



**BLOSSOM FIELDS, COTEFIELD FARM,
BODICOTE**

**LANDSCAPE, TOWNSCAPE AND VISUAL
APPRAISAL**

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Date:	November 2014	
Project Number:	OXF7993	
Status:	Final	

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1 Introduction

General

- 1.1 RPS Planning and Development (RPS) has been commissioned to undertake a landscape, townscape and visual appraisal of a site at Cotefield Farm, Bodicote, known as Blossom Fields, to support a planning application for a residential development of 95 homes (See Figure 1.1). The site is owned by Mr R Bratt. The application site lies immediately adjacent to a site which has already been granted planning permission for a residential development of 82 houses (11/00617/OUT) in 2012. This adjoining site is also in the ownership of Mr. Bratt. Whilst not yet completed, this scheme will form part of the future landscape and visual baseline within the appraisal.

Scope

- 1.2 This report provides an appraisal of the site within the context of the surrounding area. It outlines the existing baseline situation for topography, vegetation cover and land uses, published landscape character studies, landscape and other relevant designations, and the current visibility of the site. The potential landscape, townscape and visual impacts of the proposal are assessed against the current baseline and future baseline scenario.
- 1.3 This document is set out as follows;
- Chapter 2 provides a summary of the methodology for the Landscape Townscape and Visual Impact Assessment.
 - Chapter 3 defines the landscape, townscape and visual baseline and future baseline conditions within the study area including planning policy of relevance to these matters.
 - Chapter 4 describes the proposed development including landscape, townscape and visual mitigation proposals.
 - Chapter 5 describes the landscape and townscape effects which are likely to occur as a result of the proposed development.
 - Chapter 6 describes the visual effects which are likely to occur as a result of the proposed development.

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- Chapter 7 provides a summary of landscape, townscape and visual effects and draws conclusions regarding the appropriateness of the proposals with reference to relevant planning policy.

2 Methodology

Introduction

- 2.1 The assessments that have been undertaken are broadly based upon best practice guidance relevant to landscape, townscape and visual impact assessment. This includes:
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)*. The Landscape Institute and Institute of Environmental Management and Assessment,
 - *Landscape Character Assessment, Guidance for England and Scotland (2002)*, The Countryside Agency and Scottish Natural Heritage, and
 - *'Topic Paper 6: Techniques and Criteria for judging Capacity and Sensitivity'* Countryside Agency and Scottish Natural Heritage.
- 2.2 The assessment considers landscape, townscape and visual effects which would occur as a consequence of the development of the site.

Desk Studies and Field Surveys

- 2.3 The assessment of all impacts involved desk studies and fieldwork. Desk studies included examination of Ordnance Survey Maps, aerial photographs and landscape character assessments published by Natural England, the Oxfordshire Wildlife and Landscape Study, the Cherwell Landscape Assessment 1995, Countryside Design Summary adopted as SPD in 1998 and Cherwell Landscape Sensitivity and Capacity Assessment 2010 and the Banbury Landscape Sensitivity and Capacity Assessment 2014. These documents provide sufficient detail of landscape character areas in order to establish various landscape receptors within the study area.
- 2.4 Visual receptors were identified and visual impacts were assessed by field survey, predominantly from public rights of way. Viewpoint locations were chosen to coincide, generally, with the same locations assessed for the Banner Homes site. The views from residential properties were assessed, as far as possible, from public viewpoints.

Basis of Methodology

- 2.5 For the purposes of the environmental appraisal process, a clear distinction is made between landscape and visual assessments as follows:

- Landscape impacts; relate to the degree of change experienced by the physical characteristics or components of that landscape, as a result of the project. Landscape effects derive from changes in landscape character.
- Visual impacts; relate to the changes experienced by individual 'receptors' as a result of development within the landscape e.g. local residents, users of public rights of way or passing motorists. Visual effects relate to changes in the available views and visual amenity.

Landscape and Townscape Impact Assessment

- 2.6 The sensitivity of a landscape or townscape to change depends upon its value, condition (integrity) and capacity to accept change, although the three are not necessarily linked.
- 2.7 The value is concerned with the relative importance that is attached to different landscapes/townscapes and has been determined by considering landscape designations, cultural associations, remoteness, scenic qualities and importance to local communities and the general public.
- 2.8 Landscape/townscape condition relates to the intactness of the resource based on judgements about the physical state of the landscape/townscape and its integrity.
- 2.9 The capacity of a landscape/townscape relates to the ability to accept change of the type and scale proposed and will be influenced by the likely ability of the resource to accommodate the introduction of new features while retaining the essential characteristics that define it.
- 2.10 To define the sensitivity of the landscape affected by the proposals, a three point scale of; high, medium and low has been used. This defines the criteria which have guided the judgement as to the sensitivity of the receptor. Full definitions of these terms are set out in Appendix 1
- 2.11 The magnitude of change affecting landscape receptors depends upon the nature, scale and duration of the particular change within the landscape and any loss of, or change to, important features or characteristics. A four point scale of; large, medium, small and negligible magnitude of change has been used. Full definitions of these terms are set out in Appendix 1.
- 2.12 To arrive at a level of the significance of the overall effect, which can either be beneficial or adverse, a ten point scale has been used. The levels are:

- Major Beneficial
- Moderate Beneficial
- Minor Beneficial
- Negligible Beneficial
- Neutral
- Negligible Adverse
- Minor Adverse
- Moderate Adverse
- Major Adverse
- Substantial Adverse

2.13 Detailed definitions of these categories are given in Appendix 1.

Visual Impact Assessment

Zone of Theoretical Visibility (ZTV)

2.14 To assist in the assessment of visual impacts a ZTV has been prepared to illustrate the potential visibility of the proposals in the wider landscape. The ZTV has been used to identify visual receptors and detailed analysis was undertaken during on-site surveys. The ZTV is defined in Figure 2.1.

Visual Receptors

2.15 Within the ZTV a number of visual receptor groups of differing sensitivity are identified as follows:

- High Sensitivity; local residents, users of recreational routes, people experiencing views from important features.
- Medium Sensitivity; users of secondary rights of way and people engaged in outdoor sport.
- Low Sensitivity; people at their place of work, occupiers of vehicles.

2.16 The magnitude of change affecting visual receptors depends on the location of the view and the overall effect of the development on a particular view. The angle of view, duration of view and distance from the development all influence the magnitude of the change in the view. Full definitions are set out in Appendix 1.

2.17 To arrive at a level of significance of visual effect at a particular viewpoint, a ten point scale has been used as follows:

- Major Beneficial
- Moderate Beneficial
- Minor Beneficial
- Negligible Beneficial
- Neutral
- Negligible Adverse
- Minor Adverse
- Moderate Adverse
- Major Adverse
- Substantial Adverse

2.18 Detailed definitions of these categories are given in Appendix 1.

3 Baseline Conditions

The Site and Its Surroundings

General

- 3.1 The application site consists of approximately 4.5ha of arable farmland on the southern edge of Bodicote.
- 3.2 The southwest and south east boundaries are formed by a mature woodland belt within the ownership of the applicant. The north eastern boundary of the site comprises scrubby vegetation, trees and grassland, also within the ownership of the applicant. The north west boundary is currently undefined within a 7.8ha arable field, however this will ultimately be defined by a sensitively designed interface between the proposed development and the consented Banner Homes development.

Landscape Context

- 3.3 The landscape context of Bodicote comprises open farmland which wraps around the east, south and west of the village, See Figure 1.1. The town of Banbury lies immediately to the north, with little physical separation between the two settlements. Bodicote lies partially on a plateau of land above the Sor Brook Valley which cuts through the undulating landscape to the south. Land uses typical of an urban fringe can be found south of Bodicote including: residential houses; a small garden centre; commercial premises at Cotefield Farm; the large manor house of Cotefield House and the Banbury Rugby Club complex that includes a commercial health and fitness centre. The villages of Twyford and Adderbury lie 1km and 2km respectively to the south and Bloxham lies 2km to the south west. The M40 motorway lies 1km to the east beyond the plateau of high land.

Landform

- 3.4 The site lies on a minor ridge line and shallow valley to the south of Bodicote, which runs in a north east to south west alignment, with broader ridges running south from Cotefield Farm and south west from Lower Grove Mill to Bloxham Grove. The ridges of higher land shape the sinuous alignment of the Sor Brook Valley, which cuts through the landscape. See Figure 2.1 which illustrates landform.
- 3.5 The site slopes south-westwards from a high point of approximately 112m above ordnance datum (AOD,) to the south of Cotefield House, to a low point of

approximately 104m AOD in the western corner of the site, on the edge of the woodland belt.

Land Use

- 3.6 The bulk of the site is currently used for arable farming, although there is an amenity grass area adjacent to Cotefield Farm.

Vegetation

- 3.7 The site includes a mature Oak tree (*Quercus robur*) and Sycamore tree (*Acer pseudoplatanus*), located relatively centrally within the arable farmland.
- 3.8 A substantial woodland strip was planted 14 years ago along the south west and south eastern boundaries of the site, as part of Ministry grant aided Farm Woodland Premium Scheme, to form a shelter belt to improve the landscape character and biodiversity of the farmland. The woodland strip is 500m long and 25m wide and comprises the following predominantly native species;

Trees

Fagus sylvatica – Beech

Fraxinus excelsior – Ash

Quercus robur – Oak

Tilia x euchlora – Lime

Shrubs

Crataegus monogyna – Hawthorn

Cornus sanguinea – Dogwood

Corylus avellana – Hazel

Ilex aquifolium – Holly

Prunus laurocerasus – Laurel

Prunus spinosa – Blackthorn

Rosa canina – Dog Rose

Salix caprea – Goat Willow

Viburnum lantana – Wayfaring Tree

Viburnum opulus – *Guelder Rose*

Nurse Species

Acer campestre – *Field Maple*

Alnus glutinosa - *Alder*

Betula pendula – *Silver Birch*

Carpinus betulus – *Hornbeam*

Larix decidua - *Larch*

Pinus nigra – *Austrian Pine*

Prunus avium – *Cherry*

Sorbus aucuparia – *Mountain Ash*

- 3.9 Species were planted as 45-60cm and 1.5m high whips and feathered standards. The planting is maturing rapidly and forms a dense woodland belt already up to 12m high. A Landscape Management Plan was completed as part of the proposal for the residential scheme on the neighbouring Banner Homes development site. The plan seeks to ensure that the woodland remains a diverse and characteristic feature within the landscape, through long-term management practices, including the progressive removal of non-native nurse species, coppicing of understorey species and preservation of native canopy trees through selective thinning.
- 3.10 A small block of mature woodland lies to the south of Cotefield House and several large Beech, Sycamore and Oak trees lie to the north of Cotefield Farm, beside the A4260. This area is identified on Fig. 2.1.
- 3.11 Clipped Beech hedges subdivide the space around the adjoining Cotefield Nurseries and form rear garden boundaries at Blackwood Place, on the edge of Bodicote. A native hedgerow established along the A4260 boundary approximately 5 years ago contains similar species to the woodland belt. Horse Chestnuts (*Aesculus hippocastanum*) and Oaks (*Quercus robur*) have been planted as an avenue beside the access road to Cotefield Farm.

Settlements

- 3.12 The town of Banbury lies immediately north of Bodicote and the villages of Twyford and Adderbury lie to the south, whilst Bloxham lies to the south west. The application site is not inter-visible with any of these settlements. The church spire within

Adderbury is visible from the edge of Bodicote, although not from within the application site.

Access

- 3.13 At present there is no public right of way access to the site although there is a permissive footpath leading from Molyneaux Drive to the south of the application site.

Landscape Planning Policy Context

Introduction

- 3.14 The aim of this section is to identify the general objectives of national, county and local landscape planning policy and guidelines. The application site is not located in a nationally designated landscape (National Park or Area of Outstanding Natural Beauty).

National Policy

National Planning Policy Framework

- 3.15 The Department for Communities and Local Government published the National Planning Policy Framework (NPPF) in March 2012. The NPPF sets out Government planning policies and guidance, to be used by all local authorities in England when preparing development plans and determining planning applications. The document sets out broad aims to achieve sustainable development. Chapter 11: Conserving and Enhancing the Natural Environment, highlights the importance of protecting valued landscapes, details of which are provided below at paragraphs 3.16 to 3.18.
- 3.16 There are general policies about achieving high quality and inclusive design for all development including public spaces (Paragraph 57). This is to ensure that developments will function well and add to the overall quality of the area, establish a strong sense of place and create an attractive and comfortable place to visit. Developments should respond to the local character and history and reflect the identity of local surroundings and materials. The development should create safe and accessible environments that are visually attractive with appropriate landscaping (Paragraph 58).
- 3.17 Development should deliver social, recreational and cultural facilities and service the community needs (Paragraph 70). There should be provision for shared space and community facilities to enhance the sustainability of communities and residential environments.

- 3.18 Existing public rights of ways and access should be protected and where possible Local Authorities should seek opportunities to provide better facilities for users for example by creating additional links to existing rights of way networks (Paragraph 75).

Local Policy

Adopted Cherwell Local Plan 1996

- 3.19 The adopted Local Plan contains the following relevant policies which are saved until further notice:

Areas of High Landscape Value

C13 the ironstone downs, the cherwell valley, the thames valley, north ploughley, muswell hill and otmoor are designated areas of high landscape value within which the council will seek to conserve and enhance the environment.

- 3.20 The designation extends over the majority of the landscape in the central and northern parts of the district north of Kidlington and around Banbury, including the village of Bodicote.

- 3.21 The adopted Local Plan ran until 2001 and although Policy C13 forms a saved policy, the NPPF stresses at para. 113 that the protection afforded by a designation should be commensurate with its status. The Area of High Landscape Value is a local level designation, the protection of which is not given the greatest weight. RPS therefore considers the policy is out of date.

- 3.22 The Urban Fringe

C17 the council will seek opportunities to secure the enhancement of the urban fringe through tree and woodland planting on land within its ownership and on other land by negotiation or in connection with new development.

C30 Design control will be exercised to ensure:

(i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;

(ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;

(iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

C31 in existing and proposed residential areas any development which is not compatible with the residential character of the area, or would cause an unacceptable level of nuisance or visual intrusion will not normally be permitted.

Non-Statutory Cherwell Local Plan 2011

3.23 The Non-Statutory Cherwell Local Plan 2011 was intended to review and update the local plan adopted in 1996. Due to changes in the planning system introduced by the Government, work on this plan was discontinued prior to adoption. The plan is not part of the statutory development plan and as such is to be given very little weight in the decision-making process. For completeness we set out relevant policies below.

3.24 The unadopted Local Plan contains policies which seek to protect and enhance the natural and built environment. The following are relevant policies:

En1 in determining planning applications the council will take into account the likely impact of a proposal on the natural and built environment and will seek to enhance the environment whenever possible. Development which would have an unacceptable environmental impact will not be permitted.

Landscape Character

En34 the council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would:

(i) cause undue visual intrusion into the open countryside;

(ii) cause undue harm to important natural landscape features and topography;

(iii) be inconsistent with local character;

(iv) harm the setting of settlements, buildings, structures or other landmark features;

(v) harm the historic value of the landscape.

3.25 The guidance states that the form and type of new development should complement the important aspects of the landscape to ensure it can be accommodated.

EN35 the council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the council.

Landscape Enhancement

EN36 the council will seek opportunities to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Trees, Hedges and Landscaping

EN37 in exercising its development control functions the council will welcome opportunities for countryside management projects where:

(i) all important trees, woodland and hedgerows are retained;

(ii) the ecological value of the site will be enhanced; and

(iii) new tree and hedgerow planting using species native to the area and of local provenance is encouraged and subsequently managed.

Draft Cherwell Local Plan 2011-2031

- 3.26 The draft Cherwell Local Plan was submitted to the Secretary of State for Communities and Local Government for formal examination on 31st January 2014. However, the examination hearings were suspended by the examining Inspector on 4th June 2014, to allow the Council to undertake main modifications in relation to meeting its objectively assessed housing needs over the plan period. The Council has, at this stage, undertaken public consultation on its proposed main modifications, and has submitted these to the Inspector on 21st October 2014. As there are outstanding objections to a number of the proposed policies, limited weight is attached to these at this stage.
- 3.27 Policies contained within the Plan which are relevant to landscape and visual resources associated with the proposal include strategic objectives for building sustainable communities. Objective SO6 requires new development to maintain or

enhance *'the local identity of Cherwell's settlements and the functions they perform'* and Objective SO12 seeks to *'focus development in Cherwell's sustainable locations, making efficient and effective use of land, conserving and enhancing countryside and landscape and the setting of towns and villages'*.

- 3.28 Theme Three of the Plan includes policies for ensuring sustainable development. Relevant policies include the following;
- 3.29 ESD13: Local Landscape Protection and Enhancement. This policy seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Proposed development should not give rise to undue visual intrusion, it should be consistent with local character and should not harm the setting of local settlements.
- 3.30 ESD15: Green Boundaries and Growth. Development proposals should incorporate appropriate green infrastructure. Green buffers identified within the draft local plan are intended to define the limits of built development between settlements, including Banbury and Bodicote. The site would lie outside of the proposed modified green buffer.
- 3.31 ESD16: The Character of the Built and Historic Environment. All new development is required to be of a high design standard and respect the areas built, natural and cultural context.
- 3.32 ESD18: Green Infrastructure. The policy seeks to ensure the existing green infrastructure network forms an integral part of new development.

Landscape Character Assessments

- 3.33 A number of published landscape character assessments are of relevance to the project and its setting including the Character Map of England (Natural England 2014) at a national scale, the Cherwell District Landscape Assessment, the Cherwell Countryside Design Summary Supplementary Planning Document, the Cherwell Landscape Sensitivity and Capacity Assessment and the Banbury Landscape Sensitivity and Capacity Assessment.

National Character Area Profile

- 3.34 The National Character Area profile published by the Natural England (Natural England 2013) has been reviewed to develop an appreciation of the wider landscape, landscape character and context of the area.

3.35 The study area and surrounding landscape and townscape falls within the Northamptonshire Uplands, character area 95. This is a large character area which stretches from Banbury to the landscape bordering Market Harborough and Kettering. Key characteristics include:

- *'Gently rolling rounded hills and valleys with many long, low ridgelines and great variety of landform. Wide, far-reaching views from the edges and across the ridgetops.*
- *Dominant Jurassic scarp slope of limestone and Lias clay hills capped locally with ironstone-bearing Marlstone and Northampton Sands. Glacial boulder clay covers the northern and eastern areas, with sands and gravels along river valleys.*
- *The Upper Nene Valley divides the gently undulating Northamptonshire Heights to the north from the hillier Cherwell/Ouse plateau (the 'Ironstone Wolds') to the south and has been exploited for sand and gravel.*
- *Rivers rise and flow outwards in all directions, including the rivers Cherwell, Avon, Welland, Tove, Ouse, Nene and Ise, and the area forms the main watershed of Middle England.*
- *Sparse woodland cover, but with scattered, visually prominent, small, broadleaved woods, copses and coverts, particularly on higher ground.*
- *Mixed farming dominates with open arable contrasting with permanent pasture.*
- *Typical 'planned countryside' with largely rectangular, enclosed field patterns surrounded by distinctive, high, often A-shaped hedgerows of predominantly hawthorn and blackthorn, with many mature hedgerow trees, mostly ash and oak.*
- *Nucleated villages often on hill tops or at valley heads with low densities of dispersed settlement. Cob, ironstone and limestone in older buildings with some remaining thatch, but mostly pantile and slate roofs. Brick buildings in some villages. Extensive new developments in villages along main transport corridors and in the two main towns.*
- *A dense network of narrow lanes with wide grassy verges, often following ridges, crossed by many strategic road and rail corridors, including the M1, M40, A14, West Coast Main Line railway, Great Western Railway line and the Oxford and Grand Union canals'.*

Oxfordshire Wildlife and Landscape Study – Landscape Character Types

- 3.36 There are 24 separate landscape types within the county, made up of individual landscape description units with a similar pattern of geological, topographical, land use and settlements. The site lies within the Upstanding Village Farmlands character type (see Appendix 2).

Upstanding Village Farmlands

Location

- 3.37 The landscape type covers the elevated landscapes in the north of the county to the north and south of Banbury, around Claydon and Kiddlington, Great Bourton, Bloxham and Deddington, See Figure 1.1.

Overview

- 3.38 A hilly landscape with a strong pattern of hedgerows and nucleated villages characteristically built from the local ironstone.

Key Characteristics

- *'A steep sided, undulating landform.*
- *A well-defined geometric pattern of medium-sized fields enclosed by prominent hedgerows'. (The larger arable fields around Bodicote are an exception).*
- *'A strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in wider countryside'.*

Forces for Change

- 3.39 The study considers that around Bodicote the hedgerow pattern is weaker, with roadside hedgerows tending to be overgrown and internal field hedges generally low and gappy. The study concludes that there is some residential and industrial development in settlements that is out of character, although generally well screened.

Landscape Strategy

- *'Conserve and enhance the strong pattern of hedgerows and hedgerow trees, and the nucleated pattern and strong vernacular character of the villages'.*

Cherwell Landscape Assessment

- 3.40 In November 1995 Cobham Resource Consultants undertook a landscape appraisal of Cherwell District entitled "*Cherwell District Landscape Assessment*". This study was commissioned by Cherwell District Council.

3.41 The study divided the District into eight broad character areas. The area to the south west of Banbury and Bodicote in which the site lies is the ‘Ironstone Hills and Valleys’ area (See Appendix 3). This area is characterised as follows;

‘Rolling hills with rich soils are considerable agricultural assets and much of this area is in arable cultivation, the main crops being winter cereals with potatoes and sugar beet. In some areas, medium and large arable fields are still surrounded by hedges and the boundaries marked by hedgerow trees. However, much of the higher land and gentler slopes now have a fairly open arable landscape. Streams in valley bottoms are locally marked with old willows with some pollarding, and with wet pastures. Hedgerows are mostly dense, well grown barriers, although where arable farming prevails they are closely trimmed’.

3.42 The eight character areas were further divided into 17 generic landscape character types, see plan extract in Appendix 2. The site lies within character type R3a; ‘Large-scale arable farmland enclosed by woodland belts’. This character type extends along the plateau of high land south of Bodicote to the village of Adderbury and is described as follows.

‘A landscape of level or gently rolling arable land with large fields and a weak hedgerow structure. Unlike the other large-scale arable farmland types, views are interrupted and contained by strong belts of trees and woodland which also provide a definite structure to the landscape.’

3.43 The study goes on to address issues of landscape value and sensitivity to changes and to identify conservation and enhancement priorities in relation to the different landscape character types and their individual components. The study identifies four main strategies for landscape intervention; “*conservation, repair, restoration and reconstruction*”. The plan in Appendix 3 shows the different enhancement strategies for the District. These strategies indicate those areas where intervention is inappropriate and outlines the scope for restoring or creating new landscape.

3.44 These strategies for landscape intervention can therefore provide guidance on those areas in the district which need to be protected in terms of the character of the landscape and conversely those areas where certain development, if properly integrated into the landscape framework, might be appropriate.

3.45 It can be seen from the plan in Appendix 3 that the land immediately south of Bodicote is defined as a repair landscape.

“These are areas where landscape character is still reasonably strong and worthy of conservation, but where some or all of the individual features or overall structure are showing noticeable decline. Development in these areas must be sensitively sited, designed and maintained. However, precisely because their structure is so strong, these landscape should be able to absorb limited areas of sensitive development”.

3.46 Specific enhancement measures relevant to the application site are as follows;

- Good management of hedgerows,
- Continued renewal of hedgerow trees,
- Continued management of small woodlands and copses, and
- Sensitively sited and designed development.

Cherwell Countryside Design Summary, Supplementary Planning Document

‘The purpose of the Countryside Design Summary is to guide development in the rural areas so that the distinctive character of the district’s countryside and the settlements and buildings within it are maintained and enhanced’

3.47 The settlement of Bodicote is recognised within the document as one of the larger villages in the ‘Ironstone Downs’ area and that 20th century development represents more than half of the built form of these larger villages. The document identifies vernacular building style as ironstone with some limestone or brick and thatch or stone slate roofs. Windows are stone mullioned with timber casement or sash. Houses face the street and have ironstone boundary walls. The pre 19th century vernacular is defined as the preferred building style.

Cherwell Landscape Sensitivity and Capacity Assessment

3.48 As part of its Local Development Framework, Cherwell District Council published in September 2010 a Landscape Sensitivity and Capacity Assessment. Halcrow Group Ltd undertook a study to assess land around Banbury and Bicester to identify its landscape sensitivity and capacity to accommodate development, including residential schemes. The assessment looked at 10 sites for potential urban expansion around Banbury however; land outside of these sites was also assessed. The four key aspects which were mapped and assessed were landform, land cover, enclosure pattern and time depth.

3.49 Land cover, enclosure pattern and time depth mapping have not identified any sensitive areas within the proposal site or its immediate context. The landform mapping identifies the sloping land of the application site which forms the side of the Sor Brook valley beyond the plateau on which the village is located, as having a medium to high sensitivity to development. The assessment can, therefore, be used to support the validity for proposed residential development south of Bodicote as the site performs well in relation to three of the four key aspects.

Banbury Landscape Sensitivity and Capacity Assessment

3.50 White Young Green prepared the Banbury Landscape Sensitivity and Capacity Assessment on behalf of Cherwell District Council in September 2014 to build on the Cherwell Landscape Sensitivity and Capacity Assessment of 2010. The assessment includes additional landscape sensitivity and capacity analysis for sites previously assessed in 2010 and new sites within the district, including the application site.

3.51 The parcel of land on the edge of Bodicote in which the proposal site is located is referenced as Site 104, see Appendix 4. The assessment considers that the combined sensitivity of the site's landscape quality, based on natural factors, cultural factors, aesthetic factors and landscape quality and condition is Medium. The combined visual sensitivity of the area, based on general visual sensitivity, local population, and mitigation is Low. The overall landscape character sensitivity and landscape value is considered to be Medium to Low.

3.52 Regarding landscape capacity for residential development the assessment states that *'Residential development would bring the edge of Bodicote slightly further south although development would be contained within existing structure planting on the southern and western boundaries and contained by Cotefield Business Park therefore having limited visual intrusion. The overall capacity for residential development is Medium'*.

3.53 The assessment defines the term Medium as *"the site is able to accommodate development within some areas as long as regard is given to the surrounding areas to preserve landscape character and visual amenity"*.

Townscape Character

3.54 There has been no specific assessment of the townscape character of the parts of the village of Bodicote which lie outside of the conservation area. The historic area of the village follows a linear arrangement along High Street and Church Street on the

western side of the settlement. This comprises terraces of predominantly two-storey Hornton stone houses.

- 3.55 The remainder of the village comprises predominantly late 20th century residential development of mixed one and two-storey semi-detached and some detached properties with moderate sized gardens. The architecture and building materials are typical of many developments of this period, which are commonplace throughout the country and have no specific local characteristics.

Future Baseline

- 3.56 The future baseline for the proposed scheme will include the consented residential development on land adjoining the application site and the southern edge of Bodicote, forming an extension to the village. This development will comprise 82 properties within a 3.8ha site. The properties will be a mix of detached, semi-detached and terraced houses of two storeys with a two-storey block of eight apartments. The layout is designed around a central axis along which a series of open spaces are arranged.

The Changing Landscape

- 3.57 Having established the existing baseline character of the area, it should be noted that landscapes are dynamic and are subject to change. The landscape is always changing to accommodate new development. There is a need to accommodate change while maintaining and enhancing the quality of the landscape where possible. New development should respect the environment and its location by way of scale, design and landscape treatment.

Summary of Landscape and Townscape Baseline

- 3.58 At a local scale, the site lies within character type R3a; 'Large-scale arable farmland enclosed by woodland belts' of the Cherwell Landscape Assessment which is a sub-division of the 'Ironstone Hills and Valleys' character area.
- 3.59 The site lies adjacent to the consented residential site at Bodicote which will form part of the 20th Century residential character area of the settlement.

Visual Baseline

Study Area

- 3.60 The study area for the assessment of visual impacts is defined by the ZTV. This represents the extent of the theoretical visibility of the proposals from which views of the development may be achieved. The significance of the visual effects of the proposals is partly the consequence of the proximity of, or the elevation of, the receptors viewpoint and the influence of intervening landform or vegetation.

Zone of Theoretical Visibility (ZTV)

- 3.61 Areas from which views of the proposals would be theoretically possible were determined by means of the ZTV. Two ZTV's have been calculated for the project, one based on winter views through bare deciduous vegetation and a second summer/winter ZTV where views of the proposals would be possible regardless of screening vegetation. The ZTV's are considered to be based on the housing within the scheme. The extent of the ZTV's has been established through field based surveys and desk based analysis of maps and aerial photography, see Figure 2.1.

Visual Receptors

Residential Properties

- 3.62 Houses on the existing urban edge of Bodicote which adjoin the north west and north east boundaries of the site represent the closest visual receptors to the proposed scheme and would have open views of the development. These views would only remain available prior to the development of the Banner Homes development on the intervening field.
- 3.63 Views towards the proposals from properties on the south western edge of the village to the west of the site are generally oblique and interrupted by garden vegetation and trees along remnant hedgerow boundaries.
- 3.64 Residential properties at Green Hill Farm and The Paddock lie on the A4260 south of the site. Views from these receptors towards the site are severely restricted by garden and hedgerow vegetation.
- 3.65 Views from Bloxham Grove towards Bodicote are restricted by groups of mature trees within the grounds of the house.

Public Rights of Way

- 3.66 Public rights of way from the local villages of Twyford, Adderbury and Bloxham cross ridgelines near Greenhill House and Bloxham Grove, approximately 1km to the south. Views from these footpaths are generally panoramic in nature and extend over the undulating landscape of the Sor Brook valley towards the settlement of Bodicote to the north. The settlement edge at Wards Crescent, Austin Road and Sefton Place in particular forms a stark and unattractive urban edge which is the dominant element in views. In views from the south, the village sits uncomfortably in the landscape and does not benefit from a hedgerow framework or woodland setting to help merge urban and rural characters.

Roads

- 3.67 Views of the site from the A4260 near the site access are very limited following the removal and replanting of the roadside hedgerow as part of the wider access improvement works associated with the rugby club development and the planting of trees and shrubs within the vicinity of commercial development at Cotefield Business Park. The new hedgerow screens most views beyond the road corridor. Views of the site from the A4260 east of the site are largely obscured by roadside hedgerows.

Representative Viewpoints

- 3.68 The following 9 viewpoint locations have been chosen to represent a variety of typical views within the vicinity of the proposals. The key elements of the views are described below. The location of views towards the site are illustrated in Figure 2.1 and photos at Figures 3.1 to 3.5.

Viewpoint 1: A4260 near Cotefield Farm Junction

- 3.69 This near, framed view, north west of the junction entrance to the Cotefield Farm complex is gained by pedestrians and occupiers of vehicles as they pass a gap in the roadside hedge at the driveway entrance at Cotefield B&B. The break in vegetation enables receptors to catch a glimpse over mown grassland and avenue trees to the application site and the woodland belt which surrounds it. Distant views of the rural landscape beyond are possible above the woodland belt. In the winter the lack of foliage would allow more extensive views into the garden centre and the application site to the south. Housing on the edge of the village is partially visible through the trees.
- 3.70 Lighting columns at the road junction would generate the most significant source of light at night. The edge of Bodicote would contain some additional lighting.

Future Baseline

- 3.71 The houses within the Banner Homes development, when built, would be visible as an extension to the existing residential edge of Bodicote and a prominent addition to the view.
- 3.72 Street lighting and light sources within properties at the new development would extend existing night-time effects from the urban edge of Bodicote towards the centre of the view, predominantly in the winter.

Viewpoint 2: Southern Edge of Consented Residential Scheme

- 3.73 Currently this location, at the interface between the Banner Homes development and the application site, is undefined in an arable field and would not form a publicly accessible location from which to gain a view.

Future Baseline

- 3.74 Following completion of the Banner Homes development new residents within houses would gain open views south over a valley landform within an arable field which currently contains two mature trees (although the sycamore is to be felled as part of the proposed development). Distant views would generally be screened by the L shaped woodland belt which would form a dense backdrop to views. Large commercial warehouse buildings at Cotefield Business Park would be visible beyond tree and shrub planting on the site boundary to the east.
- 3.75 Night-time views are of a predominantly dark rural landscape with some light sources at the complex of buildings at Cotefield Business Park.

Viewpoint 3: Public Right of Way (137/6) south of Austin Road

- 3.76 This is a near, open view, from one of the two footpaths which lead out from the village edge. The first follows the alignment of Austin Road and the second, from which this viewpoint is taken, crosses the open arable field. The view from this point is also similar to views gained by residents within houses on the southern edge of Bodicote. Views extend south east, across the undulating landform of the meadow, towards the belt of woodland planting which crosses the farmland as a sinuous wall of vegetation in front of the application site.
- 3.77 Night-time views are of a predominantly dark rural landscape with the potential for some visible light sources at the complex of buildings at Cotefield Business Park in winter only.

Future Baseline

- 3.78 The houses within the Banner Homes development, when built, would not be visible beyond the woodland belt in the summer and the view would remain unchanged. In winter the shapes of houses may be just visible, filtered through tree canopies.
- 3.79 Some light sources within the Banner Homes development may be partially visible in the winter only.

Viewpoint 4: Fairholme House

- 3.80 This is a mid-distance, open view through a field gate entrance at the rear of residential properties within Bodicote. The view would be available to occupiers of vehicles as a very brief glimpse and to walkers as a longer glimpse, when leaving the village. The undulating arable landscape occupies the majority of the view, comprising a series of large, irregular shaped fields with open boundaries or low managed hedgerow and scattered trees. The settlement edge, to the left of the view, is defined by a stone field boundary wall and mature garden vegetation at the rear of large detached houses. Occupiers of the houses would gain glimpsed, oblique views through garden vegetation towards the site. Mature trees associated with the edge of the village merge with the woodland belt, which defines the southern sides of the site. Mature trees at Cotefield House and along the A4260 form a well vegetated horizon. Commercial buildings at Cotefield Business Park are partially visible above the woodland belt. The proposal site is obscured by these trees.
- 3.81 Lighting at residential properties at Bodicote would provide some light sources at night. A further cluster of light sources at Cotefield Business Park would also be visible. The rugby club floodlights would be prominent above the woodland belt.

Future Baseline

- 3.82 Houses within the southern corner of the consented scheme would be barely discernible through the woodland belt in winter and completely obscured in the summer. There would be no change to the character or context of the overall view.
- 3.83 The change in the context of the night time view through the addition of the consented scheme would be barely discernible.

Viewpoint 5: Public Right of Way (101/15) west of The Paddock

- 3.84 This footpath connects the A4260 beside the house at The Paddock, west to the base of the Sor Brook Valley. Near open views north-westward would be gained by walkers, across an arable field, towards the woodland belt which defines the south

east boundary of the site and more mature tree and hedgerow vegetation which surrounds Cotefield House and Business Park. The density of the vegetation prevents any views of the site or existing residential development at Bodicote. Large commercial warehouse structures are visible through gaps in the vegetation and the upper parts of Cotefield House are visible above tree tops, more so in the winter. To the right of the view the low managed hedgerow, scattered trees and lighting columns, which line the A4260, are visible. Traffic is also visible travelling along the road. To the left of the view the landform drops down to the base of the Sor Brook Valley allowing distant views over a rural landscape.

- 3.85 Lighting columns and traffic on the A4260 form the most prominent light sources at night. Lighting at the commercial buildings at Cotefield Business Park is also visible.

Future Baseline

- 3.86 Development at the Banner Homes development on the edge of Bodicote would not be visible and would not alter the baseline view described above, either during the day or at night.

Viewpoint 6: Public Right of Way (101/11) from Twyford

- 3.87 This is an open view across farmland from a footpath which crosses a ridge approximately 550 m south of the site. The photo is taken from a gap in the hedge at a field access point. The foreground is occupied by a sweep of open arable farmland, which is subdivided by managed hedgerows. Housing within Bodicote is intermittently visible as an exposed urban edge to the left of the view, or partially obscured by the intervening woodland belt within the centre of the view. Mature trees and buildings at Cotefield House and Business Park are prominent on the horizon. The tree belt links the farm to the village across an undulating landform. Trees along the A4260 form a wooded horizon.
- 3.88 At night lighting within the settlement of Bodicote would be prominent on the horizon beyond a dark rural landscape. Properties on the A4260 and traffic on the road would also generate visible lights.

Future Baseline

- 3.89 The character and composition of the view would remain largely unchanged following completion of the Banner Homes development at Bodicote. The new housing would be visible in front of the existing residential edge above a dip in the woodland belt. The edge of Bodicote would be moved slightly closer to the viewer however; there

would be limited perceptible change in scale of the urban element of the view. The existing village edge at Wards Crescent and Sefton Place, to the left of the view, would continue to form the most prominent urban influence in the view.

- 3.90 The lighting within the Banner Homes development would represent a slight intensification of the existing night-time conditions at Bodicote, depending on the season and the screening effect of the woodland belt.

Viewpoint 7: Public Right of Way (101/12) from Twyford

- 3.91 This is a view from the footpath as it crosses the base of the Sor Brook valley. Hedgerows cross the landscape of open farmland, creating strong linear forms which are repeated in the woodland belt, which provides an undulating screen of vegetation on the skyline. Housing on the edge of Bodicote is clearly visible across the open fieldscape. The church tower at Bodicote forms a focal point on the horizon on the alignment of the path.
- 3.92 Street lighting and properties within Bodicote would provide the main light sources within nighttime views, within a dark rural setting.

Future Baseline

- 3.93 The woodland belt would continue to provide a dense screen of vegetation to obscure views beyond of the consented residential scheme at Bodicote. In the winter a small section of the southern corner of the scheme may be partially visible through the trees however; this would not change the overall character of the view and would not change the receptor's perception of increased development at Bodicote.
- 3.94 Lighting within the consented development would be barely perceptible through the woodland belt, in the winter only, as an addition to existing visible light sources at Bodicote.

Viewpoint 8: Public Right of Way (137/15) beside the reservoir

- 3.95 The view from the side of the reservoir includes a foreground of grassland divided from the arable landscape by a managed hedgerow. The form of the hedgerow is repeated in the hedgerow which defines the edge of the woodland belt. This bold linear feature crosses the undulations of the topography on the skyline. Housing within Bodicote and development at Cotefield Business Park are partially visible to the left and right of the view respectively. The application site is obscured in this view.

- 3.96 The residential edge of Bodicote would contain the majority of light sources in this view. Cotefield Business Park would also be visible at night beyond a dark foreground.

Future Baseline

- 3.97 The summer view would remain unchanged following development of the Banner Homes development, due to the screening effect of the woodland belt. In the winter when not in leaf, the trees would allow glimpses through of the outline of houses beyond as a barely discernible new element in the view.
- 3.98 Lighting within the Banner Homes development would be barely perceptible through the woodland belt, in the winter only, as an addition to existing visible light sources at Bodicote.

Viewpoint 9: Public Right of Way (137/4) east of Bloxham Grove Farm

- 3.99 In this mid-distance view from near Bloxham Grove Farm arable land, mature groups of trees, vegetation along the Sor Brook and the farmland beyond are all elements which provide a setting to the village of Bodicote. The urban edge is considerably more visible in the winter, stretching across the left hand side of the view. The woodland belt, which sweeps across the landscape, conceals the village beyond, and the application site, in the summer, whilst in winter glimpses of development are visible. Cotefield House and the surrounding commercial buildings are visible within a clump of trees to the right of the view. Flood lights at the Rugby Club are also visible on the skyline.
- 3.100 Bodicote would form the main concentration of lighting at night with a smaller group of light sources at Cotefield House and Business Park. The Rugby Club floodlights would be prominent above the woodland belt.

Future Baseline

- 3.101 In the summer this open view towards Bodicote would remain unchanged following development of the Banner Homes development. The woodland belt would screen the new houses. In winter the outline of properties would be barely perceptible through the intervening trees.
- 3.102 In winter, lighting within the Banner Homes development would be barely discernible through the woodland belt. The residential development at the application site would be visible as a slight intensification of the existing conditions at Bodicote within the context of floodlights at the Rugby Club.

4 The Proposed Development

Introduction

- 4.1 The proposal comprises a residential scheme of 95 properties within a site of 4.5ha (See Figure 4.1). The properties would be a mix of two and two and a half storey detached, semi-detached and terraced houses. The layout is designed around a central green space which would form a continuation of the central green space within the neighbouring consented scheme.

Design and Siting

- 4.2 The application site would extend from the edge of the Banner Homes development at Bodicote across a shallow valley to rising land to the south east. Development would form an extension to the residential area of the village edge, whilst in close context to commercial development at Cotefield Business Park. The improved junction on the A4260 provides an established access for the proposed development.
- 4.3 The proposals would include a landscape framework to define the north western edge of the development. This would link to the existing woodland belt to the south west of the scheme, which would extend into the landscape following the pattern of field boundaries which reflect the course and topography of the Sor Brook Valley. The existing woodland and tree planting would screen housing in views from the south and complement existing vegetation at Cotefield House to screen views from the east, helping to merge the village into the surrounding landscape. The woodland belt provides an outlying screen for development on the southern edge of Bodicote. A broad grassland margin would be established adjacent to the woodland belt providing an attractive space for proposed houses to front onto and a green corridor for public access around the site.
- 4.4 These existing and proposed features would combine to provide a comprehensive landscape framework for development and to enhance the settlement edge of Bodicote.

Design Objectives

- 4.5 The landscape proposals have been designed as an integral part of the proposed development, to provide treatments for the perimeter and internal green spaces. The design has evolved with reference to key landscape features and qualities found within the surrounding landscape.

Landscape Design

4.6 The landscape design forms a sequence of specific landscape proposals focussed on the enhancement of the local landscape. These proposals include the following features:

- Retention of a mature oak tree set within open space at the heart of the scheme.
- Tree and shrub planting to enhance the site, provide integration and compliment the adjacent residential development and rural landscape.
- Internal grassland and tree planting, incorporating some more ornamental planting, to integrate the landscape and townscape particularly in views from the immediate vicinity.
- Perimeter landscape treatments to soften and enhance the new urban edge.
- Predominantly native planting to provide a scheme of landscape and ecological value.
- Permissive footpath routes around the site perimeter to link with rights of way in the surrounding landscape.

Conclusion

4.7 The scheme design and landscape proposals seek to reflect the urban character of Bodicote, the consented Banner Homes development and the surrounding landscape, by establishing native species vegetation appropriate to the local area. These design objectives would provide a transition between townscape and landscape, to connect the different features and characteristics of the areas.

5 Landscape and Townscape Assessment

Landscape and Townscape Evaluation

- 5.1 The landscape evaluation stage is designed to identify the qualities of the landscape that are considered to be important and valuable. The impact of the proposed development, thereafter, on the character of the local landscape and townscape is assessed.
- 5.2 In conducting this evaluation, professional judgement has been used by the assessor. The assessment was undertaken by Paul Ellis who is employed as an Associate Landscape Architect by RPS. He is a Licentiate Member of the Landscape Institute and holds a BA Honours degree and postgraduate diploma in Landscape Architecture. He has been in practice since graduating in 1990.

Cherwell District Landscape Assessment

- 5.3 The development of this site would result in the loss of arable farmland which would be replaced by a housing development of 95 properties with gardens, communal open space and footpaths, landscape structure planting and associated development. In the future, when the Banner Homes development is completed, the proposed development will lie adjacent to the new edge of the settlement and the existing commercial premises at Cotefield Business Park and Nurseries, forming a coherent series of developments within Bodicote.
- 5.4 There would be direct effects on the local R3a; 'Large-scale arable farmland enclosed by woodland belts' landscape character type, which has a good condition and local value.
- 5.5 The landscape character of the proposal site is considered to have a Medium sensitivity to the proposed change, which would be of Medium magnitude resulting in a Moderate adverse significance of effect.

Townscape Character

- 5.6 The proposals would have an indirect effect on the context of the established residential character area of Bodicote, very little influence over the existing urban edge on the A4260, and no influence over the village beyond the woodland belt, which would contain the development. The proposed scheme would represent an extension of the village which would be very similar in terms of scale, layout, density, housing type and materials, providing a relatively seamless addition to the townscape

character. The condition of the character area is Ordinary and the value is Local. The sensitivity of the receptor would be Low and the magnitude of change would be Negligible, resulting in a Neutral effect.

Oxfordshire Wildlife and Landscape Study

- 5.7 The 'Upstanding Village Farmlands' character type covers much of the elevated, rural landscapes in the north of the county which are associated with nucleated villages and the fringes of Banbury. The loss of part of one arable field on the edge of Bodicote, to be replaced by housing, would not change the overall character of the area. The character type has a Good condition and a Local value. The landscape's sensitivity to change of this scale and nature would be Medium and the magnitude of impact would be Small, resulting in a Minor effect.

National Character Area Profile

- 5.8 At a national scale the site lies within the 'Northamptonshire Uplands' Character Area 95, which forms a broad belt of agricultural landscape. Changes to the landscape would be relatively localised in this expansive area. The development of the arable field for housing would be in the context of another similarly sized consented development, the village of Bodicote and commercial developments, which form major elements of this part of the character area south of Banbury. The loss of openness at the application site and intensification of residential development would result in a Negligible to Small magnitude of change on this Medium sensitivity character area. Overall, the effects would range from Minor to Neutral in the day and at night. Such effects would not be significant in terms of the methodology.

Landscape Effects

- 5.9 The development of Banbury Rugby Club has extended the urban edge of Bodicote along the A4260 to the south east. The garden centre and complex of buildings at Cotefield Business Park form development beyond the residential edge of the village, which also extends the urban character along the A4260. This collection of different land uses creates an urban fringe setting to Bodicote's south east corner, which will be extended further following the completion of the Banner Homes development.
- 5.10 The majority of residential development on the southern edge of the village has not been extended up to a logical physical boundary in the landscape. In many cases, no existing hedgerow or woodland feature has been used and no landscape framework appears to have been implemented as part of development. This has resulted in an exposed 'hard edge' to Bodicote at Wards Crescent, Austin Road and Sefton Place.

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- 5.11 At Blackwood Place where development has been extended to a hedgerow, this has been partially replaced with garden vegetation and fences which have a suburbanising effect and extend the influence of the urban development over the rural landscape of the agricultural setting.
- 5.12 The establishment of the woodland belt at Cotefield Farm has created a substantial new feature in the landscape. The planting provides an attractive setting to the village and helps to screen development and enhance the urban edge of Bodicote in views from the countryside to the south. The planting represents a key objective in the repair landscape intervention strategy of the Cherwell Landscape Assessment. The woodland belt will be safeguarded in the future through the implementation of a Landscape Management Plan as part of a Section 106 Agreement attached to the Banner Homes development, to ensure an effective screen and characteristic feature of the landscape is maintained. Location of the proposed development within a parcel of land defined on two sides by woodland, one side by vegetation around commercial development and the fourth side by a future housing development would successfully conceal and contain development in the wider landscape, preserving the character of the district.
- 5.13 The development would not adversely affect access to public rights of way within the landscape surrounding Bodicote. The proposals would provide the opportunity for extending public access links between the village and countryside through the provision of permissive paths within the development linking to permissive paths within the woodland belt and public rights of way in the surrounding landscape.

Conclusion

- 5.14 At a district level, the application site lies within a character type that has been identified as a *'repair'* landscape, where the overall strong structure is showing signs of decline and built development has become intrusive around urban fringes. It is precisely because of these strong structures, combined with features of decline, that these landscapes should be able to absorb limited areas of development. New housing could be sensitively sited, designed and integrated to ensure that the rural character of the surrounding countryside is maintained.
- 5.15 Development of any site on the existing urban edge, or future baseline urban edge, of a settlement is likely to result in the loss of farmland and result in localised adverse effects on the character of the landscape. The application site benefits from a location within a parcel of the landscape which is contained and largely concealed

from the wider rural landscape, thereby confining and minimising effects to a level which is acceptable, in this context.

- 5.16 The overall effect on the landscape of the 'Large-scale arable farmland enclosed by woodland belts' within the proposal site directly affected by the development would be Moderate adverse, reducing to Negligible for the wider character type and 'Ironstone Hills and Valleys' character area, of which the site forms a very minor part.
- 5.17 Effects on the townscape of the 20th Century residential character area of Bodicote and the townscape character of the future baseline housing development, would be Neutral.

6 Visual Assessment

Visual Effects

- 6.1 Visual impacts result from change to the appearance of the landscape as a result of the development proposed either intruding into, or obstructing existing views, or by their overall impact on visual amenity and character. Where relevant, seasonal differences in impact are identified. Effects have been assessed based on the future baseline which includes the consented residential scheme within views

Zone of Theoretical Visibility

- 6.2 The zone of theoretical visibility (ZTV) for the proposal will be contained by the proposed urban edge of Bodicote to the north west, hedgerows along the A4260 to the east, mature trees and large scale commercial buildings at Cotefield Business Park to the north east and the woodland belt to the south west and south east. Beyond this immediate ZTV the proposal is likely to be visible from isolated areas of high land in the vicinity at Green Hill Farm to the south, Bloxham Grove Farm to the south west and land to the south of the village. A secondary ZTV is shown which defines areas from which views of the proposals would only be gained during winter when the existing woodland belt is not in leaf, allowing views through to some houses. See Figure 2.1.

Visual Receptors

Residential Properties

- 6.3 Properties on the southern edge of the village to the west of the site at Wards Crescent, Austin Road and Sefton Place would allow occupiers to gain oblique views of some rooftops of new houses, heavily filtered by intervening trees and garden vegetation. These receptors are of High sensitivity and would experience a Negligible magnitude of change, resulting in a Negligible significance of effect on receptors.
- 6.4 Views of the proposed development from residential properties at Green Hill Farm, The Paddock and Bloxham Grove are severely restricted by garden and hedgerow vegetation. The significance of effect on these receptors would be Negligible.

Public Rights of Way

- 6.5 Development of the application site would extend the future residential edge of Bodicote, following the completion of the Banner Homes development, approximately

250 metres south east into the landscape, however, in visual terms, the change in views gained by users of the public rights of way which cross the landscape to the south and south west of the site would be barely perceptible. The woodland belt currently provides substantial screening of the site and as it matures the planting would, in combination with planting around the site boundaries; screen the majority of the proposed development from all public views.

Roads

- 6.6 When approaching Bodicote on the A4260 from the south, roadside hedgerows and the buildings and woodland at Cotefield Business Park and House screen views of the village for occupiers of vehicles. Currently the commercial complex at the Cotefield Nurseries and the access road, with mown grass frontage, indicate a change from rural to urban land uses and create a sense of arrival at the village before reaching the residential edge. The completion of the Banner Homes development would create a minor extension and intensification of residential development on the urban edge. A single brief glimpse of the proposed development on the southern edge of the village would be gained on the southern edge of development north of the Cotefield Farm entrance.
- 6.7 Development of the application site would not change this perception of arrival at the village. The new hedgerow along the frontage of Cotefield Farm and planting within the site has rapidly matured to obscure all potential views of the proposals when entering the village.

Assessment of Effects from Representative Viewpoints

Viewpoint 1: A4260 near Cotefield Farm Access

- 6.8 Occupiers of vehicles leaving the village and pedestrians using the pavement would gain a brief glimpse across the frontage landscape area of Cotefield Nurseries to the proposed residential development immediately adjacent to the edge of the Banner Homes development. The two schemes would form a cohesive development, which would form a visible extension of the village, and a small reduction in visible arable farmland. The character context of the change in view is a combination of settlement, urban fringe and road corridor with a distant rural backdrop. The scale and type of development would be appropriate in this setting. Occupiers of vehicles would be of Low sensitivity to a Small magnitude of change, resulting in a Negligible level of effect. Pedestrians would be of High sensitivity to a Small magnitude of change, which would lead to a Moderate level of effect.

- 6.9 At night, street lighting and light from within houses would be visible beyond lighting columns on the A4260 and access road in a generally unlit landscape. The significance of effect on nighttime views would be Negligible for occupiers of vehicles and Moderate for pedestrians.

Viewpoint 2: Southern Edge of the Banner Homes development

- 6.10 Occupiers of residential properties would have near and relatively open views of the proposed development. The new houses would be visible beyond garden boundaries and native hedgerow and tree planting within the Banner Homes development and similar new planting within the proposed development. The existing view of open arable farmland would be replaced by housing. The architecture and layout of the development would be appropriate in design and character in this location. The new development would form the dominant element in the view, changing the character of the view. Occupiers of residential properties are receptors of High sensitivity. The magnitude of change would be Large in the long term, resulting in a Substantial Adverse effect. However, development of any site on the residential edge of a village is likely to result in a significant change in view for residents, as a result of new housing.
- 6.11 At night, street lighting and light from within houses would be visible in place of a dark, generally unlit landscape. The significance of effect on nighttime views would be Major.

Viewpoint 3: Public Right of Way (137/6) south of Austin Road

- 6.12 The belt of woodland planting, which crosses the farmland in front of the proposed development, would screen all views of housing in the summer when vegetation is in leaf. In winter the outline of houses may be partially visible, heavily filtered by the canopies of trees however, this would not change the overall character of the rural view. In the daytime the level of effect would be no more than Negligible for receptors within houses.
- 6.13 Lighting columns and light sources within houses may be partially visible through trees in winter. Occupiers of residential properties are High sensitivity receptors and would experience a Negligible magnitude of change, resulting in a Minor level of effect at night.

Viewpoint 4: Fairholme House

- 6.14 Occupiers of houses on the edge of the village would gain glimpsed, oblique views through garden vegetation towards the development. Walkers using the lane would gain a brief view through the gap in the hedgerow. The tops of houses within part of the site would be visible over the section of woodland belt which follows the dip in the landform in an otherwise largely rural view. In winter, when intervening vegetation is not in leaf, the development would be slightly more visible. Commercial buildings at Cotefield Business Park are partially visible above and through the woodland belt, mainly in winter. Occupiers of residential properties and people walking are receptors of High sensitivity. The magnitude of change would be Small in the long term, resulting in a Moderate adverse effect. As the woodland belt matures the development would be completely screened in this view.
- 6.15 Lighting columns and light sources within some houses would be visible above and through trees, more so in winter. The High sensitivity receptors would experience a Small magnitude of change, resulting in a Moderate level of effect at night.

Viewpoint 5: Public Right of Way (101/15) west of The Paddock

- 6.16 The density of the tree and shrub vegetation within the woodland belt would prevent any views of the proposed development in summer. In winter the outline of houses would be barely perceptible, heavily filtered by trees, in the context of large commercial warehouse structures and the upper parts of Cotefield House. The overall character of the view and perception of the settlement of Bodicote in the landscape would not change. In the daytime the level of effect would be no more than Negligible for receptors.
- 6.17 Lighting columns and light sources within houses may be partially visible through trees in winter. Walkers using the right of way are High sensitivity receptors and would experience a Negligible magnitude of change, resulting in a Minor level of effect at night.

Viewpoint 6: Public Right of Way (101/11) from Twyford

- 6.18 The character and composition of the view would remain largely unchanged following completion of the development. The new housing would be visible in front of the existing residential edge, above a dip in the woodland belt. The edge of Bodicote would be moved slightly closer to the viewer however, there would be limited perceptible change in scale of the urban element of the view. The existing village edge at Wards Crescent and Sefton Place to the left of the view would continue to

form the most prominent urban influence in the view. Users of public rights of way are receptors of High sensitivity and would experience a Negligible magnitude of change which would result in a Minor adverse significance of effect. As planting on the edge of the development matures and the woodland belt continues to increase in height the development would be completely screened in this view.

- 6.19 The lighting within the new development would represent a slight intensification of the existing nighttime conditions at Bodicote, resulting in a Minor to Negligible effect, depending on the season and the screening effect of the woodland belt.

Viewpoint 7: Public Right of Way (101/12) from Twyford

- 6.20 This view from a low lying section of the footpath would be largely unaffected by the proposals. In the summer the woodland belt would provide a dense screen of vegetation to obscure views beyond. In winter a small section of the southern corner of the scheme may be partially visible through the trees however, this would not change the overall character of the view and would not change the receptor's perception of increased development at Bodicote. The High sensitivity users of the footpath would experience a Negligible magnitude of change in view, which would lead to a Minor adverse significance of effect. As the woodland belt matures the development would be completely screened in this view.

- 6.21 Lighting within the new development would be barely perceptible through the woodland belt, in winter only, as an addition to existing visible light sources at Bodicote. The significance of nighttime effects would be Minor adverse to Negligible.

Viewpoint 8: Public Right of Way (137/15) beside the reservoir

- 6.22 Similar to viewpoint 5 the summer view would remain unchanged due to the screening effect of the woodland belt. In winter, when not in leaf, the trees would allow glimpses through of the outline of new houses beyond as a barely discernible new element in the view. The highly sensitive receptors using the public right of way would experience a Negligible change in view leading to a Minor adverse significance of effect. As the woodland belt matures the development would be completely screened in this view.

- 6.23 Lighting within the new development would be barely perceptible through the woodland belt, in winter only, as an addition to existing visible light sources at Bodicote. The significance of nighttime effects would be Minor adverse to Negligible.

Viewpoint 9: Public Right of Way (137/4) east of Bloxham Grove Farm

- 6.24 In the summer this open view towards Bodicote would remain unchanged following the development. The woodland belt would screen the new houses. In winter the outline of properties would be barely perceptible through the intervening trees. The sensitivity of the users of this right of way is High and the magnitude of change in view would be Negligible, resulting in a Minor adverse to Negligible significance of effect. As the woodland belt matures the development would be completely screened in this view.
- 6.25 In winter, lighting within the proposed scheme would be barely discernible through the woodland belt. The new development would be visible as a slight intensification of the existing conditions at Bodicote within the context of floodlights at the Rugby Club. The effects on nighttime views would be Minor adverse to Negligible.

Summary of Visual Effects

Table 6.1 Summary of Visual Effects

Visual Receptor				Description of Visual Effects		Significance of Effects	
Vp	Type	Location	Sensitivity	Magnitude of change	Nature & duration of proposed change	Daytime	Night time
1	Occupiers of vehicles and pedestrians	A4260 near Cotefield Farm Access	Low to High	Small	Adverse long term	Negligible to Moderate	Negligible to Moderate
2	Occupiers of residential properties	Southern Edge of the Banner Homes development	High	Large	Adverse long term	Substantial	Major
3	Occupiers of residential properties	Public Right of Way (137/6) south of Austin Road	High	Negligible	Adverse long term	Negligible	Minor
4	Occupiers of residential properties and walkers	Fairholme House	High	Small	Adverse long term	Moderate	Moderate
5	Walkers	Public Right of Way (101/15) west of The Paddock	High	Negligible	Adverse long term	Negligible	Minor
6	Walkers	Public Right of Way (101/11) from Twyford	High	Negligible	Adverse long term	Minor	Minor to Negligible
7	Walkers	Public Right of Way (101/12) from Twyford	High	Negligible	Adverse long term	Minor	Minor to Negligible

8	Walkers	Public Right of Way (137/15) beside the reservoir	High	Negligible	Adverse long term	Minor	Minor to Negligible
9	Walkers	Public Right of Way (137/4) east of Bloxham Grove Farm	High	Negligible	Adverse long term	Minor to Negligible	Minor to Negligible

6.26 The only visual receptors that would experience a significant change in view following the proposed development would be occupiers of residential properties on the edge of the Banner Homes development adjoining the proposal site. A narrow belt of native tree and shrub planting within the consented development would lie adjacent to green space, roads, houses and gardens within the development. These future residents would have the closest views of the development and therefore a large magnitude of change is likely. Although views from the properties would undergo a significant change, the proposed development would be of a similar character to the residential district of the village. The scale of the properties, density and layout would not be uncharacteristic in this context.

6.27 Views from publically accessible locations in the surrounding landscape are generally confined to the south and west of the proposal site. From these locations the woodland belt would provide a significant landscape screening feature in front of the development. Walkers using footpaths would experience either no change in view where the woodland belt obscures views, particularly in the summer when in leaf, or a barely perceptible change where the outline of the houses would be discernible when filtered through the woodland belt in winter.

6.28 Development of the site would have no adverse effect on views of the church within Bodicote. No other historic features or landmarks exist within the village which are apparent when approaching on roads or rights of way.

Conclusion

6.29 From many close viewpoint locations the existing residential edge of Bodicote is prominent or dominates views towards the application site within its urban fringe location. The introduction of further residential development of a similar scale, in addition to the Banner Homes development, would not be uncharacteristic or at odds with the townscape of Bodicote, the adjoining landscape which surrounds the settlement or in views from either area.

6.30 Overall the visual effect following development can be summarised as Minor adverse to Negligible.

7 Summary and Conclusions

Summary

- 7.1 Housing development on the application site has been designed to be accommodated without any major landscape impacts. The existing woodland belt provides a strong landscape feature that reinforces the local character and pattern of the landscape and provides a significant layer of screening in views from the surrounding countryside. The setting of the village would be preserved in views from public rights of way to the south and south west. There would be no change in view when arriving at the village on the A4260 due to the existing extensive landscape planting at Cotefield Farm.
- 7.2 The landscape has the capacity to absorb the proposed development, as is confirmed in the Banbury Landscape Sensitivity and Capacity Assessment. It will change the character of the application site, however it would be in keeping with the character of the wider study area of the ZTV. The scale of change is generally minimal and opportunities have been taken to integrate the development with the adjacent townscape of the Banner Homes development, the wider character of Bodicote and the rural landscape. The proposal responds to site specific constraints and the local context. The landscape design forms an integrated approach, to provide connectivity with the local landscape and the future neighbouring housing development. Most planting proposed would be native tree, shrub, flora and grassland species appropriate to the local area.

Landscape Policy Context

- 7.3 The proposed development is in accordance with landscape planning policy for the following reasons:
- Although the loss of arable farmland would result in a very localised effect on the landscape on the edge of Bodicote, the overall character of the landscape within the Area of High Landscape Value will be conserved and enhanced in accordance with Policy C13 of the adopted CLP.
 - The development of farmland adjoining the settlement of Bodicote would not unduly visually intrude into the open countryside, would not result in the loss of natural landscape features and would maintain the local character and setting of

Bodicote in accordance with Policy EN34 of the non-statutory CLP and as is confirmed in the Banbury Landscape Sensitivity and Capacity Assessment.

- The proposal will protect the natural and built environment in accordance with Policy EN1 of the non-statutory CLP and Policies C30 and C31 of the adopted CLP.
- The distinctive qualities and features of the landscape are maintained, as far as possible, and enhanced where appropriate in the form of landscape planting and boundary treatments in accordance with Policy EN35 of the non-statutory CLP and Policy C17 of the adopted CLP.
- The character of the landscape in this urban fringe location has been previously enhanced through the creation of important landscape features including woodland and hedgerow planting in accordance with Policies EN36 and EN37 of the non-statutory CLP and Policy C17 of the adopted CLP.

Conclusions

- 7.4 Although the character of the arable field in which the site is located would be changed through development the effects would be localised and the distinctive qualities of the Cherwell District character type R3a; 'Large-scale arable farmland enclosed by woodland belts' would be largely maintained.
- 7.5 Houses on the edge of the Banner Homes development which will adjoin the north west boundary of the site represent the closest visual receptors to the proposed scheme. Viewpoint 2 is representative of these views. The new houses would be visible beyond the proposed landscaped development boundary. The existing view of open arable farmland would be replaced by housing. However, development of any site on the edge of a village is likely to result in a significant change in view for residents, as a result of new housing.
- 7.6 There is no planning policy in place which seeks to protect views from individual properties within the ZTV. The assessment of visual effects has been undertaken for a wide selection of receptors in the study area and the future residential receptors have been identified as the most sensitive to change.
- 7.7 The outcome of the assessment above enables an overall conclusion to be drawn that, in landscape, townscape and visual terms, the proposed development is acceptable.

Appendices

Appendix 1

Landscape, Townscape and Visual Appraisal Methodology

Appendix 1: Landscape, Townscape and Visual Appraisal Methodology

Assessment Methodology

1.1 The Landscape, Townscape and Visual Appraisal considers the potential effects of the development upon:

- Individual landscape features and elements;
- Landscape and townscape character; and
- Visual amenity and the people who view the landscape.

Distinction between Landscape and Visual Effects

1.2 In accordance with the 'Guidelines for Landscape and Visual Impact Assessment Third Edition' 2013 by the Landscape Institute and Institute of Environmental Management and Assessment, landscape and visual effects have been assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the project on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual effects relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourists etc) and on the visual amenity experienced by those people.

Duration of Landscape and Visual Effects

1.3 The appraisal assesses the permanent effects relating to the project.

1.4 Consideration has been given to seasonal variations in the visibility of the development.

1.5 Consideration has been given to changes in the significance of effects likely to take place as new planting, proposed as part of the project, and existing planting matures.

1.6 The future baseline situation has been established to take into consideration the consented, but as yet undeveloped, residential scheme on the neighbouring site. The assessment of effects on landscape, townscape and visual receptors will be described with reference to the baseline and future baseline situations.

Landscape and Visual Assessment Process

1.7 The assessment of the landscape effects of the project has followed a recognised process set out below:

- Identify the baseline landscape and townscape resource (e.g. individual elements and character) and its value;
- Identify forces for change in the landscape of the surrounding area;
- Evaluate the sensitivity of the landscape and townscape resource to the type of development proposed;
- Identify potential landscape and townscape effects of the project through review of initial plans;
- Develop measures to avoid, reduce and ameliorate adverse effects and to maximise the positive benefits of the project;
- Identify scale or magnitude of change proposed;
- Assess the significance of effects of the project on the landscape and townscape, taking into account the measures proposed; and
- Report the findings of the assessment.

1.8 The assessment of visual effects follows a recognised process set out below:

- Identify potential visual receptors of the project (i.e. people who will have views of the development);
- Select an appropriate number of representative or sensitive viewpoints to reflect the full range of different views towards the project;
- Describe the nature of the baseline views towards the project for each representative viewpoint;
- Identify forces for change in the visual amenity of the surrounding area;
- Evaluate the sensitivity of the visual receptors represented by the viewpoints;
- Identify potential visual effects of the project through review of initial plans;
- Develop measures to avoid, reduce and ameliorate adverse effects and to maximise the positive benefits of the project;
- Identify the scale or magnitude of the proposed changes;
- Assess the significance of effects on visual receptors at representative viewpoints, taking into account the visual context of the development and the measures proposed;
- Assess the significance of effects on overall visual amenity; and
- Report the findings of the assessment.

1.9 The assessment of representative viewpoints has been supplemented by scheduling of specific visual receptors and selected additional site visits to various locations to determine visual effects upon those likely to be affected to the greatest degree.

Assessment Criteria

1.10 The purpose of the assessment is to evaluate the significance of landscape, townscape and visual effects to enable the likely significant effects of the project to be identified.

1.11 Published guidance states that the significance of effects is ascertained by professional judgement based on consideration of the sensitivity of the baseline landscape, townscape or visual receptor and the magnitude of change as a result of the project.

Sensitivity of Receptor

1.12 The sensitivity of a landscape or a visual receptor to change varies according to the nature of the existing resource and the nature of the proposed change. Considerations of value, integrity and capacity are all relevant when assessing sensitivity. For the purpose of this assessment, these terms are defined as follows:

- Value: the value or importance attached to a landscape or townscape for its scenic or aesthetic qualities, or cultural associations, can be recognised through national, regional or local designation. Views tend not to be designated, but value can be recognised through a name, or shown on a map, or through the creation of a parking lay-by or location of a bench;
- Integrity: the degree to which the value has been retained, the condition and integrity of the landscape, townscape or the view; and
- Capacity: the ability of a landscape, townscape or view to accommodate the proposed change while retaining the essential characteristics that define it.

1.13 Sensitivity is not readily graded in bands. However, in order to provide both consistency and transparency to the assessment process, Table 1 defines the criteria which have guided the judgement as to the sensitivity of the receptor.

Table 1: Sensitivity of Receptor

	Landscape/Townscape Receptor	Visual Receptor
Low	Landscape/townscape value is low, with no designations; landscape/townscape integrity is low, with a poor condition and a degraded character with the presence of detractors; and the landscape/townscape has the capacity to potentially accommodate significant change.	May include people at their place of work, or engaged in similar activities, whose attention may be focussed on their work or activity and who may therefore be potentially less susceptible to changes in view. Occupiers of vehicles whose attention may be focused on the road.

	Landscape/Townscape Receptor	Visual Receptor
Medium	Landscape/townscape value is recognised or designated locally; the landscape/townscape is relatively intact, with a distinctive character and few detractors; and is reasonably tolerant of change.	Viewers' attention may be focused on landscape, such as users of secondary footpaths, and people engaged in outdoor sport or recreation. e.g. fishing, water sports, golf.
High	Landscape/townscape value recognised by existing or proposed national designation. Sense of tranquillity or remoteness specifically noted in Landscape Character Assessment. High sensitivity to disturbance specifically noted in Landscape Character Assessment. The qualities for which the landscape/townscape is valued are in a good condition, with a clearly apparent distinctive character and absence of detractors. This distinctive character is susceptible to relatively small changes.	Large number or high sensitivity of viewers assumed. Viewers' attention very likely to be focused on landscape. E.g. Residents experiencing views from dwellings; users of strategic recreational footpaths and cycleways; people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.

Magnitude of Change

- 1.14 The magnitude of change affecting landscape or visual receptors depends on the nature, scale and duration of the particular change within the landscape/townscape, the location of it and the overall effect on a particular view. This may be very small if the development is at some distance. In a landscape, the magnitude of change will depend on the loss or change in any important feature or characteristic or a change in backdrop to, or outlook from, a landscape/townscape that affects its character. The angle of view, duration of view, distance from the development, degree of contrast with the existing characteristics of the view, prominence of the development and the extent of visibility can all influence the magnitude of the change in view. In addition, the general visibility and combination of effects of elevation and topography on openness and degree of obstruction by trees and buildings affect the magnitude of change.

Table 2: Magnitude of Change

	Landscape/Townscape Effects	Visual Effects
Negligible	The effect of change on the perception of the landscape/townscape, the physical features or the character is barely discernible or there is no change.	There is either no view or the character of the view will not be altered by the proposed development. The proposed development is at such a distance as to be barely perceptible, and may only be visible in clear conditions. May go unnoticed.

	Landscape/Townscape Effects	Visual Effects
Small	<p>Changes to the physical landscape/townscape, its character and the perception of the landscape/townscape are slight.</p> <p>Long distance to affected landscape/townscape with views toward the character area/type the key characteristic.</p>	Visible, but not prominent. Minor component and no marked effect on view.
Medium	<p>The proposed development forms a visible and recognisable feature in the landscape/townscape.</p> <p>Proposed development is within or adjacent to affected character area/type.</p> <p>Scale of development fits with existing features.</p>	<p>Prominent.</p> <p>Has an important, but not defining influence on view; is a key element in the view.</p>
Large	<p>Where there are substantial changes affecting the character of the landscape/townscape, or important elements.</p> <p>Proposed development within or close to affected landscape/townscape.</p> <p>Size of development out of scale with existing elements.</p>	<p>Dominant.</p> <p>Has a defining influence on view.</p>

1.15 The following considerations are relevant when evaluating the magnitude of change:

- Distance: the distance between the receptor and the development. Generally, the greater the distance, the lower the magnitude of change;
- Extent: the extent of the proposal which is visible;
- Proportion: the arc of view occupied by the development in proportion to the overall field of view. A panoramic view, where the development takes up a small part of it, will generally be of lower magnitude than a narrow, focussed view, even if the arc of view occupied by the proposal is similar;
- Duration: the duration of the effect. An effect experienced in a single location over an extended period of time is likely to result in a higher magnitude of change than an effect which is of a short duration, such as a view from a road;

- Orientation: the angle of the view in relation to the main receptor orientation, where there is a dominant direction to the vista; and,
- Context: the elements, which in combination provide the setting and context to the proposal.

Significance of Effect

1.16 The significance of the landscape and visual effects are assessed through consideration of the sensitivity of the receptor and the magnitude of change. The following table outlines the broad approach adopted to assess the significance of effect, together with professional judgement. This may lead some effects to fall between two significance categories.

Table 8.3 – Significance of Effect

Landscape, Townscape And Visual Sensitivity	Magnitude Of Change			
	Large	Medium	Small	Negligible
High	Substantial	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible

1.17 The effect of relevant aspects of the project on the landscape and townscape has been described and the significance evaluated against the following criteria, defined as:

- Substantial adverse: Where the proposed changes cannot be mitigated; would be completely uncharacteristic and would substantially damage the integrity of a valued and important landscape or townscape.
- Major adverse: Where the proposed changes cannot be fully mitigated; would be uncharacteristic and would damage a valued aspect of the landscape or townscape.
- Moderate adverse: Where some elements of the proposed changes would be out of scale or uncharacteristic of an area.
- Minor adverse: Where the proposed changes would be at slight variance with the character of an area.
- Negligible adverse: Where the proposed changes would be barely discernible within the landscape/townscape.
- Neutral: Where the proposals would be in keeping with the character of the area and/or would maintain the existing quality or where on balance the proposals would maintain quality (e.g. where on balance the adverse effects of the proposals are off set by beneficial effects).

- Negligible beneficial: Where the proposed changes would be barely discernible within the landscape/townscape.
- Minor beneficial: Where the proposed changes would reflect the existing character and would slightly improve the character and quality of the landscape or townscape.
- Moderate beneficial: Where the proposed changes would not only fit in well with the existing character of the surrounding landscape or townscape, but would improve the quality of the resource through the removal of detracting features.
- Major beneficial: Where the proposed changes would substantially improve character and quality through the removal of large scale damage and dereliction and provision of far reaching enhancements.

1.18 The effect of relevant aspects of the project on visual receptors has been described and the significance evaluated as follows:

- Substantial adverse: Where the proposed changes would form the dominant feature, would be completely uncharacteristic and substantially change the scene in valued views.
- Major adverse: Where the proposed changes would form a major part of the view, would be uncharacteristic, and would alter valued views.
- Moderate adverse: Where the proposed changes to views would be out of scale or uncharacteristic with the existing view.
- Minor adverse: Where the proposed changes to views would be at slight variance with the existing view.
- Negligible adverse: Where the proposed changes would be barely discernible within the existing view.
- Neutral: Where the project would be imperceptible or would be in keeping with and would maintain the existing views or, where on balance, the proposals would maintain the quality of the views (which may include adverse effects of the proposals which are off set by beneficial effects for the same receptor).
- Negligible beneficial: Where the proposed changes would be barely discernible within the existing view.
- Minor beneficial: Where the proposed changes to the existing view would be in keeping with and would improve the quality of the existing view.
- Moderate beneficial: Where the proposed changes to the existing view would not only be in keeping with, but would greatly improve the quality of the scene through the removal of visually detracting features.

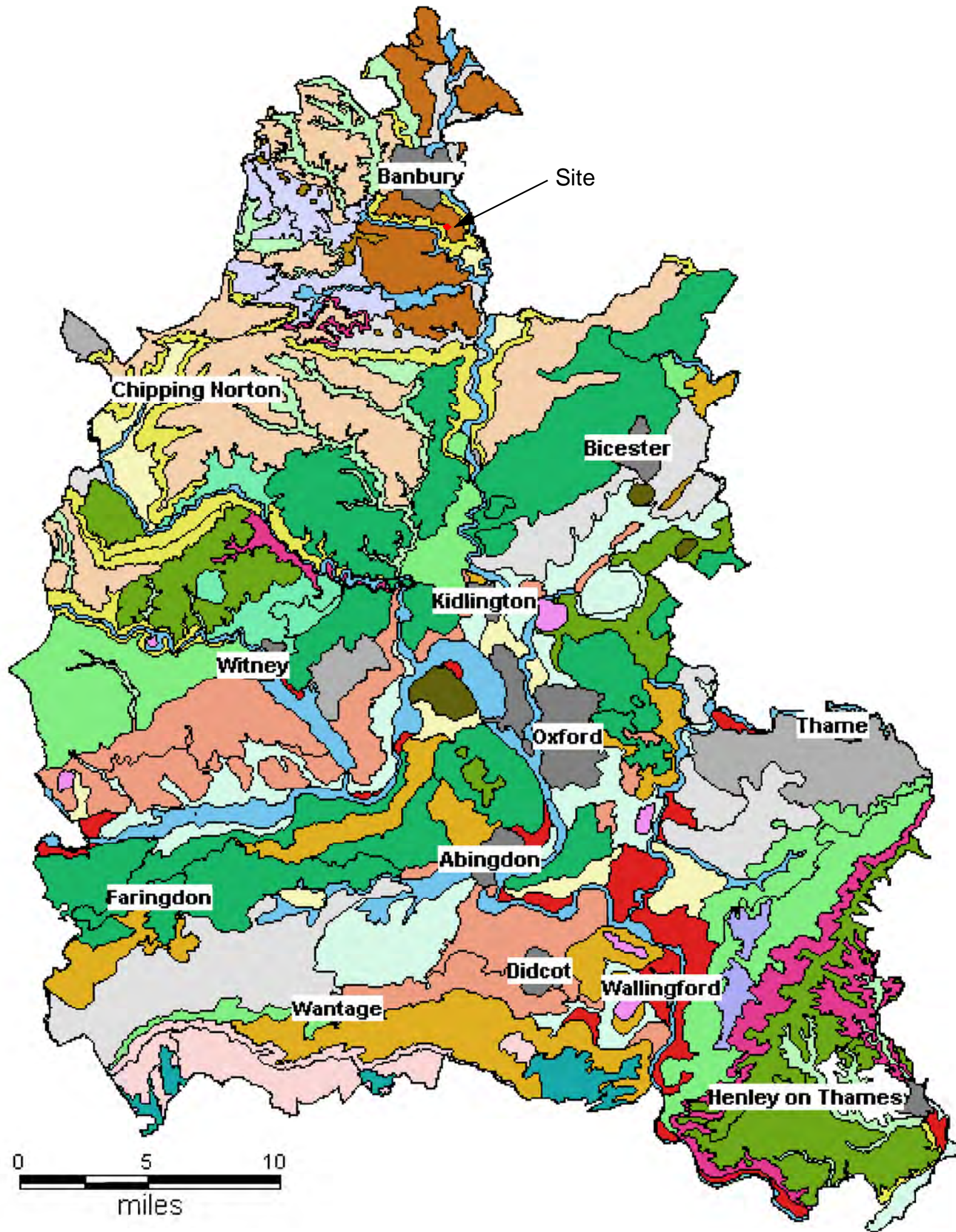
- Major beneficial: Where the proposed changes to existing views would substantially improve the character and quality through the removal of large scale damage and dereliction and provision of far reaching enhancements.

1.19 The significance of effects is described as substantial, major, moderate, minor or negligible. Where negligible adverse and beneficial effects occur within the same view or same landscape/townscape, the effect can be described as neutral on balance. Significance varies according to individual circumstances and the baseline situation, for example the presence of landscape designations and/or visual detractors.

1.20 Those effects identified as being of substantial or major significance may be regarded as significant. A conclusion that an effect is 'significant' should not be taken to imply that the project is unacceptable. Significance of effect needs to be considered with respect to the extent of a landscape/townscape or a view over which it is experienced.

Appendix 2

Extracts from the Oxfordshire Wildlife and Landscape Study



Legend

- Site boundary

- Landscape Types**
- Alluvial Lowlands
- Chalk Downland and Slopes
- Clay Vale
- Estate Farmlands
- Farmland Hills
- Farmland Plateau
- Farmland Slopes and Valley Sides
- Lowland Village Farmlands
- Pasture Hills
- River Meadowlands
- Rolling Clayland
- Rolling Farmland
- Rolling Village Pastures
- Settled Ancient Pastures
- Terrace Farmland
- Upstanding Village Farmlands
- Vale Farmland
- Wooded Downlands
- Wooded Estate Slopes and Valley Sides
- Wooded Farmland
- Wooded Hills
- Wooded Pasture Valleys and Slopes
- Wooded Plateau

Rev:	Date:	Amendment:	Name:	Checked:

■ Data Source: RPS 2014

Status: --



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■ Client: Mr R. Bratt

Project: Blossom Fields, Cotefield Farm, Bodicote

Title: Extracts from the Oxfordshire Wildlife and Landscape Study (OWLS)

Scale: A3 @ 1:300,000

0 5 10 km



Date: Nov 2014 Datum: OSGB36 Projection: BNG

Drawn: JC Checked: PE Job Ref: OXF7993

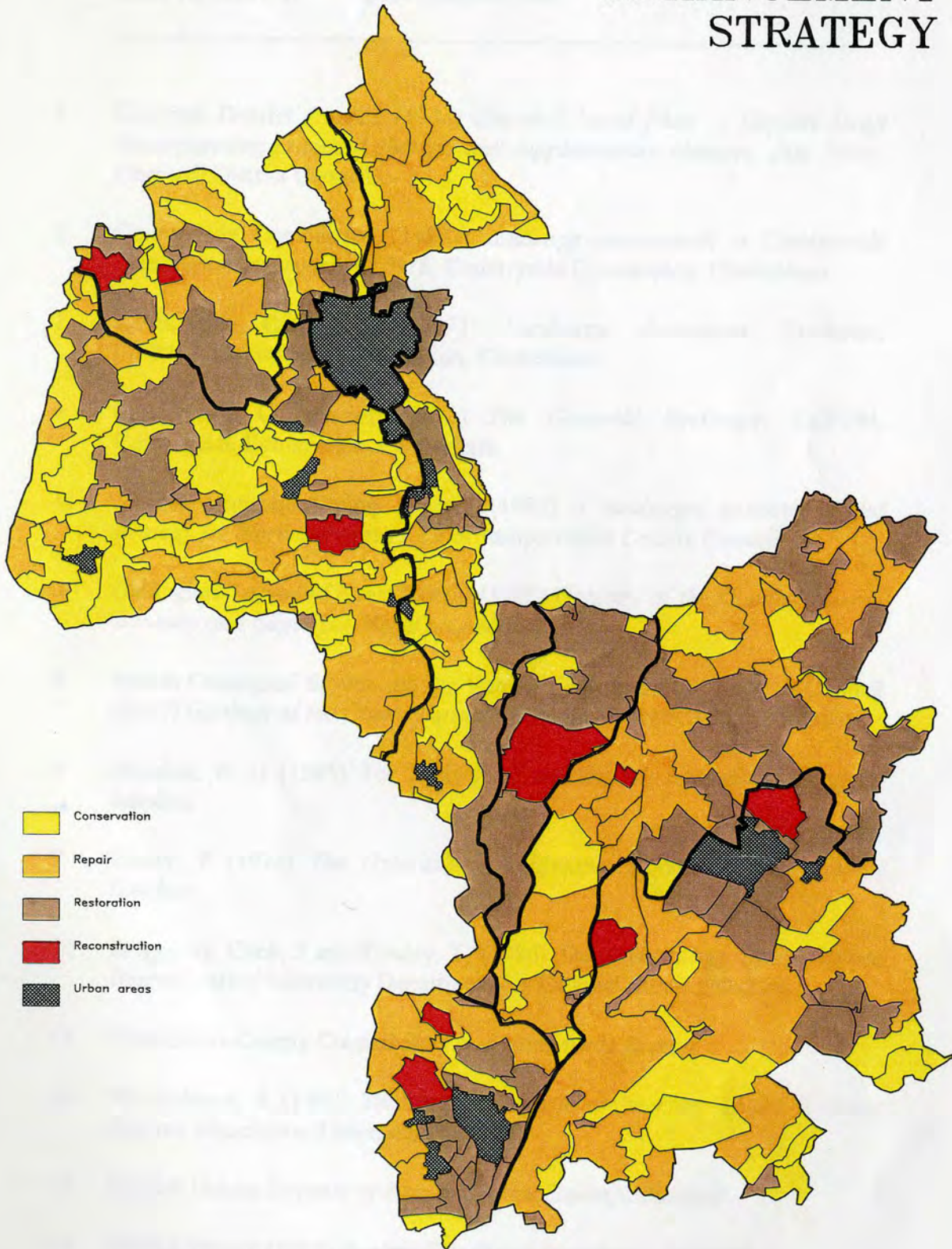
■ Appendix No: **Appendix 2** Revision: .

Appendix 3

Extracts from Cherwell District Council Landscape Character Assessment

Figure 15

ENHANCEMENT STRATEGY



-  Conservation
-  Repair
-  Restoration
-  Reconstruction
-  Urban areas



0 1 2 3 4 5 KM

Figure 6

LANDSCAPE TYPES

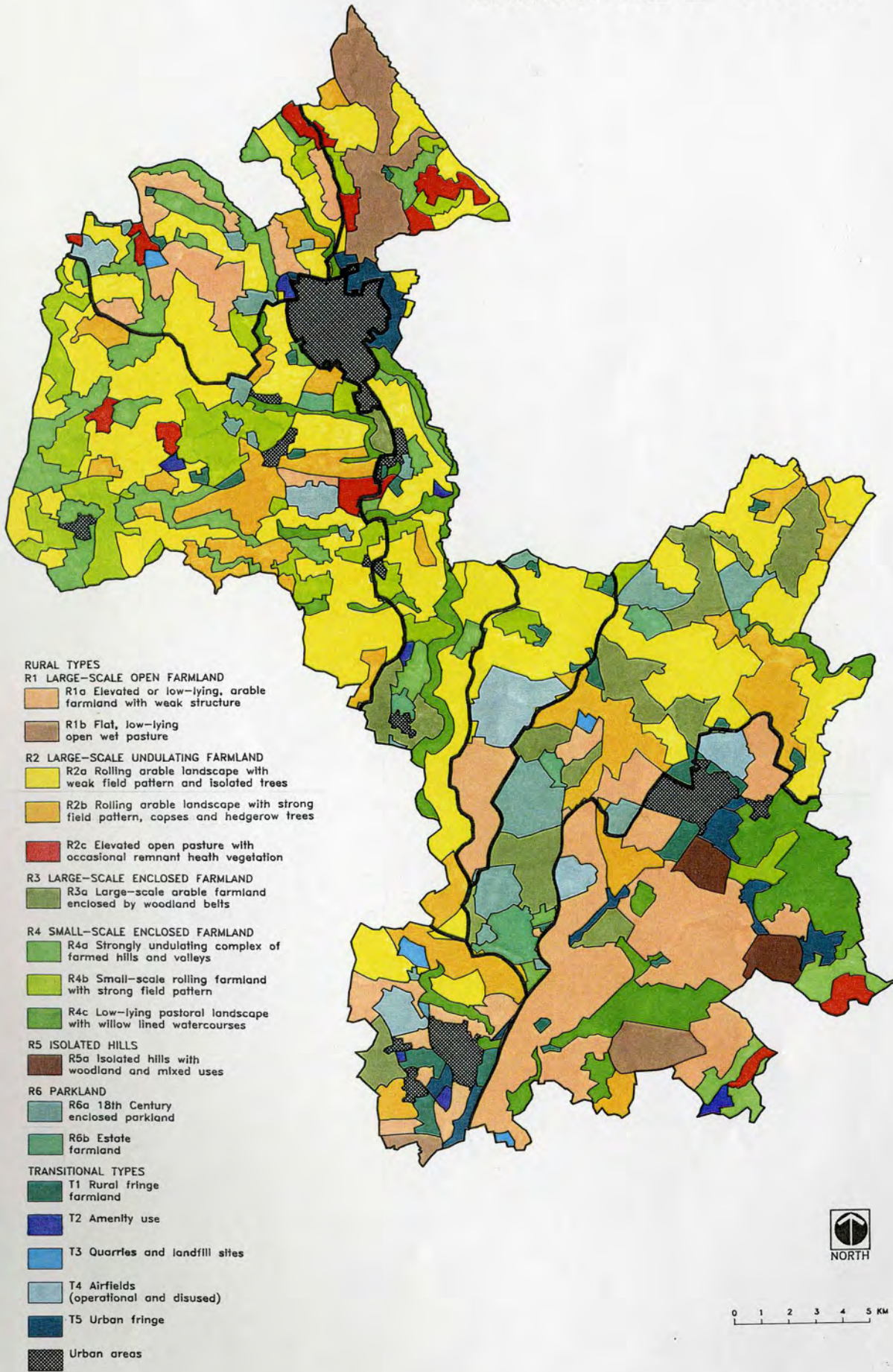
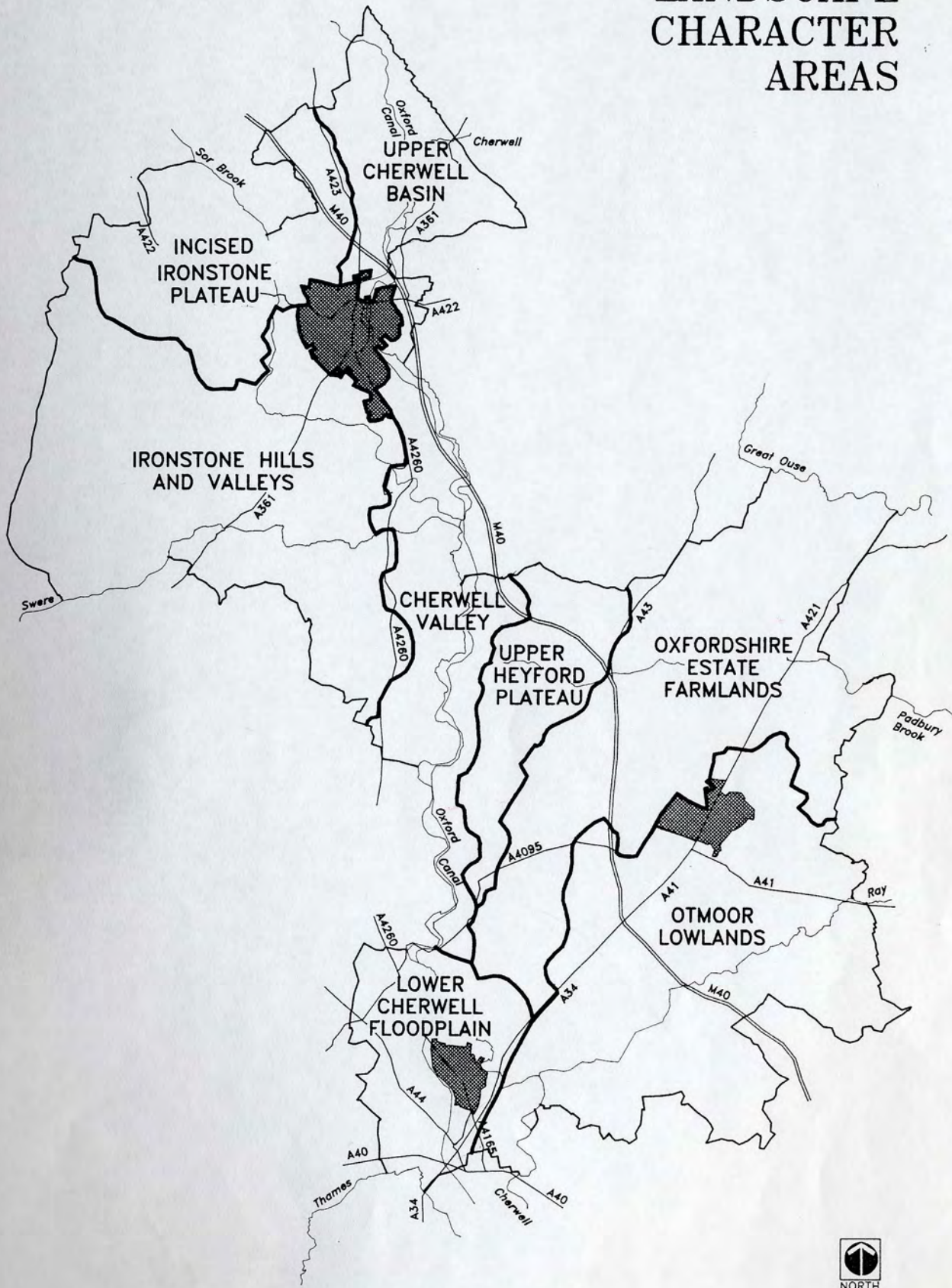


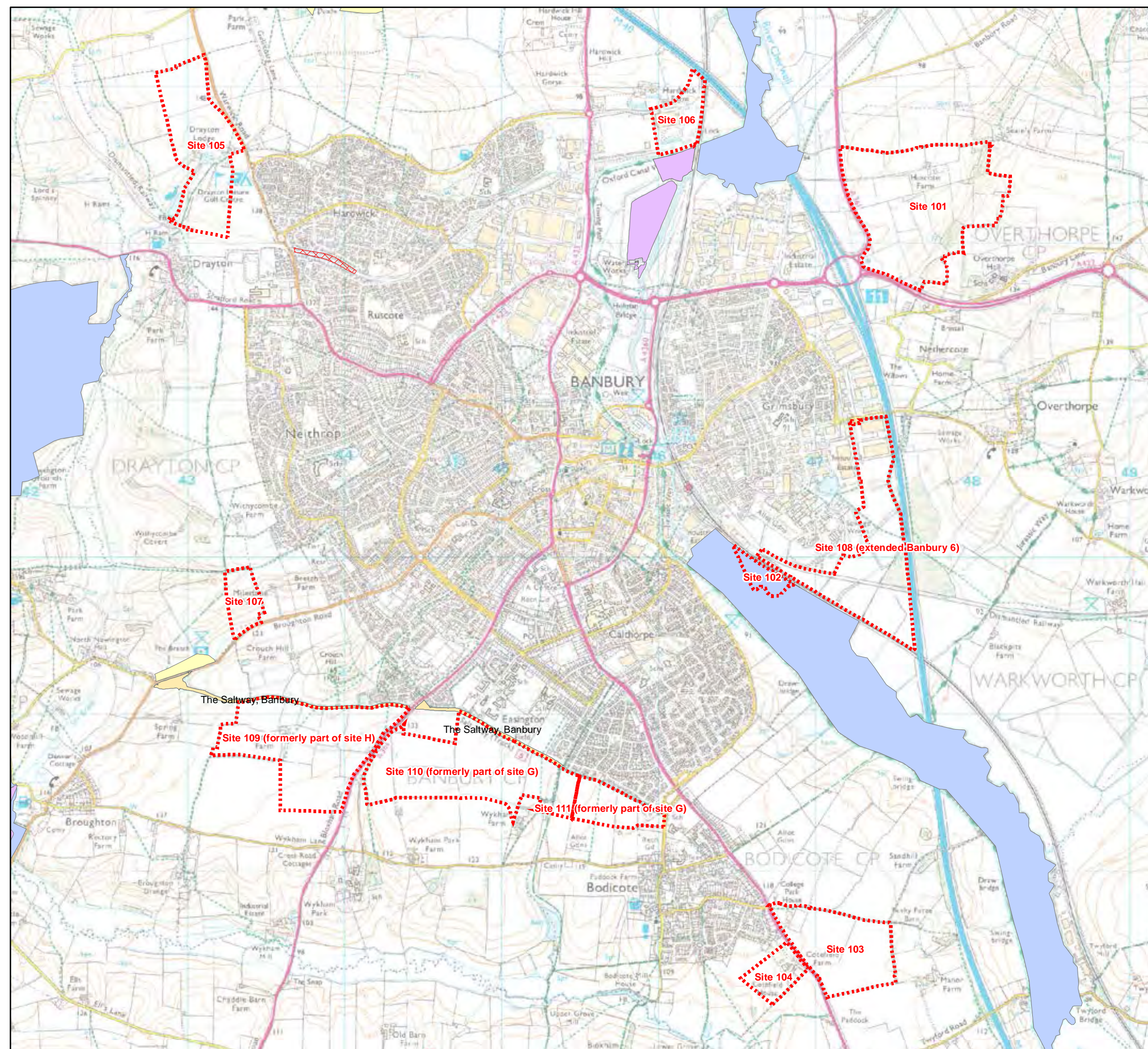
Figure 5

LANDSCAPE CHARACTER AREAS



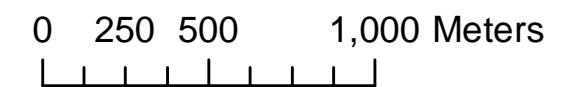
Appendix 4

Extract from Banbury Landscape Sensitivity and Capacity Assessment, 2014



Legend

-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Oxfordshire Local Wildlife Sites
-  District Wildlife Sites
-  Banbury Ornithological Society Reserves
-  Proposed New Local Wildlife Sites
-  Ecologically Important Landscape Regions



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Environment

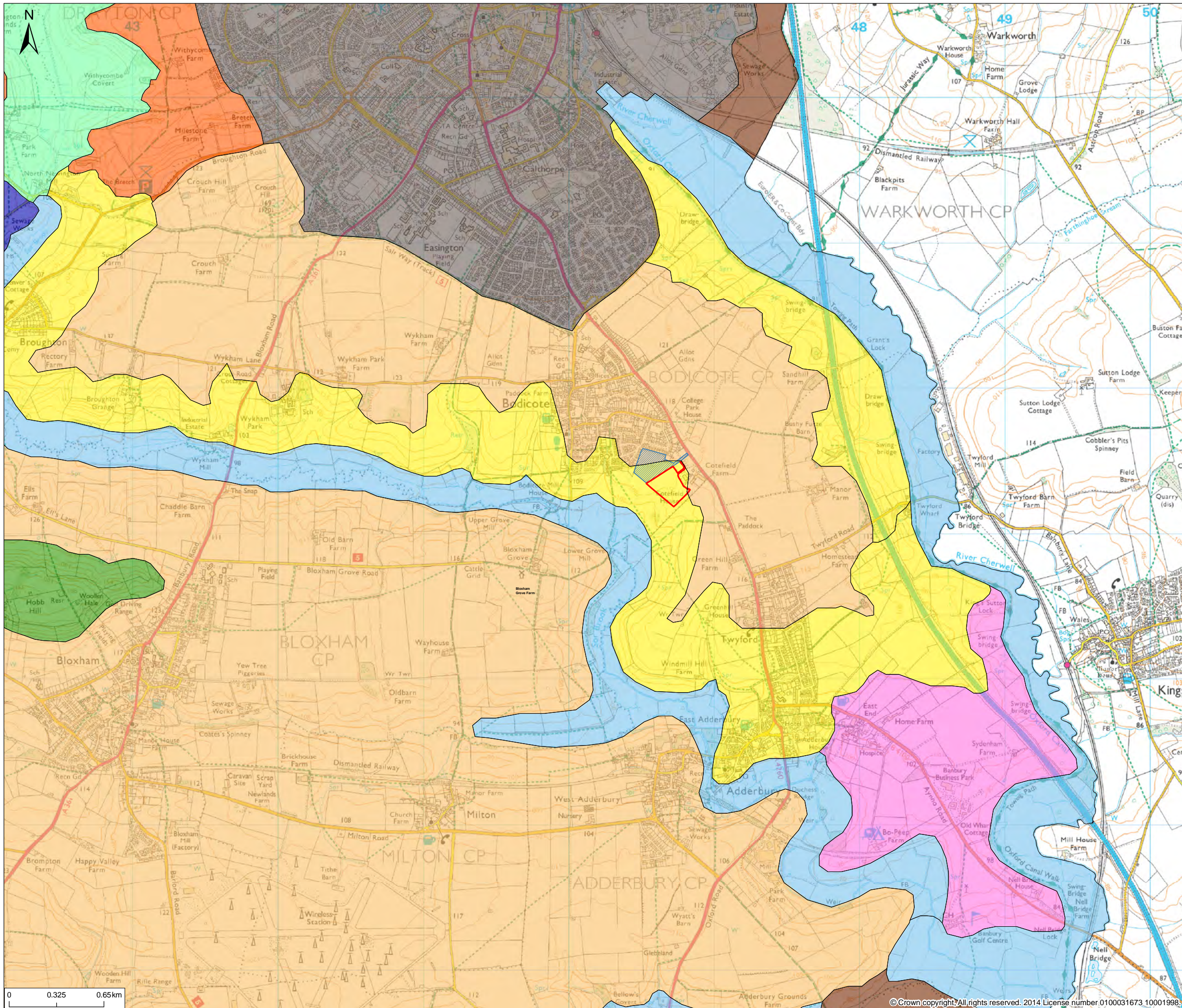
Project
Banbury Sensitivity & Capacity - Additional Sites

Drawing Title:
Banbury Site Boundaries and Designated Sites

Drawn by:	Date:	Checked By:	Date:	Approved By:	Date:
AG	13/8/14	GW	13/8/14	CW	13/8/14
Project No:	Office	Type	Drawing No.	Revision:	
A088250	45	94	C1	01	

Base map provided by: Cherwell District Council

Figures



Legend

- Site boundary
- Cotefield Farm I consented residential scheme: Future baseline
- Oxfordshire Wildlife and Landscape Study. Landscape character type**
- Clay Vale
- Farmland Plateau
- Farmland Slopes and Valley Sides
- Pasture Hills
- River Meadowlands
- Rolling Village Pastures
- Upstanding Village Farmlands
- Urban Areas
- Vale Farmland
- Wooded Pasture Valleys and Slopes



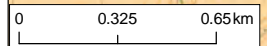
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Status	Drawn By	PM/Checked By
FINAL	RM	PE
Job Ref	Scale @ A3	Date Created
OXF7993	1:25,000	DEC 14

Figure Number	Rev
1.1	-

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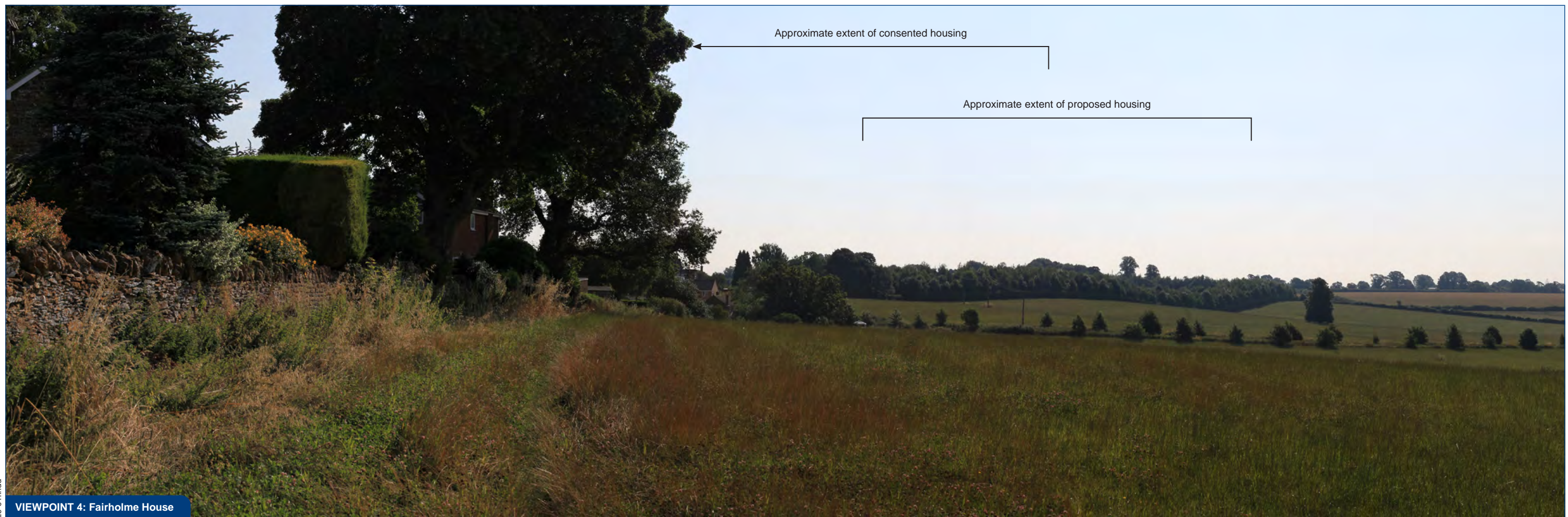


VIEWPOINT 1: A4260 near Cotefield Farm junction



VIEWPOINT 2: Southern edge of consented residential scheme

Ref: 07993-0029-01.indd



Ref: 07993-0029-01.indd

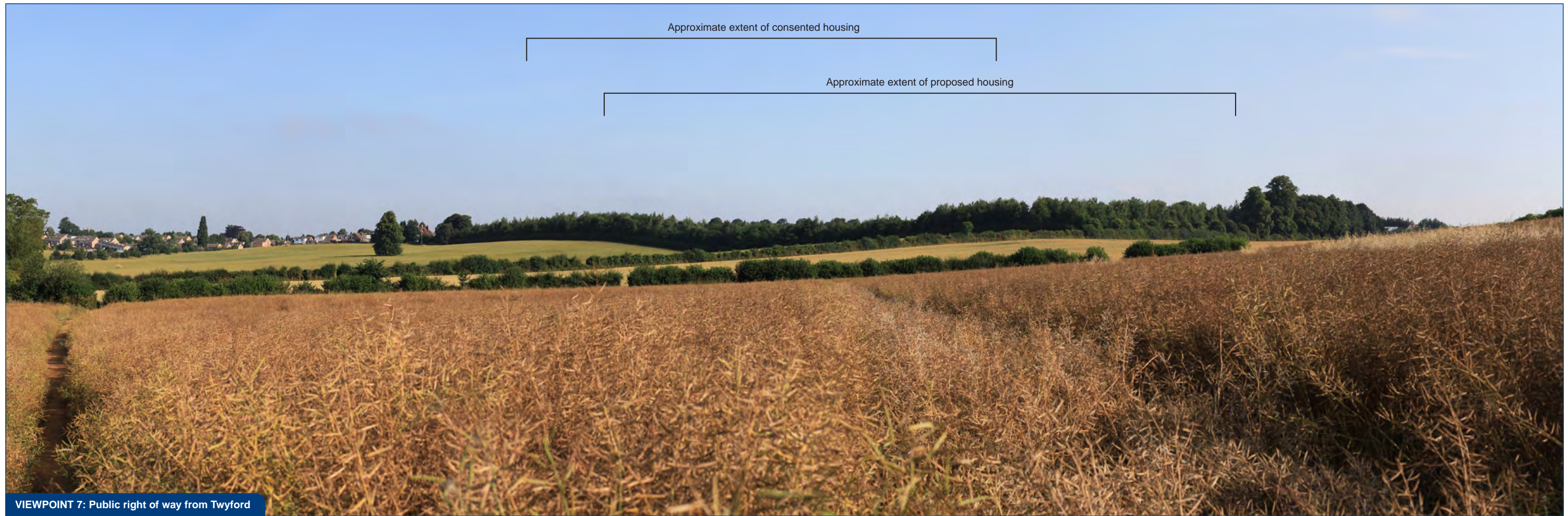


VIEWPOINT 5: Public right of way west of The Paddock



VIEWPOINT 6: Public right of way from Twyford

Ref: 07993-0029-01.indd



Ref: 07993-0029-01.indd



VIEWPOINT 9: Public right of way east of Bloxham Grove Farm



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Notes

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Legend

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Sketch produced by Mark Powell

Rev	Description	Date	Initial	Checked



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Title **Illustrative Masterplan**

Status **Final** Drawn By **AVG** PM/Checked by **PE**

Job Ref **OXF7993** Scale @ A3 **1:1,250** Date Created **Nov-14**

Figure Number **4.1** Rev **-**

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