Berry Hill Road, Adderbury, Cherwell

Landscape and Visual Appraisal

On behalf of Hollins Strategic Land

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1 Introduction

1.1 Background

1.1.1 Peter Brett Associates LLP was commissioned by Hollins Strategic Land to undertake a landscape and visual appraisal of land at Berry Hill Road, Adderbury, Cherwell, in support of an outline planning application for residential development.

1.1.2 This report presents the methodology, context and results of the landscape and visual appraisal process, including aims and objectives of the proposed landscape strategy, which underpins the proposed landscape design for the scheme. The methodology used for the appraisal is provided at **Section 2**. The findings of the desk study and site visit are summarised at **Sections 3 and 4**. **Section 5** sets out the key landscape and visual constraints and opportunities, together with the resulting landscape strategy. The landscape and visual appraisal of the development proposals is set out at **Section 6.** Conclusions are set out at **Section 7.**

1.1.3 To provide information for the landscape and visual appraisal process, the following plans have been prepared:

- L1: Topography Plan;
- L2: Landscape Planning Context Plan;
- L3: Landscape Character Plan;
- L4: Photograph Location Plan;
- L5: Landscape and Visual Opportunities and Constraints Plan; and
- L6: Landscape Strategy Plan and Indicative Species List.

1.1.4 The viewpoints which support the visual analysis of the site are represented by stitched panoramic photographs, presented in **Appendix A**.

1.2 Scope of Assessment

1.2.1 This landscape and visual appraisal report considers:

- Features of the site and its context;
- Landscape-related planning designations;
- Landscape character, the character of the site, and its relationship to its surroundings;
- Views towards the site;
- A landscape strategy designed to integrate the proposed development into its surroundings; and
- Changes to landscape features, landscape character and views arising as a result of the development proposals.

2 Methodology

2.1 Approach

2.1.1 Peter Brett Associates is a registered practice with the Landscape Institute and corporate member of the Institute of Environmental Management and Assessment (IEMA). This appraisal is based on the principles of the Guidelines for Landscape and Visual Impact Assessment: Third Edition (GLVIA3) (Landscape Institute, IEMA, 2013).

2.1.2 The appraisal has been informed by a desktop study, supplemented by field survey visits to the site and its surroundings.

2.2 Desktop Study

2.2.1 The desktop study comprised collation and review of published background information on the site and surrounding context. This included a review of landscape planning policy and the landscape character of the site, as well as information on statutory and non-statutory landscape designations on the site or in the surrounding area.

Sources of Baseline Information

2.2.2 The sources of baseline data are summarised in **Table 1** below:

Table 1: Baseline Information Sources

Baseline Topic	Data Source
Local Landscape Planning Policy	Cherwell District Council, 2017. '*Local Plans*' [online] Available at: http://www.cherwell.gov.uk/index.cfm?articleid=1730 [Accessed 26.07.2017]
Registered Parks and Gardens, Listed Buildings and Scheduled Monuments	Natural England, 2017. '*Magic*' [online] Available at: http://www.magic.gov.uk/ [Accessed 26.07.2017]
Conservation Areas	Cherwell District Council, 2017. '*Conservation areas and appraisals*' [online] Available at: http://www.cherwell.gov.uk/index.cfm?articleid=1672 [Accessed 26.07.2017]
Ancient Woodland	Natural England, 2017. '*Magic*' [online] Available at: http://www.magic.gov.uk/ [Accessed 26.07.2017]
Public Rights of Way	Oxfordshire County Council, 2017. '*The Definitive Map and Statement Online*' [online] Available at: https://www.oxfordshire.gov.uk/cms/content/definitive-map-and-statement-online [Accessed 26.07.2017]
National Cycle Network	Sustrans, 2017. '*National Cycle Network Map*' [online] Available at: http://www.sustrans.org.uk/ncn/map [Accessed 26.07.2017]

Baseline Topic	Data Source
Landscape Character	**National**- Natural England, 2015. '*National Character Area Profiles*' [online] Available at: https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles [Accessed 26.07.2017]; **County** - Oxfordshire County Council, 2004. '*Oxfordshire Wildlife and Landscape Study*' [online] Available at: http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/ [Accessed 26.07.2017] **District-** Cobham Resource Consultants, 1995. '*Cherwell District Landscape Assessment*' [online] Available at: http://www.cherwell.gov.uk/media/pdf/7/n/CDC_Landscape_Assessment_-_Cobham_Nov_1995_-_lr.pdf [Accessed 26.07.2017]

2.3 Field Survey

2.3.1 A site visit was undertaken by Chartered Landscape Architects, on 19th June 2017.

2.3.2 The purpose of the fieldwork was to:

- Gain an understanding of the landscape character of the site and its context;
- Determine the extent of visibility of the existing site, including any existing built structures, and the visibility of potential development on the site - the actual extent of which is determined by landform, vegetation, and existing / proposed built development; and
- Carry out the landscape and visual appraisal.

2.3.3 The area surrounding the site was surveyed and photographed to assess visibility of the site and the proposals. Viewpoints were those to which the public has access, such as footpaths, bridleways, roads and other public spaces.

2.4 Study Area

2.4.1 The initial study area was set at 2km from the site boundary. An understanding of the topography and vegetation in the surrounding area, combined with professional experience gained from other assessments for this type of development, were used to determine the distance from which landscape and visual effects may be discerned.

3 Landscape Context and Analysis

3.1 Site Location and Description

3.1.1 The site is located at the south of Adderbury, and lies within the jurisdiction of Cherwell District Council.

3.1.2 The site is approximately 4 hectares in extent, and is currently accessed via a track at its south-eastern corner from Berry Hill Road. The site comprises paddocks, stables, an outdoor arena and access track.

3.1.3 The site is bounded to the:

- north by a hedgerow containing mature trees and a public footpath;
- east by a hedgerow containing mature trees, along a lane containing a public footpath;
- south by a hedgerow containing mature trees fronting Berry Hill Road; and
- west by residential properties along Berry Hill Road and grazed fields.

Vegetation

3.1.4 The site comprises grass fields. Established hedgerows containing a number of mature trees are present at the southern, eastern and northern site boundaries. A less substantial hedgerow is present along the western site boundary, which also contains a number of mature trees.

3.1.5 A tree survey has been undertaken by AWA Tree Consultants. The tree survey identified 56 items of woody vegetation, consisting of 43 individual trees and 13 groups of trees or hedges, with one tree of retention category ‘U’; 6 trees retention category ‘A’, 13 trees retention category ‘B’, and the remaining 36 trees retention category ‘C’. All are along or beyond the site boundary.

3.1.6 The most significant trees have been identified as the four mature Oaks (T40 to T43), along the northern boundary. AWA have assessed them as large historical trees of high arboricultural importance and with only minor defects.

3.1.7 Other significant individual trees include a large Sycamore (T46), beyond the western boundary and a mature Oak near the south-eastern boundary (T22). The trees and shrubs along the southern boundary have been assessed as generally being of lower arboricultural value.

3.2 Landform and Watercourses

3.2.1 The topography of the site and surrounding area is shown on **Figure L1: Topography Plan**.

3.2.2 The River Cherwell and Oxford Canal run north-south approximately 2km to the east of the site. The Sor Brook runs broadly north-west to south-east through Adderbury, joining the River Cherwell to the east.

3.2.3 The site forms part of the southern valley side of the Sor Brook. It occupies land at an elevation varying between 95 and 110m AOD, and slopes gently upwards to the north. The northern part of the site forms a distinctive valley feature, which descends to the Sor Brook to the north.

3.2.4 The former railway embankment along the floor of the Sor Brook Valley separates the historic core of the village to the north from the site and its setting to the south.

3.3 Settlement

3.3.1 The village of Adderbury has a nucleated settlement pattern. The historic core of the village runs broadly east-west, surrounding Horn Hill Road, Cross Hill Road, New Road, Water Lane and High Street. These areas lie within Adderbury Conservation Area. Residential development in the 20th and 21st century has expanded the village to the south-west and north-east in a series of development blocks linked by narrow bands of roadside development set within a pattern of fields and woods.

3.3.2 The site is located at the southern edge of the village, adjacent to the 20th century development at Berry Hill Road, Milton Road and St Mary's Road.

3.4 Landscape Planning Context

3.4.1 The landscape planning context for the site is set out on **Figure L2: Landscape Planning Context**.

Landscape Planning Designations

3.4.2 There are no landscape planning designations upon, or directly adjacent to, the site.

Landscape Planning Policy

National Planning Policy Framework

3.4.3 National planning policy is set out in the National Planning Policy Framework (NPPF), March 2012. The overarching objective is to help achieve sustainable development.

3.4.4 Paragraph 17 establishes 12 core land-use planning principles including taking:

"…account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it"

3.4.5 **Section 11** of the NPPF makes reference to the need to create, protect, enhance and manage green infrastructure.

The Cherwell Local Plan (2011-2031), Adopted July 2015

3.4.6 Adopted local planning policy is contained within The Cherwell Local Plan (2011-2013). Planning policies contained within the Local Plan and of relevance to the site and surrounding area are detailed below.

3.4.7 Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision, states:

"*The Council will encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured through the following measures:*

- *… Ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals.*"

3.4.8 Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment, states:

"*Protection and enhancement of biodiversity and the natural environment will be achieved by the following:*

- *…The protection of trees will be encouraged, with an aim to increase the number of trees in the District…*"

3.4.9 Policy ESD 13: Local Landscape Protection and Enhancement, 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."

3.4.10 Policy ESD 15: The Character of the Built and Historic Environment, 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…*

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…*
- *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 setting…*
- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality*

The Cherwell Local Plan (1996), Adopted November 1996

3.4.11 Saved policies within the Cherwell Local Plan 1996 also form part of the development plan for Cherwell. The most relevant planning policy is Policy C7: Landscape Conservation, which states:

(i) "*Development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape*"

Register of Historic Parks and Gardens of Special Historic Interest

3.4.12 The site is not listed in the Register of Historic Parks and Gardens, and there are no Registered Historic Parks and Gardens within the 2km study area.

Conservation Areas

3.4.13 The site does not lie within a Conservation Area.

3.4.14 Adderbury Conservation Area covers the village of Adderbury to the north and north-west of the site. The conservation area is located 120m to the west of the site, at the nearest point, Much of the Conservation Area is separated from the site by the railway embankment, and intervening topography and vegetation prevents more than glimpsed intervisibility with the site.

3.4.15 Milton Conservation Area is located 1.5km to the west of the site; there is no intervisibility with the site.

Listed Buildings

3.4.16 There are a number of listed buildings within the village of Adderbury to the north of the site. The nearest is The Leys Cottage (Grade II), 200m to the north-west of the site.

Scheduled Monuments

3.4.17 There are no Scheduled Monuments within the site, or within the 2km study area.

Ancient Woodland

3.4.18 There are no Ancient Woodlands within the site, or within the 2km study area.

3.5 Public Rights of Way

3.5.1 Public Rights of Way are set out on **Figure L2: Landscape Planning Context.**

3.5.2 There are a number of Public Rights of Way in the area surrounding the site.

The nearest are:

- A public footpath (101/13) running outside of the eastern boundary;
- A public footpath (101/6) running along the northern edge of the site;
- A public footpath (101/24) running at one field depth to the west of the site; and
- A public bridleway (101/9) running south-east, opposite the junction between Berry Hill Road and Oxford Road (A4260).

3.6 National Cycle Network

3.6.1 There are no National Cycle Network Routes within the study area.

3.7 Landscape Character

3.7.1 **Figure L3: Landscape Character Plan** illustrates the published landscape character areas applicable to the site and surrounding area.

3.7.2 Published sources describing landscape character at the National, County and District level are:

- National Character Area Profiles (Natural England, 2015);
- Oxfordshire Wildlife and Landscape Study (Oxfordshire County Council, 2004); and
- Cherwell District Landscape Assessment (Cobham Resource Consultants, 1995).

National Landscape Character

3.7.3 The National Character Area profiles produced by Natural England provide a non-statutory and overarching classification of landscape character.

3.7.4 The site is located within National Character Area 107: Cotswolds (Natural England, 2015).

3.7.5 The key characteristics of this area, which relates to the site and its context, are highlighted in **Table 2** below.

Table 2: National Landscape Character

Character Area	Relevant Key Characteristics
107: Cotswolds	• *On the deeper soils and river valleys, hedgerows form the main field boundaries*; • *…oak/ash woodlands are characteristic of the river valleys*; • *The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames…;*

County Landscape Character Assessment

3.7.6 The Oxfordshire Wildlife and Landscape Study (Oxfordshire County Council, 2004) provides a county level assessment of landscape character. The site falls into an area of Landscape Character Type 16: Upstanding Village Farmlands. Key characteristics of this landscape character type are:

- *A steep-sided, undulating landform;*
- *A well-defined geometric pattern of medium-sized fields enclosed by prominent hedgerows*; and
- *A strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in wider countryside*.

3.7.7 The site is further defined as Landscape Character Area C. Bodicote, which is described as:

"The area is characterised by large-sized fields dominated by arable farming, with some smaller grass fields used for pony grazing. They are enclosed by low hawthorn hedges which are generally in good condition. Hedges bordering roadsides and old lanes are taller, well-maintained and more species-rich. There are a few young ash field maple and oak trees in the hedges, and some small tree clumps close to farms."

3.7.8 The landscape strategy for the Upstanding Village Farmlands Landscape Character Type is to:

"Conserve and enhance the strong pattern of hedgerows and hedgerow trees, and the nucleated settlement pattern and strong vernacular character of the villages."

3.7.9 Specific guidelines include:

- *Strengthen and enhance the field pattern by planting up gappy hedges using locally characteristic species such as hawthorn, and hedgerow trees such as oak and ash*;
- *Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type, particularly along roadsides;*
- *Maintain the nucleated pattern of settlements and promote the use of building materials, characteristically the ironstones and slate tiles of the Northamptonshire Uplands, and a scale of development that is appropriate to this landscape type*.

District Landscape Character Assessment

3.7.10 The Cherwell District Landscape Assessment (Cobham Resource Consultants, 1995) provides a district level assessment of landscape character. The site falls into the Cherwell Valley Landscape Character Area.

3.7.11 Relevant extracts from the description of this landscape character area are:

- "The River Cherwell cuts down through the Marlstone Rock Bed, an iron bearing limestone, to the Lias siltstones, mudstones and clays beneath…

- The valley in the northerly part of the area is less sharply defined, as the river is joined from the west by two major tributaries, the Sor Brook and the River Swere…

- *Close to settlements and on the steepest slopes, a network of small fields and mixed farming has survived. Lines of trees resulting from outgrown hedges and small clumps of trees in field corners give parts of the valley a locally well-treed character."*

Landscape Character of the Site

3.7.12 The site has a generally enclosed character as a result of substantial hedgerows and tree belts along all boundaries except the western boundary. Even to the west, the pattern of field boundaries in the wider context of the site limit the visibility. It largely consists of paddocks sub- divided by fencing including timber post and rail and electric tape with wooden posts. There are also associated stables and yards.

4 Visual Analysis

4.1 Introduction

4.1.1 Typical views towards the site were assessed from publicly available viewpoints, and are illustrated by the panoramic photographs in **Appendix A**. The location of these photograph viewpoints is shown on **Figure L4: Photograph Location Plan**.

4.1.2 The site has limited visibility from the wider landscape due to the mature hedgerows at the boundaries of the site, the topography of the surrounding area and intervening overlapping layers of trees and hedgerows.

4.1.3 Publicly available views of the site typically comprise local views from the surrounding roads and Public Rights of Way. The site visit found no medium and long distance views of the site beyond 0.5km.

4.2 Visual Analysis

4.2.1 **Viewpoint 1:** shows a framed view from Berry Hill Road, opposite the existing site entrance. There is no pavement along the road at this location, although there is a narrow grass verge. A hedgerow containing a number of mature trees runs along the southern site boundary. A wooden post and rail fence also runs along the boundary, behind and partially glimpsed through, the hedgerow. Looking through the metal farm gate across the access track, there is a framed view of the paddocks within the site.

4.2.2 **Viewpoint 2:** shows an open view from the access track within the site. Within the site the paddocks, subdivided by post and rail fences are seen, with stables and an arena seen in the middle distance. The hedgerow containing a number of mature trees is seen along the eastern site boundary. Looking north, the Church of St Mary the Virgin within Adderbury is seen in the distance on the horizon.

4.2.3 **Viewpoint 3:** shows a filtered view from Berry Hill Road, opposite the south-east corner of the site. There is no pavement along the road, however there is a narrow grass verge. Substantial hedgerows containing a number of mature trees are seen along the southern and eastern site boundaries. There are some glimpsed views into the site through gaps in this vegetation. Looking north, the public right of way, which runs adjacent to the eastern site boundary is seen. This is enclosed on either side by mature hedgerows.

4.2.4 **Viewpoint 4:** shows a framed view from the public footpath (101/13) adjacent to the eastern site boundary. Here, looking through a gap in the hedgerow, there is a view across the southern part of the site. The paddocks are seen, sub-divided by post and rail fencing, with the substantial hedgerow and mature trees seen along the southern site boundary. Looking across the site to the middle distance there are glimpsed views of properties along Berry Hill Road and within Adderbury, filtered by intervening trees and hedgerows.

4.2.5 **Viewpoint 5:** shows an open view from the public footpath (101/6) running along the northern edge of the site. The footpath runs to the south of the boundary hedgerow, and is separated from the rest of the site by an informal post and electric-line fence. There are open views across the grass fields and paddocks at the north of the site. The site rises to a local crest in the centre, which limits views of its southern section. A shallow valley feature becomes more pronounced towards the north of the site. The substantial boundary hedgerows are seen to the east and north of the site, and partially seen at the south of the site. Looking west, a hedge with intermittent mature trees is seen, beyond which there are glimpsed views of properties along Berry Hill Road.

4.2.6 **Viewpoint 6:** shows a filtered view from Berry Hill Road opposite the south-western corner of the site. Looking north, existing properties along Berry Hill Road are seen. The site occupies land to the east of these. The substantial hedgerow, containing mature trees, which forms the southern site boundary is seen along Berry Hill Road.

4.3 Summary

4.3.1 There are few local views of the site. These are principally limited to:

- Glimpsed views from Berry Hill Road, where there are gaps in the vegetation and at the site entrance point;
- Glimpsed views from public footpath (101/13) adjacent to the east of the site, where there are gaps in the vegetation; and
- Views from the public footpath (101/6) along the northern edge of the site.

4.3.2 The site visit found no medium and long distance views of the site beyond 0.5km.

5 Opportunities, Constraints and Landscape Strategy

5.1 Opportunities and Constraints

5.1.1 Landscape and visual opportunities and constraints are summarised below, and illustrated on **Figure L5: Landscape and Visual Opportunities and Constraints Plan**.

5.1.2 Certain landscape and visual characteristics of the site lead to it being able to accommodate residential development. These characteristics include:

- A relatively strong framework of existing boundaries comprising mature trees and hedgerows;
- Potential enhancement and further strengthening of those boundaries;
- The location of the site adjacent to existing residential development to the west; and
- The relatively flat topography of the area surrounding the site, limiting medium and long distance views.

5.1.3 There are potential landscape and visual constraints to development within the site, which area set out in **Table 3** below, along with how such constraints can be overcome.

Table 3: Site Constraints

Constraint	How addressed
Existing trees and hedgerows within and adjacent to the site	• *Development minimises effects on existing trees and hedgerows, avoiding those of highest value; development kept away from existing trees and hedgerows; new planting undertaken as mitigation; management plan to be conditioned.*
The Public Rights of Way to the north and east of the site	• *Development limited to southern part of site, retaining largely unchanged setting for northern footpath; buffer between development and eastern path, as well as retained hedgerow.*
The existing residential properties along Berry Hill Road	• *Separated by retention of existing trees and hedges*
The settlement pattern of Adderbury	• *Responds to existing building lines*
Adderbury Conservation Area	• *Separated by distance and existing vegetated boundaries*
Local views, including those from Berry Hill Road	• *Retention of much of roadside vegetation and all of vegetation on other boundaries reduces visual effects and integrates scheme into views.*

5.2 Landscape Strategy

5.2.1 Taking into account the above landscape and visual opportunities and constraints, there is potential for the site to accommodate residential development without causing undue harm to the setting of the site, or views in to the site, subject to incorporating a sensitive design approach and landscape strategy.

5.2.2 A landscape strategy is proposed for the site, illustrated on **Figure L6: Landscape Strategy Plan and Indicative Species List**, based on the following principles:

- Retaining and enhancing the western, northern and east site boundaries in their entirety;
- Retaining most of the southern boundary along Berry Hill Road, and planting trees and hedges to replace those removed for access;
- Keeping the south-east corner undeveloped and establish a new copse to assist with transition to open countryside;
- Keeping development back from the northern part of the site to retain the integrity of the shallow valley feature and increase separation from the valley of the Sor Brook;
- Producing an irregular edge to development, more in accordance with traditional settlement edge patterns; using materials and colours that are recessive in the landscape; and
- Undertaking a comprehensive landscape scheme and management plan for the entire site to ensure the future of the landscape of the site, including the existing trees and shrubs, any new planting and to encourage bio-diversity by grassland management.

6 Appraisal

6.1 Development Proposals

6.1.1 The proposal includes the construction of up to 60 new dwellings, with access, landscape works and extensive open space. All matters are reserved except access.

6.2 Landscape Appraisal of the Proposals

Statutory and Non-Statutory Designations

6.2.1 There are no designations on or adjacent to the site. The Conservation Area and listed buildings are sufficiently separated by intervening vegetation and distance for there to be no discernible effects.

Landscape Planning Policy

6.2.2 In terms of the NPPF, the development proposed takes account of the character of the area by undertaking this appraisal to establish the character of the site and its setting and to inform the layout of the development.

6.2.3 Similarly, the development proposed accords with policy ESD 13 of the 2015 Local Plan through restoration, management and enhancement of existing landscape features, which in this case includes the boundary vegetation, the open character of the northern part of the site and the topography of the valley feature. It will accord with the criteria set out in the policy and which are relevant to the site, as demonstrated in this appraisal, by not causing undue visual harm to the open countryside, it will protect the natural landscape features and topography, be consistent with local character (which, in the published character assessment, requires enhancement of existing hedgerows and their sensitive management), and will not harm the setting of settlements, buildings, structures or other landmark features.

6.2.4 It will also accord with policy BSC 10 by providing extensive and high quality open space as about 50% of the site will be open space, and with policy ESD 10 the protection of trees. The criteria for new development in Policy ESD 15 requires sensitive siting, layout and high quality design, and the proposals have been developed as a result of the work contained in this appraisal, including the placing of the development within the site and the protection of the vegetated boundaries. By virtue of management and enhancement of the important features of the site, the development will accord with the requirements to be of high quality, contribute to character, respect topography and the most relevant cited that apply to this site are the topography, trees and boundaries,

6.2.5 From the 1996 Local Plan, the site will not cause demonstrable harm to topography and character as set out in policy C7.

Public Rights of Way

6.2.6 There will be no direct effects upon Public Rights of Way, although the development would allow the construction of a new roadside footpath linking the right of way to the east of the site with the part of Adderbury to the west, providing an easier route than walking along the verge, and potentially making the right of way more accessible.

Landscape Character

6.2.7 For Character Type 16: Upstanding Village Farmlands, the proposals will not have discernible effects on the key characteristics of steep-sided, undulating landform, well-defined geometric pattern of medium-sized fields enclosed by prominent hedgerows or the strong settlement

pattern, given that Adderbury consist of a series of development blocks with intervening open areas and linked by narrow bands of housing. It will accord with the guidelines to strengthen and enhance the field pattern by planting-up gappy hedges using locally characteristic species and hedgerow trees, undertaking the maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type, and maintaining the nucleated pattern of settlements.

6.2.8 The development and in particular the landscape strategy retains the hedges and trees which are characteristic of Landscape Character Area C: Bodicote, as well as reinforcing the area's character by planting and maintaining hedges which will be species-rich as well as protecting and planting hedgerow trees and establishing a small tree clump.

6.2.9 With regards to the Cherwell District Landscape Assessment, the development would have no effects on the Sor Brook, the network of small fields or lines of trees resulting from outgrown hedges and small clumps of trees in field corners which give parts of the valley a locally well-treed character.

Trees and Vegetation

6.2.10 According to the tree survey, no trees of significance will be removed to facilitate the development, Along the southern boundary, one Maple (T5), and one Horse Chestnut (T3), and a 10m length of the unmanaged hedge group (Hawthorn G1), will require removal but they are all of low value, retention category 'C'. A lack of recent management to G1 is leading to its gradual degeneration as a dense woody linear feature.

6.2.11 Additionally, AWA have identified that several of the Horse Chestnut trees along the southern boundary are infected by Bleeding Canker of Horse Chestnut which is likely to lead to a further decline in the trees condition and suitability for retention.

6.2.12 As part of the landscape strategy, new planting will mitigate for limited loss of trees and hedges to access the site, and a management plan can set out a management regime for the hedges across the site, as well as removing the Horse Chestnut and replacing them with a more suitable species, as part of a coordinated strategy. Without the development, the management and replacement strategy is unlikely to take place.

6.3 Visual Appraisal of the Proposals

6.3.1 The field survey established that the visibility of the site in the wider landscape is very limited, owing to significant boundary vegetation, almost all of which would be retained with the proposed development, and intervening woodland, hedges and landform. From adjacent to the site, there would be intermittent visibility from the footpath to the immediate east, where there are a few gaps along the hedgerow, and clear views where a footpath runs just within the northern boundary.

6.3.2 A description of the likely visual change at each of the selected viewpoints, as a result of the development proposals, is provided below.

6.3.3 **Viewpoints 1 and 2:** from Berry Hill Road, at the existing site entrance, which would be a glimpsed view for road users and pedestrians walking along the verge. There would be development beyond the proposed block of woodland planting in the southeast corner. The combination of the new woodland and new hedge planting to block the current gateway will mean that the glimpsed view of part of the open field will change to woodland with possible glimpses through the trees of houses some 40 or so metres away.

6.3.4 **Viewpoint 3**: a filtered view from Berry Hill Road, opposite the south-east corner of the site. The view would slightly change by the limited and filtered views of open field being replaced by woodland. Further to the west along Berry Hill Road, there will be slight change to the line of the tree belt as a result of the site access leading to the removal a length of hedge and some trees. Some of the verge would be replaced with road, with a footpath linking the corner of the site with the public right of way.

6.3.5 **Viewpoint 4:** the framed view from the public footpath (101/13) adjacent to the eastern site boundary, looking through a gap in the hedgerow, the view would change to a woodland copse beyond which there would be glimpses of new houses. The openness of the view would change to a much more limited view, but it is only one of a very small number of glimpses through gaps in the vegetation.

6.3.6 **Viewpoint 5:** from the public footpath (101/6) running within the northern edge of the site, the view would change in that there would be an intermittent line of new houses along the local skyline, set within a new landscape of trees and hedges beyond a large area of open space, which would be subject to a management regime. The shallow valley feature would be retained, as would all of the boundary vegetation.

6.3.7 **Viewpoint 6:** from Berry Hill Road opposite the south-western corner of the site; the new access will have opened a gap in the existing tree line and resulted in the construction of a small area of additional road surface as well as a linking footpath along the verge. Additionally, the upper parts of a few new properties may be glimpsed to the east (right) of the existing house. However, the substantial boundary treatment and the landscape strategy will ensure that the changes are minimised and would not notably affect the few receptors at this viewpoint on the roadside verge.

7 Conclusions

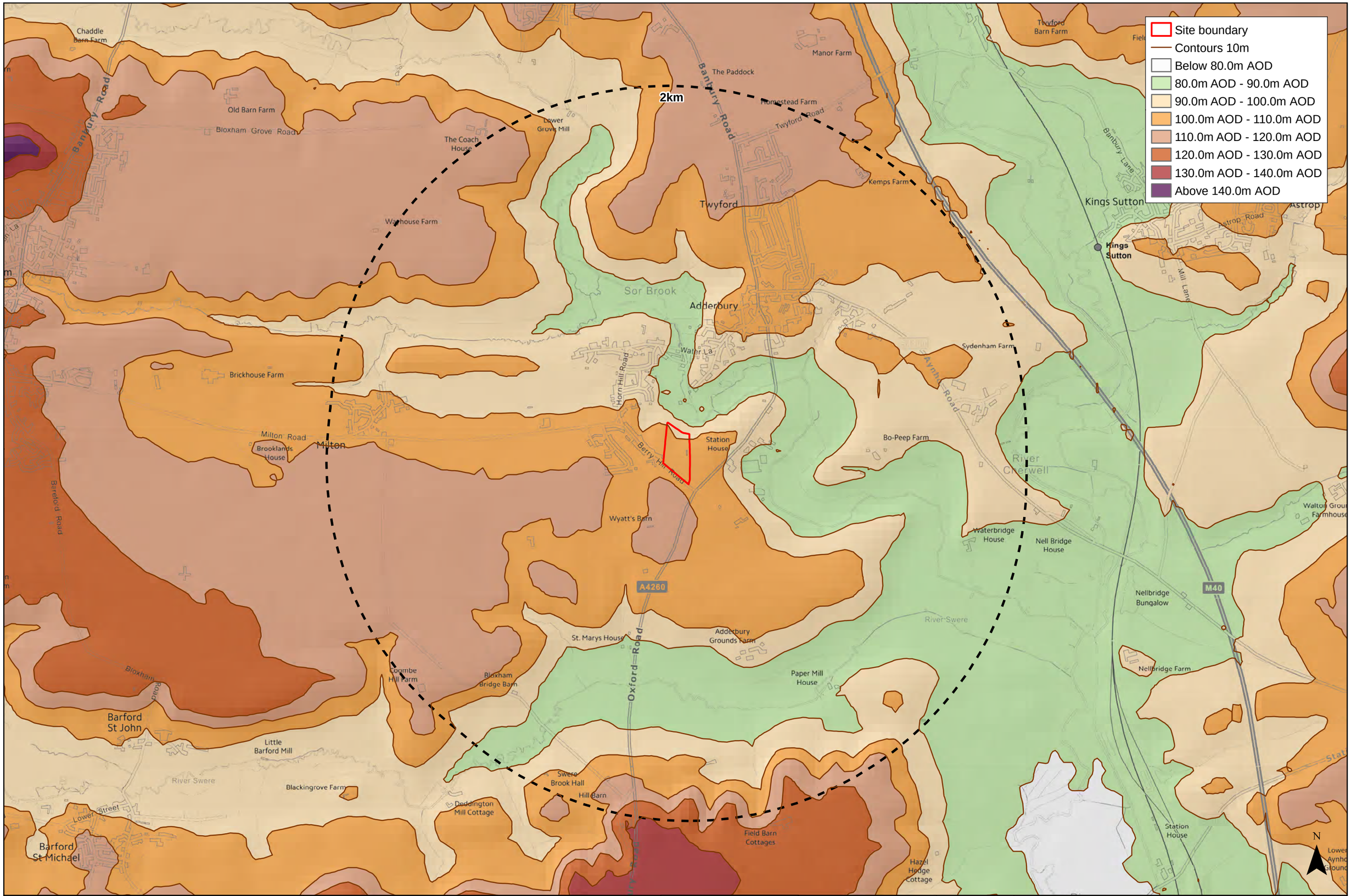
7.1.1 This Landscape and Visual Appraisal concludes that the development addresses both national and local planning policy.

7.1.2 The proposals would:

- Have limited visibility from local viewpoints, with views mainly limited to those from Berry Hill Road and two local footpaths due to intervening vegetation, topography and development;
- Be in character with the existing development pattern and surrounding landscape;
- Connect to the public footpaths surrounding the site;
- Provide an extensive area of public open space, which provides a setting for development and separation from the Sor Brook Valley; and
- Retain almost all of the boundary vegetation to ensure integration within the landscape.

7.1.3 Following the principles set out in the above landscape strategy, which includes retention and management of the existing hedgerows at the site boundaries, the proposed residential development would be successfully accommodated within the site and would result in minimal change to landscape and visual receptors. The proposed development would not cause undue harm to the landscape, landscape character or visual amenity of the surrounding area and wider countryside.

Figures



Berry Hill Road, Adderbury	0 0.5 1 km Contains Ordnance Survey data © Crown copyright and database right [2017]	pba peterbrett	Client Hollins Strategic Land	1:20,000 @ A3 02/08/17 Drawn: HG Checked: RJ	L1 Topography Plan Figure 40939-3001-01 Rev A

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Site boundary
Listed building
Public Rights of Way
Conservation area
Existing green space

Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision (Cherwell Local Plan, 2011-2031)"

Old Barn Farm
Bloxham Grove Road
The Coach House
Lower Grove Mill
Homestead Farm
Twyford Road
Kemps Farm
Twyford
Wayhouse Farm
Kings Sutton
Kings Sutton
Mill Lane
Sor Brook
Adderbury
Water Lane
Sydenham Farm
Brickhouse Farm
Avnho Road
Milton Road
Brooklands House
Milton
Station House
Bo-Peep Farm
River Cherwell
Berry Hill Road
Wyatt's Barn
Waterbridge House
Nell Bridge House
A4260
Nellbridge Bungalow
River Swere
St. Marys House
Oxford Road
Adderbury Grounds Farm
Coombe Hill Farm
Bloxham Bridge Barn
Paper Mill House
Nellbridge Farm
Little
N

Berry Hill Road, Adderbury	0 0.5 1 km Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right [2017] © Natural England, 2017 © Historic England, 2017	pba peterbrett	Client Hollins Strategic Land	1:15,000 @ A3 03/08/17 Drawn: HG Checked: RJ	L2 Landscape Planning Context Plan Figure 40939-3001-02 Rev A

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Site boundary
National character area
Oxfordshire landscape types
Clay vale
Farmland slopes and valley sides
River meadowlands
Upstanding village farmland
Vale farmland
Cherwell District landscape character types
1 Cherwell Valley
2 Ironstone Hills & Valleys

Northamptonshire Uplands
Cotswolds

Old Barn Farm
Bloxham Grove Road
The Coach House
Lower Grove Mill
Homestead Farm
Twyford Road
Kemps Farm
Twyford
Wayhouse Farm
Sor Brook
Adderbury
Water La
Sydenham Farm
Aynho Road
Brickhouse Farm
Milton Road
Brooklands House
Milton
Station House
Berry Hill Road
Bo-Peep Farm
River Cherwell
Wyatt's Barn
Waterbridge House
Nell Bridge House
A4260
Nellbridge Bungalow
River Swere
St. Marys House
Adderbury Grounds Farm
Oxford Road
Coombe Hill Farm
Bloxham Bridge Barn
Paper Mill House
Nellbridge Farm
Little
Kings Sutton
Mill Lane
N

Berry Hill Road, Adderbury

0 0.5 1 km

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L3 Landscape Character Plan

Figure 40939-3001-03
Rev A

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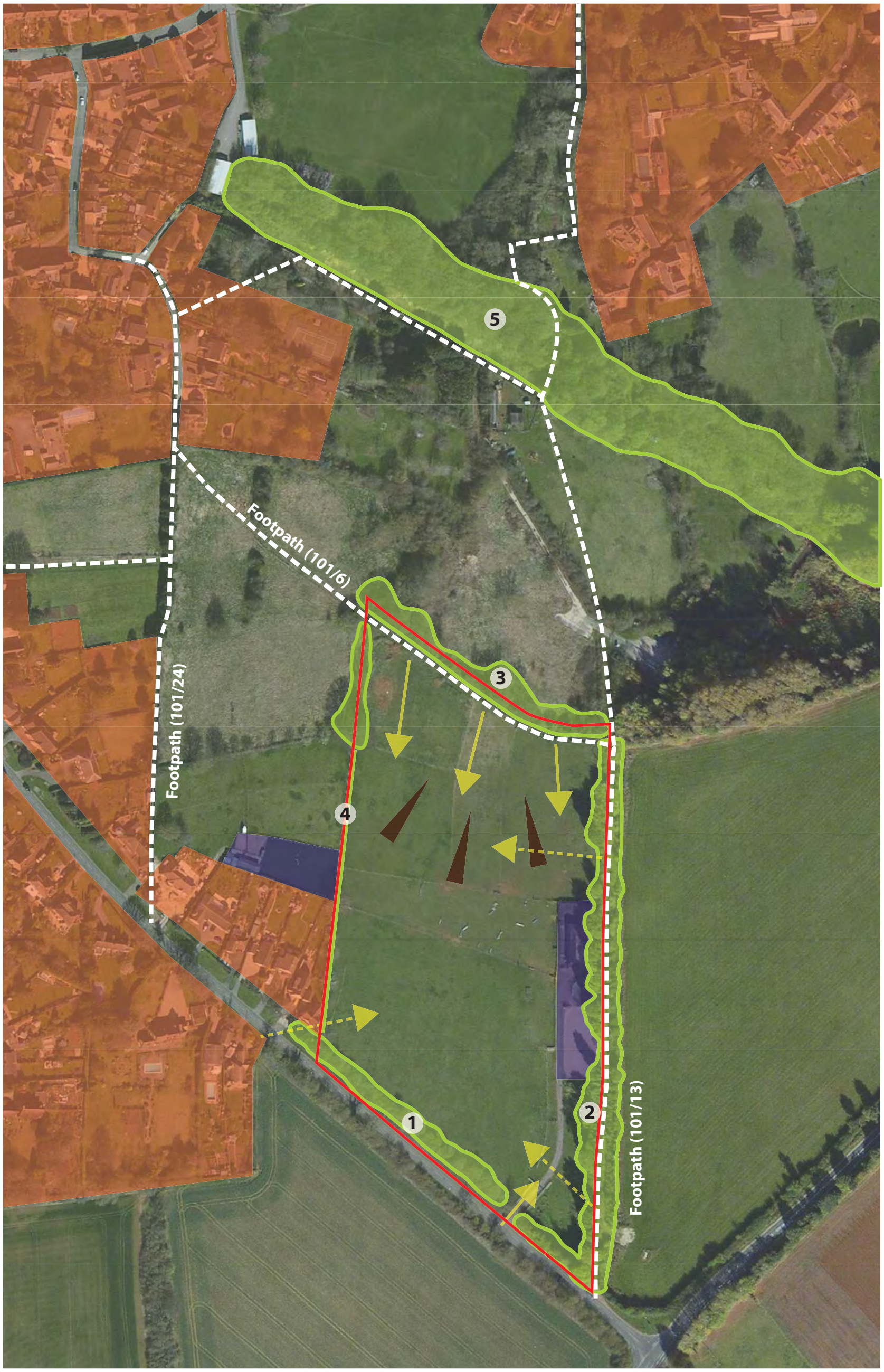

Legend

- Site boundary
- Valley feature
- Substantial hedgerows and tree belts
- Existing residential development
- Stables and associated development
- Public right of way
- Direct view of site
- Filtered view of site

Notes

1. Strong tree belt along Berry Hill Road reflects character of vegetation on the other side of the road
2. Double hedgerow along Footpath (101/13)
3. Strong hedgerow along northern boundary
4. Weaker western boundary
5. Substantial tree belt along and adjacent to disused railway provides strong separation from historic core of village

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

N

0 50 100 150 200 250m

Berry Hill Road, Adderbury

L5: Landscape and Visual Opportunities and Constraints Plan

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Mark	Revision

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40939-3001-04		Date	02.08.2017
		Scale	AS SHOWN
		Drawn	RJ
		Checked	NE

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NATIVE HEDGEROW MIX:

Trees

Acer campestre
Malus sylvestris
Quercus robur

Shrubs

Acer campestre
Corylus avellana
Crataegus monogyna
Ilex aquifolium
Prunus spinosa
Rosa canina
Sambucus nigra
Viburnum lantana
Viburnum opulus

NATIVE SPECIMEN TREES

Oak- *Quercus robur*
Wild Cherry- *Prunus avium*
Bird Cherry- *Prunus padus*
Walnut Tree- *Juglans regia*
Hornbeam- *Carpinus betulus*
Rowan- *Sorbus aucuparia*

WILDFLOWER MEADOW

Emorsgate EM2- Standard General Purpose Meadow Mixture (or similar Approved)

1. New tree and shrub planting to form entrance landscape feature
2. New mixed native hedge to enhance existing weaker boundary
3. Play provision
4. Area to be sown with a native species rich grassland seeds within Public Open Space: Emorsgate EM2 or similar approved
5. Amenity grass
6. New copse planting to screen filtered views and to improve local ecological value
7. Planting within development to form a welcoming street landscape

KEY

- Existing vegetation to be retained — Refer to Tree Consultants: Arboricultural Report & Impact Assessment, October 2017.
- Proposed tree planting
- Proposed woodland planting
- Proposed shrub/ groundcover planting
- Proposed mixed native hedge
- Species rich grassland
- Amenity grass
- Proposed area for play
- Bench
- Main access
- Existing public footpath
- Proposed footpath
- Proposed mown grass path

N

Berry Hill Road, Adderbury

L6: Landscape Strategy Plan and Indicative Species List

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		Date	10.10.17
		Scale	1:1250@A3
		Drawn	SL
		Checked	NE

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Appendix A

Viewpoint 1: Berry Hill Road, opposite site entrance, looking north-east

All photographs have been taken with a full format DSLR 50mm fixed focal length lens and processed as the standard size of 6 by 4 inches. Panoramas may have been cropped but have not been manipulated beyond basic image processing.

Photographs taken on: 19.06.2017

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APPENDIX A

Job No.	Sheet No.	
40939	01/08	Rev

Berry Hill Road, Adderbury, Cherwell
Landscape and Visual Appraisal

Hollins Strategic Land

Viewpoint 1

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Viewpoint 2: From gateway looking north along access track on site

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Viewpoint 2

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Viewpoint 3: Berry Hill Road, opposite entrance to public right of way to the east of the site, looking north

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Viewpoint 3

Date	25.07.2017
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Photograph continued from previous sheet

Viewpoint 3: Continued

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Viewpoint 3

Date	25.07.2017
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Viewpoint 4: Public right of way to east of the site, looking west

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Viewpoint 4

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Hedgerow along eastern boundary

Tops of trees along southern boundary

Photograph continued on next sheet

Viewpoint 5: Public right of way at north of site, looking south

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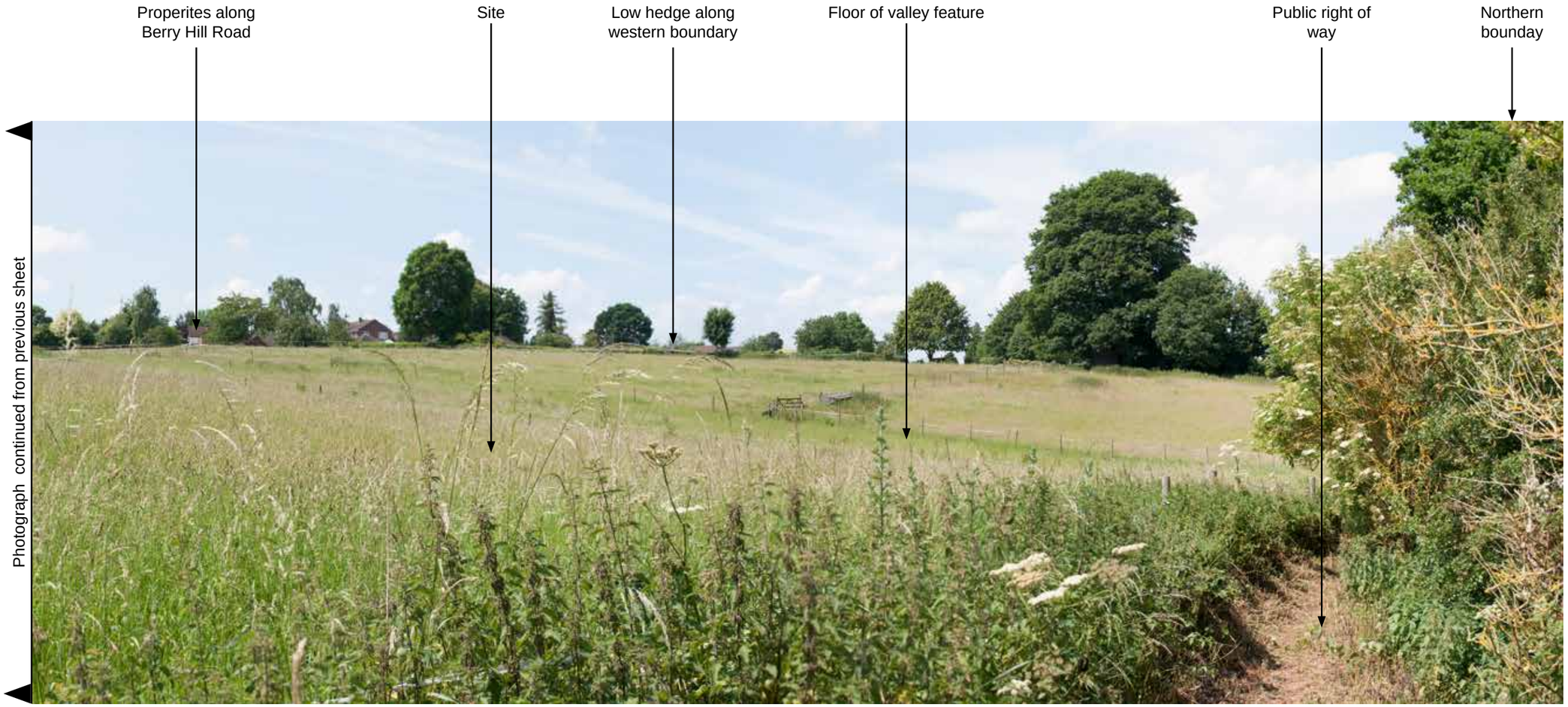

Viewpoint 5: Continued

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Viewpoint 5

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Viewpoint 6: Berry Hill Road, to west of site, looking north-east

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Berry Hill Road, Adderbury, Cherwell
Landscape and Visual Appraisal

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Viewpoint 6

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