

6	ProW 374/8 within Park Wood	170m (Close)	Moderate/ High	Low Views to new event areas and parking area adjacent to Grange Lane	Low As at Year 1, although new planting along Park Lane will reduce / mitigate impact.	New hedgerow / small woodland planting along Park Lane	Slight Neutral Development of the assessment site will entail limited change to overall view from this location	When site is in use for events, parked vehicles and activity on/ adjacent to the arenas will be visible
7	ProW 374/8	430-460m (Middle)	Moderate/ High	Low Views to new event areas and parking area adjacent to Grange Lane	Low As at Year 1, although new planting along Park Lane will reduce / mitigate impact.	New hedgerow / small woodland planting along Park Lane	Slight Neutral Development of the assessment site will entail limited change to overall view from this location	When site is in use for events, parked vehicles and activity on/ adjacent to the arenas will be visible
8	ProW 374/8 leading to PRow 255/31	460-580m Middle	Moderate/ High	Low Views to new event areas (in part only)	Low As at Year 1, although new planting along Park Lane will reduce / mitigate impact.	New hedgerow / small woodland planting along Park Lane	Slight/ Insignificant Neutral Development of the assessment site will entail very limited change to overall view from this location	When site is in use for events, activity on/ adjacent to the arenas will be visible although new planting will screen views

9	PRoW 255/31	1600-1870m (Long)	Moderate/ High	Low Views to new event areas (in part only)	Low As at Year 1, although new planting along Park Lane will reduce / mitigate impact.	New hedgerow / small woodland planting along Park Lane	Slight/ Insignificant Neutral Development of the assessment site will entail very limited change to overall view from this location	When site is in use for events, parked vehicles and activity on/ adjacent to the arenas will be visible
10	Grange Lane south/ west of assessment site	0-350m (Close/ Middle)	Moderate/ High	Moderate Views will be available from the western end of the assessment frontage to Grange Lane to the new event areas and parking area adjacent to Grange Lane, although west of the assessment site these views will be screened by the western boundary hedge	Moderate/ Low As at Year 1, although new planting along Grange Lane within development will further reduce / mitigate impact.	New hedgerow / small woodland planting along Grange Lane	Slight Neutral New planting will further strengthen/ improve local character	When site is in use for events, parked vehicles and activity on/ adjacent to the arenas will be visible although new planting will screen views
11	Park Lane north/ east of assessment site	0-250m (Close)	Moderate/ High	Moderate Views will be available from the southern part of Park Lane to the new event areas and parking area, although further north, towards the edge of Swalcliffe Village, views will	Moderate/ Low As at Year 1, although new planting along Park Lane within development will further reduce / mitigate impact.	New hedgerow / small woodland planting along Park Lane	Slight Neutral New planting will further strengthen/ improve local character	When site is in use for events, parked vehicles and activity on/ adjacent to the arenas will be visible although new planting will screen views

				be screened by topography and off site vegetation assessment site these views will be screened by the western boundary hedge				
12	Grange Lane south east of assessment site	10-480m (Close/ Middle)	Low	Low Views to new event areas (in part only)	Low As at Year 1, although new planting along Park Lane will reduce / mitigate impact.	New hedgerow / small woodland planting along Park Lane	Slight/ Insignificant Neutral Development of the assessment site will entail very limited change to overall view from this location	When site is in use for events, activity on/ adjacent to the arenas will be visible although new planting will screen views
13	Grange Lane south east of assessment site	1370-2000m (Long)	Low	Insignificant Given the distance of this receptor, the change to the prospect will be negligible	Insignificant As at Year 1.	New planting to assessment site margins will be unexceptional in longer distance view	No Effect	
14	Wiggington Heath – Hook Norton Road south of assessment site	1370-2000m (Long)	Low	Insignificant Given the distance of this receptor, the change to the prospect will be negligible	Insignificant As at Year 1.	New planting to assessment site margins will be unexceptional in longer distance view	No Effect	

Figures



Photograph No 1: View south from Park Lane at the northeastern corner of the assessment site. The buildings at Swalcliffe Grange Farm are not visible. The assessment site lies below the skyline – formed by the western boundary hedge. The small copse on the northern assessment site boundary is just visible on the right of the view



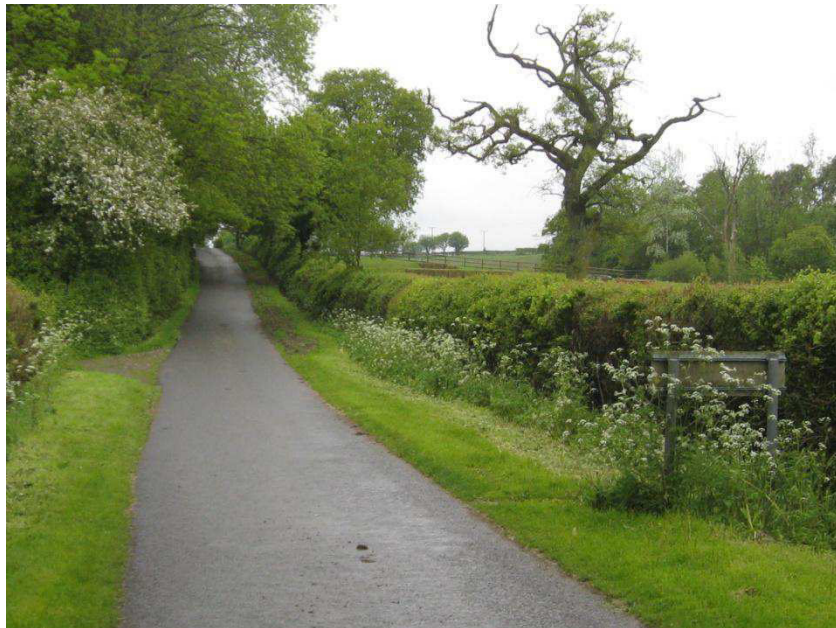
Photograph No 2: View from Grange Lane adjacent to the Swalcliffe Grange Farm buildings (on the right) at the south eastern corner of the assessment site. The assessment site lies below the skyline – formed by the assessment site western boundary hedge. The valley leading down towards Swalcliffe village is seen in the right hand side of the view, with higher ground to the north visible beyond.



Photograph No 3: View from the south western corner of the assessment site on Grange Lane, showing the fall across the site from west to east (towards Park Lane). The outbuildings to Swalcliffe Grange Farm are just visible along the line of the lane. Park Wood, sited on rising ground to the east of Park Lane, forms the skyline. There is a view down the valley towards the tower of the church of St Peter and St Paul in Swalcliffe.



Photograph No 4: Looking north east from Grange Lane from a location close to Swalcliffe House, over higher ground to the west of the assessment site. Neither the assessment site nor Swalcliffe Grange Farm buildings can be seen. Park Wood, sited on rising ground, and higher land to the east forms the skyline to the view



Photograph No 5: From adjacent to 'Wykham' on Park Lane in Swalcliffe, neither the assessment site nor Swalcliffe Grange Farm buildings can be seen.



Photograph No 6: Looking south/south west from PRow 374/8 within Park Wood, the existing buildings at Swalcliffe Grange Farm are seen set into the landform, defined to the west by higher ground (the western site boundary is visible below the skyline) and higher ground in the foreground. The major part of the assessment site is visible.



Photograph No 7: Taken at the high point of PRow 374/8 south of Park Wood, this view is similar to Photograph 6; the buildings of Swalcliffe Grange Farm lie within a fold in the landscape, with the assessment site set below the skyline, and the western site boundary visible below it, with the main part of the site lying below and in front of the hedgerow. Park Wood is seen on the right hand side of the view.



Photograph No 8: This photograph is taken where PRoW 374/8, south of Park Wood crosses Grange Lane east of the assessment site. The view is similar to that seen in Photograph 7, although as the elevation of the viewpoint is lower, the extent of assessment site that can be seen is reduced. Off site vegetation on the south side of the lane provide screening to views towards the site.



Photograph No 9: This view is taken from Grange Lane closer to the assessment site (than Photograph 8), existing vegetation is seen on the left hand side of the view. Existing buildings north of Swalcliffe Grange Farm are visible, with the assessment site set behind, but below the skyline. Park Lane is not visible from here but vegetation on/ adjacent to it is (the two oak trees in the centre of the view)



Photograph No 10: Taken from Grange Lane where it rises towards Tadmarton Heath, this view shows a wide panorama with Park Wood visible in the centre right of the view and Swalcliffe Grange Farm just visible in the centre of the view (to the right of the yellow field of oilseed rape). The line of Grange Lane leading towards Swalcliffe Grange Farm is in the centre of the view, above Stourwell Barn, set in the valley floor. The assessment site lies beyond and to the right of Swalcliffe Grange Farm, below the skyline.



Photograph No 11: This view taken from the Wiggington Heath – Hook Norton road south of the assessment site shows a similar view to Photograph 10. The assessment site can just be seen, below the skyline, lying to the right of, and behind the buildings of Swalcliffe Grange Farm in the centre of the view. Park Wood forms the skyline to the east (to the right).

Appendix 1

APPENDIX 1

APPRAISAL METHODOLOGY

- 1.1 The methodology used in this Appraisal has been based on the following published guidelines:
- i. *Preparation of Environmental Statements for Planning Projects that require Environmental Assessment - A Good Practice Guide (1999) DETR London, The Stationery Office;*
 - ii. *Guidelines for Landscape and Visual Assessment (GLVIA); 3rd Edition (2013) the Landscape Institute and the Institute of Environmental Assessment, E and FN Spon;*
 - iii. *Landscape Character Assessment - Guidance for England and Scotland (LCA) (2002) The Countryside Agency and Scottish Natural Heritage;*

Determination of the Study Area

- 1.2 In this appraisal, a distinction has been drawn in this appraisal between the 'study area' and the 'assessment site'. The 'assessment site' is the area proposed for development area while the 'study area' takes in the wider surrounds of the site. The determination of the study area was firstly informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the site were likely to control views towards the site. This work was followed by a site visit to determine the potential visibility of the site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed.

Local Landscape Planning Policy Context

- 1.3 The relevant landscape planning policies are those saved' policies in the adopted *Cherwell Local Plan (1996)* and the emerging *Cherwell Local Plan (2013)*.

Baseline Methodology

- 1.4 In this Appraisal, the baseline is defined in terms of:
- a) Baseline Landscape Character, and,
 - b) Baseline Visual Context.

Baseline Landscape Character:

- 1.5 Landscape character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features and built elements. The evaluation of landscape character provides a baseline for the assessment of landscape impacts that may arise from the development proposals. It also informs the preparation of mitigation proposals to minimise the effect of the project on the existing landscape. There are four main levels at which landscape character assessment can be carried out. These are:-
- a) National Level
 - b) Regional Level;
 - b) Local Authority Level;
 - c) Local Level (if required).
- 1.6 This Appraisal identifies the National, Regional and Local Authority character assessments undertaken by others and contained within the following documents:
- i. *National Character Profile Area 107 The Cotswolds (Natural England 2013)*

- ii. *Oxfordshire Wildlife and Landscape Study (2004)*
- iii. *Cherwell District Landscape Assessment (1995)*

1.7 A local character assessment was then undertaken, which identified the following elements:

- i. Adjoining Land Uses;
- ii. Topography;
- iii. Vegetation;
- iv. Water Features;
- v. Built Elements; and
- vi. Public Rights of Way.

Nature of the Receptor:

1.8 The nature of the receptor – previously described in earlier version of the GLVIA as ‘Sensitivity’ - has been identified and categorised as being either high, moderate, low, insignificant, or not sensitive.

Baseline Landscape Condition or Quality:

1.9 The following criteria are then used for the determination of the landscape condition or quality of the site

Table 1: Criteria for Determination of Landscape Condition

<i>Category</i>	<i>Criteria</i>	<i>Typical Example</i>
<i>High-exceptional</i>	i) Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii) Appropriate management for land use and landcover; iii) Distinct features worthy of conservation; iv) Sense of place; v) No detracting features.	Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or AONB.
<i>High</i>	i) Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii) Appropriate management for land use and landcover but potentially scope to improve; iii) Distinct features worthy of conservation; iv) Sense of place; v) Occasional detracting features.	Nationally or Regionally recognised e.g. parts of National Park or AONB, all or the great majority of AGLV.
<i>Good</i>	i) Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident; ii) Scope to improve management for land use and landcover; iii) Some features worthy of conservation; iv) Sense of place; v) Some detracting features.	Nationally or Regionally recognised e.g. localised areas within National Park, AONB or AGLV. Locally recognised e.g. all or the great majority of Area of Local Landscape Importance.
<i>Ordinary</i>	i) Distinguishable landscape structure, characteristic patterns of landform and landcover often masked by land use; ii) Scope to improve management of vegetation; iii) Some features worthy of conservation; iv) Some detracting features.	
<i>Poor</i>	i) Weak landscape structure, characteristic patterns of landform and landcover are often	

	masked by land use; ii) Mixed land use evident; iii) Lack of management and intervention has results in degradation; iv) Frequent detracting features.	
Very Poor	i) Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; ii) Mixed land used dominates; iii) Lack of management / intervention has resulted in degradation; iv) Extensive detracting features.	
Damaged	i) Damaged landscape structure; ii) Single land use dominates; iii) Disturbed or derelict land requires treatment; iv) Detracting features dominate.	
Derelict	i) Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.	

Baseline Landscape Value:

1.10 The following criteria are then used to determine the landscape value of the site.

Table 2: Criteria for Determination of Landscape Value

<i>Value</i>	<i>Typical Criteria</i>	<i>Typical Scale</i>	<i>Typical Examples</i>
Exceptional	High Importance (or Quality) and Rarity. No or limited potential for substitution.	International, National.	World Heritage Site, National Park, AONB.
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Regional, Local.	National Park, AONB, AGLV, ALLI.
Moderate	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local.	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Poor	Low Importance (or Quality) and Rarity.	Local.	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Very Poor	Low Importance (or Quality) and Rarity.	Local.	Areas identified for recovery.

Baseline Visual Context: Methodology

1.11 In the case of the proposed development on the site, visibility is determined by the buildings/ development surrounding the site, as well as by existing vegetation and topography. An approximate visual envelope has been included in the appraisal.

1.12 Field assessment was carried out on 30 May 2013 to verify the extent of visibility of the site. The visibility of the site from the surrounding viewpoints was assessed on the same visit; whilst vegetation was in full leaf and thus visibility in winter months – i.e. usually taken to be the ‘worst case’ - could not be assessed, it was considered that a clear understanding of the nature and extent of site visibility could be made. A separate preliminary site visit was carried out in November 2012.

- 1.13 Views to the site from potential visual receptors are then categorised as being either close, middle or long distance views for ease of reference. These categories are defined as follows:

Table 3: Distance of Views

<i>Distance of View</i>	<i>Definition</i>
Close	Less than 250 metres
Middle	From 250 to 1000 metres
Long	Greater than 1000 metres

In addition, 'adjoining' means where the view is taken from a location on the edge of the proposed development site.

- 1.14 The viewpoints selected provide representative coverage of the area including, where relevant, how it is experienced. The term '*receptor*' is used in landscape and visual impact assessments to mean an element or assemblage of elements that will be directly or indirectly affected by the proposed development. All of the viewpoints used *are* public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations.
- 1.15 Observations were supported by a photographic survey from typical viewpoints.

Sensitivity of Potential Visual Receptors

- 1.16 The sensitivity of the visual receptors is then identified based on assumptions regarding the following issues:
- i the location and context of the viewpoint;
 - ii the expectations and occupation or activity of the receptor;
 - iii the importance of the view.
- 1.17 The sensitivity of potential visual; receptors is then categorised as being either high, moderate, low, insignificant or not sensitive

Assessment of Effects: Methodology

- 1.18 Predicting the significance of both landscape and visual effects requires and assessment of the sensitivity of the receptors (both landscape and visual receptors) and the magnitude of the landscape and visual effects. The prediction of the landscape and visual effects has been assessed at project opening and 15 years after opening. No separate assessment has been made of construction impacts.
- 1.19 Each effect has been categorised as being either adverse (negative) or beneficial (positive), and permanent or temporary.

Landscape Effects: Methodology

- 1.20 The following criteria were then used to determine the magnitude of landscape or visual change

Table 4: Criteria for Determination of Landscape Effects

Magnitude	Typical Criteria
High	Total loss of or major alteration to key elements / features / characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.
Moderate	Partial loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Low	Minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
Insignificant	Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that are not uncharacteristic within the surrounding landscape – approximating the “no change” situation.

The resultant potential residual landscape impacts were then classified as being significant, moderate, slight, or insignificant or of no effect.

Visual Effects: Methodology

- 1.21 The magnitude of change to views (i.e. visual effects) was then categorised as being either high, moderate or low, insignificant or no change based on the criteria in Table 4 above.
- 1.22 The resultant visual impacts were then classified as being significant, moderate, low, insignificant, or of no effect. The following definition of the degree of visual effects was used for the appraisal.

Table 5: Criteria for Determination of Visual Effect

Degree of Effect	Definition
Significant	The proposals form a significant and immediately apparent part of the scene that will change its overall character.
Moderate	The proposals will form a visible and recognisable new element within the overall scene and will be readily noticed by the observer.
Slight	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the scene.
Insignificant	Only a very small part of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated. Consequently it will have very little effect on the scene.
No Effect	No part of the development, or work or activity associated with it, will be discernible.