A landscape known and cherished by wary many people from across the UK or internationally. National Park Area of Outstanding Natural Beauty Alandscape known and cherished by many people from across the UK or international park of the security of the properties of the security of the properties of the security of the properties of the security of the properties of the		High	Medium	Low	Negligible	
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Non-designated landscape areas of particularly distinctive character Locally designated or important open gaps Landscape areas with relatively ordinary characteristics Professional judgement can be used to vary the value of the receptor, and the reason for doing so will be made clear in the landscape assessment. For example, factors such as local,	on of the receptor	from across the UK or internationally National Park Area of Outstanding Natural Beauty	of the relative value that society attact as shown on this diagram, moderated factors such as: Consensus: the consensus of opin in different forms by different ground determine its value. This can inc importance expressed by local, international designations as we by special interest groups or local professional bodies. Landscape rarity: a landscape moderated to the landscape quality: a landscape because it is a good example of type. Factors influencing this incomplete of the landscape and the existent detract from the integrity of the landscape, other less tangible sense of place, tranquility, remobe taken into account. A County landscape site A County landscape site A landscape known and A landscape known and A landscape known and A landscape known and		con this diagram, moderated if appropriate by ch as: ensus: the consensus of opinion expressed ferent forms by different groups can help mine its value. This can include its recognised rance expressed by local, national or national designations as well as value expressed recial interest groups or local communities or by sisonal bodies. scape rarity: a landscape may be valued due rarity (in either its local context or the wider exit). scape quality: a landscape may be valued use it is a good example of a typical landscape. Factors influencing this include the condition a landscape and the existence of features that ct from the integrity of the landscape. ic quality: apart from the aesthetic qualities of indscape, other less tangible qualities such as a of place, tranquillity, remoteness should also ken into account. ral associations: archaeological or historical est or the inclusion of a landscape in art, ture, film etc. can add value to a landscape. Interest in the inclusion of a landscape in art, ture, film etc. can add value to a landscape. Interest inclusion of a landscape in art, ture, film etc. can add value to a landscape. Interest inclusion of a landscape in art, ture, film etc. can add value to a landscape. Interest inclusion of a landscape in art, ture, film etc. can add value to a landscape. Interest inclusion of a landscape in art, ture, film etc. can add value to a landscape. Interest of landscape in art, ture, film etc. can add value to a landscape. Interest interest interest can add value to the landscape as well as having value in their own right.	
		In the state of th				

Figure 8.3 Landscape: sensitivity or importance of receptor

Figure 8.4 Landscape: magnitude of change



Very substantial:

The proposals become the dominant feature in, and fundamentally change the character of, a very important landscape, such that other elements become subordinate.

Substantial:

The proposals form an immediately apparent feature in a moderately or very important landscape, such that they affect and change its overall character.

Moderate:

The proposals form a recognisable new element within a moderately or very important landscape, but are of such a design or small scale that the change in character may not be readily noticed by a casual observer. Alternatively, the proposals cause an immediately apparent or fundamental change in character in a landscape of low importance.

Slight:

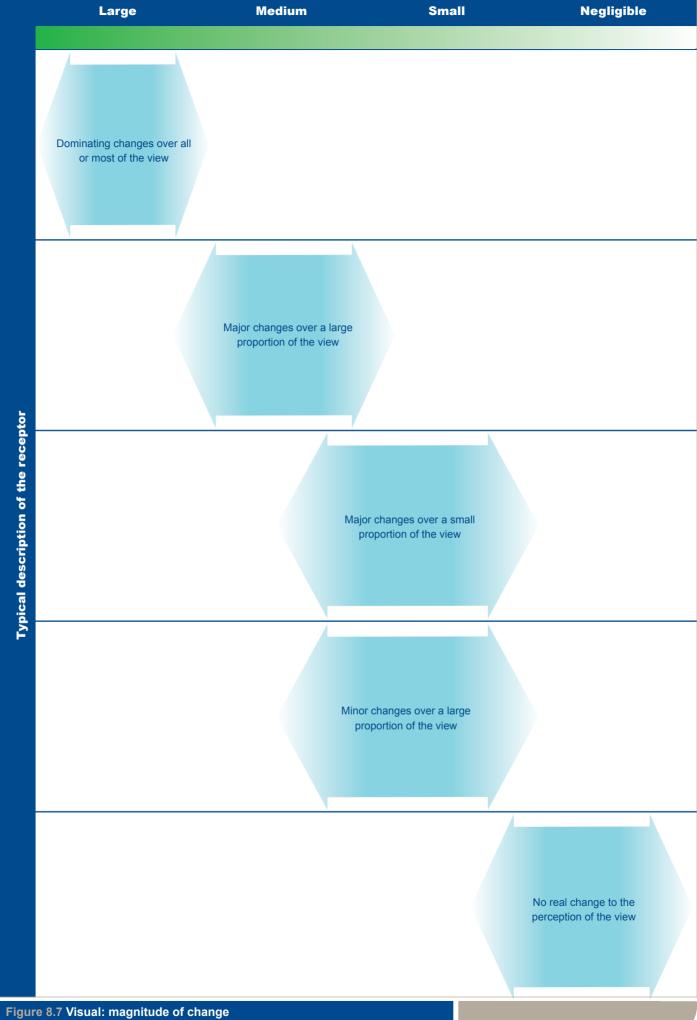
The proposals form a recognisable new element of different character within a landscape of low importance, but to such a small degree that they may not be readily noticed by a casual observer.

None

No part of the proposals has any effect on the landscape, such that they are scarcely or not appreciated and the character remains substantially unchanged.

	High	Medium	Low	Negligible				
_	Public views of or from							
	areas of protected							
	landscape such as National Park and AONB		The number of	f people with views affected by				
	National Park and AONB		• · · · · · · · · · · · · · · · · · · ·	the proposals and the intervening distance will help to determine where in the guidance range				
				measure should lie. In extreme				
		portion with views from the		few or very many receptors the measure can be moderated				
	Many residential pro			educed or increased).				
	Many residential properties with views from the curtilage and ground or first floor		Other factors su	ch as specific local climatological				
	windows immediatel	ly towards the proposals	conditions may b	e relevant in some circumstances.				
		from rights of way, rural roads and						
Typical description of the receptor		nal areas where the focus may be on e landscape and tolerance to						
		change is likely to be low						
		Some residential properties with views	s from					
		the curtilage and ground or first floor windows						
	immediately towards the proposals, or many residential properties with restricted or indirect							
		views of the proposals from the						
		curtilage or windows						
	Views from offices, social meeting							
	and learning places where the focus is unlikely to be on the landscape							
				λ.				
	Some residential properties with							
	restricted or indirect views of the proposals of the proposals from the curtilage							
	or windows							
	Views from urban roads and footways,							
	railways, industrial areas and trading parks, where the focus of attention is unlikely to							
	be on the landscape and where tolerance							
	to change is likely to be high							
				A room with out with the				
				Areas without public or private views				

Figure 8.6 Visual: sensitivity or importance of receptor





Very substantial:

Dominating changes to views from the most important receptors.

Substantial:

Major changes to views from important and very important receptors, or dominating changes to views from moderately important receptors.

Moderate:

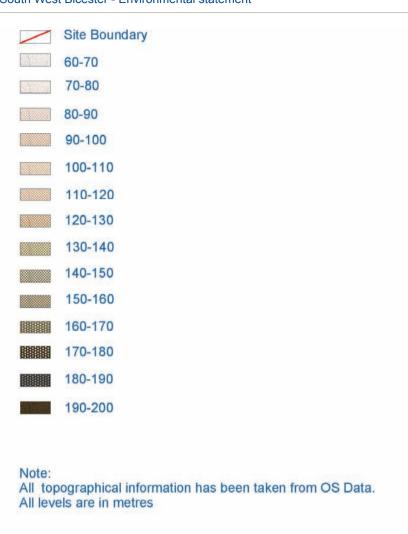
Major or dominating changes to views from receptors of low importance, or small changes to views from important and very important receptors.

Slight

Small changes to views from receptors of low importance.

None:

No discernible change to views, or changes at such a distance or of such a small scale that a negligible component of wider views is influenced. Alternatively, no views of the proposal available from important receptors.



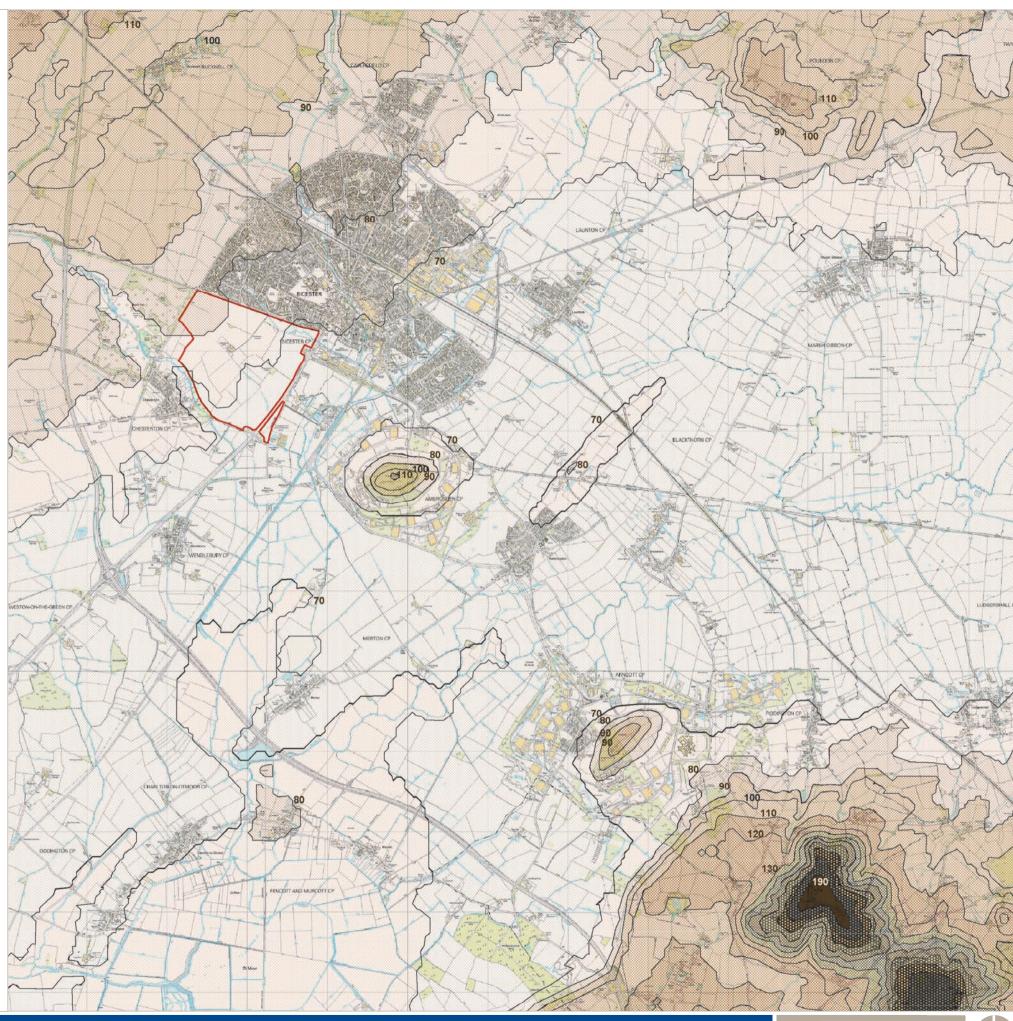
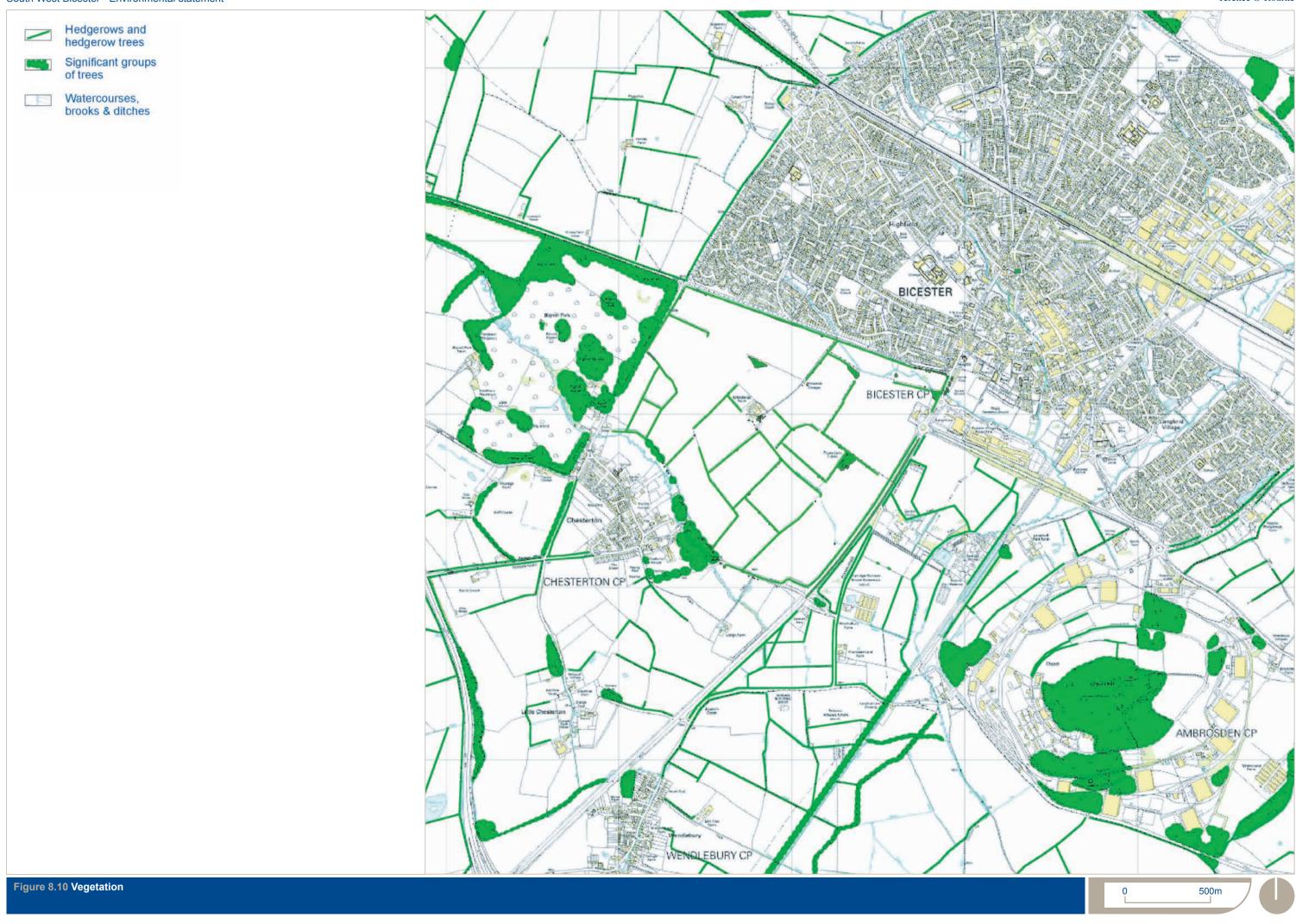
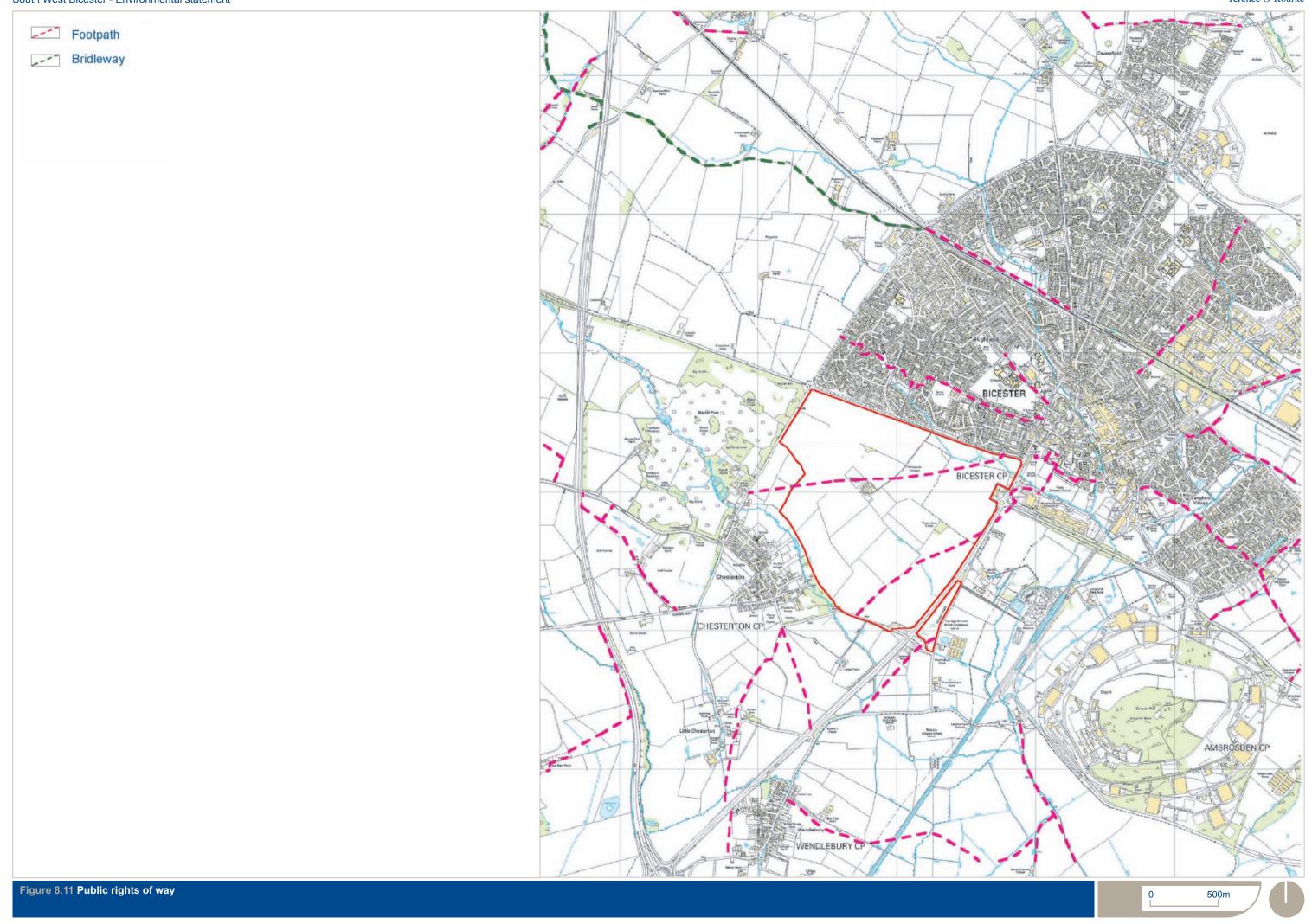


Figure 8.9 Topography and drainage





South West Bicester - Environmental statement Site Boundary County Boundary National Character Areas Boundary 107 Cotswolds 108 Upper Thames Clay Vale 109 Midvale Ridge CHERWELL CHARACTER TYPES Town Wooded Estatelands Wooded Farmland Wooded Hills 4 Clay Vale 5 Alluvial Lowlands Pasture Hills 7 Lowland Village Farmlands River Meadows Rolling Farmland Midvale Ridge - refer to Buckinghamshire County Council Landscape Assessment **BUCKINGHAMSHIRE COUNTY COUNCIL** Area covered by Buckinghamshire County Council Landscape Assessment - see Appendix 5 Character Area/Type photograph locations NOTE: Information based on Oxfordshire County Council Landscape and wildlife Assessment (OWLS) - Landscape Character Areas/Types

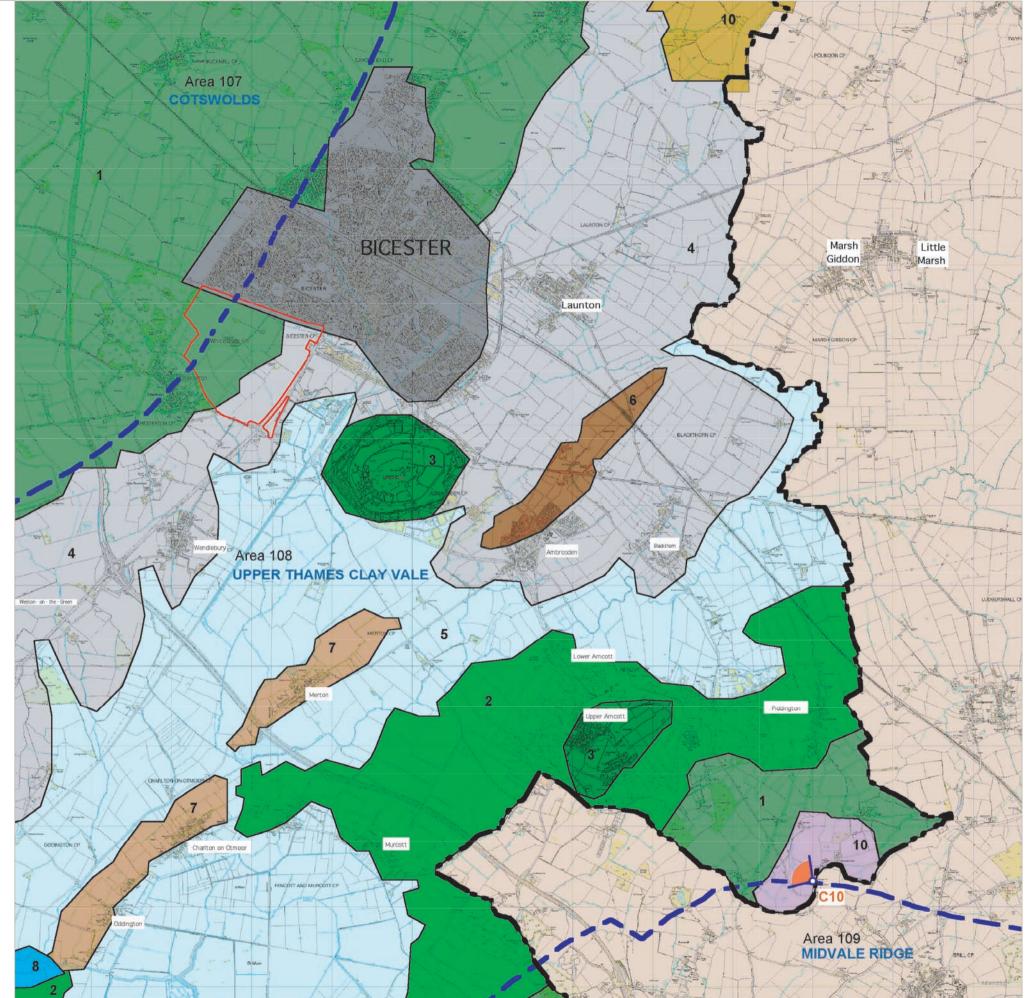


Figure 8.12 Landscape character areas and types

0 1km

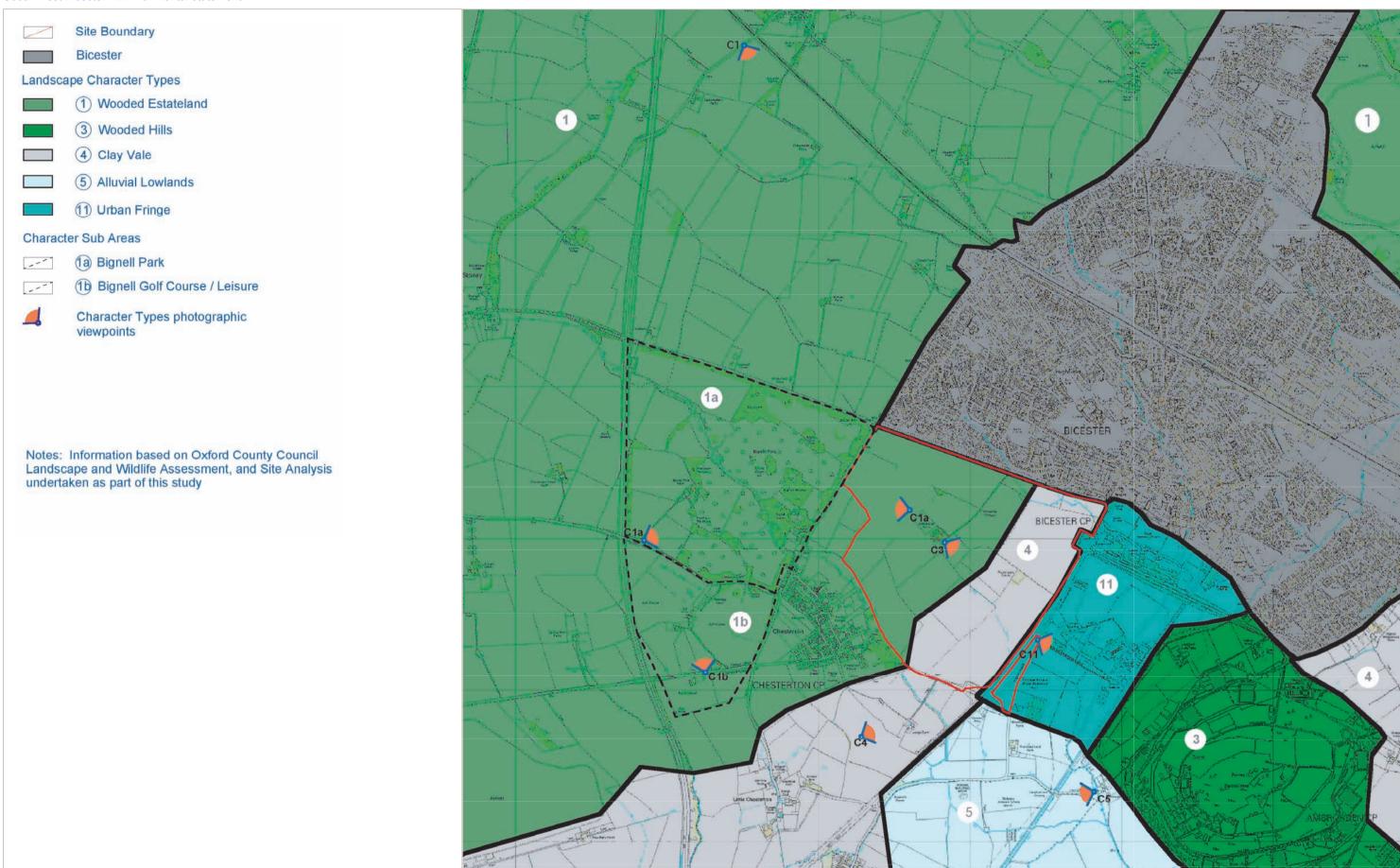


Figure 8.13 Site context: landscape character area types

0 500m

