



Figure NTS 4 Building density plan



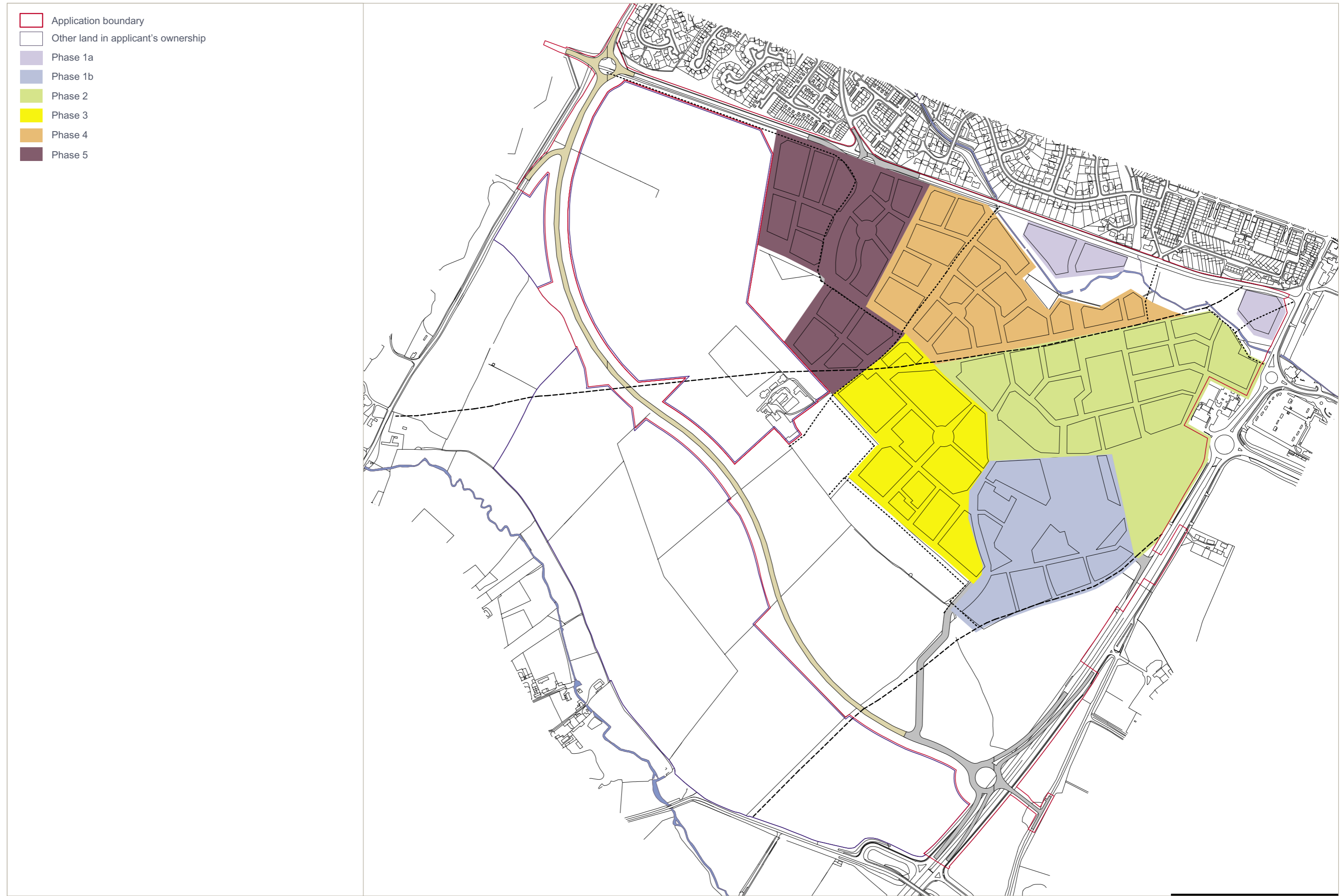


Figure NTS 5 Phasing plan

0 250m



- Residential development area
- Non-residential development area
- Childrens play space within informal open space (1.63 ha) (excluding laps)
- Childrens play space within development area (0.5916 ha) (excluding laps)
- NEAP/LEAP combined
- LEAP

LAPs in development (not shown)

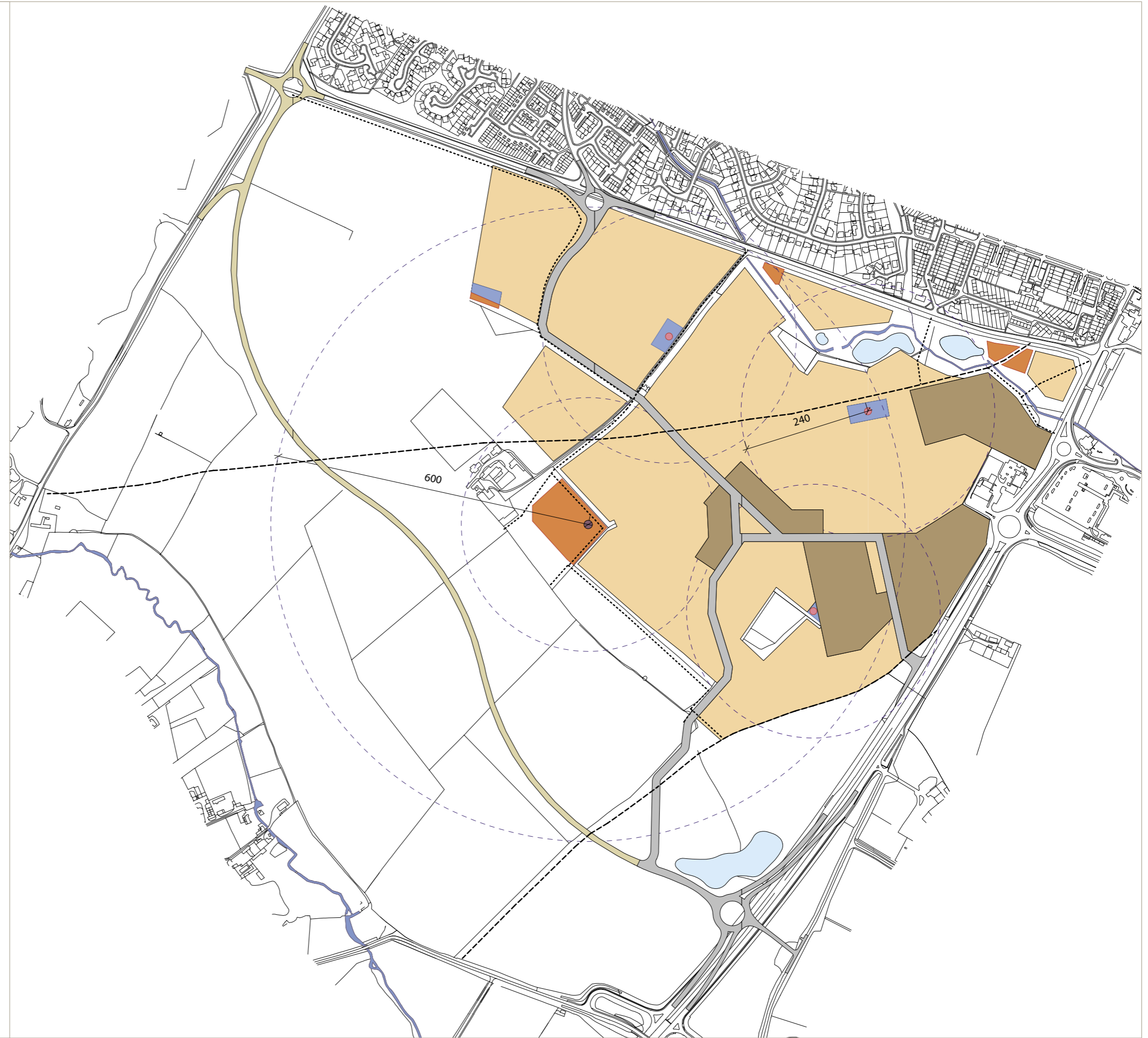


Figure NTS 6 Children's play areas



- Existing hedgerows/copse/woodland/trees retained
- Existing hedgerows/copse/woodland/trees removed



Figure NTS 7 Tree removal and retention

0 250m



Figure NTS 8: Residual effects								
Topic	Significant residual effects	Importance of receptor	Magnitude of change	Duration	Nature	Significance	Level of certainty	
Cultural heritage	Pre-construction Knowledge gained from evaluation of development-affected archaeology	High	Large	Long-term	Beneficial	Very Substantial	Uncertain	
	Post-construction Removal and loss of setting of on-site archaeology	High	Large	Long-term	Adverse	Very Substantial	Uncertain	
	Overall Voids in current archaeological knowledge filled by those schemes of archaeological investigation	High	Large	Long-term	Beneficial	Very Substantial	Absolute	
Landscape and visual	Landscape resources	Site	Medium	Large	Long term	Adverse	Substantial	Reasonable
		Character area type 1- Wooded Estatelands	Medium	Small/medium	Long term	Adverse	Moderate	Reasonable
		Character area type 3 –Wooded hills	Medium	Small	Long term	Adverse	Slight	Reasonable
		Character area type 4 - Clay Vale	Medium	Small	Long term	Adverse	Slight	Reasonable
		Character area type 11 – Urban fringe	Low	Small	Long term	Beneficial	Slight	Reasonable
		Sub area 1a – Bignall	Medium	Medium	Long term	Adverse	Moderate	Reasonable
	Visual amenity	Properties on southern edge of Bicester	Medium	Small/medium	Long term	Adverse	Moderate	Reasonable
		Viewpoint 2	Low/medium	Small/medium	Long term	Adverse	Slight/moderate	Reasonable
		Viewpoint 10	Low/medium	Large	Long term	Subjective	Moderate/substantial	Reasonable
		Viewpoint 16	Low/medium	Small/medium	Long term	Adverse	Slight/moderate	Reasonable
		Viewpoint 17	Medium	Large	Long term	Subjective	Substantial	Reasonable

	Viewpoint 12	Medium	Medium	Long term	Subjective	Moderate /substantial	Reasonable
	Viewpoint 7	Low	Large	Long term	Adverse	Moderate	Reasonable
	Viewpoint 1	Low/medium	Medium	Long term	Adverse	Moderate	Reasonable
	Properties in South Chesterton Conservation Area	High	Small	Long term	Adverse	Slight/moderate	Reasonable
	Chesterton Primary School / nearby properties	Medium	Small/medium	Long term	Adverse	Moderate	Reasonable
	Viewpoint 6	Medium	Small/medium	Long term	Adverse	Moderate	Reasonable
	Viewpoint 14	Medium	Medium	Long term	Adverse	Substantial	Reasonable
	Viewpoint 19	Medium	Small	Long term	Adverse	Slight	Reasonable
	Viewpoint 18	Medium	Large/medium	Long term	Adverse	Substantial	Reasonable
	Viewpoint 5	Medium	Large	Long term	Adverse	Substantial	Reasonable
	Viewpoint 11	Low	Small	Long term	Adverse	Slight	Reasonable
Land use	Irreversible loss of agricultural land	Low	Large	Long-term	Adverse	Moderate	Absolute
	Loss of Whitelands Farm Cottages	Low to negligible	Large	Long-term	Adverse	Slight	Absolute
	Change to the land holding of Whitelands Farm	Low	Medium	Long-term	Adverse	Moderate	Absolute
	Possible temporary closure and diversion of the two-way public rights of way on-site	Low	Small	Short-term	Adverse	Slight	Uncertain
	Realignment of Pingle Brook	Low	Small	Long-term	Neutral	Slight	Absolute
	The introduction of a proposed mixed use development and associated highway works	Low to Medium	Large	Long-term	Beneficial	Moderate	Absolute
Noise	Construction noise Noise from road construction effecting houses at southern end of Shakespeare Drive	Medium	Small	Short-term	Adverse	Moderate	Absolute

	Road traffic noise Decreased road traffic noise effecting houses off A4095, north of Alchester Road	Medium	Small	Long-term	Beneficial	Moderate	Absolute
Social and community	Increase in employment during construction	Low	Medium to large	Short term	Beneficial	Moderate	Reasonable
	Change to the operational area of Whitelands Farm	Low	Small	Long term	Beneficial	Substantial	Reasonable
	Increase in market housing	Medium	Medium	Long term	Beneficial	Substantial	Absolute
	Increase in affordable housing	Medium	Medium	Long term	Beneficial	Substantial	Absolute
	Provision of education facilities	Low	Medium	Long term	Beneficial	Moderate	Absolute
	Increase in formal sports provision	Medium	Medium	Long term	Beneficial	Substantial	Absolute
	Increase in employment post-construction	Low	Medium	Long term	Beneficial	Moderate	Reasonable
	Provision of a nursing home and health village	Low	Small to medium	Long term	Beneficial	Slight to moderate	Reasonable
Increase in spending in the local economy	Low	Medium	Long term	Beneficial	Moderate	Reasonable	
Traffic and transport	Impact of construction of junctions and traffic on driver delay	Low	Medium	Short-term	Adverse	Moderate	Reasonable
	Impact of construction of junctions on driver safety	Low	Small	Short-term	Adverse	Slight	Reasonable
	Impact of proposed access junctions on driver delay	Low	Medium	Long term	Adverse	Slight	Reasonable
	Impact of proposed junctions on severance	Low	Small	Long term	Beneficial	Slight	Reasonable
	Impact of proposed access junctions on pedestrian amenity	Low	Medium	Long term	Beneficial	Moderate	Reasonable
	Impact of perimeter road on driver delay, severance, pedestrian	Low	Small	Long term	Beneficial	Slight	Reasonable

	amenity and safety						
	Impact of the other new/improved junctions on driver delay, severance and pedestrian amenity	Low	Small	Long-term	Adverse	Slight	Reasonable
	Impact of the other new/improved junctions on safety	Low	Small	Long term	Beneficial	Slight	Reasonable
	Impact on driver delay at the existing A41 Esso Roundabout	Low	Small	Long term	Adverse	Moderate	Reasonable
	Impact on driver delay on the wider highway network	Low	Small	Long term	Adverse	Slight	Reasonable
Natural heritage	Species-rich hedges – lost under footprint	Medium	Medium	Long-term	Adverse	Moderate	Absolute
	Replacement hedgerow planting and planting of new hedgerows	Medium	Medium	Long-term	Beneficial	Moderate	Absolute
	Replanting and management of woodland north of service area	Low	Medium	Long-term	Beneficial	Moderate	Likely
	Water vole habitat – created along Pingle Brook and balancing ponds	Medium	Large	Long-term	Beneficial	Moderate	Reasonable
	Reptiles (grass snake, slow worm, common lizard) – translocated if necessary and habitat improvement in informal open space	Medium	Small	Long-term	Beneficial	Slight	Reasonable
	Small blue butterfly – habitat creation on translocated calcareous grassland	Medium	Large	Long-term	Beneficial	Substantial	Uncertain
	Bats – net increase of foraging habitat and potential roosts	Medium	Small	Long-term	Beneficial	Slight	Reasonable
	Badger – new road casualties and loss of foraging habitat under footprint	Medium	Medium	Long-term	Adverse	Moderate	Reasonable
	Farmland birds (yellowhammer,	Medium	Small	Long-term	Adverse	Slight	Reasonable

	skylark, starling) – loss of foraging and nesting habitat under footprint						
	Farmland birds (song thrush, bullfinch, reed bunting) – increase in foraging and nesting habitats	Medium	Medium	Long-term	Beneficial	Moderate	Reasonable