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By email only to: [joan.desmond@westoxon.gov.uk](mailto:joan.desmond@westoxon.gov.uk)

3 August 2023

Dear Joan,

**APPLICATION NO:** 23/00536/OUT

**DESCRIPTION:** Outline planning application for up to 90 residential dwellings, including up to 40% affordable housing, creation of new vehicular access off Banbury Road and provision of public open space with associated landscape planting with associated infrastructure, drainage measures, earthworks and all other associated works. All matters reserved except accessibility to the site, for vehicles in terms of the positioning and treatment of access to the site

**LOCATION:** Land South of Hit or Miss Farm, Banbury Road, Chipping Norton, Oxfordshire

Thank you for consulting the Cotswolds National Landscape Board<sup>1</sup> (the Board) on the additional information provided by the applicant in support of this proposed development, which would be located within the setting of the Cotswolds National Landscape (CNL)<sup>2</sup>.

In our initial response dated 18 July 2023 we raised a holding objection, requesting some further assessment of the potential visual impact of the scheme upon the setting of the National Landscape, namely through the provision of photomontages of the proposed development from photoviewpoint 1 of the applicant's Landscape and Visual Appraisal (LVA). This response should therefore be read in conjunction with our previous submission.

Having reviewed the additional information provided by the applicant (Landscape Technical Note, EDP, July 2023), including the photomontages of the development in views from the CNL boundary on Banbury Road (both in summer and winter conditions), we wish to **withdraw our previous holding objection**.

The photomontages provide a useful illustration to support EDP's conclusions within their LVA that the advance planting along the Banbury Road frontage, if supplemented by suitable replacement planting of the removed Ash trees adjacent to the highway, should help to retain the 'soft approach' to Chipping Norton in the medium to long term (years 5 to 15) and reduce the visual impact of the development, helping to conserve the landscape and scenic beauty of the adjacent National Landscape.

As such, noting that this is an outline application, we would wish to reiterate our previous comment that, without prejudice, should the Council be minded to approve the application, we recommend that any reserved matters application should pay particularly careful attention to the replacement and enhancement of tree planting and hedgerow along the roadside boundary to create a long-term

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The Cotswolds National Landscape is a designated Area of Outstanding Natural Beauty (AONB), managed and looked after by the Cotswolds Conservation Board.

[cotswoldsaonb.org.uk](http://cotswoldsaonb.org.uk)

*Chairman:*  
**Brendan McCarthy**  
  
*Vice Chair:*  
**Rebecca Charley**

screen to the development and maintain the distinctive soft, tree lined approach to Chipping Norton. Our remaining comments regarding landscape and visual impact and lighting also still stand.

If you have any queries regarding this response, please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Joyce', with a stylized flourish at the end.

Simon Joyce MRTPI

**Planning Officer**

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## NOTES:

- 1) Cotswolds National Landscape is the new name for the Cotswolds Areas of Outstanding Natural Beauty (AONB). The new name takes forward one of the proposals of the Government-commissioned 'Landscapes Review' to rename AONBs as 'National Landscapes'. This change reflects the national importance of AONBs and the fact that they are safeguarded, in the national interest, for nature, people, business and culture.
- 2) The name used for the organisation associated with the AONB designation is the Cotswolds National Landscape Board. At times this is abbreviated to National Landscape Board or The Board. The legal name of the organisation remains the Cotswolds Conservation Board but this name is no longer used in most circumstances.