

# Landscape and Visual Impact Assessment (LVIA)

**Cala Homes Ltd**

Land at Fewcott Road, Fritwell

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## 1. INTRODUCTION

### Instruction

- 1.1. Lockhart Garratt was appointed by CALA Homes (Chiltern) Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) pertaining to the proposed development of 38 residential dwellings and associated uses on land off Fewcott Road, Fritwell, Oxfordshire,

### Scope

- 1.2. The assessment was undertaken using an established methodology, derived from the Landscape Institute and Institute of Environmental Management and Assessment jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA 3).
- 1.3. A copy of this assessment methodology is included within **Appendix 2** of this report.
- 1.4. The purpose of this report is:
- To assess the baseline landscape and visual characteristics of the Site, including desk survey information and first hand field evidence;
  - To assess the sites capacity to accommodate development without the parameters of those opportunities and constraint identified as part of the baseline assessment;
  - To discuss the and identify key mitigation requirements and recommendations as appropriate; and
  - To identify and assess the potential landscape and visual impact of the proposed development upon the established baseline.
- 1.5. A number of plans and photographs have been prepared to illustrate the character and visual environment of the Site and its context, and these are appended to this report.
- 1.6. This report should be read in conjunction with all other information submitted in support of the application.

### Background

- 1.7. By way of background, a previous application for 34 residential dwellings was submitted to Cherwell District Council in 2016 (Reference 16/01594/F) which was subsequently withdrawn by the applicant. This revised LVIA represents an updated assessment in support of a revised application for residential development.

### Site Description

- 1.8. The application site, hereafter referred to as the 'Site' is located on the south eastern edge of the village of Fritwell, Oxfordshire. The Site occupies an area of approximately 1.3 hectares and is subdivided into a number of smaller paddocks for equestrian use. A number of small stable buildings, sheds and lock ups occupy the northern Site area close to the access onto Fewcott Road.
- 1.9. The Site central grid reference is recorded as: SP 52935 29055.

## 2. PLANNING POLICY BACKGROUND

### National Planning Policy Background

#### ***National Planning Policy Framework (NPPF)***

- 2.1. The NPPF was adopted in July 2018, replacing a previous version of this document. It sets out the Government's planning policies for England, and how these should be applied, as well as setting out a framework for the production of locally prepared housing and development plans.
- 2.2. Chapter 8 of the NPPF relates to the promotion of healthy and safe communities. It states at Paragraph 91 that planning policies and decisions should aim to achieve healthy, inclusive and safe places that promote social interaction, are safe and accessible, and enable and support healthy lifestyles. Measures to achieve these objectives include street layouts enabling easy pedestrian and cycle connections, active street frontages, clear and legible pedestrian routes, high quality public spaces that encourage active and continual use, and the provision of safe and accessible green infrastructure.
- 2.3. Paragraph 96 recognises the importance of access to a network of high quality open spaces and opportunities for sport and physical activity for the health and well-being of communities.
- 2.4. Paragraph 98 states that planning policies and decisions should protect and enhance Public Rights of Way and access, including taking opportunities to improve users facilities and to create additional connections to existing networks.
- 2.5. Chapter 12 of the NPPF relates to the achievement of well-designed places. In particular, it recognises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps to make development acceptable to communities.
- 2.6. Paragraph 127 sets out a number of positive design criteria that planning policies and decisions should ensure. These include contributing to the overall character of an area in the long term, being visually attractive, being sympathetic to local character and history, establishing or maintaining a strong sense of place, and creating safe, inclusive and accessible places that promote health and well-being.
- 2.7. Chapter 15 of the NPPF relates to the conservation and enhancement of the natural environment. Paragraph 170 states that planning policies should contribute to and enhance the natural and local environment by a range of measures including protecting and enhancing valued landscapes (in a manner commensurate with their statutory status or identified quality in the development plan) and recognising the intrinsic character and beauty of the countryside.
- 2.8. Paragraph 172 recognises the status of nationally designated landscapes, attributing great weight to the conservation and enhancement of landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

#### ***National Planning Policy Guidance (NPPG)***

- 2.9. Paragraph 001, Reference ID: 8-001-20140306 of the PPG presents the national guidance for landscape and planning. It states that:

*"One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural*

*environment, including landscape. This includes designated landscapes but also the wider countryside.”*

- 2.10. Under the heading Light Pollution, paragraph 001 (Ref ID: 31-001-20140306), PPG refers to the risk of artificial lighting undermining enjoyment of the night sky in the countryside and, in paragraph 2, considers the potential effect on protected areas of dark skies or intrinsically dark landscapes. PPG then provides guidance for mitigation-by-design of artificial lighting, including location, timing and extent of lighting.

### **Local Planning Policy Background**

#### ***The Cherwell Local Plan 2011-2031 (Part 1)***

- 2.11. The Cherwell Local Plan 2011-2031 forms the current adopted local planning policy within the Cherwell District. It was adopted by Cherwell District Council on 2th July 2015.
- 2.12. Section A of the Local Plan sets out the overall vision for the District during the plan period, which includes the following statement in relation to the natural environment:

*“We will cherish protect and enhance our distinctive natural and built environment and our rich historic heritage. Cherwell will maintain its rural character where its landscapes, its vast range of natural and built heritage and its market towns define its distinctiveness.”*

- 2.13. There are a number of policies contained within the adopted local plan that are considered to be of specific relevance in landscape and visual terms. These include:

- Policy PSD1 - Presumption in Favour of Sustainable Development
- Policy BSC10 - Open Space, Outdoor Sport and Recreation Provisions
- Policy ESD7 - Sustainable Drainage Systems (SuDs)
- Policy ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD13 - Local Landscape Protection and Enhancement
- Policy ESD15 - The Character of the Built and Historic Environment
- Policy ESD17 - Green Infrastructure.

- 2.14. Policy ESD13 is considered to be of particular relevance, relating to the protection and enhancement of the local landscape. Policy ESD13 states:

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

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

- *Harm the historic value of the landscape.*

*Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate."*

2.15. Policy ESD15 is also considered to be of relevance, which states:

*"Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential."*

2.16. The Policy then sets out a number of requirements for new development proposals to meet this aspiration. Those that are relevant to this assessment are as follows:

- New development proposals should be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions.
- New development proposals should contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their settings.
- New development proposals should reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette.
- New development proposals should consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.
- New development proposals should integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD17: Green Infrastructure). Well-designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the microclimate, and air pollution and provide attractive places that improve people's health and sense of vitality.

#### ***The Cherwell Local Plan 1996***

2.17. The Cherwell Local Plan 1996 includes a number of saved policies that have not yet been superseded by policies within the emerging Part 2 of The Cherwell Local Plan 2011-2031.

2.18. Of these saved policies, Policy C7 relates to landscape conservation and reads as follows:

*“Development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape.”*

- 2.19. The explanatory text of this Policy goes on to state that the Council will *“require development to take account of changes in level or slope, not protrude above prominent ridges or skylines, not detract from important views and not expand out of any valley or depression which confines present development.”*

***Emerging Policy - Local Plan 2031 Part 2 (In Preparation)***

- 2.20. Part 2 of the Local Plan will set out non-strategic site allocations and development management policies.
- 2.21. This is currently at Issues Consultation stage, while the initial process of consultation, which ran from 29th January to 11th March 2016, is complete part 2 of the Local Plan has not be adopted and no further revisions have nee circulated.
- 2.22. It is therefore considered that this policy document is not sufficiently advanced to influence this assessment.

**Relevant Supplementary Planning Guidance**

***Cherwell Residential Design Guide Supplementary Planning Document (SPD) (July 2018)***

- 2.23. The Cherwell Residential Design Guide SPD was adopted on 16<sup>th</sup> July 2018 setting out Masterplanning and Architectural design guidance for the district. The requirements of the Residential Design Guide has been of material consideration in the preparation of the development masterplan.

### **3. BASELINE ASSESSMENT**

#### **Site Overview**

- 3.1. The Site extends to cover an area of circa. 1.3 hectares and is broadly square in shape. As previously stated the Site is presently used for equestrian purposes, sub-divided into a number of small paddocks and enclosures, by post and rail and white ribbon electric fencing.
- 3.2. A number of small outbuildings including stable facilities, sheds, and lock-ups are located within the north eastern corner of the Site, close to the Site access onto Fewcott Road. A gated pedestrian access onto PRow 219 6/10 is located on the southern/south western Site boundary, although this is for private use only and the Site is not publicly accessible.
- 3.3. A dilapidated equestrian exercise area occupies the eastern most site area, comprising an area of loose aggregate and broken down fencing. Indeed, the eastern and south eastern parts of the Site have become overgrown, with self-set scrub and grassland replacing the former paddock spaces in this part of the Site.
- 3.4. Indeed, while the paddocks within the central and western Site areas are still managed through grazing, it is clear that the overall management of the Site has diminished since the original assessment took place in 2016.
- 3.5. The boundaries of the Site comprise well-developed native shrub hedgerows at approximately 3m height with ash, sycamore and willow trees.
- 3.6. The revised application boundary incorporates an additional strip of land to the west of the Site access adjoining Fewcott Road. This additional land parcel is occupied by rough grassland and scrub in the west, and a number of small sheds, hutches and containers in the east. A belt of established tree cover lines the boundary with Fewcott Road in the north and the western boundary with the rear gardens of those properties off Hodgsons Close. The northern Site area is separated from the wider Site by a number of post and wire and post and rail fence lines, and what is presumed to be the remnants of a dry stone wall which is now overgrown.

#### **The Site Context**

- 3.7. The Site is located adjacent to the existing eastern edge of the village of Fritwell.
- 3.8. The north-western Site boundary abuts the rear gardens of existing two-storey dwellings on Hodgson Close, although this is separated by a strip of semi-mature trees to the north.
- 3.9. To the south-west of the Site are two pastoral fields, and beyond these are the structures associated with Lodge Farm. A public footpath (219/96) runs between the pastoral fields and Site boundary, with a pedestrian gateway near to the western corner of the Site. Beyond Lodge Farm, arable land gently falls to a minor watercourse before rising to the boundary of the former Upper Heyford airbase. An active railway line within a cutting is also present within this landscape context.
- 3.10. To the north-east of the Site an area of land populated with ruderal vegetation lies between the Site and Fewcott Road. Beyond Fewcott Road lies open arable land with well-managed hedgerows extending to the M40 motorway corridor.
- 3.11. To the south-east of the Site lies relatively level open arable land with well-maintained hedgerows between the edge of Fritwell and the nearby village of Fewcott.

- 3.12. The context of the Site may be summarised as a village edge location addressing relatively level, medium-scale open arable land with tall and well-maintained hedgerows. This countryside has a rural and productive character, although this is impacted upon by the presence of major national infrastructure in the form of the M40 motorway, railway line and former Upper Heyford airbase.

#### **Topography & Landform**

- 3.13. The Site is gently sloping with a generally uniform south-easterly aspect. Topographic survey data has revealed the highest point of the Site to be in the northern corner at 128m and the lowest point on the south-eastern boundary at 125m.

#### **Public Rights of Way (PRoW)**

- 3.14. While the Site itself is not publicly accessible, there are a number of PRoW within the immediate and wider landscape context, which should be considered as part of a thorough assessment. The closest of which, PRoW 219 6/10 lines the south western edges of the Site, connecting East Street with Fewcott Road. A list of all PRoW within the immediate and wider landscape setting, which may be affected as a result of the development is provided below.

- PRoW 219 6/10 (Footpath) - Immediately adjacent to the south western edges of the Site;
- PRoW 219 11/10 (Bridleway) - to the north east of the Site beyond Fewcott Road;
- PRoW 109 4/10 (Footpath) - to the east of the Site to the north of Fewcott village;
- PRoW 109 3/20 (Footpath) - to the east of the Site to the north of Fewcott village; and
- PRoW 349 14/10 (Footpath) - to the south west of the Site on the approach to upper Heyford Airfield.

- 3.15. It is noted that there are a number of PRoW associated with the wider village to the west. However, given the presence of the intervening built form associated with Hodgson Close and the existing settlement edge, it is considered unlikely that these rights of way will be affected as a result of the Site's development; save for a slight increase in footfall should the development come forward.

#### **Designations**

##### ***Heritage Assets***

- 3.16. There are a number of Grade II Listed buildings associated with East Street and the village centre, namely:

- 39/41, East Street;
- The Hollies;
- St Olave's;
- 88, East Street;
- The Limes; and
- One Hundred

- 3.17. In addition to the above, a number of other Listed Buildings were identified within the Study Area as shown on Plan Ref. M16-0502 at **Appendix 1**. It is clear, however, that there is a limited landscape/visual relationship with the Site due to distance and intervening features.

- 3.18. Two Scheduled Monuments are also present within the wider Study Area. These are:

- Ardley Wood moated ringwork, located 1.85km south-east of the Site; and
- Cold War structures at the former Upper Heyford Airbase, located 1.67km south of the Site.

3.19. Again, these are unlikely to be directly affected as a result of the Site's development.

***Fritwell Conservation Area***

- 3.20. The boundary of Fritwell Conservation Area lies to the west of the Site as shown on Plan Ref. M16-0502 at **Appendix 1**.
- 3.21. Much of the Conservation Area is screened by the existing residential dwellings on Hodgson Close, although there is likely to be an interaction between the proposed development and the stretch of the boundary which lies to the east of East Street and encompasses Lodge Farm.

## 4. LANDSCAPE BASELINE

### Overview

- 4.1. In order to accurately define the quality and character of the receiving landscaping it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.
- 4.2. The identification of these features will be informed through:
  - Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
  - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
  - Identification of landscape-based designations;
  - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
  - Assessment of the general condition of the receiving landscape;
  - Assessment of the relative value of the receiving landscape; and
  - Judgement of the susceptibility of the receiving landscape to a change of the type proposed.

### Review of Published Landscape Character Assessments

#### *National Level Assessment*

- 4.3. Natural England's National Character Assessment places the Site within the Cotswolds National Character Area (NCA 107).
- 4.4. This is broadly described as a steep scarp crowned with a high, open wold and with a long and rolling dip slope cut by a series of increasingly wooded valleys. This is a highly valued landscape, with 65% of the total area of the NCA designated as an Area of Outstanding Natural Beauty, and is recognised as the 'quintessential English landscape'. In terms of settlement, the historic settlements of Cheltenham, Gloucester, Stroud and Bath sit below the scarp, with smaller towns and villages located at the foot of the scarp slope, in the valley bottoms and on gentler valley slopes at springlines. Agricultural land use is variable, with arable farming on the thin high wold soils and pasture predominant in the valleys.
- 4.5. The key characteristics of this National Character Area are as follows:
  - Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combs, and outliers illustrating the slow erosion of escarpments. The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement.
  - Open and expansive scarp and high wold dipping gently to the southeast, dissected by river valleys.
  - Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.

- Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.
- Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope.
- Large areas of common land, important for unimproved calcareous grassland, are characteristic of the scarp and high wold around the Stroud valleys and along the crest of the scarp to Cleeve Hill.
- The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames with the exception of rivers in the west which flow into the River Avon and then the Severn Estuary.
- Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and Second World War airfields. The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures.
- Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned. Bath stone is also famous and has been used for building since Roman times, both locally in the principal buildings and streets of Bath and more widely, for example for Buckingham Palace in London. Parkland, gardens and historic designed landscapes are features particularly of the dip slope and broad lowland, such as Lawrence Johnston's garden at Hidcote, and Heather Muir's garden at Kiftsgate, parkland at Stanway, Chastleton and Blenheim Palace.
- Prominent natural and built features in the landscape include the City of Bath WHS, Brailes Hill, Broadway Tower, Cleeve Hill, the Tyndale monument, Freezing Hill, Kelston Round Hill and Blenheim Palace WHS.

#### ***District Level Assessments - Oxfordshire Wildlife and Landscape Study (OWLS)***

- 4.6. In 2004 Oxfordshire County Council, working in partnership with Natural England and the Earth Trust, completed a three year landscape and biodiversity project entitled Oxfordshire Wildlife and Landscape Study (OWLS).
- 4.7. The main purpose of the study was to investigate the landscape character and biodiversity resource of the county, and to use the results to help to safeguard, maintain and enhance this resource.
- 4.8. OWLS divides the county into 24 Landscape Types. These are areas of common characteristics of geology, landform, topography, vegetation, land use and settlement pattern that represent local variation and form a framework for landscape characterisation at local level.
- 4.9. The study places the Site within the Farmland Plateau Landscape Type. The key characteristics of this Landscape Type are listed as follows, with those relevant to the Site highlighted in bold text:
  - Level or gently rolling open ridges dissected by narrow valleys and broader vales.
  - Large, regular arable fields enclosed by low thorn hedges and limestone walls.
  - Rectilinear plantations and shelterbelts.

- Sparsely settled landscape with a few nucleated settlements.
  - Long, straight roads running along the ridge summits.
- 4.10. The overall landscape strategy for this Landscape Type is to “*Conserve to open and remote character of the landscape, and maintain the large-scale field pattern.*”
- 4.11. The area expressing the characteristics of this Landscape Type is further sub-divided into a number of geographically specific Local Character Areas.
- 4.12. The character of the Fritwell Landscape Character Area is described as follows:

*“This area is characterised by large, regularly-shaped arable fields and medium-sized mixed plantations. There are small fields of semi-improved grassland surrounding villages. There are also a few large blocks of ancient semi-natural woodland, including Stoke Wood and Stoke Little Wood, which add to the wooded character of the area. The field boundaries are dominated by hawthorn and blackthorn hedges with scattered hedgerow trees, although the latter are almost totally absent to the south of Upper Heyford airfield. Hedges are generally low in height, except around Fritwell and Ardley where they are taller and more species-rich.”*

#### **Summary of Published Character Assessments**

- 4.13. It is clear from the aforementioned published character assessments and studies that the landscape within which the Site is set, and its immediate and wider landscape context, is clearly influenced by those characteristic features and elements identified as being typical of the area, and that this is an attractive and high quality landscape.
- 4.14. Whilst the National, County and District character assessments are useful in providing an overview of the character of the wider landscape setting, and while Lockhart Garratt broadly agrees with these assessments, it is considered that they represent a high-level assessment that does not necessarily reflect the intricacies of the landscape of the Site and its immediate setting.
- 4.15. As such Lockhart Garratt has prepared its own detailed assessment of the landscape character, at a Site-specific level, in order to fully understand and identify those specific features which contribute to the character of the Site and its immediate setting.

#### **Lockhart Garratt Landscape Character Assessment**

##### ***Baseline Landscape Character Assessment***

- 4.16. As described within Section 4 of this assessment, the Site is located immediately adjacent to the existing settlement edge in the west and adjoined to the east by open, gently rolling countryside.
- 4.17. The Site comprises semi-improved grassland adjacent to the village, and the fields within the setting of the Site are generally regular in shape with tall and species-rich hedgerows and the local roads are distinctly straight in character. The existing equestrian uses and run down built form which presently occupies the Site is considered to be a detracting feature at present, although these uses are noted as being compatible with the wider rural setting.
- 4.18. The wider settlement of Fritwell is characterised as a relatively nucleated village, although its form has been influenced by the presence of springs in the area between North Street and East Street giving the village a slightly polyfocal form.

- 4.19. Despite the detraining presence of the run down and dilapidated built form and equestrian uses on Site, the Site and its setting are considered to be representative of the Farmland Plateau Landscape Type and Fritwell Local Character Area, although there is very little substantial woodland within this area.
- 4.20. It should be noted that the wider landscape setting is also heavily influenced by the presence of the M40 motorway, railway line and the tall structures associated with the former Upper Heyford airbase, all of which reduce the tranquillity of this rural area.

#### ***Principal Receptors***

- 4.21. For the purpose of this assessment, the following are considered to be the principal landscape features and receptors in terms of landscape character.

##### National Level

- NCA 107 - Cotswolds

##### District Level

- Farmland Plateau Landscape Type  
- Fritwell LCA

##### Site Level

- Level or gently rolling open ridges dissected by narrow valleys and broader vales.
- Large, regular arable fields enclosed by low thorn hedges and limestone walls.
- Sparsely settled landscape with a few nucleated settlements.
- Long, straight roads running along the ridge summits.
- Small fields of semi-improved grassland surrounding villages.
- Tall and species-rich hedgerows around Fritwell and Ardley.
- M40 motorway, railway line and tall structures associated with the former Upper Heyford airbase reducing local tranquillity.

#### **Assessment of Landscape Susceptibility**

- 4.22. The landscape in which the Site is located is relatively intact, adjacent to a sensitive village edge development on Hodgson Close and within a rural hinterland, which is characteristic of the local landscape type. This is balanced, however, by the presence of the urbanising features of the M40 motorway and railway line, both of which generate local noise, and the former Upper Heyford airbase, which is visible for a considerable distance by virtue of its elevated position and tall structures.
- 4.23. When considering the susceptibility of the Site and its immediate context to accommodate a change of the type proposed (small-scale residential development). It is considered that the Site and its immediate context have the capacity to accommodate a sensitive and considered development.
- 4.24. The overall susceptibility of the Site and its immediate setting to a change of the type proposed is therefore considered to be **Medium**.

- 4.25. When considering the susceptibility of the wider landscape context to a change of the type proposed (small-scale residential development), it is considered that the overall quality and condition of the landscape is good and is in keeping with the published character assessments. The susceptibility of the wider landscape is considered to be **High**.

#### **Assessment of Landscape Value**

- 4.26. When considering the value of the landscape/townscape, and in lieu of a recognisable assessment of landscape value as required by the NPPF, it is necessary to test the Site in relation to Box 5.1 of the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3), considering each of the following factors in turn:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interests;
- Recreation value;
- Perceptual aspects; and
- Associations.

#### ***Site and its Immediate Setting***

- 4.27. When considering the quality and condition of the Site itself it is clear that the Site is affected by the presence of the existing dilapidated built form associated with the existing equestrian uses, which detract from the overall quality of the Site. The lack of management in recent years, as evidenced by the broken down fences and areas of rough scrub and grassland means that the Site is of a poorer condition when compared with the adjoining agricultural fields and indeed those equestrian land uses to the south. Indeed, it is clear that the quality and condition of the adjoining fields and paddocks is greater than that of the Site itself.
- 4.28. In terms of scenic quality, it is clear that the Site benefits from a good degree of separation and containment by the established tree and hedgerow cover which lines the Site boundaries. These features combine to limit the relationship between the Site and the surrounding landscape, limiting its contribution to the overall scenic quality of the landscapes.
- 4.29. Indeed, it is the presence of the existing vegetation structure that lines the Site boundaries which makes a positive contribution to the scenic quality of the area and the character of the approach to the village along Fewcott Road.
- 4.30. The Site is not considered particularly rare in this context, constituting an area of low quality and unmanaged grass and scrubland, occupied by equestrian land uses and dilapidated built form. The wider landscape setting, while not particularly rare, is typical of the Farmland Plateau Landscape Type, is also diminished by the presence of detracting features such as the M40 motorway corridor and built form associated with Upper Heyford Airfield.
- 4.31. The Site is of limited historic value, being detached from Fritwell Conservation Area and Listed built form on East Street by the existing settlement edge. From an environmental/ecological

perspective, it is understood that the Site has some ecological value, which will need to be managed as part of the development approach.

- 4.32. The Site has little/no recreation value being within private ownership with no public right of access.
- 4.33. When considering those perceptual aspects (tranquillity/wildness) it is clear that the Site and its immediate setting cannot be considered wild, characterised by equestrian land uses of a domestic nature, surrounded by intensively managed and farmed agricultural fields.
- 4.34. Nor can the Site and its setting be considered particularly tranquil, being affected by constant road noise associated with the M40 motorway corridor to the north and north east, and to a lesser extent noise associated Fewcott Road and the general day-to-day workings of the wider village.
- 4.35. Finally, it is understood that there are no direct associations between the Site and any particular historical figures or people, which could be considered relevant in terms of landscape value.
- 4.36. Having considered the above, and the character of the Site and its immediate setting it is considered that the overall value of the Site and its setting is: **Medium**.

#### ***Wider Landscape Setting***

- 4.37. When considering the value of the wider landscape setting, and the Farmland Plateau Landscape Type, it is clear this is a relatively intact landscape in good condition overall, one which retains many of those typifying features identified within the published character assessments. As stated there are detracting features within the wider landscape such as the M40 motorway corridor, which diminish the overall quality and scenic value of the wider landscape.
- 4.38. Nevertheless the overall value of the wider Farmland Plateau is recorded as **High**.

#### **Defining Landscape Sensitivity**

- 4.39. Based upon the matrix table set out at Table 3 of the assessment methodology at **Appendix 2**, the overall sensitivity of the Site and its immediate setting, and the wider landscape context to the type of development proposed is as follows:
  - Site and its immediate setting: **Medium**
  - Wider landscape setting - Farmland Plateau: **High**

## 5. APPRAISAL OF RELEVANT DESIGNATIONS

### *Scheduled Monuments*

- 5.1. Section 4.5 above identified two Scheduled Monuments within the study area as potential landscape receptors.
- 5.2. The field assessment has revealed that the distance from the Site and the strength of local field boundary vegetation prevent these designated sites from having a landscape relationship with the Site and therefore they do not warrant further consideration as landscape receptors.

### *Grade II Listed Buildings*

- 5.3. Section 4.5 above identified six Grade II Listed Buildings on East Street that have the potential to be impacted upon by the proposed development.
- 5.4. The field survey revealed that all of these Listed Buildings are separated from the Site by existing structures and therefore there is no potential for impact upon their setting.

### *Fritwell Conservation Area*

- 5.5. The boundary of Fritwell Conservation Area runs to the west of the Site boundary at approximately 20 metres at its closest point.
- 5.6. The majority of the Site is screened from this boundary by the existing Hodgson Close development, although the stretch that runs through the pastoral fields to the west of the Site will receive the proposed development in its setting.
- 5.7. With regard to the susceptibility of the Conservation Area to change, it has experienced a high degree of modern residential development in recent years, although this has been undertaken sensitively with local materials. The field inspection also revealed that the Conservation Area does not address the setting of the village, but rather presents the rears of inward facing properties. It is therefore concluded that whilst a Conservation Area would ordinarily be of high susceptibility to change, these considerations in this instance reduce the susceptibility score to medium susceptibility.
- 5.8. With regard to the value of the Conservation Area, it is considered that this is a designation of local to regional importance and therefore it is of high value.
- 5.9. Based upon the matrix set out in Table 3 of the methodology at **Appendix 2**, the overall sensitivity of Fritwell Conservation Area to the type of development proposed is considered **Medium/High Sensitivity**.

## 6. VISUAL BASELINE

### Overview

- 6.1. The visual baseline is identified through a process of desk study to generate a Zone of Theoretical Visibility (ZTV)/Visual Influence, and the extent of the visual envelope is then defined and tested through field assessment.
- 6.2. On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
  - Identification of the area in which the development may be visible (the visual envelope);
  - Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
  - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
  - Identification of those views which can be considered characteristic of the landscape character area; and
  - Identification of the different groups of people who may experience views of the development.

### Description of Representative Views

- 6.3. A number of representative views/viewpoints have been identified to illustrate the visual baseline and these are included within **Appendix 3**. The key views are intended to form representative views from publicly accessible locations, and while not exhaustive are considered to provide an accurate overview of the Site and its setting.
- 6.4. The previously submitted assessment, included a selection of 15 representative views, this revised assessment incorporates the previous visual baseline alongside a selection of additional views, which provide an overview of the additional Site area and which highlight recent changes within the landscape.
- 6.5. The Site assessment was undertaken on a clear day in September the weather conditions were good and visibility was good.
- 6.6. The following sections will describe the view from each visual receptor, which has been confirmed through the field assessment.

### Viewpoints 1 & 2 - Internal View from the northern Site area (Additional Site Area)

Grid Reference: VP 1 - SP 52979 29149

Grid Reference: VP 2 - SP 52981 29101

Nature of the Receptor: Internal View

- 6.7. Viewpoints 1 and 2 are taken from within the northern Site area close to the boundary with Fewcott Road and look east and the northern edge of the main Site area. The views illustrate the character of this additional Site area and its relationship with the wider Site area to the south. Views of the existing, low quality, built form that occupies this part of the Site and the overgrown grassland/scrub are clearly visible within these views.

6.8. Assessed Sensitivity of Receptors: **Not Assessed - Internal Views**

**Viewpoint 3 - View from Fewcott Road to the north of the Site looking West**

Grid Reference: SP 52988 29154

Nature of the Receptor: Rural Road Users/Residents

- 6.9. Viewpoint 3 is taken from Fewcott Road and looks west along the road corridor. The view illustrates the degree of visual containment between the Site and the road corridor, with the established hedgerow that defines the northern edges of the Site, filtering and restricting views of the internal Site area.

6.10. Assessed Sensitivity of Receptor: **Medium**

**Viewpoint 4 -View from Fewcott Road adjacent to the entrance to Lodge Farm and the existing Site access**

Grid Reference: SP 53071 29075

Nature of the Receptor: Rural Road Users

- 6.11. The view looks east along the road corridor illustrating the relationship between the Site and the road corridor and the approach to the village. Again, the established vegetation structure that lines the northern and eastern edges of the Site filters and restricts views of the internal Site area. Glimpsed views of the existing built form within the north eastern Site area are visible from this location, and it is likely this level of intervisibility will be enhanced during the winter months when leaf cover is weakest.

6.12. Assessed Sensitivity of Receptor: **Medium**

**Viewpoint 5 - View from Fewcott Road on the approach to the Site and the village**

Grid Reference: SP 53111 29025

Nature of the Receptor: Rural Road Users

- 6.13. The view looks west along the road corridor towards the Site, illustrating the degree of visual containment afforded to the Site by the established vegetation that lines the Site boundaries and road corridor. Views of residential built form associated with the existing settlement edge are also evident within the view.

6.14. Assessed Sensitivity of Receptor: **Medium**

**Viewpoint 6 - View from Hodgson Close to the immediate west of the Site**

Grid Reference: SP 52910 296165

Nature of the Receptor: Road Users/Residents

- 6.15. The view looks east towards the Site illustrative the degree of visual containment afforded to the Site by the intervening vegetation structure to the immediate west of the Site. Glimpsed views of the Site are evident through the intervening tree canopy and the gated access to the narrow strip of land which adjoins the western edges of the Site. During the winter months, when leaf cover is weakest, it is likely that the availability of views into the Site will be enhanced, allowing filtered views of the internal Site area.

- 6.16. Assessed Sensitivity of Receptor: **Medium/High**

**Viewpoint 7 - View from Hodgson Close to the west of the Site**

Grid Reference: SP 52864 29131

Nature of the Receptor: Road Users/Residents

- 6.17. Views of the Site is contained by the intervening vegetation structure and built form associated with Hodgson Close. During the summer months the Site is imperceptible however, it is likely that glimpsed views into the Site will be apparent during the winter months when leaf cover is weakest.

- 6.18. Assessed Sensitivity of Receptor: **Medium/High**

**Viewpoint 8, 9, 10 & 11 - Internal Views from the main Site area**

Grid Reference - VP 8: SP 52921 29061

Grid Reference - VP 9: SP 52938 29051

Grid Reference - VP 10: SP 52910 29088

Grid Reference - VP 11: SP 52901 29108

Nature of the Receptor: Internal View

- 6.19. Viewpoints 8 - 11, whilst not publicly accessible, provide an overview of the internal Site area, illustrating the character of the internal Site area and the relationship with the existing settlement edge.

- 6.20. Assessed Sensitivity of Receptor: **Not Assessed - Internal Views**

**Viewpoint 12 - View from Public Footpath 219 6/10 immediately adjacent to the Site boundary**

Grid Reference: SP 52883 29033

Nature of the Receptor: PRow Users

- 6.21. The view looks east and illustrates the relationship between the Site and the PRow that adjoins the southern/south western Site boundary. The established hedgerow, which lines the Site boundary, restricts views of the internal Site area, however, glimpsed views into the Site are available through gaps in the hedgerow and gated access points. It is likely that the availability of these views will be increased during the winter months when leaf cover is weakest.

- 6.22. Assessed Sensitivity of Receptor: **High**

**Viewpoint 13 - View from PRow 219 6/10 to the east of the Site looking west**

Grid Reference: SP 53115 28928

Nature of the Receptor: PRow Users

- 6.23. The view looks west towards the Site and illustrates the degree of visual containment afforded to the Site by the established vegetation structure which lines the eastern Site boundary and the access to Lodge Farm. Glimpsed views of the internal Site area are evident through gaps in the existing vegetation, as are views of taller elements of the existing dwellings on Hodgson

Close. During the winter months it is likely that the availability of these views will be enhanced, with the Site and existing settlement edge appearing more prominent within the view.

6.24. Assessed Sensitivity of Receptor: **High**

**Viewpoint 14 - View from Fewcott Road on the outskirts of Fewcott village**

Grid Reference: SP 53536 28286

Nature of the Receptor: Rural Road Users

6.25. The view looks west towards the Site illustrating the character of the eastern Site context and the approach to the village from the east. The Site is imperceptible from this location during the summer months, although it is likely that glimpsed views of the wider settlement edge will be evident during the winter months.

6.26. Assessed Sensitivity of Receptor: **Medium**

**Viewpoint 15 - View from PRow 109 4/10 to the east of the Site on the outskirts of Fritwell**

Grid Reference: SP 53740 28811

Nature of the Receptor: PRow Users

6.27. The Site benefits from a high degree of visual containment with the intervening vegetation structure and the distance of the receptor combining to limit views of the Site. Glimpsed views of the existing residential development on Fewcott View and the northern edge of the village are also evident within the view.

6.28. Assessed Sensitivity of Receptor: **High**

**Viewpoint 16 - View from PRow 109 2/10 (Bridleway) to the east of the Site close to the M40**

Grid Reference: SP 54013 28997

Nature of the Receptor: PRow Users/Equestrians

6.29. The Site is imperceptible from this location with the established intervening hedgerow boundaries combining to afford a high degree of visual containment to the Site. Again, glimpsed views of residential built form associated with the northern edge of Fritwell are evident within the view.

6.30. Assessed Sensitivity of Receptor: **High**

**Viewpoint 17 - View from PRow 109 2/10 to the east of the Site close to the M40**

Grid Reference: SP 53985 29107

Nature of the Receptor: PRow Users/Equestrians

6.31. The Site is imperceptible from this location with the established intervening hedgerow boundaries combining to afford a high degree of visual containment to the Site. Again, glimpsed views of residential built form associated with the northern edge of Fritwell are evident within the view.

6.32. Assessed Sensitivity of Receptor: **High**

**Viewpoint 18 - View from PRow 109 2/10 (Bridleway) to the east of the Site**

Grid Reference: SP 53520 29477

Nature of the Receptor: PRow Users/Equestrians

- 6.33. Views of the Site are restricted from this location, with the established vegetation structure that defines the intervening field boundaries, and the distance of the receptor combining to afford a high degree of visual containment to the Site. Filtered views of the existing settlement edge are evident through gaps in the intervening vegetation cover.
- 6.34. Assessed Sensitivity of Receptor: **High**

**Viewpoint 19 - View from PRow 109 2/10 (Bridleway) to the north of the Site**

Grid Reference: SP 53253 29395

Nature of the Receptor: PRow Users/Equestrians

- 6.35. The established hedgerows and hedgerow tree cover which defines the intervening field boundaries affords a high degree of visual containment to the Site when viewed from this location, although it is likely that this level of visual containment will be diminished during the winter months when leaf cover is weakest.
- 6.36. Residential built form associated with the existing settlement edge and the northern parts of the village are clearly visible within the view, forming prominent features within the visual environment at this point.
- 6.37. Assessed Sensitivity of Receptor: **High**

**Viewpoint 20 - View from PRow 349 14/10 to the south west of the Site close to the railway line**

Grid Reference: SP 52234 8364

Nature of the Receptor: PRow Users

- 6.38. The view looks north towards the Site. The Site is imperceptible from this location with the intervening topography and established vegetation structure affording a high degree of visual containment to the Site.
- 6.39. Assessed Sensitivity of Receptor: **High**

**Summary of Visual Environment**

- 6.40. The wider settlement of Fritwell and in particular those properties of Hodgson Close helps to limit views of the Site to those from the immediate Site context of Fewcott Road and a handful of receptors to the east and north east.
- 6.41. The established vegetation structure, which defines the Site boundaries and the immediate Site context, affords a good degree of visual containment to the Site, limiting views of the internal Site area and the existing low quality built form and equestrian land uses which occupy the Site.
- 6.42. Within middle and longer distance views from the east, north and north east, the existing vegetation associated with the Site boundaries is visible, seen alongside the existing residential built form associated with Fewcott View and the northern extent of the village.

6.43. Further information relating to the baseline visual assessment is included within **Appendix 3** for reference.

## 7. THE PROPOSALS

### Overview

- 7.1. Full details of the proposed scheme are included within the Design and Access Statement, which accompanies this application, and the LVIA should be read in conjunction with this document.
- 7.2. As an overview the proposals comprise the construction of a low-density residential development of 38, detached, semi-detached and terraced properties, alongside associated garages, gardens, new access and private driveways, footpaths and landscape structure. The proposed access arrangements will be taken from Fewcott Road on the northern Site boundary.
- 7.3. A village green/area of open space is proposed within the heart of the scheme and a robust landscape buffer is to be provided along the northern and eastern Site boundaries, so as to preserve an appropriate transition between the development and the surrounding countryside.
- 7.4. The proposals will be predominantly two storeys in height, and will reflect similar footprints, appearance and elevational treatment to the existing residential properties within the locality, to ensure that the proposals are compatible, and in keeping with the local vernacular.

### Design Development

- 7.5. The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved.
- 7.6. Through detailed liaison with the design team in terms of the specific landscape opportunities and constraints, the development layout and orientation of the proposed built form has been reviewed in order to ensure that the proposal represents an appropriate level of development within the immediate setting Fritwell and its landscape context.

### Mitigation Measures

- 7.7. In order to ensure that the proposals can be successfully integrated into this setting, and following the assessment of the Site, its setting and the wider landscape context, a number of design principles and mitigation measures have been identified. These include:
  - Retention and enhancement of the existing boundary vegetation where possible, so as to preserve the degree of visual containment afforded to the Site and to ensure that the proposals are seen within the context of an established Green Infrastructure;
  - Promote the inclusion of new tree, shrub and hedgerow planting along the northern and eastern edges of the Site, as part of a reinforced landscape buffer to help filter and contain views into the Site from the north and east and to create an appropriate transition between the Site and the adjoining countryside;
  - Provision of new tree, shrub and hedge planting within the internal Site area to help integrate the development into the receiving environment, and to create an attractive and appropriate environment for future residents;
  - Promote the inclusion of a new village green/public open space area at the heart of the development; and
  - Promote the use of locally native plant species, where appropriate, to ensure that the proposals are in keeping with the character of the Site, its setting and the wider landscape context.

- 7.8. The mitigation measures outlined above will ensure that the proposals relate positively to the character of the Site and its setting, and can be successfully integrated into the receiving landscape.

**Summary**

- 7.9. It is considered that these proposals provide a robust and appropriate development within the context of Fritwell village and its landscape setting. The considered development approach, which seeks to preserve and enhance the character of the Site, and which seeks to create a more appropriate transition between the Site and the wider landscape setting; will ensure that the proposals can be accommodated within the setting without resulting in significant, long-term detriment to the local landscape character, visual environment and wider landscape context.

## 8. ASSESSMENT OF EFFECTS – LANDSCAPE CHARACTER

### Overview

- 8.1. This section will assess the anticipated effects of the development upon the baseline landscape character as identified in Section 5.
- 8.2. For each of the identified landscape receptors, the effect of the proposed development will be described and its magnitude determined in line with the methodology at **Appendix 2**. This will then be combined with the sensitivity of the receptor as stated within Section 5 above to give an overall assessment of the significance of impact.

### Assessment of Effects in Relation to Identified Receptors

- 8.3. The relevant baseline characteristics, which form the landscape receptors for the purpose of this assessment, are as follows:
- 8.4. For the purpose of this assessment, the following are considered to be the principal landscape features and receptors in terms of landscape character.

#### Site Level

- Level or gently rolling open ridges dissected by narrow valleys and broader vales.
- Large, regular arable fields enclosed by low thorn hedges and limestone walls.
- Sparsely settled landscape with a few nucleated settlements.
- Long, straight roads running along the ridge summits.
- Small fields of semi-improved grassland surrounding villages.
- Tall and species-rich hedgerows around Fritwell and Ardley.
- M40 motorway, railway line and tall structures associated with the former Upper Heyford airbase reducing local tranquillity.

#### District Level

- Farmland Plateau Landscape Type  
- Fritwell LCA

#### National Level

- NCA 107 - Cotswolds

- 8.5. An assessment of effects in relation to each of these receptors is outlined below.

#### Site Level Receptors

##### *Level or gently rolling open ridges dissected by narrow valleys and broader vales*

- 8.6. Given the scale and the development, (small-scale residential development) and the nature of the Site, it is considered unlikely that the proposals would diminish or otherwise significantly affect the overall local topography. Indeed, any proposed level changes within the Site would be minor and would be contained within the Site by the established hedgerow and hedgerow trees that line the Site boundaries.
- 8.7. It is therefore considered that the proposals will result in an effect of negligible significance overall.

***Large, regular arable fields enclosed by low thorn hedges and limestone walls***

- 8.8. Whilst fields of similar character occur within the immediate setting of the Site, the Site itself comprises paddocks enclosed by tall mixed broadleaf hedges and therefore its reflection of this characteristic is considered to be limited.
- 8.9. It is clear however, that the Site's development will mark a distinct change from that which exists at present, replacing open pasture and equestrian land uses, with high quality residential built form. While this would result in an overall adverse effect within the internal Site area, the degree of visual containment afforded to the Site by the established hedgerow and tree cover associated with the Site boundaries, will ensure that this effect would be highly localised; and that the wider field pattern associated with the surrounding countryside would remain unchanged.

***Sparsely settled landscape with a few nucleated settlements***

- 8.10. While the Site's development would constitute a degree of change to that which exists at present, this change would be highly localised, confined to the Site and the immediate context of Fritwell village. This development, while an addition to the settlement of Fritwell, will continue to focus development within existing settlements, preserving the character of this sparsely settled landscape.
- 8.11. Indeed, and as identified within the baseline assessment, Fritwell demonstrates a slightly polyfocal form due to the historic separation of North Street and East Street by rising springs. While the proposed development is likely to slightly emphasise this polyfocal form through extending the village along Fewcott Road, although this will only constitute a minor change in the overall village form

***Long, straight roads running along the ridge summits***

- 8.12. Fewcott Road is considered to be representative of this characteristic. However, the proposed development will have only a limited impact upon this highway, developing an existing access into a new bell mouth junction. This, while a change to that which presently exists and the character of Fewcott Road at this point, will not fundamentally alter the character and appearance of those long, straight roads running along ridge summits, which are considered typical of the area.

***Small fields of semi-improved grassland surrounding villages***

- 8.13. The proposals will result in the loss of a small area of low quality pasture field and its associated equestrian land uses, while the loss of open grassland will represent an adverse change within the landscape, this change will be highly localised confined to the Site itself, and separate from the wider landscape by the established tree and hedgerow cover which defines the Site boundaries.
- 8.14. The wider pattern of semi-improved grassland which surrounds the village will remain intact and the overall character of the wider settlement edge will remain unchanged as a result of the Site's development.

***Tall and species-rich hedgerows around Fritwell and Ardley***

- 8.15. The proposals seek to preserve and enhance the existing hedgerow boundaries and vegetation structure associated with the Site boundaries and internal Site area, although some localised removals will be required to facilitate development. These removals will however, be highly localised, confined to the immediate context of the Site itself, the impact of the development upon the tall and species-rich hedgerows around Fritwell and Ardley will therefore be minor.
- 8.16. Where vegetation removal is required the proposals will seek to mitigate the loss of tree and hedgerow cover through the provision of new tree, shrub and hedge planting of local provenance where appropriate, to ensure that an overall nett gain in vegetation cover on Site is achieved.
- 8.17. Furthermore, the introduction of regular management of these hedgerows will, alongside the proposed new planting, secure the long-term viability of these features within the landscape.

***M40 motorway, railway line and tall structures associated with the former Upper Heyford airbase reducing local tranquillity***

- 8.18. Given the scale and nature of the development and the distance of these receptors from the Site, it is unlikely that the development would adversely affect these receptors.

**Assessment of Landscape Effects- National and District Level Receptors**

- 8.19. The character of the wider landscape setting is defined by those landscape features and characteristics identified within the published character assessments. The key landscape types and character areas identified within the National and District Level assessment are considered typical of the wider landscape setting, and these are identified as the principal landscape receptors within the wider landscape setting.
- NCA 107 - Cotswolds
  - Farmland Plateau Landscape Type - Fritwell LCA
- 8.20. When considering the effect of the proposed development upon those national and district level receptors listed above it is considered that
- 8.21. In terms of the effect of the proposals upon the wider landscape context and those receptors outlined above, this assessment has identified that the Site benefits from a strong degree of visual containment within middle and longer distance views, and that the influence of the Site upon the wider landscape context is limited.
- 8.22. Given the broad scale of these receptors (landscape types and character areas) and the scale of the proposed development, it is unlikely that the development of the Site will constitute a significant degree of change to that which exists at present. The Site appears as a minor component of the wider landscape context. The development of the Site, while perceptible from some locations within the wider landscape will not appear incongruous, as development associated with the wider village of Fritwell and the nearby nucleated settlements of Fewcott and Ardley are already visible, characteristic features within the landscape.

**Summary of Landscape Effects**

- 8.23. Having considered the effect of the proposals upon each of the identified receptors which define the Site and its immediate setting, it is considered that the proposals will constitute a

change of medium magnitude acting upon a medium sensitivity receptor, resulting in an adverse effect of **Moderate significance overall**. This is not considered a significant effect.

- 8.24. In terms of the effect of the proposals upon the wider landscape context, it is considered that the proposals will result in an adverse effect of Low magnitude, acting upon a High sensitivity receptor, the significance of which will be **Moderate**. This is not considered significant.

## 9. ASSESSMENT OF EFFECTS UPON THE CHARACTER OF IDENTIFIED DESIGNATIONS

### Conservation Area (setting of)

- 9.1. The baseline assessment in Section 5 above has identified this receptor to be of **Medium/High** sensitivity.
- 9.2. The proposed development would occur in the setting of a limited stretch of the Conservation Area boundary, to the south of Hodgson Close and north of Lodge Farm. The village in this area does not positively address the surrounding countryside, but presents the rears of properties.
- 9.3. The proposed development would result in the change of the setting of this limited stretch from paddock through the existing boundary hedgerow to visible rooftops set back from the boundary and filtered ground floor views of rear gardens. The magnitude of change upon this receptor is therefore judged to be Low.
- 9.4. The overall impact upon this receptor is therefore judged to be an adverse impact of **Moderate to Moderate/Minor significance**.

## 10. ASSESSMENT OF EFFECTS – VISUAL ASSESSMENT

### Overview

- 10.1. This section will assess the anticipated effects of the proposed development upon the visual receptors identified in Section 5 above.
- 10.2. For each viewpoint/receptor an assessment will be made of the anticipated magnitude of change upon the current visual amenity of the receptor. This will then be combined with the sensitivity of each receptor to determine the overall significance of the anticipated impact as set out in the methodology in **Appendix 2 - Visual Assessment**.
- 10.3. For ease of reference the identified viewpoints have been grouped in accordance with their location and nature of receptor.

### Visual Assessment

#### *Internal Views (Viewpoints 1, 2, 8, 9, 10 & 11)*

- 10.4. While the Site is not publicly accessible a number of internal views have been taken to illustrate the character of the internal Site area and the equestrian land uses which currently occupy the Site. It is clear that the Site will experience a significant degree of change to that which presently exists with the existing grassland and pasture and low quality built form being replaced by a contemporary, high quality residential development and associated infrastructure.
- 10.5. However, given the private nature of these views, and that these viewpoints are not publicly accessible, no formal assessment of the significance of these effects has been undertaken.

#### *Views from Fewcott Road (3, 4, 5 & 14)*

- 10.6. The creation of the proposed Site access onto Fewcott Road will constitute a clearly perceptible change within the streetscene, appearing as a prominent new feature within Viewpoint 3 in particular. While a new feature, the addition of the new bell mouth junction into the streetscene will not appear alien, rather it will replace the existing field access that presently exists and will be of a similar scale and appearance to the junctions of Hodgson Close and Fewcott View to immediate west of the Site. The new access will not therefore appear incongruous within this context, rather, it will be seen as a new addition, but one that is compatible with the existing streetscene.
- 10.7. The location of the proposed new entrance will necessitate the removal of one multi-stemmed Hazel from the Site frontage. The remainder of the existing hedgerow will be retained limiting the impact of the access proposals upon the established hedgerow boundary and tree cover that lines the northern edges of the Site. This will ensure that the proposals do not diminish the degree of visual containment afforded to the Site, and in turn the character of the streetscene.
- 10.8. It is likely that the glimpsed views of development within the northern parts of the Site will be evident through this vegetation, particularly within the vicinity of the proposed Site access, and during the winter months when leaf cover is weakest. While this would constitute a perceptible change within the visual environment at this point, it should be noted that residential built form is already a characteristic feature of the streetscene at this point, and the approach to the village. This is particularly true when viewed within the context of Viewpoints 4 and 5 where built form associated with Fewcott View forms a prominent feature within the view.

- 10.9. The proposals, while extending the pattern of development east along Fewcott Road, will not therefore be seen as an alien addition to the visual environment at this point. Rather, they will be seen as an appropriate and high quality addition within the context of the wider settlement to the west.
- 10.10. When viewed within the context of Viewpoint 14 the Site's development will be imperceptible, with the intervening vegetation structure and distance of the receptor, combining to prevent views of the development.

***Views from Hodgson Close (Viewpoint 6 & 7)***

- 10.11. Given the degree of visual containment afforded to the Site by the established intervening vegetation structure which defines the western Site boundary and abuts the Site, any views of the proposed development, will be limited to isolated, glimpsed, views of development within the westernmost site areas. These views will be most evident during the winter months, when leaf cover is weakest.
- 10.12. While this would constitute a perceptible change when viewed within the context of Viewpoints 6 and 7, it should be noted that any views of the proposals will be heavily filtered by the intervening vegetation structure, representing a minor alteration within the visual environment. The introduction of residential built form into the Site will also be seen within the context of the existing residential built form on Hodgson Close. The development will not therefore appear incongruous within this context.
- 10.13. Alongside this, the introduction of new tree, shrub and hedge planting to the western Site boundary and internal Site areas, will ensure that the proposals benefit from an enhance level of visual containment, one which will further limit the degree of intervisibility between Hodgson Close and the development.
- 10.14. The outlook of residential receptors on Hodgson Close will, therefore, remain largely unchanged once construction is completed. It is, however, the construction process itself, which is likely to render the most significant effect upon these receptors. However, given the short-term, temporary, nature of the construction process, this is unlikely to constitute a lasting adverse effect.

***Views from PRow 219 6/10 to the south and east of the Site (Viewpoints 12 & 13)***

- 10.15. Filtered views of the proposals will be apparent through gaps in the existing hedgerow boundary when viewed within the context of Viewpoint 12, representing a perceptible change within the visual environment at this point. The degree of intervisibility between the PRow and the Site will be increased during the winter months, allowing clearer views of development within the southern parts of the Site.
- 10.16. The introduction of new tree, shrub and hedge planting to the Site boundaries, alongside the retention of the existing boundary hedgerow will, however, ensure that the proposals benefit from a heightened degree of integration, which will, over time, establish to ensure that any adverse effects will be reduced over time.
- 10.17. When viewed within the context of Viewpoint 13, the established vegetation structure that lines the eastern edges of the Site, will substantially limit views of the proposals to glimpsed views of taller elements of the proposed roofscape and taller elements of the construction process.

While a perceptible change within the view, it should be noted that residential built form associated with Hodgsons Close to the west of the Site is already a characteristic feature of the view. The proposals will not therefore change this, adding visible but compatible components to a visual environment that is already influenced by the presence of residential built form.

- 10.18. The construction process is likely to result in the most significant change within the view, with taller elements of the construction process extending above the existing tree canopy/hedgerow boundary. However, and as previously stated, while this would give rise to a potentially significant adverse effect, this effect will be short lived and will not result in a lasting long-term adverse impact.

***Long Distance views from the east and north east (Viewpoints 15, 16, 17, 18 & 19)***

- 10.19. When viewed within the context of those longer distance views from the east and north east (Views 15, 16, 17, 18 and 19) it is possible that glimpsed views of taller element of the proposed roofscape of those properties within the northern Site area will be visible; seen above the established boundary vegetation and intervening field boundaries.
- 10.20. While a perceptible change within the visual environment these views will be seen as a minor component of this broad and open landscape, and will be seen within the context of the existing settlement which constitutes a perceptible feature within the wider landscape setting. The proposals are unlikely therefore to fundamentally alter the character of quality of the visual environment viewed from these locations, and as such it is considered that the proposals can be successfully integrated into this context.
- 10.21. Again, it is taller elements of the construction process which are likely to be most apparent from this location, with features such as cranes visible about the boundary vegetation and intervening hedgerows. While this would give rise to a potentially significant adverse effect, this effect will be short lived and will not result in a lasting long-term adverse impact.
- 10.22. Given the distance of the receptor and the intervening topography and vegetation structure, the development of the Site will be imperceptible from this location. As such, receptors travelling north along the PRow will be unaffected as a result of the Site's development.

## Summary & Summary Tables

10.23.A summary of the Assessed Visual Effects in relation to each Viewpoint is included within Table 1.1 below.

**Table 1.1 - Summary of Visual Effects**

Viewpoint	Nature of Receptor	Sensitivity of Receptor	Magnitude of Change	Significance of Effect	Duration of Effect	Nature of Effect
<b>Viewpoint 1</b>	Internal View	Not Assessed				
<b>Viewpoint 2</b>	Internal View					
<b>Viewpoint 3</b>	Road Users/ Residents	Medium	Medium	Moderate	Permanent	Adverse
<b>Viewpoint 4</b>	Rural Road Users	Medium	Medium	Moderate	Permanent	Adverse
<b>Viewpoint 5</b>	Rural Road Users	Medium	Low	Moderate/ Minor	Permanent	Adverse
<b>Viewpoint 6</b>	Road Users/ Residents	Medium/ High	Low	Moderate to Moderate/ Minor	Permanent	Adverse
<b>Viewpoint 7</b>	Road Users/ Residents	Medium/ High	Low	Moderate to Moderate/ Minor	Permanent	Adverse
<b>Viewpoint 8</b>	Internal View	Not Assessed				
<b>Viewpoint 9</b>	Internal View					
<b>Viewpoint 10</b>	Internal View					
<b>Viewpoint 11</b>	Internal View					
<b>Viewpoint 12</b>	PRoW Users	High	Low	Moderate	Permanent	Adverse

<b>Viewpoint 13</b>	PRoW Users	High	Low	Moderate	Permanent	Adverse
<b>Viewpoint 14</b>	Rural Road Users	Medium	None	None	N/A	N/A
<b>Viewpoint 15</b>	PRoW Users	High	Low/ Negligible	Moderate to Moderate/ Minor	Permanent	Adverse
<b>Viewpoint 16</b>	PRoW Users	High	Negligible	Moderate/ Minor	Permanent	Neutral
<b>Viewpoint 17</b>	PRoW Users	High	Low/ Negligible	Moderate to Moderate/ Minor	Permanent	Adverse
<b>Viewpoint 18</b>	PRoW Users	High	Low/ Negligible	Moderate to Moderate/ Minor	Permanent	Adverse
<b>Viewpoint 19</b>	PRoW Users	High	Low/ Negligible	Moderate to Moderate/ Minor	Permanent	Adverse
<b>Viewpoint 20</b>	PRoW Users	High	None	None	N/A	N/A
<b>Assessed Overall Significance of Visual Effect:</b>				<b>Moderate to Moderate/ Minor</b>	<b>This is not considered significant.</b>	

## 11. SUMMARY & CONCLUSIONS

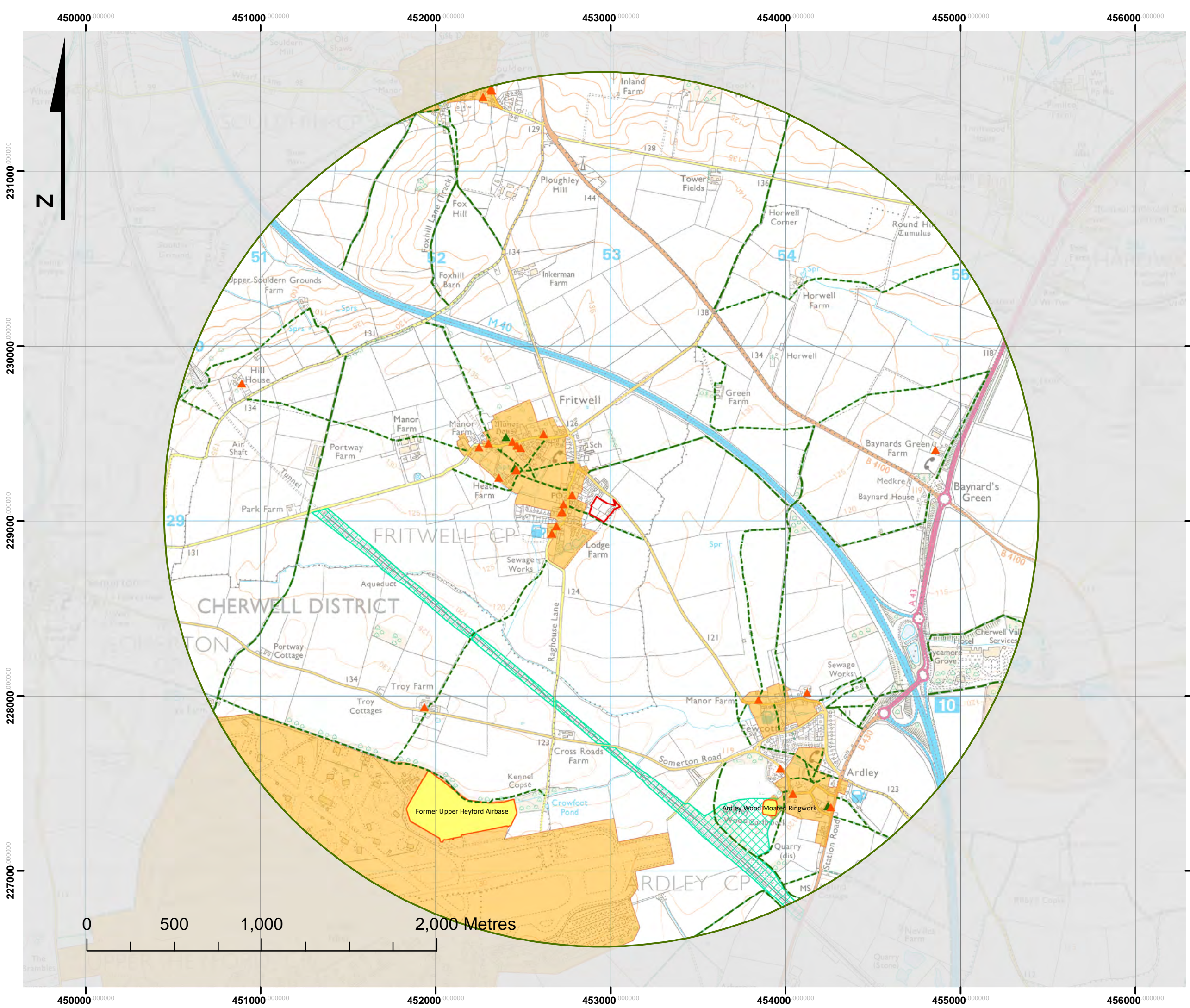
### Conclusions

- 11.1. It is the conclusion of this Landscape and Visual Impact Assessment (LVIA) that the proposed development can be accommodated within this setting without resulting in a significant, long term, adverse impact upon the character of the Site, its immediate context, and the wider landscape setting
- 11.2. It is therefore considered that the proposed development can be successfully integrated into this location, is supportable from a landscape and visual perspective, and therefore, meets the requirements of both national and local planning policy in landscape and visual terms.

## **12. APPENDICES**

### **Appendix 1: Supporting Plans**

References: 16-0502 Baseline Information Map  
M16-0503 ZTV Map



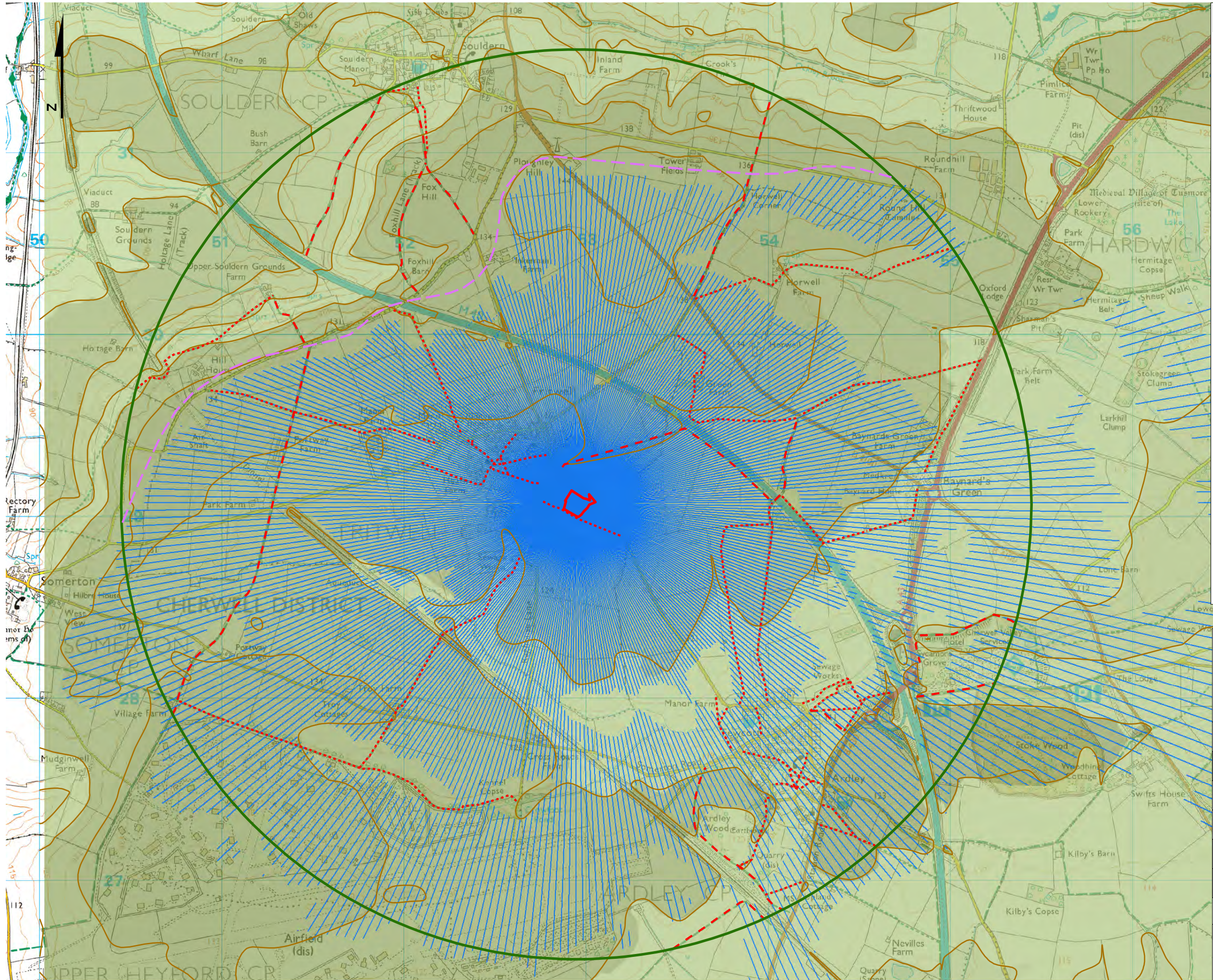
**Legend:**

- Site Boundary
- Study Area
- Ancient Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest
- Grade II Listed Building
- Grade II\* Listed Building

**Public Rights of Way:**

- Bridleway
- Footpath

REVISIONS:		
DATE:	VERSION:	INITIALS:
		
<b>CELEBRATING 20 YEARS</b> 1998 - 2018		
TITLE: <b>Baseline Information Map</b>		
PROJECT/SITE: <b>Fritwell</b>		
CLIENT: <b>Cala Homes Limited</b>		
MAP REF: <b>3849/06/16-0502</b>		
VERSION: <b>v1</b>		
DATE: <b>19/09/18</b>	SCALE: <b>1:20,000 @A3</b>	
APPROVED BY: <b>RF</b>	PRODUCED BY: <b>SM</b>	
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<small>7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840</small>		<small>Greystones House Burford Road Chipping Norton Oxfordshire OX7 5UY 01608 648657</small>
<a href="http://www.lgluk.com">www.lgluk.com</a>		



**Legend:**

- Site Boundary
- Study Area (2km Buffer)

**Height (Mts)**

- 150
- 145
- 140
- 135
- 130
- 125
- 120
- 115
- 110

10m Contours

Line of sight (eye height 1.5m)

Zone of Theoretical Visibility

**Public Right of Way:**

- Bridleway
- Footpath



TITLE: ZTV Map	
PROJECT/SITE: Fritwell	
CLIENT: Cala Homes Ltd	
MAP REF: M16-0503	
VERSION: 1	
DATE: 14/06/16	SCALE: 1:20,000@A3
APPROVED BY: BY	PRODUCED BY: FOR
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright (c) Licence number: AL 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657

## **Appendix 2: Lockhart Garratt Assessment Methodology**

# Landscape & Visual Impact Assessment Methodology

Date: 2017

 LOCKHART  
GARRATT



Arboriculture

Ecology

Forestry & Woodland Management

Landscape & Green Infrastructure

Minerals & Waste Restoration

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INVESTORS  
IN PEOPLE

Bronze

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## **1. INTRODUCTION**

- 1.1. This methodology is derived from the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA 3), jointly published by the Landscape Institute and the Institute of Environmental Management and Assessment. This publication gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).
- 1.2. In the context of this methodology, the term “landscape” should be taken to include townscape and seascape considerations where relevant.

## **2. DEFINING THE STUDY AREA**

- 2.1. Prior to any assessment being undertaken, it is important to consider the scope and extent of the study area. Typically the study area will be defined through the preparation and assessment of a Zone of Theoretical Visibility (ZTV) and/ or desk based study and site assessment. This process will allow the identification of a delimited visual envelope, one which is defined by the prevailing topography, vegetation and built form.
- 2.2. A landscape study may extend beyond a relatively confined visual envelope, where there is clear evidence that the site is part of, or intrinsically linked to a wider character area. The detail of such studies will be appropriate to the scale of the development, for instance where tall structures such as wind turbines may have an influence over a larger distance, the assessment will take this into account.

### 3. DESCRIPTION OF EFFECTS

- 3.1. The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect upon a receiving environment, it is necessary to consider the effect magnitude, i.e. the degree of change, together with the sensitivity of the receptor.
- 3.2. This assessment will identify whether the effects are:
- Adverse, Beneficial or Neutral - Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the recognised landscape quality and character of an area or view. Neutral effects would include changes that neither add to nor detract from the quality and character of an area or view, but which nonetheless result in an identifiable change. Beneficial effects would typically occur where a development could positively contribute to the landscape character or view, for example through the replacement of incongruous elements with more appropriate uses.
  - Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.
  - Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, of the Operational Phase.
  - Reversible or Irreversible – this is the assessment of whether the resulting effect of a development can be mitigated or not, and the effectiveness of the proposed mitigation at reducing the effect.

#### **Significance of Effects (EIA only)**

- 3.3. A final judgment is then made as to whether the identified effect is likely to be significant, as required by the Environmental Impact Assessment Regulations 2011. In summarising the effects consideration should be given to the key issues, and an identification of the scope for reducing any negative/adverse effects will be undertaken. Mitigation measures should be identified in order to reduce, where possible, the final judgement on the significance of any residual adverse effects in the long term.

## 4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS

### Identifying and Assessing the Landscape Baseline

- 4.1. In order to accurately define the quality and character of the receiving landscaping it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.
- 4.2. The identification of these features will be informed through:
  - Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
  - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
  - Identification of landscape-based designations;
  - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
  - Assessment of the general condition of the receiving landscape;
  - Assessment of the relative value of the receiving landscape (see below);
  - Judgement of the susceptibility of the receiving landscape to a change of the type proposed (see below).
- 4.3. Where appropriate, and where the published character assessments do not reflect the specific characteristics of the receiving environment at a relevant scale, the LVIA will identify local landscape character areas for assessment. These character areas are determined through the site assessment, and will make reference to published landscape character assessments and the application of sound professional judgement based upon the evidence at hand.
- 4.4. Criteria for the selection of local landscape character areas within the likely study area include:
  - Proximity and influence on the site;
  - Physical connections with the site (for example public rights of way, roads, vegetation and vegetation belts); and
  - Visual connection with the site (particularly where the view is a key characteristic of the local area).

### Assessing Landscape Sensitivity

- 4.5. The sensitivity of the landscape is determined by combining the value of the landscape with its susceptibility to change.
- 4.6. **Susceptibility** is defined as the inherent sensitivity of the landscape and its ability to accommodate a particular change, and can apply to specific landscape features, the character of the site as a whole, or the character of the surrounding landscape, and other Landscape Character Areas defined within the published assessments or similar.

**Table 1: Landscape Susceptibility to Change**

Susceptibility	Assessment Criteria
<b>Very High</b>	<ul style="list-style-type: none"> <li>No or few detracting features;</li> <li>Townscapes may include a high proportion of historic assets;</li> <li>Typical examples may be nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.</li> </ul>
<b>High</b>	<p>Landscape resource where there is a high susceptibility to change.</p> <ul style="list-style-type: none"> <li>Landscapes would be considered of high value, have a high degree of intimacy, generally strong landscape structure, relatively intact and contain features worthy of protection;</li> <li>Few detracting features;</li> <li>Townscapes may include a high proportion of historic assets;</li> <li>Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.</li> </ul>
<b>Medium</b>	<p>Landscape resource where there is a medium susceptibility to change.</p> <ul style="list-style-type: none"> <li>Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change.</li> <li>Townscapes may include a proportion of historic assets or of cultural value locally.</li> <li>Typical examples may be designated for their value at District level.</li> </ul>
<b>Low</b>	<p>Landscape resource where there is a low susceptibility to change.</p> <ul style="list-style-type: none"> <li>Landscapes would be considered of low value, and contain evidence of previous landscape change;</li> <li>Degraded landscape structure, characteristic patterns and combinations of landform and land cover are compromised by land use.</li> </ul>
<b>Negligible</b>	<p>Landscape resource where there is little or no susceptibility to change.</p> <ul style="list-style-type: none"> <li>Typical landscapes are likely to be heavily degraded, of weak landscape structure, support intensive land uses, and require landscape restoration.</li> </ul>

## Landscape Value

- 4.7. The value of a landscape is derived from the value or importance given to the area by society, statutory bodies, local and national government, local communities and society at large. National designations include National Parks and Areas of Outstanding Natural Beauty. At a local level Local Authorities are likely to have local landscape designations in their Local Plans. However, GLVIA 3 notes that the fact that an area is not covered by such a designation does not mean that it is not valued and in this case reference should be made to published character assessments, local planning policies and guidance. GLVIA 3 also notes that there should not be an over-reliance on designations, favouring a process of assessment and the application of sound, evidence-based professional judgement.
- 4.8. The National Planning Policy Framework (NPPF) however, places greater weight on the importance of National level designations such as AONB's and National Parks. At a local level, any assessment of local value should be supported by a prescriptive, criteria based, NPPF compliant assessment (NPPF para 109). In the absence of such an assessment it is the role of the professional as part of the LVIA process to objectively assess the value of the receiving landscape in relation to box 5.1 of GLVIA 3.

**Table 2: Landscape Value**

Susceptibility	Typical Criteria	Typical Scale	Examples
<b>Very High</b>	Landscape is recognised as an area of great importance or quality and rarity.  Demonstrates limited capacity to accommodate change.	International  National	World Heritage Sites  National Parks  Areas of Outstanding Natural Beauty
<b>High</b>	Landscape is recognised as being of high quality or importance and rarity.  Has some potential to accommodate change which is in keeping with the character of the area.	Regional  Local	Often identified through Local Landscape Designations  May be undesignated but value may be expressed through published assessments or cultural celebration, e.g. art or literature
<b>Medium</b>	Landscape is recognised as being of medium quality or importance or rarity.  Demonstrates some potential to accommodate change through appropriate mitigation.	Regional  Local	Typically undesignated but value may be expressed through published assessment

<b>Low</b>	Landscape is of low quality or importance or rarity. Typically degraded with detracting feature and in poor condition.	Local	Typically identified as having some redeeming features and demonstrating potential for restoration or improvement
<b>Negligible</b>	Landscape is of very low quality or importance or rarity. Typically degraded with many detracting features, and poorly managed.	Local	Typically an area identified for improvement through development and/or management of existing features

**Table 3: Overall Landscape Sensitivity**

Vs.		Identified Landscape Value				
Identified Susceptibility		Very High Value	High Value	Medium Value	Low Value	Very Low Value
	Very High Susceptibility	Very High	High	High / Medium	X	X
	High Susceptibility	High	High	Medium / High	Medium / Low	X
	Medium Susceptibility	High / Medium	Medium / High	Medium	Low / Medium	Low
	Low Susceptibility	X	Medium / Low	Low / Medium	Low	Low / Negligible
	Negligible Susceptibility	X	X	Low	Low / Negligible	Negligible
Sensitivity						

## Landscape Magnitude of Change

- 4.9. The magnitude of change relates to the degree in which proposed development alters the fabric of the receiving landscape. This change is characterised as high, medium, low, negligible or none.

**Table 4: Magnitude to Change to Landscape Receptors**

Magnitude	Definition
<b>High</b>	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to fundamentally change the character of a landscape.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape.
<b>Low</b>	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

- 4.10. When assessing the magnitude of change consideration will be given to:

- **The size or scale of the development:** the extent of the change to existing landscape receptors is considered, with weight given to the proportion of the total extent of the site that this represents and the contribution that the receptor makes to the overall character of the landscape;
- **The extent of the development** – consideration is given to the geographical area within which the landscape effects may be perceived. This is assessed at:
  - Site level;
  - Immediate setting;
  - At the scale of the local landscape character area; and
  - On a larger scale affecting a number of local landscape areas or National Character Areas (if required).
- **The permanency of the development:** consideration is given to whether the proposals will result in a long term or short term effect; whether the development is reversible or changes the status of the site (for example to previously developed land); and whether for example restoration to baseline conditions is envisaged at the end of this term;
- **The change to the key characteristics of the receiving landscape:** taking into account:
  - Changes to the appearance of the site;
  - Changes to identified landscape features;
  - Changes to key or special qualities or characteristics of the landscape; and
  - Changes in the landscape setting of heritage assets and landscape-related designations.

- **The proposed mitigation:** consideration should be given to the extent to which the development effects can be mitigated, through positive design, the provision of replacement or enhanced landscape features, or limiting effects on the wider landscape.

### Significance of Landscape Effect

- 4.11. The level of effect upon the receptor should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of each identified receptor.
- 4.12. This will identify whether the effects are:
- **Adverse or Beneficial** - beneficial effects would typically occur where a development could positively contribute to the landscape character. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of characteristic landscape elements, or the proposal detracts from the landscape quality and character of an area or view;
  - **Direct or Indirect** – A direct effect is where a development will affect the character of an area either beneficially or adversely. An indirect effect would be associated with a development, i.e. an increase of traffic on a particular route.
  - **Short, Medium or Long Term** – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the construction phase, then at years 1 and 10 following completion of the development.
  - **Reversible or Irreversible** – This is the judgement of whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial.
- 4.13. The significance of landscape effect is determined by cross-referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 5 below outlines how the assessment of significance is undertaken.

**Table 5: Landscape Significance of Effect\***

Vs.		Sensitivity of Landscape Receptor				
Magnitude of Change		Very High	High	Medium	Low	Negligible
	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
Significance of Landscape Effect						

\* To be read in conjunction with Table 9 below.

## 5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS

- 5.1. As set out within section 2 above, the visual baseline is identified through a process of desk study, Zone of Theoretical Visibility (ZTV), the extent of the visual envelope is then defined and tested through field assessment.
- 5.2. On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
- Identification of the area in which the development may be visible (the visual envelope;
  - Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
  - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
  - Identification of those views which can be considered characteristic of the landscape character area;
  - Identification of the different groups of people who may experience views of the development.

### **Sensitivity of Visual Receptors**

- 5.3. The sensitivity of a visual receptor should be established. This sensitivity will be dependent on the value attached to the view and the susceptibility of the visual receptor(s) to a change of the type proposed. This may be linked to the type of activity that the person is engaged in – for example someone walking in the countryside would be more sensitive to a change to the view than a person working in an office.

**Table 6: Visual Sensitivity Thresholds**

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

### Magnitude of Change of Visual Receptors

5.4. The following definitions are used to assess the magnitude of change to visual receptors. As with the assessment of the magnitude of change for landscape receptors, consideration is given to:

- **The size or scale of the development:** taking into account:
  - The mass and scale of the development visible and the change experienced from an identified location; and
  - The loss or addition of features within the view and the changes to the view's composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development within the context of the existing landscape elements) and the nature of the view in terms of duration and degree of visibility.
- **The extent of the development** – the extent of the development will vary between each identified viewpoint and will likely reflect the extent of the development visible in the view alongside the distance of the viewpoint from the proposed development.
- **The permanency of the development:** considering whether:

- The proposals will result in a long term or short term effect;
- The development is reversible or changes the status of the site (for example to previously developed land); and
- Restoration to baseline conditions is envisaged at the end of this term.
- **The proposed mitigation:** Judging the extent to which the landscape proposals will be able to mitigate the visual effects of the development by screening, or through design of the development (e.g. siting, use of visually recessive colours and materials and location of open space).

**Table 7: Magnitude of Change to Visual Receptors**

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

### Significance of Visual Effect

- 5.5. The significance of visual effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 8 below outlines how the assessment of significance is undertaken.

**Table 8: Visual Significance of Effect\***

Vs.		Sensitivity of Visual Receptor				
Magnitude of Change		Very High	High	Medium	Low	Negligible
	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
	No Change	None	None	None	None	None
Significance of Landscape Effect						

\* To be read in conjunction with Table 9 below.

## 6. UNDERSTANDING SIGNIFICANT EFFECTS

- 6.1. For the purposes of the impact assessment beneficial or adverse effects of substantial, major and major/moderate effects are considered to be significant and to be of key importance in decision making. Moderate adverse effects should also be taken into account when considering the overall effects of the development in decision making.
- 6.2. It is important to consider that change does not necessarily result in an adverse effect or harm to a particular landscape or visual environment.
- 6.3. The landscape assessor, in determining the significance of effect, will apply a defined assessment methodology, in combination with sound professional judgement upon which the identification of significant effects should be based.

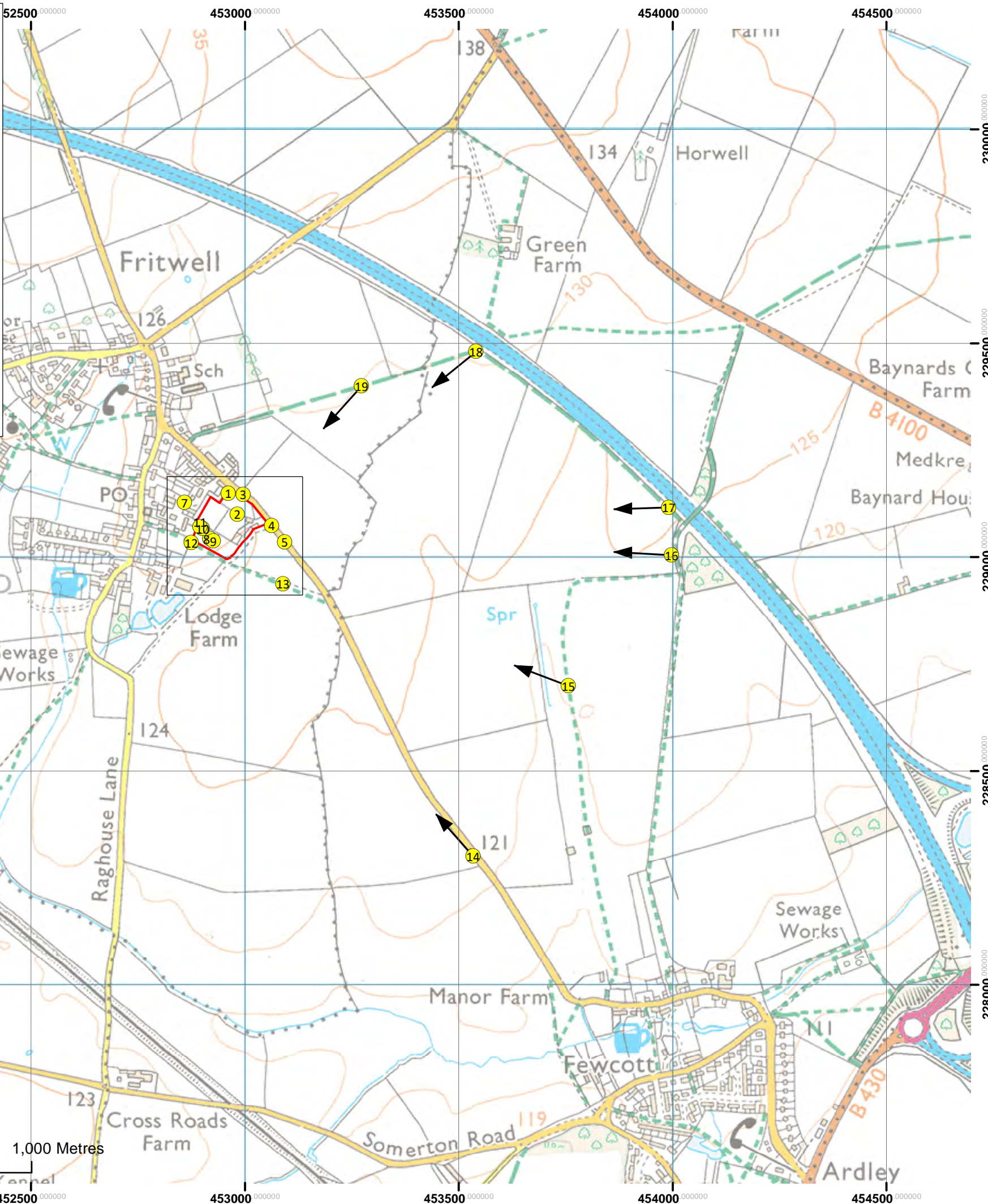
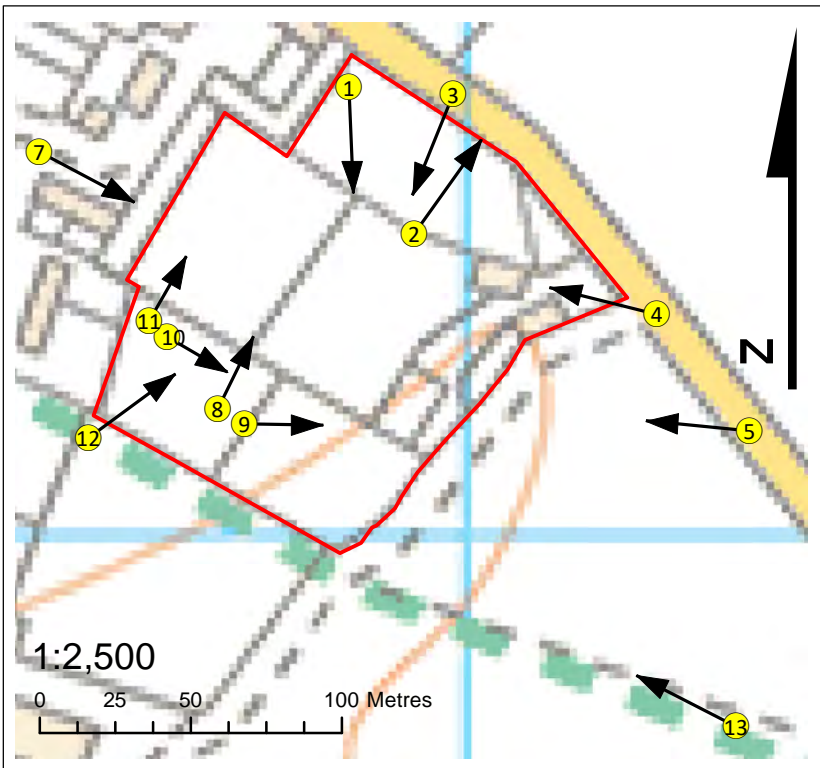
### Definition of Significance Thresholds

**Table 9: Significance Thresholds**

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

**Appendix 3: Visual Assessment – Photographic Record**

Reference: 16-0534 Viewpoint Location Plan  
18-1503 Visual Assessment



**Legend:**

- Site Boundary
- Viewpoint Location
- Viewpoint Direction


REVISIONS:		
DATE:	VERSION:	INITIALS:
		
CELEBRATING 20 YEARS 1998 - 2018		
TITLE: Viewpoint Location Plan		
PROJECT/SITE: Fritwell		
CLIENT: Cala Homes Limited		
MAP REF: 3849/06/16-0534		
VERSION: v2		
DATE: 27/09/18	SCALE: 1:10,000 @A3	
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www.lgluk.com		



Location:Internal view from the northern Site area (Additional Site Area).

Grid Reference: SP 52979 29149

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TITLE:

Viewpoint 1

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

V1

DATE:

26/09/2018

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Location: Internal view from northern Site area (Additional Site area).

Grid Reference: SP 52981 29101

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TITLE:

Viewpoint 2

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

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DATE:

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Location: Views from Fewcott Road to the north of the Site looking east.

Grid Reference: SP 52988 29154

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TITLE:

Viewpoint 3

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

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VERSION:

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Location: View from Fewcott Road, adjacent to the entrance to Lodge Farm and the existing Site access.

Grid Reference: SP 53071 29075

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TITLE:

Viewpoint 4

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

V1

DATE:

26/09/2018

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Location: View from Fewcott Road on the approach to the Site and the village.

Grid Reference: SP 52910 296165

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TITLE:

Viewpoint 5

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

V1

DATE:

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Location: View from Hodgson Close to the immediate west of the Site.

Grid Reference: SP 52910 296165

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TITLE:

Viewpoint 6

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

V1

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Location: View from Hodgson Close to the west of the Site.

Grid Reference: SP 52864 29131

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TITLE: Viewpoint 7

PROJECT/SITE: Land at Fewcott Road, Fritwell

CLIENT: CALA Homes (Chiltern) Ltd

MAP REF: 18-1503

VERSION: V1

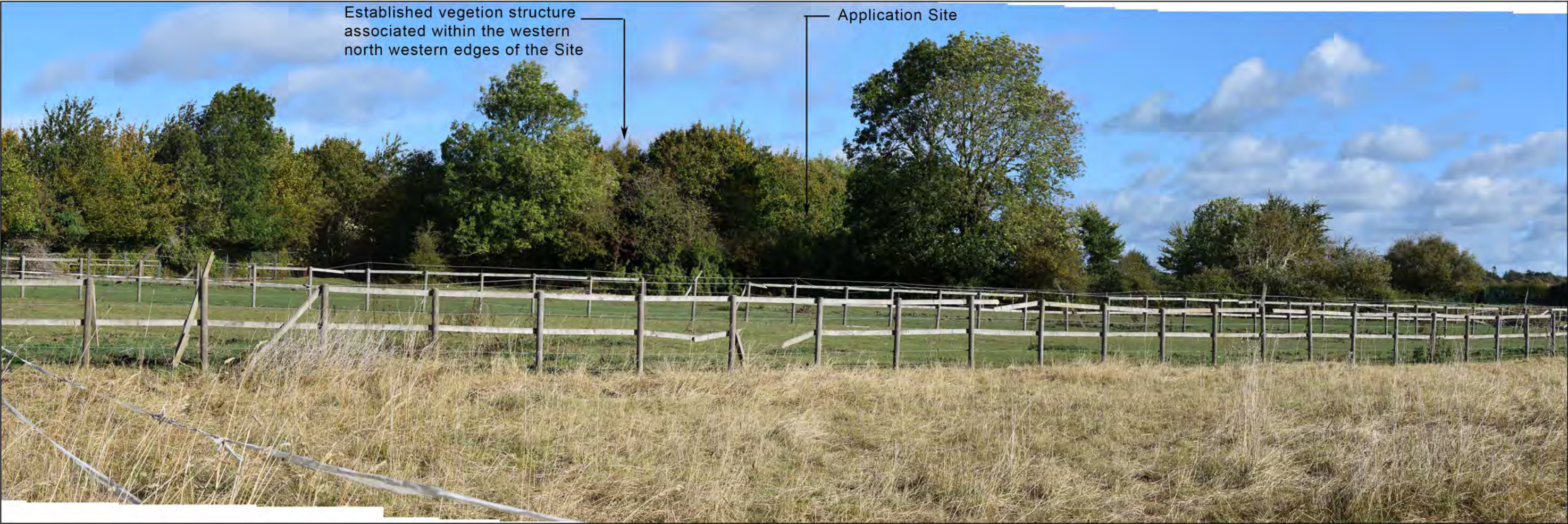
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Location: Internal views from main Site area.

Grid Reference: SP 52921 29061

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TITLE:

Viewpoint 8

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

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Location: Internal view from main Site area.

Grid Reference: SP 52938 29051

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TITLE:

Viewpoint 9

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

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VERSION:

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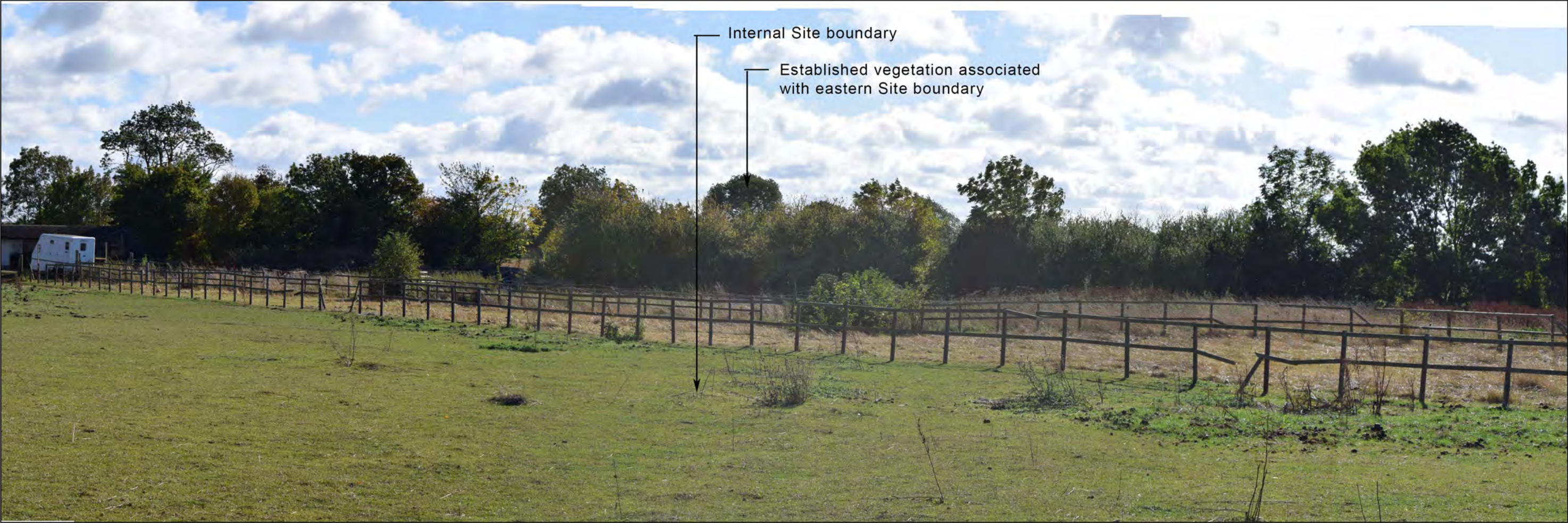
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Location: Internal View from main Site area.

Grid Reference: SP 52910 29088

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TITLE:

Viewpoint 10

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

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Location: View from Public Footpath 219 6/10 immediately adjacent to the Site boundary.

Grid Reference: SP 52883 29033

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TITLE: Viewpoint 12

PROJECT/SITE: Land at Fewcott Road, Fritwell

CLIENT: CALA Homes (Chiltern) Ltd

MAP REF: 18-1503

VERSION: V1

DATE: 26/09/2018

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Location: View from PRoW 219 6/10 to the east of the Site.

Grid Reference: SP 31415 28928



TITLE:		Viewpoint 13	
PROJECT/SITE:		Land at Fewcott Road, Fritwell	
CLIENT:		CALA Homes (Chiltern) Ltd	
MAP REF:		18-1503	
VERSION:		V1	
DATE:		26/09/2018	
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Location: View from Fewcott Road on the outskirts of Fewcott Village.

Grid Reference: SP 53536 28286

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TITLE:

Viewpoint 14

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

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DATE:

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Location: View from PRow 109 4/10 to the east of the Site.

Grid Reference: SP 53740 28811

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TITLE:

Viewpoint 15

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

V1

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Location: View from PRow 109 2/10 (Bridleway) to the east of the Site close to the M40.

Grid Reference: SP 54013 28997

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TITLE:

Viewpoint 16

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

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Location: View from PRoW 109 2/10 to the east of the Site close to the M40.

Grid Reference: SP 53985 29107

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TITLE:

Viewpoint 17

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

V1

DATE:

26/09/2018

APPROVED BY:

RF

PRODUCED BY:

SL

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Location: View from PRoW 109 2/10 (Bridleway) to the east of the Site.

Grid Reference: SP 3520 29477

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when reproduced at A3, should be viewed at a distance of 330mm curved through an identical radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be used as a substitute for visiting the viewpoint.



TITLE:

Viewpoint 18

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

V1

DATE:

26/09/2018

APPROVED BY:

RF

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SL

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Location: View from PRow 109 2/10 to the north of the Site.

Grid Reference: SP 53253 29395

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when reproduced at A3, should be viewed at a distance of 330mm curved through an identical radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be used as a substitute for visiting the viewpoint.



TITLE:

Viewpoint 19

PROJECT/SITE:

Land at Fewcott Road, Fritwell

CLIENT:

CALA Homes (Chiltern) Ltd

MAP REF:

18-1503

VERSION:

V1

DATE:

26/09/2018

APPROVED BY:

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Location: View from PRow 349 14/10 to the south west of the Site close to the railway line.

Grid Ref: SP 52234 28364

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when reproduced at A3, should be viewed at a distance of 330mm curved through an identical radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be used as a substitute for visiting the viewpoint.



TITLE:	
Viewpoint 20	
PROJECT/SITE:	
Fritwell	
CLIENT:	
CALA Homes Chiltern Ltd	
MAP REF:	
18-1503	
VERSION:	
V1	
DATE:	
27/09/18	
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RESTORATION & AFTERCARE MANAGEMENT PLAN (RAMP) | SOIL SURVEY & ADVICE