*Wood Pasture Valleys and Slopes*’ or LT 7: ‘*Farmland slopes and Valley Sides*’. The location of the proposals adjacent to the northern settlement edge of Banbury ensures that the proposals would be entirely in the context of the built form and would result in a well-integrated, minor extension to the settlement edge. It is considered that the key characteristics of LT 23 and LT 7 would remain largely unaffected by the proposals and that a negligible degree of beneficial change would result at a local level from the retention and reinforcement of the Site boundary vegetation, which would strengthen the robustness of the field pattern and further contain the proposals

within the settlement edge context. Furthermore, the proposals are considered to comply with the landscape strategy and guidelines of LT 23 and LT 7.

- 5.10. As such, it is considered that at **Year 1 and Year 10** the proposals would result in **highly localised negligible effects** on both LT 23 and LT 7 with the **wider landscape** covered by these LTs experiencing an effect of **None**.

#### District Landscape Character

- 5.11. Regarding the effect of the proposals on the landscape character of the '*Incised Ironstone Plateau*' Landscape Character Area (Cherwell District Landscape Assessment, 1995) and '*Ironstone Downs*' CCA (Countryside Design Summary, 1998), it is highlighted that both of these assessments are now somewhat outdated, particularly in light of the considerable recent change experienced on the northern settlement edge of Banbury. It is considered that due to the proximity of the proposals with this settlement edge and given that the proposals have been carefully designed so as not to encroach on the higher, sloping ground to the west, the proposals would represent a minor extension to the built form in what is a changing landscape context. Furthermore, the proposals would not result in the loss of any landscape features other than an area of unmanaged grassland that would be partly replaced by species-rich grassland alongside the built form proposals and as part of a large area of new public open space. As such, it is considered that at **Year 1 and Year 10**, the proposals would result in **highly localised negligible effects** on both the '*Incised Ironstone Plateau*' Landscape Character Area and '*Ironstone Downs*' CCA, with the **wider landscape** covered by these experiencing an effect of **None**.

#### Aspect Landscape Character

##### Effect on the Site

- 5.12. Aspect's landscape character assessment of the Site in Section 3 of this LVIA identifies that the Site itself has been influenced by the existing development edge and immediately surrounding urbanising influences, which has reduced its susceptibility to change. Whilst it is acknowledged that the Site is greenfield land, the proposals have ensured that most of the Site's key landscape features would be retained and enhanced in addition to the significant open space setting.

- 5.13. The provision of significant, new areas of publicly accessible open space around the development edge would result in an extensive buffer around the inner developable zone and a minimum 10-metre landscape and ecological buffer has been respected to ensure the long-term health of the existing boundary vegetation and habitats. These open space areas would incorporate new footpaths, which would be set within a high-quality, semi-natural environment incorporating new native tree planting, wildflower meadow and native shrub blocks. This would provide a sensitive transition between the more formalised internal streetscape setting, which benefits from a high-quality, landscape-led design and the landscape and built environments in the immediate setting of the Site.
- 5.14. It is acknowledged that given the greenfield nature of the Site, there would initially be a high magnitude of change, with new built elements introduced resulting in a permanent change to the internal landscape setting. At Year 1, this would result in a Major / Moderate – Moderate Adverse effect on the Site itself. However, over time and as the open space planting matures, it is considered that the development would be further integrated within the immediate urbanised setting, resulting in a reduced, medium degree of change. Given the Site's sensitivity, which is assessed as low / medium, this would result in a long-term **Moderate – Moderate / Minor Adverse** significance of effect at **Year 10**, within a changing landscape that is considered to have the ability to accommodate change of the type proposed. This is not considered significant.

#### Effect on the Localised Landscape Setting

- 5.15. It is considered that the proposed development would have a limited effect on the character of the localised and wider landscape context as a result of the sensitively incorporated landscape proposals, especially within the Site's extensive new publicly accessible open space. The proposals would be well contained and would be set back from the higher ground to the west to ensure that the open character of this ground is retained and with the landscape proposals sensitively integrating the built form into the receiving landscape context. Furthermore, it is considered that the proposals, together with those of the now approved Phase 1 development to the south, would form an integrated and transitional extension to the existing northern settlement edge of Banbury to provide a more cohesive relationship between the built form and the wider rural landscape setting to the north.

- 5.16. It is considered that the proposed development would not significantly affect the landscape fabric of the Site's localised and wider landscape setting. The Site is closely related to prominent urbanising components that have created a changing landscape, which will include the now approved adjacent Phase 1 development, and as such the proposals for the Site would not introduce elements which are significantly at odds with the prevailing character of the localised landscape setting. The proposed landscape treatments would ensure that a robust green edge to the development is created, establishing an enhanced landscape setting with increased tree cover when perceived from the localised and wider landscape context, which is aligned to the receiving landscape context.
- 5.17. At Year 1, it is considered that the magnitude of change would be Low and with the localised landscape setting assessed as being of medium / high sensitivity, this would typically result in a Moderate / Minor – Moderate Adverse significance of effect. However, applying professional judgement, due to the influence of the existing and evolving northern settlement edge and the contained nature of the Site on lower ground, it is considered that the proposals would result in an initial reduced Minor Adverse effect on a localised setting that has the ability to accommodate change of the type proposed. At Year 10, and with the proposals having formed a transitional settlement edge and the landscape proposals having matured, it is considered that the magnitude of change would be significantly reduced to Negligible – No Change, resulting in a long-term significance of effect of **Negligible Adverse / None** at **Year 10** once professional judgement is applied.

#### Effect on the Wider Landscape Setting

- 5.18. In terms of the wider landscape character, the proposals would not materially affect the key characteristics of the landscape setting. The proposals would represent no material change to the setting of Hanwell, being visually well contained from it and with a generous and extensive swathe of open space within the Site's north western extents, protecting the rural farmland that separates the two settlements. The extent of vegetation within the Site's localised and wider setting combined with the Site's wider topography affords a strong degree of containment and separation for the Site itself. The introduction of the proposed development would result in no perceptible change in magnitude due to the compatibility of the proposals with the receiving settlement edge context. As a result, the significance of effect at **Year 1 and Year**

**10** would be **None** (regardless of the assessed medium / high sensitivity of the wider landscape setting).

### **Effect upon the Visual Environment**

- 5.19. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and though not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify those views that would, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within Appendix 2.
- 5.20. It is acknowledged that the sloping nature of the Site results in some localised and long distance views as established in the visual baseline in Section 3 of this LVIA. However, these views of the Site are perceived entirely within the context of the wider settlement of Banbury and the more recent and ongoing development that has taken / is taking place along the northern settlement edge of Banbury that characterise these views (refer to **ASP1** – Site Location Plan and **ASP2** – Site Location Plan). It is considered that the now approved Phase 1 residential development to the immediate south will only enhance this and that the proposals would be perceived entirely within this built form context.
- 5.21. A number of the viewpoints included within the visual assessment from publicly accessible areas in the localised and wider landscape setting are unlikely to undergo any change as a result of the proposals. As such, these views have been scoped out from further assessment given that it is considered that the proposals would result in **No Change** on these views and therefore a significance of effect of **None**. A brief summary of these views is included in the following sub-section below for reference.

### Views scoped out from further assessment

#### **Hanwell village and setting to the north-west (Viewpoints 1, 10 and 11)**

- 5.22. Taken from the local PRow network within Hanwell village and its setting to the north-west of the Site and typically experienced by high sensitivity receptors. A combination of intervening vegetation including significant tree belts and a prominent woodland block ensure that the Site is not perceived from these locations, though in the case of Viewpoint 1, the large scale industrial sheds associated with Noral Way are perceived in the distance. It is noted that from Viewpoints 12 and 6A on the southern and eastern Hanwell Conservation Area edge respectively, the Site's northern boundary forms a minor component of views looking south-east and as such these are assessed later on in this section.

#### **PRow network to the west and north-west (Viewpoints 6B-D, 8, 9 and 22)**

- 5.23. Taken from various locations along the local PRow network to the west and north-west, typically experienced by high sensitivity receptors. The Site is not perceived mainly as a result of the local landform but also due to the intervening vegetation structure. Despite the proximity of the Site to PRow 120/107 (Viewpoints 8 and 22), these paths are set back on an area of relatively level higher ground and as such, the sloping landform on which the Site is situated is not perceived. The proposals would not be viewed from these locations due to the landform, and also due to the intervening vegetation structure in the case of Viewpoint 8. Further along PRow 120/107 to the west (Viewpoint 9), the intervening landform similarly ensures that the proposals would not be visible. Regarding the sequential view experienced from PRow 239/9 (Viewpoints 6A-D), a combination of undulating landform and established vegetation structure prevents views of the internal area of the Site and its boundary vegetation from Viewpoints 6B-D, though a section of the northern Site boundary is glimpsed from Viewpoint 6A and this is assessed later in this section.

#### **A423 Southam Road to the east and north-east (Viewpoints 5, 13 and 14)**

- 5.24. Taken from various locations along Southam Road to the east and north-east of the Site and experienced by receptors typically of low sensitivity along this 'A' road on the built-up northern approach into Banbury. While views of the Site are currently afforded along this road corridor to the east (Viewpoint 5), this is set to change as a

result of the ongoing development on land to the west of Southam Road (Reserved Matters application ref: 19/02226/REM) and it is anticipated that once the built form has been erected, the Site and the proposals would not be experienced from this location. It is noted that residents of several properties along this section of Southam Road enjoy views of the countryside out to the west and would be high sensitivity receptors, though the intervening development of the aforementioned site would ensure that the proposals are not readily perceived.

- 5.25. From further north along Southam Road (Viewpoints 13 and 14), the intervening vegetation structure prevents views of the Site and consequently the proposals would be highly contained and not typically perceived from these locations. It is noted that from rising ground to the north (Viewpoint 2), glimpsed passing southbound views of the proposals would be afforded and this is assessed later in this section.

#### **Little Bourton village to the north-east (Viewpoints 15 and 16)**

- 5.26. Taken from two locations within the Little Bourton village built form. Viewpoint 15 is from PRoW 138/7/10 and typically experienced by high sensitivity receptors, though the Site is not visible due to the intervening village built form and therefore the proposals would not be perceived from this location. From Viewpoint 16, on the village edge by the A423 Southam Road, the roadside hedgerow is mostly robust and highly contains views towards the northern settlement edge of Banbury. Road users of this 'A' road would typically be considered low sensitivity receptors and would not perceive the proposals where gaps in the roadside vegetation exist, which permit glimpsed views of the sloping terrain associated with the wider field parcel to the west of the Site and the northern settlement edge of Banbury beyond.
- 5.27. It is acknowledged that residents of properties along the western and south-western settlement edge of Little Bourton may experience long distance views of the proposals from the upper storeys of these properties, though this would be entirely in the context of the existing northern settlement edge of Banbury.



Assessed Views

5.28. Table 4, below, assesses the likely effects of the proposals upon the receiving visual environment in the remaining identified views taken from the localised and wider landscape:

Table 4: Assessment of Visual Effects

| Viewpoint(s)   | Location                                    | Sensitivity | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1 | Significance of Effect at Year 10 |
|--|---|-------------|----------------------------|-----------------------------|----------------------------------|-----------------------------------|
| 2  | A423 Southam Road                           | Low         | Negligible / No Change     |                             | Negligible Adverse / None        |                                   |
|  |   |             |                            | Negligible / No Change      |                                  | <b>Negligible Adverse / None</b>  |
| <p><b>NOTES:</b> From this long distance view taken from the grass verge along the A423 Southam Road and representative of glimpsed, passing southbound views, the built-up setting of Banbury characterises the landscape on the horizon, with residential development residing on higher ground beyond the Site on ground levels of up to +139m AOD.</p> <p>The Site itself forms a minor component of the view and the proposed developable area is mostly contained by the intervening vegetation. It is noted that the adjacent Phase 1 development (ref: 21/03426/OUT) is set to extend the existing built form directly south of the Site, which would ensure that the proposals for the Site would be entirely in the context of the built form beyond. It is considered that within this context and extended distance, the proposed development would form a minor component in this view and motorists would be primarily focused on the road ahead rather than having any focused perception or appreciation of the wider countryside.</p> <p>The proposed built form would be highly contained by the intervening vegetation, with the key fieldscape, sloping valley and wooded areas, remaining intact. As part of the landscape proposals, a robust northern landscape buffer would be established in the long-term to further filter views of the Site beyond the reinforced Site boundary vegetation. It is therefore considered that the proposed development would not result in any significant harm on this view and that a <b>Negligible / No Change</b> magnitude of change would result in a <b>Negligible Adverse / None</b> significance of effect at Year 1 and Year 10, which is not significant.</p> |   |             |                            |                             |                                  |                                   |
| 3  | PRoW AD6 (Jurassic Way long distance route) | High        | Low                        |                             | Moderate / Minor Adverse         |                                   |
|  |   |             |                            | Negligible                  |                                  | <b>Minor Adverse</b>              |
| <p><b>NOTES:</b> From this section of PRoW to the south-west of Chacombe village, which</p>  |   |             |                            |                             |                                  |                                   |

|  |                           |     |            |                              |                       |  |
|--|---------------------------|-----|------------|------------------------------|-----------------------|--|
| <p>also forms part of the Jurassic Way long distance route, the built-up setting of Banbury characterises the landscape on the opposing valley side. Development, including a mix of large scale industrial units and residential built form is perceived rising up from the valley floor to the elevated ridgeline beyond the Site to the west, noting that the development to the south-west of the Site resides on higher ground established on ground levels of +139m AOD.</p> <p>The easternmost extents of the Site itself are relatively well contained by the surrounding and intervening vegetation and Banbury built form, whereas its western extents are more exposed, as is the rising ground to the west. The proposals associated with Phase 1 on land to the south of the Site will visually extend the Banbury built form up to the Site from this view, therefore the proposals, whilst resulting in a further loss of perceived open grassland, would be entirely in the context of the adjacent northern settlement edge of Banbury.</p> <p>It is considered that within this context and extended distance, the proposed development would form a minor component within these views, which are already strongly influenced by the Banbury built form. It is therefore considered that the proposals would result in a Low magnitude of change at Year 1 and applying professional judgement, the existing presence of the built form would reduce the effects of the proposals on this view to Moderate / Minor Adverse.</p> <p>Once the landscape and built form proposals have established, it is anticipated that the proposed development would be further integrated into the receiving landscape fabric, with proposed trees and strategic vegetation breaking up the massing of the built form in views from the east such as from Viewpoint 3. This would reduce the long-term magnitude of change to Negligible and applying professional judgement, a <b>Minor Adverse</b> long-term significance of effect would result at Year 10, which is not significant.</p> |                           |     |            |                              |                       |  |
| <b>4</b>   | A422<br>(M40<br>approach) | Low | Negligible |                              | Negligible<br>Adverse |  |
|  |                           |     |            | Negligible<br>/ No<br>Change |                       | <b>Negligible<br/>Adverse /<br/>None</b> |
| <p><b>NOTES:</b> Views on approach from the elevated section of the A422, which forms one of the key entrance points into Banbury, are considered to be experienced by receptors of low visual sensitivity, with motorists travelling at speed along the busy dual carriageway towards the urban setting of Banbury, which is revealed as the road winds down into the valley from the east. Within this context, glimpsed views of the proposed built form would only be fleeting and would be perceived within the periphery of the field of view of drivers, whose primary focus is on the road ahead, rather than any focused perception or appreciation of the wider countryside.</p> <p>Furthermore, the intervening landform and vegetation established along the A422, clearly limits broader views of the surrounding countryside, with the westernmost extents of the Site only visible from a brief stretch of the A422 highway as it sweeps down towards the M40 roundabout.</p> <p>Overall, it is considered that the proposals would result in a Negligible magnitude of change on road users at Year 1, resulting in a Negligible Adverse effect given that the proposals would be barely perceived beyond the existing industrial built form from a small stretch of this road. As the landscape mitigation proposals establish, it is considered that the proposed built form would be well-integrated into the settlement context, with existing views of the sloping, higher ground mostly retained (noting the Phase 1 development will affect the openness of this land). As such, the</p>  |                           |     |            |                              |                       |  |

|   |   |        |            |                              |                     |  |
|---|---|--------|------------|------------------------------|---------------------|--|
|   | long-term magnitude of change would reduce to Negligible / No Change resulting in a <b>Negligible Adverse / None</b> significance of effect at Year 10, which is not significant. |        |            |                              |                     |  |
| <b>6A</b>   | PRoW<br>239/9/10  | High   | Negligible |                              | Minor<br>Adverse    |  |
|   |   |        |            | Negligible<br>/ No<br>Change |                     | <b>Negligible<br/>Adverse /<br/>None</b> |
| <p><b>NOTES:</b> Taken from the eastern edge of Hanwell Conservation Area along the local PRoW network to the north-west of the Site and looking south-east towards the northern Site boundary. Viewpoints 6A-D form a sequential view from along this stretch of PRoW between Hanwell Village and Banbury, though it is considered that the proposals would not be perceived from Viewpoints 6B-D due to the landform and intervening vegetation structure.</p> <p>From this location, a section of the northern boundary vegetation is perceived and appears gappy in places. As such, it is considered that filtered, winter views of the rooftops of the proposed built form on the northern development edge may be perceived at Year 1, despite the generous buffer between the proposed built form and the vegetation boundary. This would not result in any impact on perceived remoteness or tranquillity, however, given that areas of the existing Banbury built form to the east are already perceived from this location. At Year 1, it is considered that a Negligible magnitude of change would result from the proposals given that the proposed built form would be mostly contained by the existing northern Site boundary vegetation and intervening landform. This would result in a Minor Adverse effect on this view once professional judgement is applied, given that the proposals would likely only be perceived in winter views.</p> <p>As the boundary vegetation enhancements and landscape proposals for the intervening public open space establish, it is anticipated that views of the proposed development would be highly contained. The northern boundary vegetation would be maintained at c.5 metres high to reflect the existing boundary vegetation of the wider field parcel to the west. This would ensure that the built form is contained beyond this but for highly filtered winter views (refer to Cross Section Detail B1). As a result, it is considered that a reduced Negligible / No Change magnitude of change at Year 10 would result in a <b>Negligible / None Adverse</b> effect once professional judgement is applied, which is not significant.</p> |   |        |            |                              |                     |  |
| <b>7</b>  | Dukes<br>Meadow<br>Drive<br>(adjacent to<br>south-<br>eastern Site<br>boundary)   | Medium | Medium     |                              | Moderate<br>Adverse |  |
|   |   |        |            | Low                          |                     | <b>Moderate<br/>/ Minor<br/>Adverse</b>  |
| <p><b>NOTES:</b> Taken from Dukes Meadow Drive by the south-eastern Site boundary. Short range views of the Site are limited to the immediate built up setting along this road corridor and from within the existing northern settlement edge along Lapsley Drive to the south (noting the now approved Phase 1 application would be built out). The sloping nature of the Site allows for some intervisibility with the internal fieldscape, particularly in winter views and given that the south-eastern boundary vegetation is patchy in places.</p> <p>The proposals, in conjunction with the Phase 1 proposals to the immediate south, would result in the loss of views of the sloping grassland, replacing this with the built</p>  |   |        |            |                              |                     |  |

|  |                  |      |            |                              |  |
|--|------------------|------|------------|------------------------------|--|
| <p>form. It is considered that the proposals would therefore result in an initial perceived change from along this section of Dukes Meadow Drive, resulting in a Medium magnitude of change and a Moderate Adverse significance of effect at Year 1.</p> <p>As the landscape proposals establish, which include boundary enhancements by the south-eastern Site boundary that would further visually integrate and contain the proposed built form within the receiving built form context, it is anticipated that the magnitude of change would reduce to Low at Year 10, given the compatibility and proximity of the proposals with the existing built form. This would result in a long-term <b>Moderate / Minor Adverse</b> significance of effect at Year 10, which is not significant.</p> <p>It is noted that residents of properties that front onto the Site from the existing interface with Dukes Meadow Drive as well as future residents of the Phase 1 development would be high sensitivity receptors and would be impacted by the proposals, which would form a visual extension to the Phase 1 development. As such, and given the context of the adjacent development, the magnitude of change on residential amenity would also be Medium at Year 1, resulting in a Major / Moderate Adverse effect, reducing to Medium / Low at Year 10, with the proposals well-integrated into the northern settlement edge and the verdant setting strengthened as a result of the landscape proposals. This would result in a Moderate Adverse effect on residents with a primary view of the development once professional judgement is applied, given the context of the existing and consented development.</p>          |                  |      |            |                              |  |
| 12   | PRoW<br>239/8/20 | High | Negligible |                              | Negligible<br>Adverse                    |
|  |                  |      |            | Negligible<br>/ No<br>Change | <b>Negligible<br/>Adverse /<br/>None</b> |
| <p><b>NOTES:</b> Taken from a section of PRoW 239/8/20 to the immediate south of Hanwell Conservation Area and looking south-east towards the Site. Views of the Banbury built form are afforded from this location, especially the industrial units associated with Noral Way and Banbury Cross Retail Park. Sections of the northern Site boundary are barely perceived beyond the intervening sloping fieldscape and woodland blocks.</p> <p>The north-western extents of the roofscape of the proposed built form would likely be glimpsed at most from this location albeit in the context of the built form that already forms a backdrop to the view. The proposed boundary enhancements along the northern Site boundary and the landscape proposals within the proposed open space to the west and north-west of the proposed built form would further contain views of the built form in the long-term as the planting establishes, however.</p> <p>It is considered that at Year 1, the magnitude of change on this view would be Negligible given that the proposals would be barely perceived and entirely in the context of the existing built form beyond. Applying professional judgement, despite the high sensitivity of these receptors, the proposals would have little effect on a view that is already characterised by the built form and would result in a Negligible Adverse effect at Year 1. By Year 10, the mitigation planting would have established to ensure that any rooftops of properties would be highly contained beyond, resulting in a reduced Negligible / No Change magnitude of change and a significance of effect of <b>Negligible Adverse / None</b> once professional judgement is</p> |                  |      |            |                              |  |

|   |                  |        |            |            |                       |                               |
|---|------------------|--------|------------|------------|-----------------------|-------------------------------|
| applied, which is not significant.  |                  |        |            |            |                       |                               |
| 17  | PRoW<br>138/1/10 | High   | Negligible |            | Negligible<br>Adverse |                               |
|   |                  |        |            | Negligible |                       | <b>Negligible<br/>Adverse</b> |
| <p><b>NOTES:</b> Representative view from PRoW 138/1/10 to the west of Little Bourton, with the northern settlement edge of Banbury, the Site and adjacent fieldscape perceived over and beyond the intervening hedgerow. The Site itself is more contained than the wider field parcel to the west, offsite, and the proposed development would form a visual extension to the now approved Phase 1 development to the south.</p> <p>It is acknowledged that the proposals would result in the further loss of grassland and that some of the proposed built form would be perceived but this would be entirely in the context of the existing and extended settlement edge context as a result of the now approved Phase 1 development. Furthermore, the landscape proposals would create a transitional development edge once established, as well as enhance and reinforce the northern Site boundary vegetation to further contain the proposals in the long term.</p> <p>At Year 1 and Year 10, it is considered that a Negligible magnitude of change would occur given the compatibility of the proposals within the existing view and factoring in the extension to the existing settlement edge to the immediate south of the Site (Phase 1). It is considered that a short-term and long-term <b>Negligible Adverse</b> significance of effect would occur from this location once professional judgement is applied, given that the proposals would have little effect on the existing view, form a minor visual extension to the existing northern settlement edge of Banbury. This is not significant.</p> <p>As the landscape proposals mature, including the enhancements to the northern boundary as well as the open space planting between the boundary and the proposed built form, this would likely reduce further.</p> |                  |        |            |            |                       |                               |
| 18  | Banbury<br>Road  | Medium | Negligible |            | Negligible<br>Adverse |                               |
|   |                  |        |            | Negligible |                       | <b>Negligible<br/>Adverse</b> |
| <p><b>NOTES:</b> Views of the Site on the eastern approach towards Banbury from Chacombe along the Banbury Road are highly limited by the intervening vegetation structure. This view is taken by the entrance into Seals Farm and demonstrates that the Site itself is only partly visible and in the context of the Banbury northern settlement edge. The adjacent field to the south associated with the now approved Phase 1 proposals, along with the sloping higher ground to the west are more exposed.</p> <p>The proposed development would form a minor visual extension to the existing and consented built form and would have a Negligible magnitude of change on a visual</p>   |                  |        |            |            |                       |                               |

|   |  |        |                        |                        |                           |                                  |
|---|--|--------|------------------------|------------------------|---------------------------|----------------------------------|
|   | <p>environment that is already characterised by the built form and robust vegetation structure. As such, this would result in a <b>Negligible Adverse</b> significance of effect at Year 1 and Year 10 once professional judgement is applied, which is not significant.</p> <p>As the landscape proposals mature, including the north – south green corridors within the proposed development designed to break up the massing of the built form, the effects would likely reduce further in the long term.</p> |        |                        |                        |                           |                                  |
| 19  | Banbury Road<br>(Chacombe settlement edge)   | Medium | Negligible / No Change |                        | Negligible Adverse / None |                                  |
|   |  |        |                        | Negligible / No Change |                           | <b>Negligible Adverse / None</b> |
| <p><b>NOTES:</b> Taken from Banbury Road by the Chacombe village settlement edge, the Site is barely perceived from this location in filtered winter views, while the higher ground to the west as well as land associated with the now approved Phase 1 proposals are more exposed. The existing northern settlement edge of Banbury forms a minor component in the background.</p> <p>The proposed development would not be readily perceived given the distance and extent of the intervening vegetation. Furthermore, it is considered that the robust nature of the landscape proposals would highly integrate the proposed built form into its setting and that any glimpsed views of the proposals would be seen entirely in the context of the adjacent built form.</p> <p>At Year 1 and Year 10, the magnitude of change would therefore be Negligible / No Change, with summer views likely to experience No Change. Applying professional judgement, the significance of effect at Year 1 and Year 10 would be <b>Negligible Adverse / None</b> at most. This is not significant.</p>  |  |        |                        |                        |                           |                                  |
| 20 & 21   | Grimsbury Reservoir  | Medium | Low                    |                        | Moderate / Minor Adverse  |                                  |
|   |  |        |                        | Negligible             |                           | <b>Minor Adverse</b>             |
| <p><b>NOTES:</b> Taken from along the circular route along the outer perimeter of Grimsbury reservoir, typically experienced by walkers and looking north-west towards the Site. The Site is perceived to varying degrees beyond the intervening vegetation and built form, which includes Beaumont Industrial Estate off Southam Road and the existing northern settlement edge of Banbury. Views of the western extents of the Site, the wider field parcel to the west, offsite, and the field to the south associated with the now approved Phase 1 development are more apparent from the eastern and northern areas of the circular walk and Viewpoint 20 is considered to be a representative view of this.</p> <p>In the southern extents of the circular footpath, particularly in the south-western corner, the Site is barely perceived if at all in winter views as a result of the aforementioned built form and established vegetation structure, as demonstrated by Viewpoint 21, with only the western extents of the Site visible.</p> <p>With the proposed built form located away from the more exposed western extents of the field parcel, it is anticipated that this would not be overly prominent, with the rooftops of the western extents of the proposed development perceived, albeit well-integrated as a result of the existing vegetation structure, the existing built form and</p> |  |        |                        |                        |                           |                                  |

the adjacent Phase 1 proposals, and the robust landscape framework for the proposals. It is acknowledged that the proposals, along with those of the Phase 1 development, would result in the loss of open grassland, however.

Overall, it is considered that a Low magnitude of change at most would occur on the viewing experience from the circular walk around the reservoir and with some areas experiencing a Negligible to No Change magnitude of change. As the proposals integrate with the existing and proposed built form and the landscape proposals establish, particularly the north-south green corridors within the proposed development to break up the massing of the built form and further integrate this into the receiving landscape setting, the magnitude of change would reduce to Negligible at most, resulting in a **Minor Adverse effect at most** at Year 10. This is not significant.

- 5.29. The visual assessment of views likely to experience a degree of change as a result of the proposals illustrates that the proposed built form would be visually well contained and integrated by the landscape proposals in the long term and where perceived in long distance views, this would be entirely in the context of the northern settlement edge of Banbury and the now approved Phase 1 development.
- 5.30. Short range views of the proposals would be limited to the immediate built up setting along Dukes Meadow Drive on approach from the east where the sloping nature of the Site allows for some intervisibility with the internal fieldscape (Viewpoint 7). However, views of the internal developable area of the Site from the western approach along this road corridor are well contained by the topography and established intervening roadside vegetation, which characterise this route. The proposals would be further contained by the now approved adjacent Phase 1 development to the south. It is acknowledged that the proposals would result in material change on the residential amenity of properties that front onto the Site, with the loss of grassland but this would be in the context of the Phase 1 development and a green buffer would be established between these properties and the development area to soften the impact of the development. As such, the proposals would not appear alien or overly prominent within the character of these views.
- 5.31. Within the context of views from the lower lying valley setting to the north-west and beyond, views of the internal developable area are not available due to the intervening topography and established field boundary vegetation, which has established a compartmentalised landscape within the sloping valley face when looking towards the Site. It is considered that some glimpsed views of the rooftops of the proposed built form may initially be perceived from publicly accessible locations on the edge of Hanwell Conservation Area and most likely in winter views

only (Viewpoint 6A and 12). Once established, it is considered that the landscape proposals, including enhancements to the northern boundary vegetation and new native tree and shrub planting in the new public open space areas, would highly contain views of the built form. It is reiterated that views from within Hanwell Conservation Area would remain unaffected by the proposals, however.

- 5.32. Glimpsed long distance views of the proposals would occur from limited sections of the surrounding road network to the north-east, east and south-east (Viewpoints 2, 4, 18 and 19). The proposals would result in Negligible Adverse effects at most on road users, however, and would be perceived entirely in the context of the existing Banbury built form and well-integrated by the surrounding vegetation and landscape proposals.
- 5.33. Where the proposals would be perceived from the PRow network to the north-east and east, this would be entirely in the context of the northern settlement edge of Banbury and the now approved Phase 1 development to the south of the Site (Viewpoints 3 and 17). Viewpoint 3 would experience a larger impact as a result of the proposals due to the more exposed nature of the Site on the valley slope. However, it is anticipated that the landscape proposals within the proposed development would retain the treed presence that characterises this view and would further integrate the proposed built form into the receiving landscape context of the view, resulting in a long-term Minor Adverse effect.
- 5.34. From Grimsbury Reservoir to the south-east, the western extents of the proposals would be perceived from certain areas of the circular route, particularly in its eastern and northern extents (Viewpoints 20 and 21). However, this would be in the context of the existing, intervening built form, as well as the now approved Phase 1 development. With the landscape proposals softening the visual impact of the built form proposals in the long term, it is considered that a long-term Minor Adverse effect at most would be experienced from certain areas by the reservoir.
- 5.35. To conclude, it is considered that the proposals would generally be well contained in visual terms. It is acknowledged that the sloping nature of the Site ensures that some localised views are afforded along with long distance, cross valley views. However, where the proposals would likely be perceived, this would be entirely in the context of the immediate and wider northern settlement edge of Banbury, including the now approved Phase 1 residential development to the south, in



addition to the well-established Hanwell Fields development and the more recent development within the locality. Views from Hanwell Village to the north-west have been tested, and it is considered that some of the roofscape of the proposed development would initially be barely perceived at most and only from two areas of the Hanwell Conservation Area edge and not from within the village itself. The proposals would therefore not result in any short-term or long-term significant visual effects from this setting. Overall, it is considered that the Site's immediate and localised visual environment, has capacity in visual terms, to integrate a sensitive, high-quality residential development of the type proposed and that no long-term significant visual effects would occur as a result of the proposals.

#### Changes to the Visual Appraisal arising from Discussions with Cherwell District Council

- 5.36. It is considered that the changes to the proposals following discussions with the Case Officer, namely incorporating single storey bungalows along the northern and western development edge and providing a more robust landscape buffer along the eastern development edge and northern and western boundaries, remain intact as part of this new application and as reported within the previously submitted LVIA (revision 005) would reduce several of the reported effects noted above, given that the revised proposals would be further integrated and contained within the immediate setting of the Site.
- 5.37. A summary of the anticipated changes, as reported within the previous LVIA, is provided below, including reference to several of the specific locations raised by CDC:
- Adverse effects on PRow 239/9/10 (Viewpoint 6A) or PRow 239/8/20 (Viewpoint 12) to the north-west no longer anticipated given that the revised building heights on the northern edge of the development would ensure that the built form is not perceived from these locations. The built form would be located beyond a robust landscape buffer along the northern and western boundaries.
  - Where the proposals would still be perceived to varying degrees in the immediate and wider context, effects would likely remain as stated albeit with the proposed built form benefitting from a further degree of integration and

containment as a result of enhanced boundary and development edge vegetation.

- Views of the proposed built form from informal paths on the sloping elevated ground to the immediate west of the Site would be softened by a more robust vegetation structure along the western Site boundary, which incorporates native tree groups and native shrub understorey planting.
- The proposals would be further integrated into views towards the Site from Dukes Meadow Drive to the east as a result of the increased vegetation both along the development edge to the east and along the western boundary, with highly filtered views of the proposed built form in the context of the surrounding and ongoing development on the northern settlement edge of Banbury.
- The new, reinforced buffer planting along the Site boundaries would appear entirely in the context of the intervening vegetation structure from the A422 Brackley Road and would further integrate the proposed built form where perceived, mostly in fleeting views by motorists.

5.38. It is concluded that as a result of the changes to the layout and landscape proposals, the visual impact of the development would no longer result in adverse effects on identified receptors along PRow routes to the north-west. Elsewhere in the immediate and wider setting, the revised landscape proposals would ensure that the proposed built form would be further integrated into its setting, softening views experienced by the identified receptors, though effects would remain as stated. It is reiterated that no significant visual effects are anticipated.

5.39. It is considered that the design changes, which remain principally intact, ensure that there would be no visual coalescence or encroachment with Hanwell. There are no views where the proposed development and Hanwell would be viewed in combination and due to the increased areas of PoS, it is re-affirmed that the proposals will not be visible from the southern edge of Hanwell, or as receptors cross the intervening valley along the assessed PRow routes.

### **Effect upon Landscape-related Policy**

- 5.40. The Site is not subject to any qualitative landscape designations at a national or local level.
- 5.41. It is considered that a sympathetic, landscape-led development could be achieved within the Site that respects the localised landscape setting and that would not give rise to any significant landscape or visual harm.
- 5.42. The existing built-up area of Hanwell Fields forms a notable urbanising component within the Site's localised and wider setting and any proposed development would be perceived within this context and that of the now approved Phase 1 development to the immediate south.
- 5.43. While it is acknowledged that the proposed development of this Site would extend the built form into greenfield land, the Site is well-related to the existing settlement edge, with the built form exerting a settlement edge character on the Site itself. The Site presents opportunities to provide sustainable land for residential use within the localised context of the settlement edge of Banbury that could be integrated without harm to the wider landscape setting and which would result in a more transitional northern settlement edge between the existing built form and rural countryside to the north.
- 5.44. It is considered that development of the Site for residential use complies with the aims and objectives of the NPPF and would not significantly affect the characteristics of the surrounding countryside in landscape or visual terms. It is therefore considered that the Site could be developed in accordance with the relevant landscape policies within the adopted Cherwell Local Plan (2015), the 'saved' policies of the Cherwell Local Plan (1996) and supporting SPDs and is a suitable site in landscape and visual terms for residential development.

## 6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) relating to an outline application for up to 114 dwellings and associated open space, drainage area and parking with all matters reserved other than access on land off Dukes Meadow Drive, Hanwell, Banbury (Phase 2), hereafter referred to as the 'Site'.
- 6.2. The Site is located on the northern settlement edge of Banbury, with the now approved residential scheme within Phase 1 to the immediate south, set to extend the settlement edge up to the Site's southern boundary. The Site is not subject to any landscape specific qualitative designations. Its localised context has experienced considerable change through recent and ongoing settlement expansion and the addition of extensive housing development is clearly perceived within the immediate and localised setting to the west, south and east respectively.
- 6.3. Having regard to the effect of the proposals upon the **Site itself**, it is considered that the proposals represent a sustainable and appropriate high-quality development within the setting of Banbury. It is acknowledged that given the greenfield nature of the Site, there would initially be a high degree of change on the Site itself, with new built elements considered to make a permanent change to the internal landscape setting. Over time, however, as the open space planting matures, it is considered that the development would be further integrated within the immediate urbanised setting, resulting in a reduced **long-term** medium degree of change and a **Moderate – Moderate / Minor Adverse effect**.
- 6.4. In the **localised landscape setting**, due to the influence of the existing and evolving northern settlement edge and the contained nature of the Site on lower ground, once professional judgement is applied, it is considered that the proposals would result in an initial Minor Adverse effect on a localised setting that has the ability to accommodate change of the type proposed. In the long term, and once the landscape proposals have established, the transitional character of the Site and the northern settlement edge of Banbury would be strengthened, and would have little to no effect on a landscape that has the ability to accommodate change of the type proposed. As such, it is considered that a **long-term Negligible Adverse / None effect** would result from the proposals on the localised setting once professional

judgement is applied, noting that a degree of beneficial change would result from the landscape proposals.

- 6.5. In terms of the **wider landscape setting**, the proposals would not materially affect its key characteristics. The extent of vegetation within the Site's localised and wider setting combined with the wider topography ensures that the Site itself is afforded a strong degree of containment. The introduction of the proposed development would be entirely in the context of the existing Banbury built form and there would be no perceptible change in magnitude, resulting in a **long-term significance of effect of None** (regardless of the sensitivity of the receptor).
- 6.6. Regarding the receiving visual context, it is acknowledged that the sloping nature of the Site results in some localised and long distance cross-valley views of this. However, the Site is perceived entirely within the context of the wider settlement of Banbury and specifically the more recent development along the northern settlement edge, which is set to undergo further change with the now approved Phase 1 development and ongoing development to the east.
- 6.7. In terms of the effect of the proposals upon the receiving visual environment, where the proposals would likely be perceived, this would be entirely in the context of the immediate and wider northern settlement edge of Banbury and the now approved Phase 1 development. Views from Hanwell Village to the north-west have been tested, and it is considered that some of the roofscape of the proposed development would initially be barely perceived at most and only from two areas of the Hanwell Conservation Area edge and not from within the village itself. The proposals would therefore not result in any short-term or long-term significant visual effects from this setting. Overall, it is considered that the Site's immediate, localised and wider visual environment has capacity in visual terms to integrate a sensitive, high-quality residential development of the type proposed and that **no long-term significant visual effects would occur on the receiving visual environment** as a result of the proposals.

#### Response to RfR 1

- 6.8. Given consideration of the above assessment, it is considered that the proposals, would not harm the setting of Hanwell or result in any physical, visual or perceived coalescence. Whilst the recently approved Vistry Appeal, would essentially result in merger, the proposed development along Dukes Meadow Drive, would not. As

noted at paragraph 3.7, there are significant differences between the Vistry Appeal Site and this Application Site, which is well contained from Hanwell and is not significant in either visual, or landscape terms, to its setting. The proposals do not encroach on the setting of Hanwell and would reinforce the degree of containment from it, through the extensive areas of PoS and new planting. It is considered therefore that there will be no perceived coalescence and that the proposed development would not result in any harm or change to the separate identity of Hanwell, which will remain a rural village, set at distance, to the north west, beyond a rural valley landscape, which will remain intact

6.9. The iterative changes, that have been coordinated with Cherwell District Council, have seen a significant and gradual reduction in the proposed number of dwellings, allied to a clear increase in the quantum of high quality open space and landscaping provided, resulting in a high quality, landscape – led development.

6.10. The Council’s Lanpro Review is clear, the Proposed Development will represent an appropriate addition to Hanwell Fields and the adjacent Phase 1 scheme, stating:

***“In this context it is considered that the proposals comply with Policy ESD 13 of the Cherwell Local Plan 2011 – 2031. As such in Landscape and Visual terms it is considered that the level of harm assessed within the LVIA is correctly assessed and mitigation to address identified harm is acceptable and compliant with both national and local plan policy.”***

6.11. The Lanpro review, accords with Aspect’s LVIA, that effects will be localised, stating

***“The placement of Development away from the northern and northwestern edge of the Site as shown on the Landscape Strategy Plan contained within the LVIA helps to reduce landscape effects on Site and associated harm creating a compact development form”*** and;

***“The landform on Site rises from the east to west as illustrated on Figure 1 Landform (Appendix A) and within the LVIA on drawings 5982/CSP/A and 5982/CSP/D which illustrates levels and shows illustrative Site sections to demonstrate the effects of landform and vegetation on visibility.”***

6.12. This LVIA strongly refutes RfR 1 therefore, which states that the proposed development would be visually prominent and would intrude on the countryside. This ignores the analysis provided by both Aspect and Lanpro, which establishes a Site that is well contained from the countryside and relates strongly to Hanwell Fields, by virtue of its location and topography. Clearest Views of the proposals are afforded from Dukes Meadow Drive and as the Lanpro review states, it is evident that the regenerating poplar trees, established along the Hanwell Brook, to the immediate east, would provide an effective visual screen, to these views.

6.13. The Site is strongly influenced by the built-up setting of Hanwell Fields and in character terms, the proposals will be seen as an appropriate addition to this context, described within the Lanpro Review, as follows:

*“The southern boundary has a strong residential character and the cumulative effects of the approved Hanwell Fields Development Site (Phase I) reinforces this character.”*

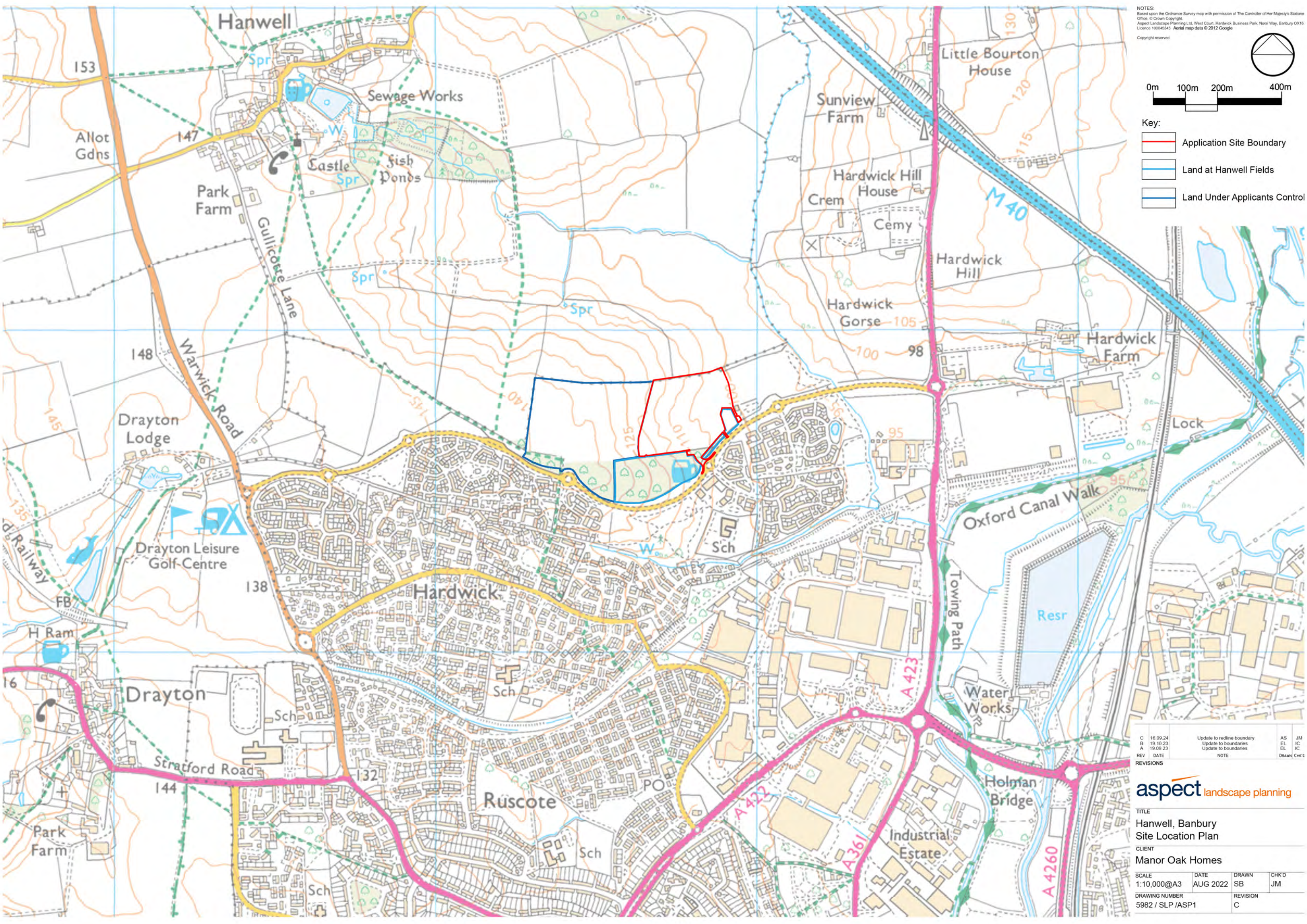
6.14. It is clear therefore that the objection raised by Cherwell District Council, within RfR 1, does not in reality relate to this application and is simply a generic replica of that applied to the Vistry Appeal scheme.

6.15. Overall, it is considered that development of the Site for residential use complies with the aims and objectives of the NPPF and relevant adopted local policy and would not significantly affect the characteristics of the surrounding countryside.

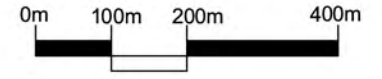
6.16. It is therefore considered that the Site and the receiving environment have the capacity to accommodate the proposals in accordance with the relevance adopted landscape-related policies and guidance. The proposals would not result in any long-term significant harm to the receiving landscape character or visual environment and as such, it is considered that the proposed development could be successfully integrated into the northern settlement edge of Banbury and is supportable from a landscape and visual perspective.

## **ASPECT PLANS**





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- Key:
- Application Site Boundary
  - Land at Hanwell Fields
  - Land Under Applicants Control

| REV | DATE     | NOTE                       | AS | JM |
|-----|----------|----------------------------|----|----|
| C   | 16.09.24 | Update to redline boundary | AS | JM |
| B   | 19.10.23 | Update to boundaries       | EL | IC |
| A   | 19.09.23 | Update to boundaries       | EL | IC |
| REV | DATE     | NOTE                       | AS | JM |

**aspect** landscape planning

TITLE  
 Hanwell, Banbury  
 Site Location Plan

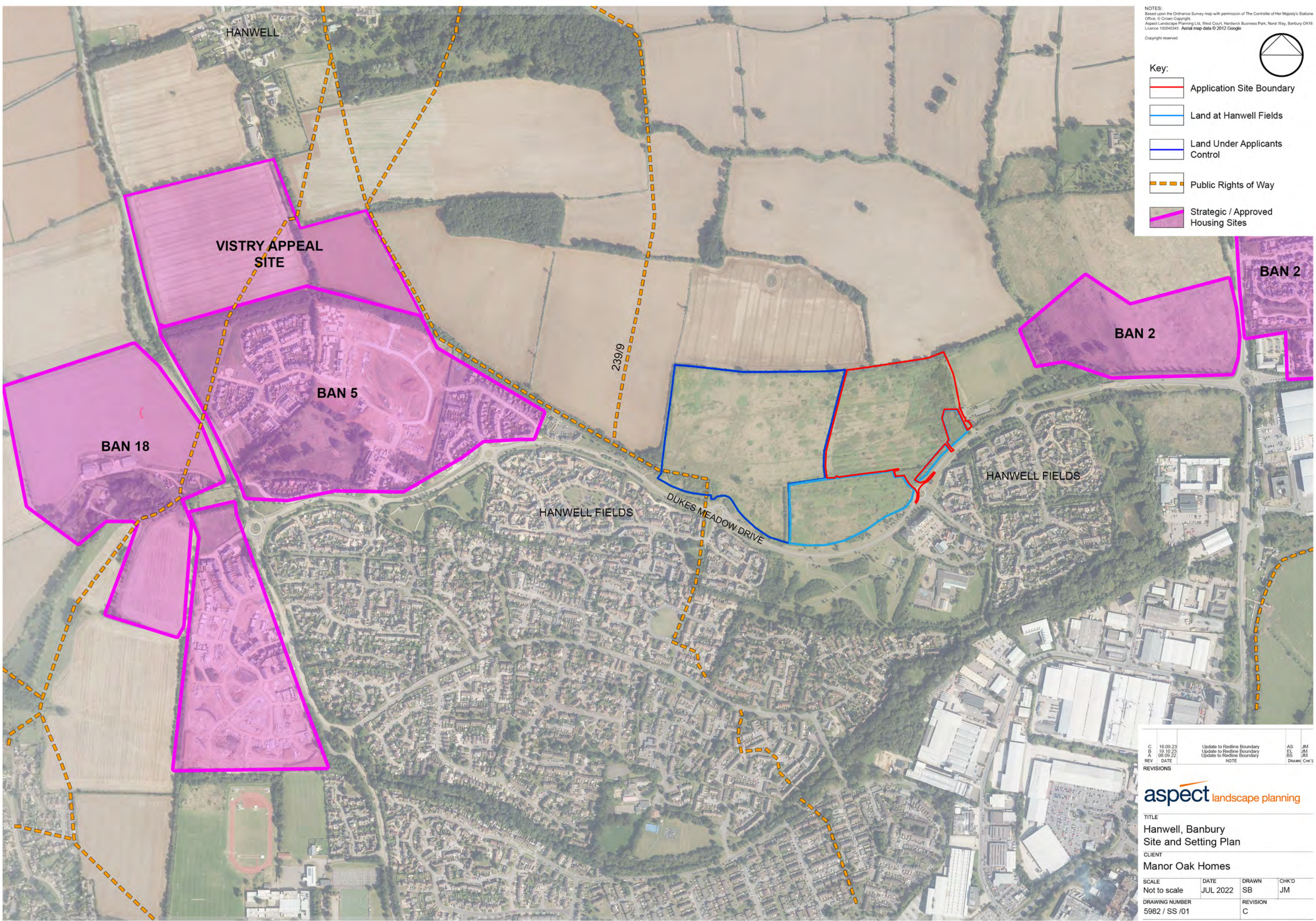
CLIENT  
 Manor Oak Homes

| SCALE             | DATE     | DRAWN | CHK'D |
|-------------------|----------|-------|-------|
| 1:10,000@A3       | AUG 2022 | SB    | JM    |
| DRAWING NUMBER    | REVISION |       |       |
| 5982 / SLP / ASP1 | C        |       |       |

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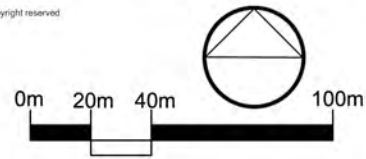
- Key:
- Application Site Boundary
  - Land at Hanwell Fields
  - Land Under Applicants Control
  - Public Rights of Way
  - Strategic / Approved Housing Sites



| REV | DATE     | NOTE                       | AS | JM    |
|-----|----------|----------------------------|----|-------|
| C   | 16.09.23 | Update to Redline Boundary | AS | JM    |
| B   | 19.10.23 | Update to Redline Boundary | EL | JM    |
| A   | 08.08.22 | Update to Redline Boundary | EL | JM    |
| REV | DATE     | NOTE                       | AS | JM    |
|     |          |                            | EL | JM    |
|     |          |                            | BS | CHK'D |
|     |          |                            |    | DRAWN |

**aspect** landscape planning

|  |          |       |       |
|--|----------|-------|-------|
| TITLE                                  |          |       |       |
| Hanwell, Banbury Site and Setting Plan |          |       |       |
| CLIENT                                 |          |       |       |
| Manor Oak Homes                        |          |       |       |
| SCALE                                  | DATE     | DRAWN | CHK'D |
| Not to scale                           | JUL 2022 | SB    | JM    |
| DRAWING NUMBER                         | REVISION |       |       |
| 5982 / SS / 01                         | C        |       |       |



TRANQUIL VALLEY SETTING & RURAL CHARACTER TO THE NORTH RETAINED

MAIN GREEN LINKAGES. EAST - WEST CONNECTIONS PROVIDE MOVEMENT & GREEN CORRIDORS FOR PEOPLE & WILDLIFE WITHIN THE DEVELOPMENT

STRONG GREEN BUFFERS COMPRISING OF SUBSTANTIAL GI, INCLUDING STRUCTURAL PLANTING TO CREATE AN ATTRACTIVE SETTING FOR THE DEVELOPMENT AND SETTLEMENT EDGE WHICH PROVIDES POSITIVE LINKS WITH THE WIDER LANDSCAPE AND URBAN SETTINGS, WITH INFORMAL RECREATION OPPORTUNITIES

POTENTIAL FOR NEW SUDS ATTENUATION FEATURE ON LOWER GROUND WITHIN THE EASTERN PART OF THE SITE

NEW INTERNAL FOOTPATH LINKS WILL TAKE ADVANTAGE OF THIS OPPORTUNITY TO INCREASE CONNECTIVITY WITHIN THE SITE AND LOCALISED SETTING, WITH POTENTIAL LINKS TAKEN ACROSS DUKES MEADOW DRIVE, VIA THE PHASE 1 DEVELOPMENT, ENCOURAGING SHARED USE OF THE PUBLIC OPEN SPACE FACILITIES THAT ARE BEING PROPOSED.

SECONDARY GREEN LINKAGES. NORTH - SOUTH CONNECTIONS CREATE GREEN CORRIDORS THROUGH THE DEVELOPMENT INCORPORATING ROBUST STREET TREE PLANTING TO ASSIST WITH VISUALLY BREAKING UP THE EXTENT OF DEVELOPMENT WHEN VIEWED FROM THE EAST

VERDANT TREE LINED CHARACTER ALONG DUKES MEADOW DRIVE RETAINED AND ENHANCED WITH FURTHER TREE GROUPS

- Key:
- Existing Foot and Cycle Links
  - Proposed Footpath Links
  - Key Hedgerows & Trees Retained and Reinforced

| REV | DATE     | DESCRIPTION                           | BY | CHKD |
|-----|----------|---------------------------------------|----|------|
| J   | 16.09.24 | Update to redline boundary            | AS | IC   |
| H   | 06.11.23 | Update to removal of blue boundary    | EL | IC   |
| G   | 19.10.23 | Updated to boundaries                 | EL | IC   |
| F   | 19.09.23 | Updated to boundaries & team comments | EL | IC   |
| E   | 23.09.22 | Updated to team comments              | EL | IC   |
| D   | 13.09.22 | Updated to team comments              | EL | IC   |
| C   | 07.08.22 | Updated to team comments              | EL | IC   |
| B   | 22.07.22 | Updated to team comments              | EL | IC   |
| A   | 14.09.20 | Updated to team comments              | EL | IC   |
| REV | DATE     | DESCRIPTION                           | BY | CHKD |

**aspect landscape planning**

TITLE  
 Dukes Meadow Drive, Hanwell  
 Green Infrastructure Plan

CLIENT  
 Manor Oak Homes

|                                   |                  |             |      |
|-----------------------------------|------------------|-------------|------|
| SCALE<br>1:2500 @ A3              | DATE<br>SEP 2020 | DRAWN<br>JM | CHKD |
| DRAWING NUMBER<br>5982/ GI / ASP3 | REVISION<br>I    |             |      |

1. Open space in the western and north-western extents of the Site to be retained and enhanced as a transitional space between the proposed development and the open space to the west of the Site, with species-rich wildflower meadow, native tree and shrub thicket planting and informal paths carefully set out to ensure that views to the north-east and east are maintained and enhanced.

2. Development located and sensitively integrated on sloping ground away from the more exposed and elevated land to the west and designed to complement the existing northern settlement edge of Banbury and the approved adjacent Phase 1 scheme, with landscaping that reflects the local context.

3. Key boundary hedgerows and hedgerow trees to be retained and enhanced to establish a defensible green edge to the development and provide structure to the proposed landscape buffer around the development edge.

4. Robust landscape buffers along the boundaries to incorporate species-rich wildflower meadow, grass verge, native tree and shrub thicket stands, reflective of the wider planting typology established along the wider sections of Dukes Meadow Drive. A minimum 10-metre landscape and ecological buffer to be incorporated between the Site's vegetated boundaries and the proposed development providing further opportunities for green corridors and high quality public open space around the development edge.

5. A strategic landscape strip of public open space to extend through the eastern extent of development, running east to west, with sufficient development offsets to incorporate significant landscaping, recreational play and urban tree planting opportunities to assist with visually breaking up the overall massing and perceived scale of development and promoting Site connectivity. This green finger to form a high quality natural focal point and attractive, green setting that runs through the heart of the development with links to other areas of public open space on the Site.

6. Incorporation of native, urban tree groups and native understorey shrub planting running north to south between rear garden boundaries to enhance wildlife corridors and form part of a robust landscape framework that sensitively anchors and visually integrates the development into its setting, further breaking up the massing of the built form.

7. Tree-lined primary road into the development to establish a verdant character to the scheme that feeds through the development and establishes an integrated yet transitional landscape-led scheme that is sensitive and sympathetic to the urban settlement edge to the south and rural countryside to the north.

8. Proposed internal footpath links running through public open space to take advantage of the opportunity to increase connectivity within the Site and it's localised setting, including links with the approved Phase 1 development.

9. Proposed cycle, pedestrian and emergency access link to enhance connectivity with Dukes Meadow Drive.

10. Proposed access off the Dukes Meadow Drive roundabout by the approved Phase 1 development to seamlessly tie in with the adjacent scheme.

11. Diverse areas of inclusive play space to provide recreational and play opportunities within the open space and the central public open space area and add another dimension to this space.

12. New SuDS attenuation features to be sensitively integrated into the public open space design, forming a landscape and ecological feature on lower ground in the eastern extents of the Site and complementing the SuDS proposals for the approved Phase 1 development.

13. Structural tree planting incorporated to integrate the development within views from the east, on approach from Dukes Meadow Drive.

14. Internal tree belts will assist in visually breaking up the roofscape as it ascends the slope perceived within views from the east on approach from Dukes Meadow Drive.

15. The Site's western buffer, will be reinforced and defined by robust new native tree groups and native shrub understorey planting to create a natural transition with the undeveloped landscape to the west.



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**Key:**

- Site Boundary
- Proposed Tree Planting
- Proposed Ornamental Shrub Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Hedgerow
- Proposed Native Hedgerow
- Proposed Wildflower Grass Mix
- Proposed Marginal Grass Mix
- Proposed Native Shrub Planting Suited to Wet Conditions
- Proposed Mown Grass Path
- 10m Landscape and Ecological Buffer
- Proposed Amenity Grass Mix

| REV   | DATE   | NOTE   | SB   | IC   | EL   | BS                             | JM                | CHK'D |
|---|--|--|--|--|--|--------------------------------|-------------------|-------|
| H   | 16.09.24   | Update to latest layout  | AS   | IC   |  |                                | JM                |       |
| G   | 29.04.24   | Update to latest comments  | SB   | IC   |  |                                | AS                |       |
| F   | 18.04.24   | Update to latest layout  | SB   | IC   |  |                                | AS                |       |
| E   | 06.11.23   | Update to removal of blue boundary   | EL   | IC   |  |                                | AS                |       |
| D   | 19.10.23   | Update to red line boundary  | EL   | IC   |  |                                | AS                |       |
| C   | 20.09.23   | Update to latest layout  | EL   | IC   |  |                                | AS                |       |
| B   | 12.09.23   | Update to latest layout  | SB   | IC   |  |                                | AS                |       |
| A   | 07.09.22   | Update to latest layout  | SB   | IC   |  |                                | JM                |       |
| REV <td>DATE <td>NOTE <td>SB <td>IC <td>EL <td>BS <td>JM <td>CHK'D</td> </td></td></td></td></td></td></td> | DATE <td>NOTE <td>SB <td>IC <td>EL <td>BS <td>JM <td>CHK'D</td> </td></td></td></td></td></td> | NOTE <td>SB <td>IC <td>EL <td>BS <td>JM <td>CHK'D</td> </td></td></td></td></td> | SB <td>IC <td>EL <td>BS <td>JM <td>CHK'D</td> </td></td></td></td> | IC <td>EL <td>BS <td>JM <td>CHK'D</td> </td></td></td> | EL <td>BS <td>JM <td>CHK'D</td> </td></td> | BS <td>JM <td>CHK'D</td> </td> | JM <td>CHK'D</td> | CHK'D |

**aspect landscape planning**

TITLE  
**Hanwell, Banbury  
Landscape Strategy Plan**

CLIENT  
**Manor Oak Homes**

|                                    |                  |             |             |
|------------------------------------|------------------|-------------|-------------|
| SCALE<br>Not to scale              | DATE<br>AUG 2022 | DRAWN<br>SB | CHK'D<br>BW |
| DRAWING NUMBER<br>5982/ LSP / ASP4 | REVISION<br>H    |             |             |

**PHASE 1**  
(ref: 21/03426/OUT)

## **APPENDIX 1**

### ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

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

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

### 1. Baseline study

#### Landscape

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

#### Visual

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

## 2. Project description

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

## 3. Description of Effects

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

This will identify whether the effects are:

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

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

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

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

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

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

#### Assessing effects

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

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

**Table 1: Landscape Sensitivity Thresholds**

| <b>Sensitivity</b> | <b>Definition</b>  |
|--------------------|--|
| <b>High</b>        | Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, National Landscapes (AONB's), Conservation Areas etc. |
| <b>Medium</b>      | Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.  |
| <b>Low</b>         | Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.  |
| <b>Negligible</b>  | Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.  |



## **Visual Sensitivity**

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

**Table 2: Visual Sensitivity Thresholds**

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

## **Effect Magnitude**

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

**Table 3: Magnitude of Change**

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

***Significance Threshold***

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

**Table 4: Significance of Effect**

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

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate, shaded below in Table 5.

**Table 5: Measuring Significance of Effect**

|                     |            | Sensitivity of Receptors |                    |                    |                     |
|---------------------|------------|--------------------------|--------------------|--------------------|---------------------|
|                     |            | High                     | Medium             | Low                | Negligible          |
| Magnitude of Change | High       | Major                    | Major/<br>Moderate | Moderate           | Moderate/<br>Minor  |
|                     | Medium     | Major/<br>Moderate       | Moderate           | Moderate/<br>Minor | Minor               |
|                     | Low        | Moderate                 | Moderate/<br>Minor | Minor              | Negligible          |
|                     | Negligible | Moderate/<br>Minor       | Minor              | Negligible         | Negligible/<br>None |

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

Assessing cumulative effects

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

## **APPENDIX 2**

VISUAL ASSESSMENT  
(REFER SEPERATE DOCUMENT)

landscape planning • ecology • arboriculture

aspect

Aspect Landscape Planning Ltd  
West Court  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire OX16 2AF

T: 01295 276066  
F: 01295 265072  
E: [info@aspect-landscape.com](mailto:info@aspect-landscape.com)  
W: [www.aspect-landscape.com](http://www.aspect-landscape.com)