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8.1 INTRODUCTION

8.1.1 This Addendum provides a review of the Landscape Chapter (Chapter 8) in the published 2014 Environmental Statement (ES). It identifies any changes since publication in terms of the regulatory framework, policies and plans, methodology and guidance, baseline data and scheme design. In addition, the Addendum also provides a response to comments on the landscape ES chapter from Ms J Ward, Landscape Planning Officer for Cherwell District Council (CDC), received on 26 January 2016. To ensure the effects of the scheme are fully considered, this note then assesses the implications of any such changes reported in the submitted ES, resulting from proposed changes to the Development Framework Plan. The Addendum has retained the headings used in the ES for consistency and is designed to be read in conjunction with the ES Landscape Chapter.

8.1.2 Reference is made to the following appendices:

- Appendix 7a: Revised Landscape Plans:
 - L1: Landscape Planning Context
 - L2: ZTV with Barriers
 - L4: Green Infrastructure Strategy
- Appendix 7b: Revised Site Photographs
 - Viewpoint 5
 - Viewpoint 8A
 - Viewpoint 11
 - Viewpoint 12
- Appendix 7c: Revised Landscape Effects Table
- Appendix 7d: Revised Visual Effects Table

8.2 ASSESSMENT METHODOLOGY

- 8.2.1 Section 8.2 of the published 2014 ES sets out the methodology used for the Landscape and Visual Assessment and remains unchanged.

8.3 POLICY

National Planning Policy Framework (March 2012)

8.3.1 There have been no changes to the National Planning Policy Framework (NPPF) (March 2012). Relevant parts of the NPPF are set out in Section 8.3 of the published 2014 ES.

Cherwell District Local Plan (1996)

8.3.2 There have been no changes to the Cherwell District Local Plan (1996). The saved policies of the adopted Cherwell District Local Plan (1996) presently remain part of the statutory Development Plan, until Part 2 of the Cherwell Local Plan 2011-2031 is adopted. The relevant landscape policies are set out in Section 8.3 of the published 2014 ES.

The Non-Statutory Cherwell District Local Plan (2011)

8.3.3 There have been no changes to the Non-Statutory Cherwell District Local Plan (2011). Relevant landscape policies within the Non-Statutory Local Plan remain valid until Part 2 of the Cherwell Local Plan 2011-2031 is adopted and are set out in Section 8.3 of the published 2014 ES.

Cherwell Local Plan 2011-2031 Part 1

8.3.4 The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by CDC in July 2015. The Plan provides the strategic planning policy framework and sets out strategic site allocations for the District to 2031.

8.3.5 The Application Site is now allocated as part of the Strategic Development of South West Banbury, which comprises two allocations, as set out below and illustrated on the revised version of Plan L1: Landscape Planning Context at Appendix 7a:

- Banbury 16: South of Salt Way - West: Allocated for 150 units west of Bloxham Road, on which outline planning permission has been secured for 350 dwellings (LPA ref. 14/01188/OUT).
- Banbury 17: South of Salt Way - East: Comprises three development sites:
 - Land at Wykham Park Farm (application Site) - application for 1,000 dwellings (LPA ref. 14/01932/OUT);

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- Land at White Post Road, application submitted for up to 280 dwellings(LPA ref. 15/01326/OUT); and
- Land adjoining Bloxham Road for which planning permission has already been granted for 145 dwellings (LPA ref. 12/00080/OUT).

8.3.6 Local Plan Policy Banbury 17 includes a number of key site specific design and place shaping principles, those relevant to landscape include:

- *'Development must respect the landscape setting and provide an appropriate development interface with Salt Way (any buffer is likely to be 20 metres wide...);*
- *Existing natural features and additional structural planting will reinforce the landscape framework upon which to structure development parcels;*
- *Public open space to form a well-connected network of green areas within the site, suitable for formal and informal recreation. Formal recreation should be located and phased to come forward as part of development at the southern part of the site; Informal open space is to be located where the site adjoins Bodicote village in order to create a buffer to maintain separation between the two settlements and respect the setting of the Bodicote Conservation Area;*
- *A high quality locally distinctive residential District for the south west of Banbury that is designed with consideration to the landscape setting and well integrated with the adjacent residential area;*
- *A well designed, 'soft' approach to the urban edge, which respects the rural setting;*
- *Planting of vegetation along strategic route ways to screen the noise;*
- *Retention and enhancement of existing hedgerows and trees including the boundary with the Salt Way;*
- *Provision of Green Infrastructure links beyond the development site to the wider town and open countryside; and*
- *Development that retains and enhances significant landscape features (e.g. hedgerows) which are or may be of ecological value; and where possible introduces new features.'*

8.3.7 The following Local Plan policies are also relevant:

- Strategic Objective SO12 for ensuring development in sustainable locations;
- Policy ESD 13: Local Landscape Protection and Enhancement; and

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- Policy ESD 15 (previously Policy ESD 16 in the Draft Local Plan): The Character of the Built and Historic Environment.

8.3.8 In addition, Policy ESD 17: Green Infrastructure states:

'The District's green infrastructure network will be maintained and enhanced through the following measures:

- *Protecting and enhancing existing sites and features forming part of the green infrastructure network...; and*
- *Ensuring that 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.'*

Consented Housing Development

8.3.9 Consented housing to the north-west of the Site, on land east of Bloxham Road (LPA ref. 12/00080/OUT), is described at Section 8.3 of the published 2014 ES.

8.3.10 Since the publication of the ES, 350 dwellings with associated public open space and infrastructure has been consented to the west of the Site, known as land south of Salt Way (LPA ref. 14/01188/OUT).

8.3.11 The consented sites are illustrated on the revised version of Plan L1: Landscape Planning Context, at Appendix 7a.

8.4 BASELINE

Site Description and Location

- 8.4.1 The Site description and location provided in Section 8.4 of the published 2014 ES remain unchanged.

Landscape Character

- 8.4.2 The baseline description of landscape character, capacity and sensitivity provided in Section 8.4 of the published 2014 ES remains unchanged.

Visual Context

- 8.4.3 The baseline description of views provided in Section 8.4 of the published 2014 ES remains unchanged.
- 8.4.4 It should be noted that once constructed, housing proposals east and west of the Site (currently with planning consents or under consideration) will alter the baseline of some views and this is considered at the cumulative Section 7.8 below.

The Future Baseline

- 8.4.5 The future baseline for the site remains as described in Section 8.4 of the published 2014 ES.

8.5 POTENTIAL EFFECTS

Proposals

8.5.1 The application remains a residential-led development comprising up to 1,000 dwellings, a local centre, primary school, outdoor sports pitches, public open space and allotments.

8.5.2 Since the publication of the original 2014 ES, there have been some minor revisions to the Proposed Development, as follows:

- increase in the land for primary school education; and
- land for secondary school education.

8.5.3 The changes result in minor rearrangement of green space, particularly adjacent to Salt Way. There will be an overall increase in the amount of green space on the scheme and the integrity of the green infrastructure network remains intact.

8.5.4 Revised versions of Development Framework Plan and Plan L4: Green Infrastructure Strategy are included at Appendix 2 and Appendix 7a respectively.

8.5.5 In accordance with the methodology defined in the published 2014 ES, this assessment review considers the effect of the changes during construction, at Year 0 and Year 15.

8.5.6 As provided in the published 2014 ES, the effects are fully assessed at the tables at Appendix 8.4. Additional text added to Appendix 8.4 is bold italic.

Landscape Effects During Construction and Post Completion (Year 0)

8.5.7 There will be minor benefits from the increase in the amount of open space on the scheme; however, the overall assessment of landscape effects at construction and Year 0 would remain unchanged from that stated within Section 8.5 of the ES.

Visual Effects During Construction and Post Completion (Year 0)

8.5.8 At the request of the local authority, an additional local view has been taken from a public right of way adjacent to the south-western corner of the Site (referred to as Viewpoint 8A). With respect of the effect on Viewpoint 8A, construction activities and the Proposed Development would alter the appreciation of the view looking north-east as the footpath continues along the Site's western boundary hedgerow. The effect during construction/Year 0 is up to significant, due to the proximity of the view to

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development at this point. The sequential effects to the south remain unchanged and the Site becomes more enclosed, as demonstrated by Viewpoint 8 in the published 2014 ES.

- 8.5.9 All other visual effects during construction and on completion (Year 0) remain as stated in the ES.

8.6 MITIGATION MEASURES

- 8.6.1 The mitigation measures will remain as stated in Section 8.6 of the ES, with limited changes to the alignment of green space and an increase in land for school education. Strong landscape principles, such as the need to respect the landscape setting and provide an appropriate development interface with Salt Way, remain the same.

8.7 RESIDUAL EFFECTS

Residual Landscape Effects

- 8.7.1 There will be no changes to the residual landscape effects stated within Section 8.7 of the ES.

Residual Visual Effects

- 8.7.2 The additional view from a public right of way in the south-west corner of the Site. The new Viewpoint 8A requested by the LPA will include views of the development, but will benefit from maturing planting within new open space which will soften and filter views of the housing. The visual effect will reduce to moderately significant. Sequential effects to the south remain unchanged, due to increased visual enclosure of the Site, as demonstrated by Viewpoint 8 in the ES.
- 8.7.3 All other residual visual effects at Year 15 remain as stated in the ES.

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8.8 CUMULATIVE EFFECTS

- 8.8.1 Cumulative effects are additional effects caused by the proposals, together with other proposed developments in the vicinity of the same or similar type.
- 8.8.2 A planning application has been submitted west of the Site for 400 residential dwellings west of Bloxham Road (LPA ref. 14/01188/OUT). Since publication, the site west of Bloxham Road received planning consent for a revised layout with 350 dwellings.
- 8.8.3 Since publication of the ES, an additional planning application has been made for 280 units directly east of the Site, extending up to White Post Road, Bodicote (LPA ref. 15/01326/OUT). This development is contiguous with the Site and forms part of the Council's strategic housing allocation 'Banbury 17' shown on revised Plan L1 (Appendix 7a) and described at policy Section 8.3.
- 8.8.4 This housing proposed as part of the wider Banbury 17 allocation will extend development to the east and west of the Site; and south of Banbury towards Bodicote, as shown on the revised Plan L1: Landscape Planning Context, at Appendix 7a. Local Plan Policy Banbury 17 seeks to provide separation between development proposed through Banbury 17 and Bodicote, through the provision of open space adjacent to the existing village of Bodicote.
- 8.8.5 The cumulative landscape and visual effects of the additional housing will depend partly upon the timing of construction, the layout, form and mitigation proposed for the adjacent sites. However, the following effects are predicted.

Cumulative Landscape Effects

- 8.8.6 There are no predicted cumulative landscape effects as a result of the additional housing, and the cumulative effects reported in the original ES remain valid.
- 8.8.7 The Site is currently well contained by the vegetation pattern and existing settlement. New housing proposed as part of the wider Banbury 17 allocation will serve to further enclose the proposals to the east and west. It will also extend the planned settlement of Banbury to the south and reinforce the pattern of development on the plateau south of the settlement. These sites are part of this planned settlement.
- 8.8.8 Development proposed through Local Plan Policy Banbury 17 will provide footpath links, open space and tree planting to define a new edge to Banbury.

Cumulative Visual Effects

- 8.8.9 There are no additional cumulative visual effects from that reported in the original ES.
- 8.8.10 There will be intervisibility between the developments as referred to in this Addendum and the Site. The planned development will increase the amount of housing in local views from the south, west, north-west and east (Viewpoints 3, 5, 11 and 12 shown on revised Plan L3: ZTV, Appendix 7a). Adverse effects of the development in these views are likely to be reduced, as the Site will either be obscured by new built development or seen in the context of the additional housing, as follows:
- Viewpoint 3 from a public right of way to the east: The public right of way would now be experienced as part of the wider Banbury 17 development;
 - Viewpoint 5 at Bodicote Cemetery: Development on Land at White Post Road will appear to the far right (east) of the view, set behind existing allotments;
 - Viewpoint 11: The public right of way will now be experienced within the wider Banbury 17 development; and
 - Viewpoint 12: Further housing will be visible beyond Salt Way, extending built development to the right of the view (west of the Site).
- 8.8.11 Photosheets and Plan L3: ZTV indicating the photograph locations are included at Appendix 7b and Appendix 7a respectively.

8.9 SUMMARY AND CONCLUSIONS

Summary of Landscape and Visual Effects

8.9.1 An additional view has been requested by the LPA from a public right of way in the south-west corner of the Site (Viewpoint 8A). This view is on the edge of the Site. The assessment of the view shows that the proximity of the scheme would alter the appreciation of the view looking north-east. At construction/Year 0, the effect is assessed as up to significant, reducing to moderately significant as development becomes softened and filtered by planting within new open space.

8.9.2 All other landscape and visual effects during construction, on completion and at Year 15 remain as stated in the original ES dated 2014.

Potential Cumulative Effects

8.9.3 The ES reports a planning application west of the Site for 400 residential dwellings west of Bloxham Road (LPA ref. 14/01188/OUT). Since publication, the site west of Bloxham Road received planning consent for a revised layout with 350 dwellings.

8.9.4 In addition, an outline planning application has been made for 280 units immediately east of the Site, extending up to White Post Road, Bodicote (LPA ref. 15/01326/OUT).

8.9.5 These schemes, in addition to consented housing reported in Section 8.8 of the ES, form part of the strategic housing allocation indicated on the updated Plan L1. They would result in increased development in some local views, however, there will be no additional cumulative visual effects.

8.9.6 The proposals at land at White Post Road, immediately to the east adjoin the Application Site and include connected pedestrian routes, green space and tree planting which would create a continuous southern edge to Banbury.

8.9.7 There will be no additional cumulative landscape effects given the nature of the proposals and the context of surrounding development.

Conclusion

8.9.8 No changes have been made to the overall assessment, the proposed mitigation or the conclusions drawn in the published 2014 ES.

8.9.9 The Proposed Development continues to be:

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- in keeping with the scale, form and appearance of the existing settlement of Banbury; and
- integrated into its setting as new planting matures, enhancing the edge of Banbury and making a positive contribution to the local vegetation and landscape character in accordance with policy requirements and published landscape strategies.

8.9.10 The review confirms that the published 2014 ES continues to be a valid assessment of the landscape and visual effects of the scheme.